

Office For Lease



Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

Technology Tower - Office Suites Available...

Office: General For Lease

2702 W Loop 306, San Angelo, TX, 76904

Prepared on November 04, 2025

1 of 1 Listings



Listing Details | Office For Lease

Suite	-	Divisible	2500
Sublease	-	Vacant	Yes
Total Available Space	5,196 SF	Available Date	10/01/2025
Min Div/Max Contig	2500/5,196 SF	Days On Market	307 days
Asking Rate	\$24.00 Annual/SF	Date Listed	1/01/2025
Monthly Rate	\$10,392	Last Modified	11/04/2025
Lease Type	Full Service	Listing ID	39775832
Expenses	-	Offices Built to Suit	Built to suit
Possession	Completion	Entire Floor	Yes
Lease Terms	3-5	Restrooms	2
Signage	Free-Standing	Parking Spaces	-
Show Instructions	Call broker		

Description

Available Q4 2025 - Welcome to Technology Tower, where sophistication meets innovation in the heart of San Angelo. Offering completely renovated high-end office suites in this iconic 6-story building. Elevate your work experience with on-site gym facility to promote wellness and productivity. Backup generator power is set up for the entire building. The remaining space will be delivered as open shell with HVAC unit and sprinkler mains, ready for Tenant finish out. The Waiting/Priority list is now open. Join us at Technology Tower and elevate your business presence. Reserve your spot today. The final per sqft rental rates depend on size and location within the building.

Availability:

1st Floor - 3,500 sqft - Fully LEASED

4th Floor - 5,196 sqft, \$24 per sqft

5th Floor - 9,400 sqft, Fully LEASED

6th Floor 9,400 sqft, Fully LEASED

Property Features

Location Details

Address	2702 W Loop 306, San Angelo, TX, 769...	Parcels	R3210
Zoning	CG/CH	Name	2702 W 306 Loop
County	Tom Green		

Building Details

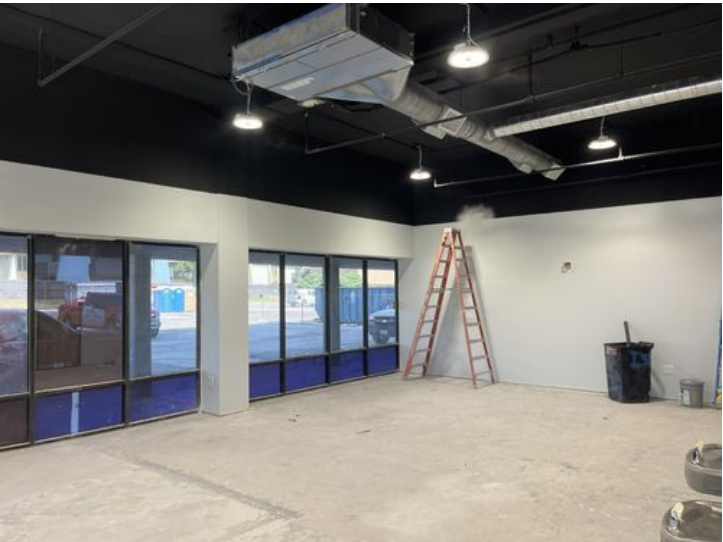
Sub Type	General	Building Class	A
Building Status	Existing	Parking Spaces	-
Building Size	62,328 SF	Parking Ratio	-
Land Size	3.73 Acres / 162,500 SF	Elevators	2
Number of Buildings	1	Floor Size	10,556 SF
Number of Floors	6	Air Conditioned	Yes
Year Built/Renovated	1980, 2025	Heated	Yes
Primary Constr. Type	Framed	Security System	yes
Occupancy Type	Multi-tenant		

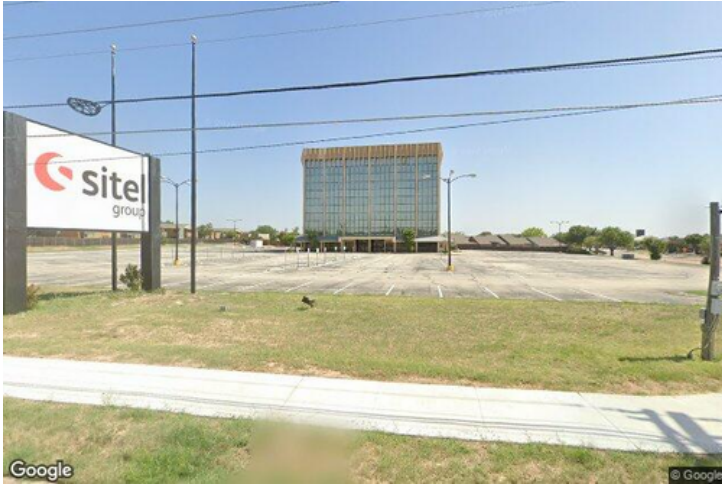
Property Listings

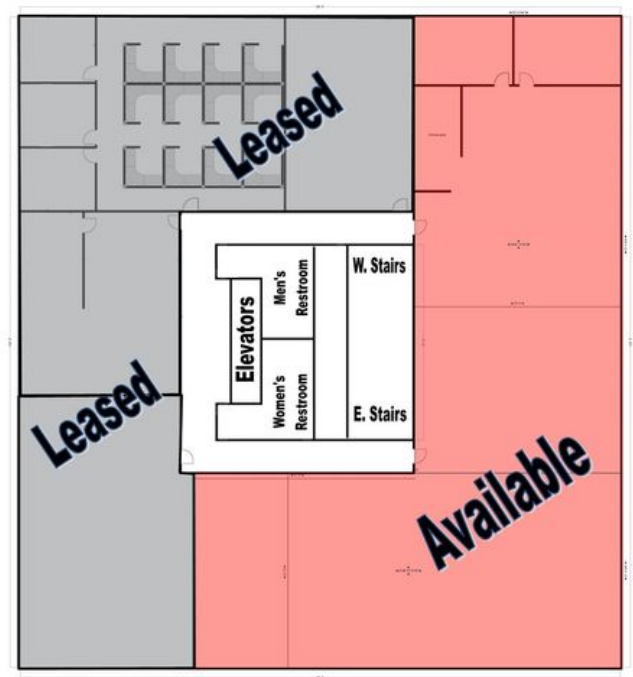
1 Listing | 5,196 SF | \$24.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	-	Office	-	2,500 - 5,196 SF	\$24.00 Annual/SF Full Service	10/01/2025

Additional Photos







Contact



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