

100% Occupied Office at a 7.51% Cap Rate

2379 NE Loop 410 San Antonio, Texas



Marcus & Millichap is pleased to present this multi-tenant, **100% occupied office** property that comes with an **additional 1.5-acres** of raw land, in San Antonio, TX, The Property offers buyers the opportunity to acquire a stabilized property with great upside as the **W.A.R.R. is \$13.47/SF** in a market where rents are \$17.00 - \$23.00/SF. All leases are gross and are short-term, providing buyer flexibility for future adjustments. Most of the Property is **new construction**.

Highlights

- **7.51% Cap Rate on Portion of List Price Attributable to Office**
- **180,000+ VPD**
- **\$2.5 MM in Renovations and New Construction**

** Based on portion of the price attributable to office*

Type: Office

List Price:
\$1,995,000

Price/SF:
\$87.04 *

GBA: 20,105 SF

Lot Size: 2.97
Acres

Occupancy:
100%

Exclusively Listed By

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