

PEDROZA

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Dominion Place

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212



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PREPARED BY:

DANIEL PEDROZA, CCIM

Director / Commercial Broker

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23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212

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Director / Commercial Broker

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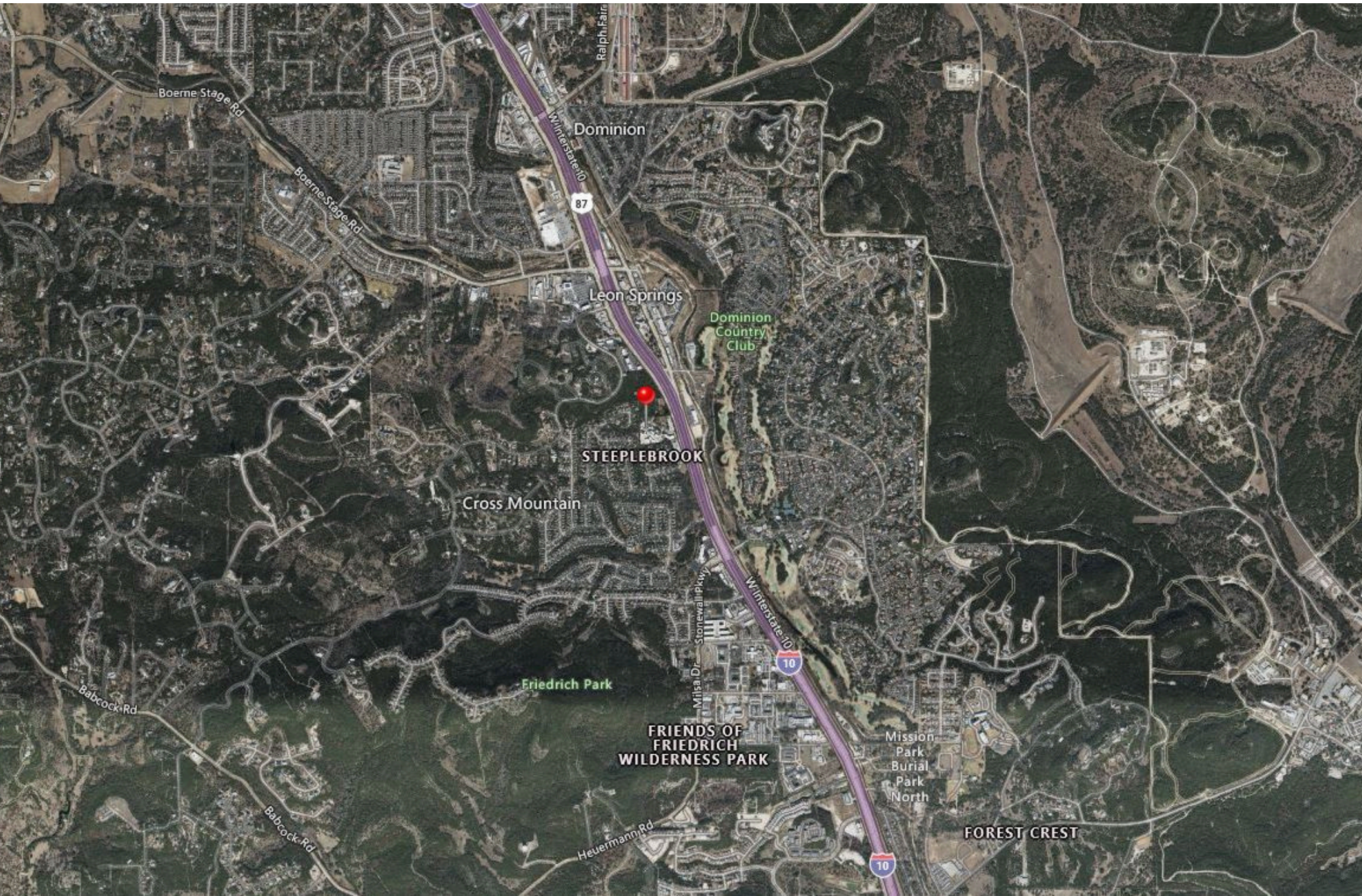
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<https://PedrozaRealEstateGroup.com>

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Location Map

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212



Property Details

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212

Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners.

Building Size: +/- 2,100 SF

Lease Price: \$28.00 PSF

NNN Price: \$11.00 PSF

Term: 5 Year

Legal Address: NCB 18338 BLK 1 LOT 131 & 132 (C-2, Commercial District (Sec. 35-310.10, O-1, Office District (Sec. 35-310.09)

Zoning: C-2, O-1



Property Description

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212

Dominion Place is a premier 9.5-acre commercial development located in north San Antonio, Texas, offering prime retail and office suites for lease.

Strategic Location: Situated along Interstate 10, adjacent to the new Tesla dealership, and in close proximity to affluent neighborhoods such as The Dominion, Stonewall Ranch, and Fair Oaks. This prime positioning ensures high visibility and easy accessibility for businesses.

Customizable Retail or Office Space: The development offers stand-alone garden office suites designed by the renowned San Antonio-based architecture firm Drewry Martin, Inc. These spaces range from 1,500 to 9,500 square feet and can be tailored both inside and out to meet the specific needs of businesses.



Floor Plan

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212

Versatile Space:

2,100 SF of customizable space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

First Floor

+/- 2,100 SF

Price Per SF:

\$28.00 PSF

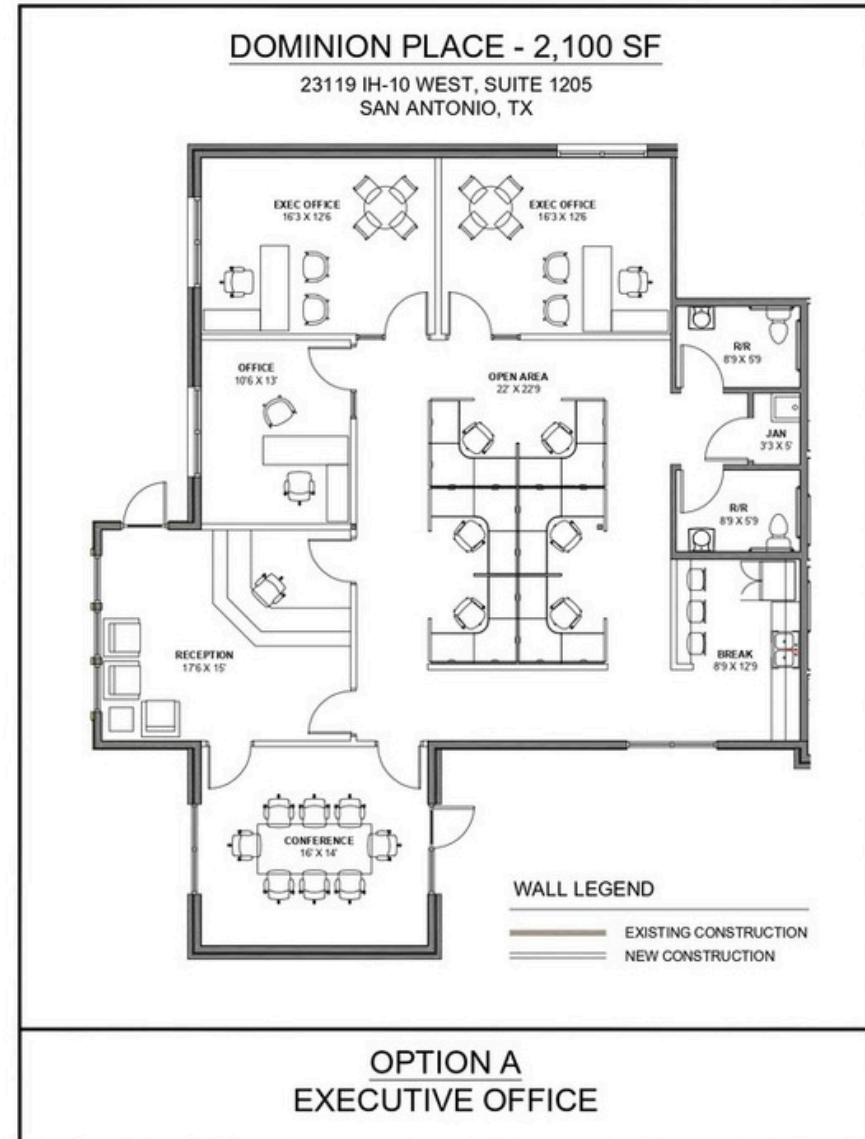
\$11.00 NNN

Term:

5 Year

Tenant Improvement Allowance (TI):

\$30.00 PSF (\$63,000)



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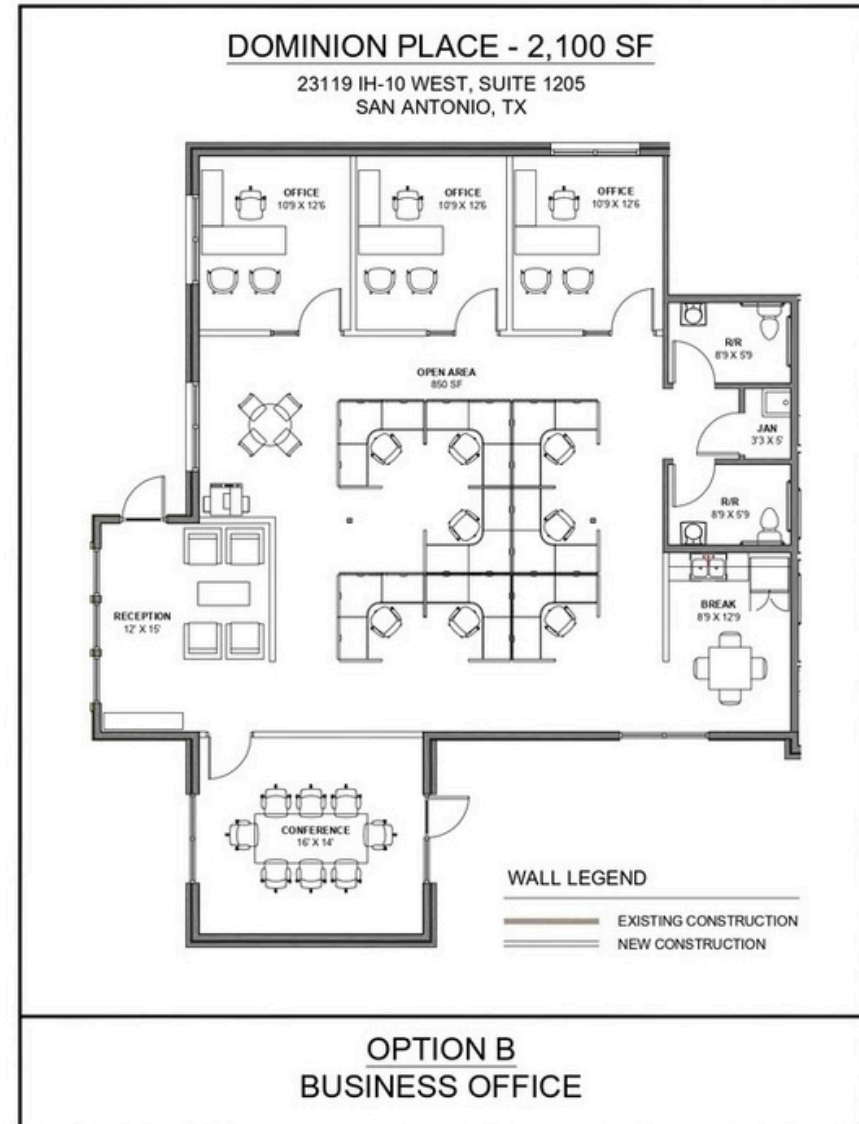
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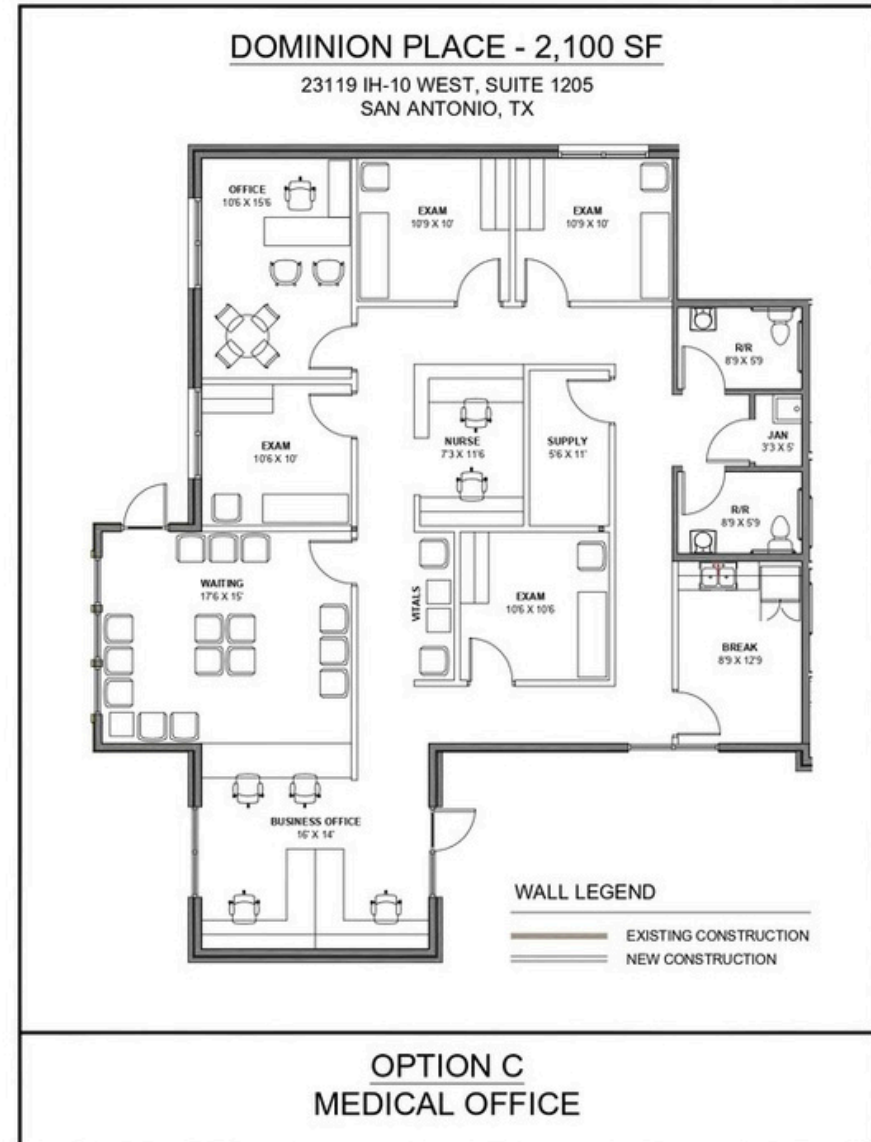
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Exterior Photos

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Interior Photos

23119 W INTERSTATE 10 FRONTAGE RD SAN ANTONIO, TX 78212



Commercial Broker Information



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2024 & 2025 President of the South Texas
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