

ONE SEVEN BUSINESS PARK



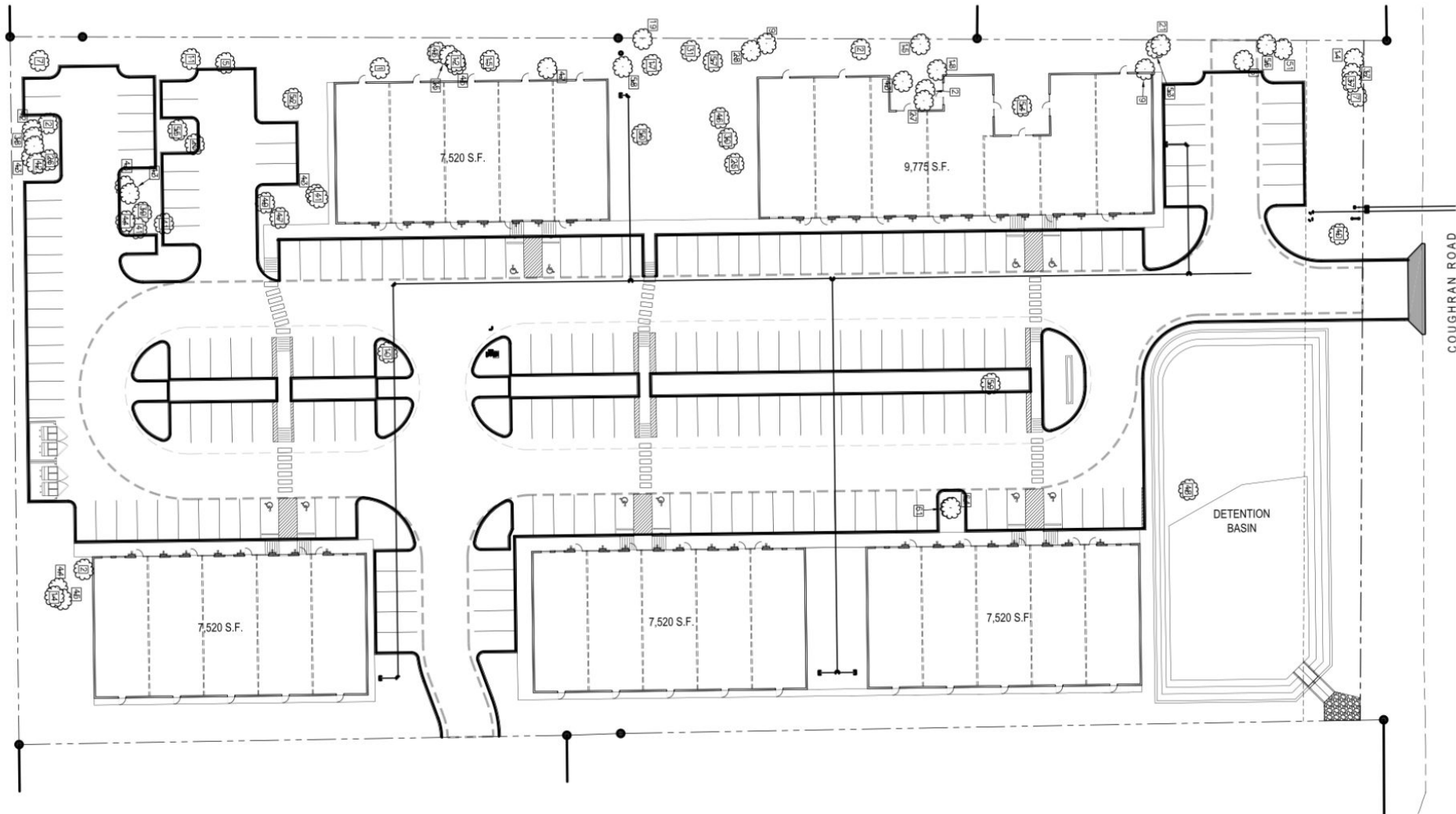


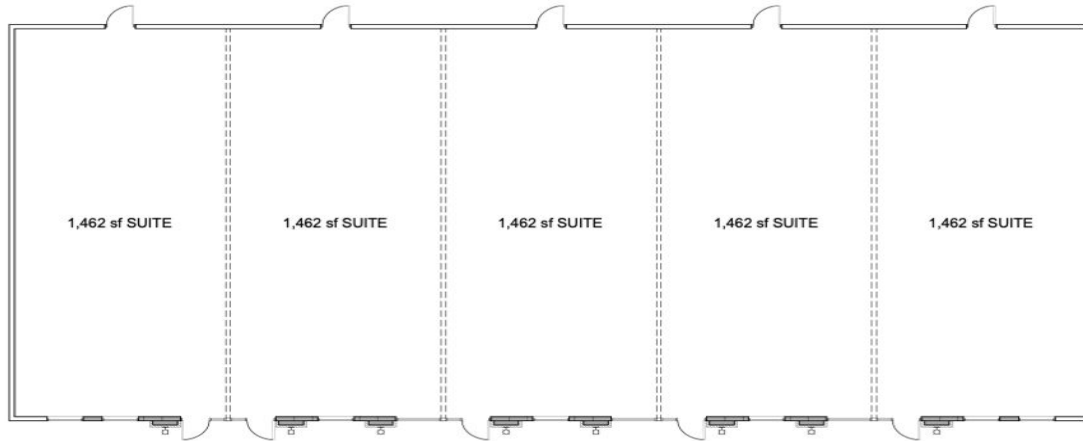
40,000 SQ FT MEDICAL OFFICE/ OFFICE SPACE
4-7520 SQ FT BUILDINGS
1-9775 SQ FT BUILDING



5.5 PARKING RATIO PER 1000
MEDICAL SPACES
FLEXIBLE SQUARE FOOTAGE SPACE
EXCELLENT LOCATION IN SUPERB BOERNE TX.

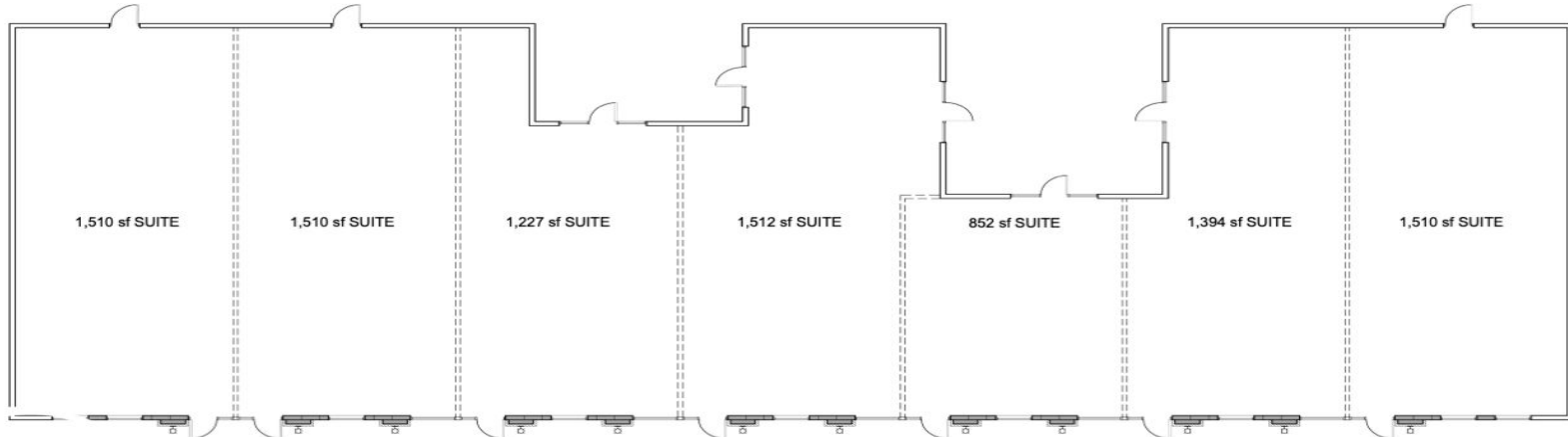






1 FLOOR PLAN

1/8" = 1'-0"





FBC Boerne

Days Inn by
Wyndham Boerne

H-E-B plus!

Walgreens

Taco Cabana

Whataburger

The Home Depot

Starbucks

Comfort Inn & Suites
Texas Hill Country

McDonald's

Hampton Inn & Suites
Boerne

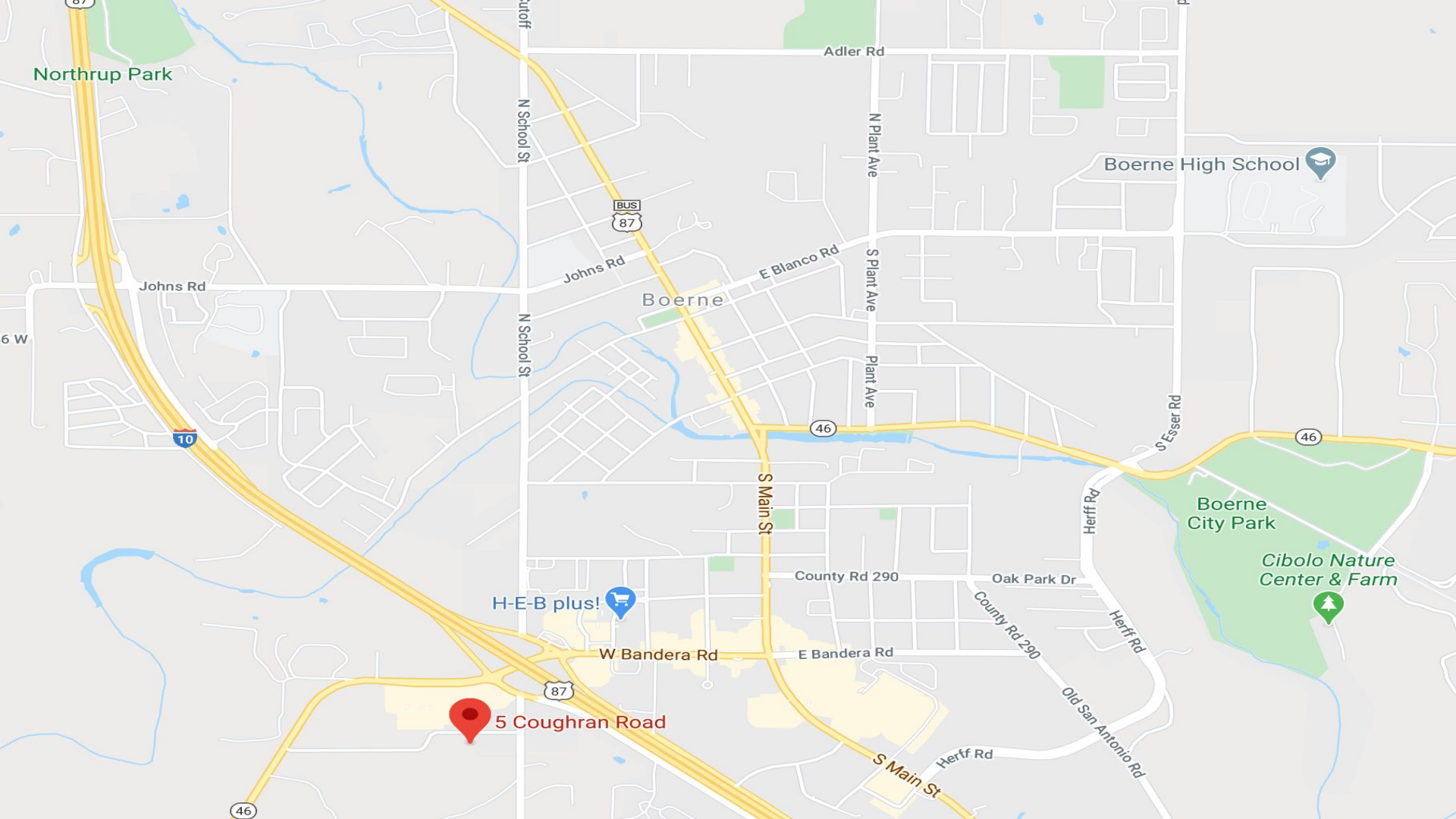
5 Coughran Road

Raising Cane's
Chicken Fingers

Dog and Pony Grill

Morningside at
Menger Springs...

Methodist ER Boerne



Northrup Park

Adler Rd

Boerne High School

BUS 87

Johns Rd

Boerne

E Blanco Rd

N Plant Ave

S Plant Ave

Plant Ave

Esser Rd

46

Boerne City Park

Cibolo Nature Center & Farm

H-E-B plus!

County Rd 290

Oak Park Dr

Herff Rd

Herff Rd

Old San Antonio Rd

W Bandera Rd

E Bandera Rd

County Rd 290

87

5 Coughran Road

S Main St

Herff Rd

46

- **Minutes away from downtown Boerne.**
Located off IH10 - near HEB, Home Depot, Starbucks, Chilli's, Post office, and more.
- **This prime locations offers preserved mature trees, abundant parking lot and long/short term leases. The property is surrounded by offices, retail and residences.**
- **ONE SEVEN Business Park offers 39,855 Sq. ft. of Office/Medical Office Space.**
- **This includes four 7520 sq ft buildings and one 9775 sq ft building. with office/medical spaces starting from 731 sq ft and up to 9775 sq ft.**
- **5/1000 parking ratio**
- **3-10 Year Leases.**
- **Medical & Professional Businesses Only..**
- **No retail.**

LEASING INFORMATION

MEDICAL OR OFFICE SPACE

SPACES FROM 731 TO 9775 SQ FT

TI ALLOWANCE 30.00 DLS PER SQ FT

LEASE START @ 22.00 DLS PER SQ FT/YR



INFORMATION

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