

[Video](#)[360° Virtual Tour](#)[Website](#)

For Lease

14607 San Pedro Avenue
Hill Country Village, TX 78232

Summary

Lease Rate:	\$27.00 SF/yr (Full Service)
Available SF:	1,071 - 5,902 SF

Property Description

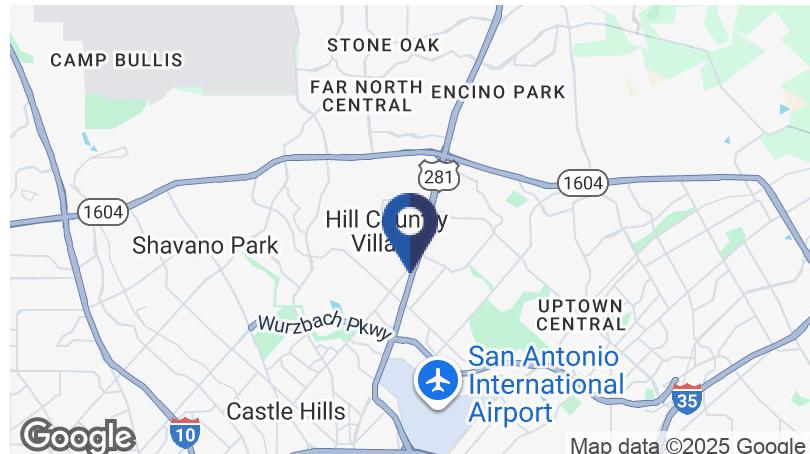
Positioned in the heart of San Antonio's North Central submarket, One Village Park offers a first-class office environment with unbeatable visibility on Hwy 281. Recently renovated with a modern atrium-style lobby, LED lighting, and updated signage, the building combines professional appeal with everyday convenience.

Tenants benefit from efficient floor plans, 24/7 key card access, and ample parking, along with proximity to major corridors including Loop 410, Loop 1604, Wurzbach Parkway, and Bitters Road. The property sits on a gently elevated site, providing impressive views and a strong presence along San Pedro Avenue.

Surrounded by restaurants, retail, banks, and hotels, One Village Park delivers the accessibility and amenities that today's businesses and employees expect.

Highlights

- Prime Hwy 281 location
- Newly renovated lobby



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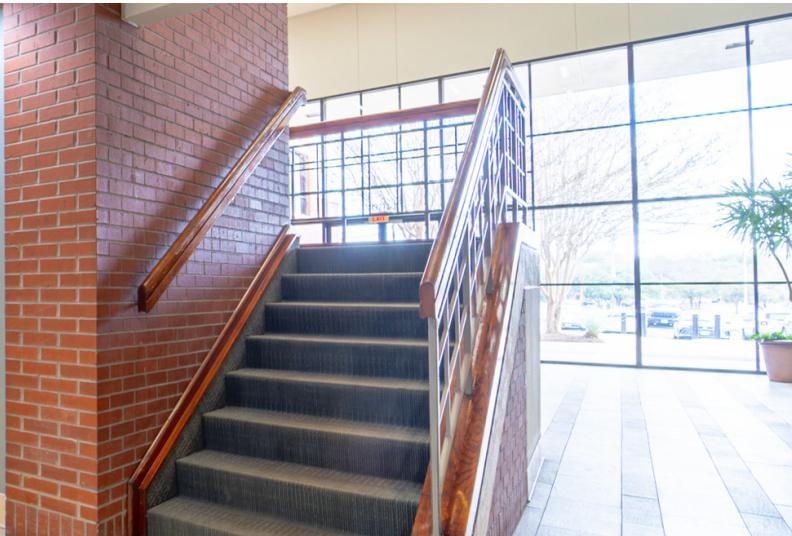
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Additional Photos



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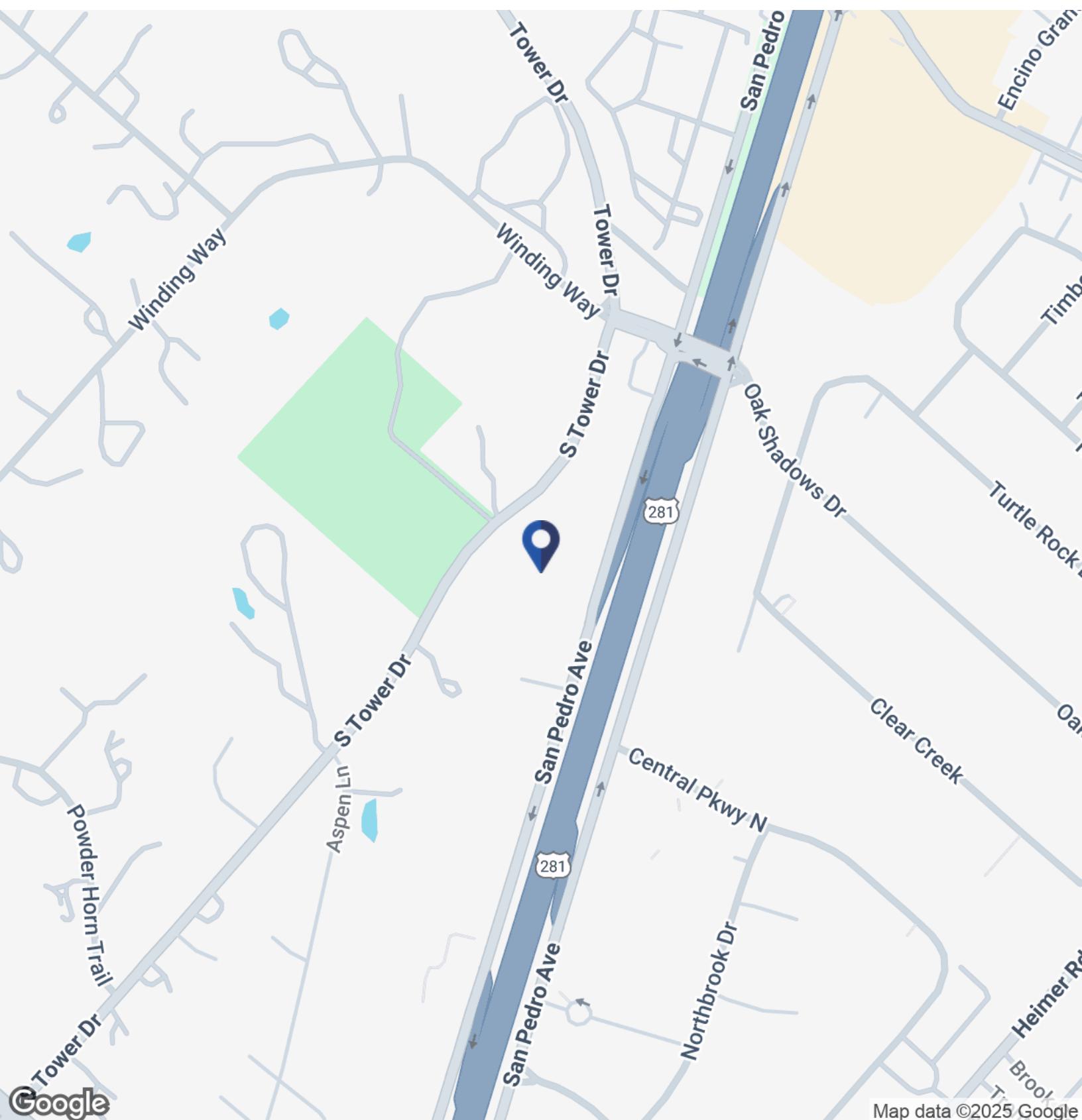
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Location Map

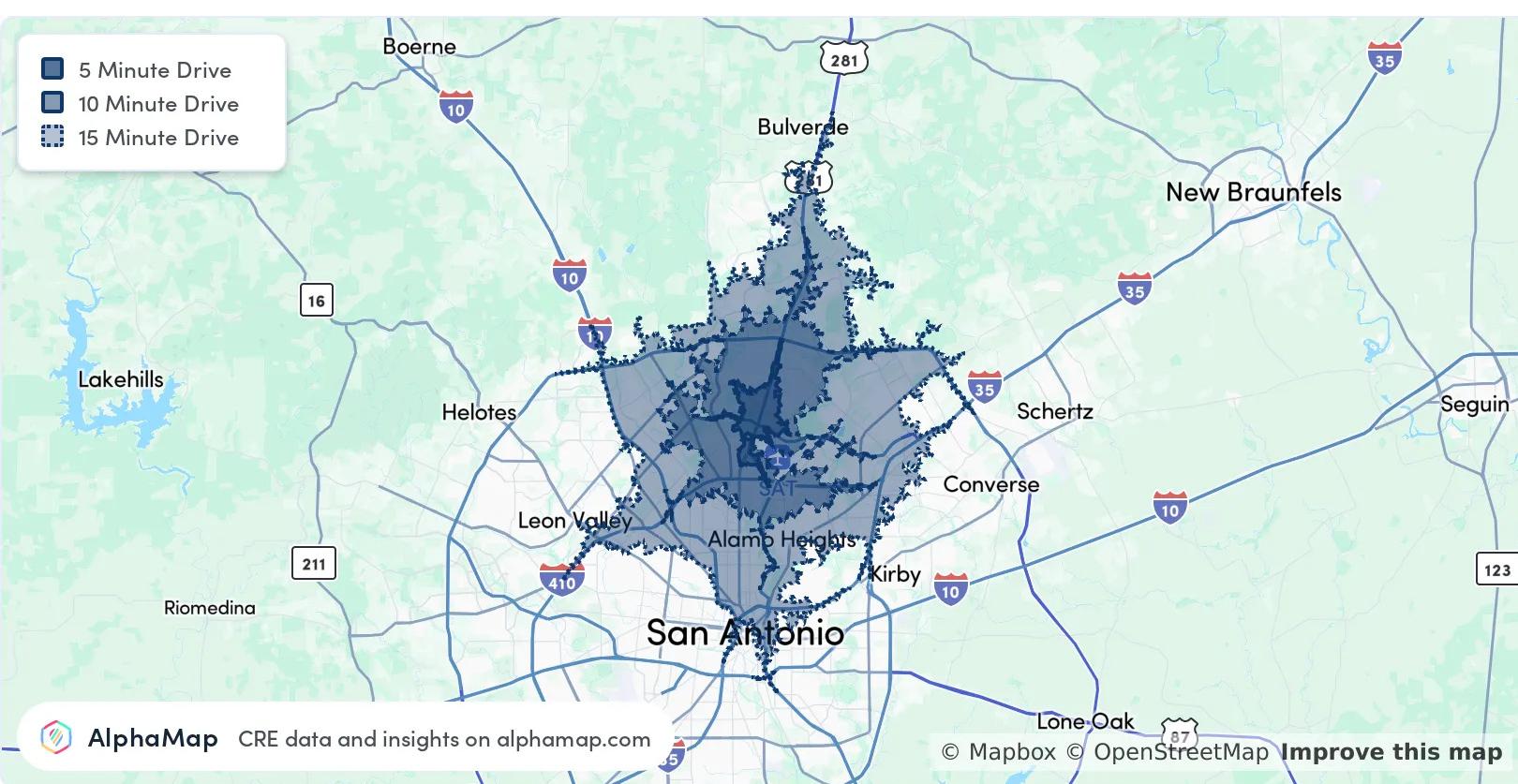


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**Population**

	5 Minutes	10 Minutes	15 Minutes
Total Population	11,936	174,407	552,596
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	43	41

Household & Income

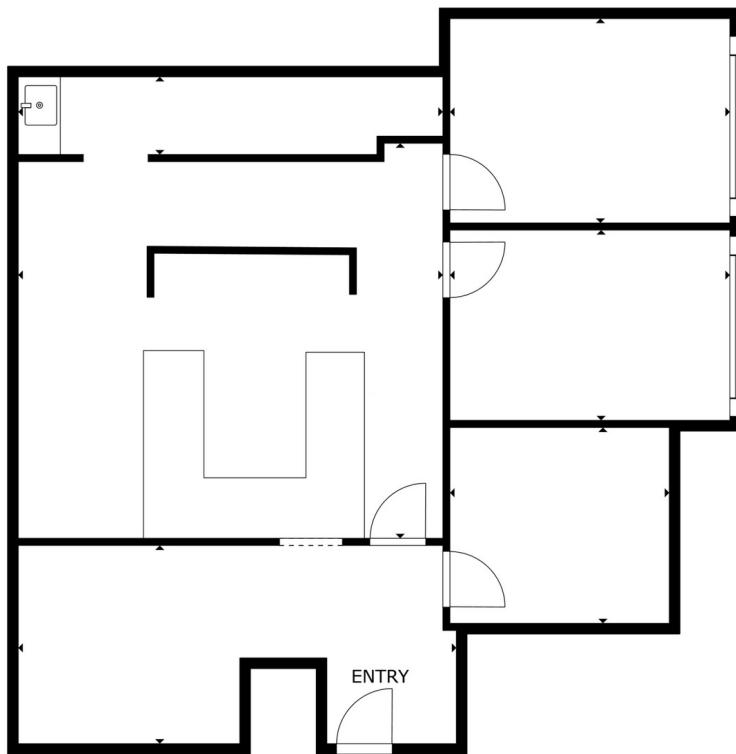
	5 Minutes	10 Minutes	15 Minutes
Total Households	5,570	76,227	228,877
Persons per HH	2.1	2.3	2.4
Average HH Income	\$96,782	\$110,566	\$101,109
Average House Value	\$381,344	\$437,744	\$388,563
Per Capita Income	\$46,086	\$48,072	\$42,128

Map and demographics data derived from AlphaMap

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Suite 180 - 1,071 sf



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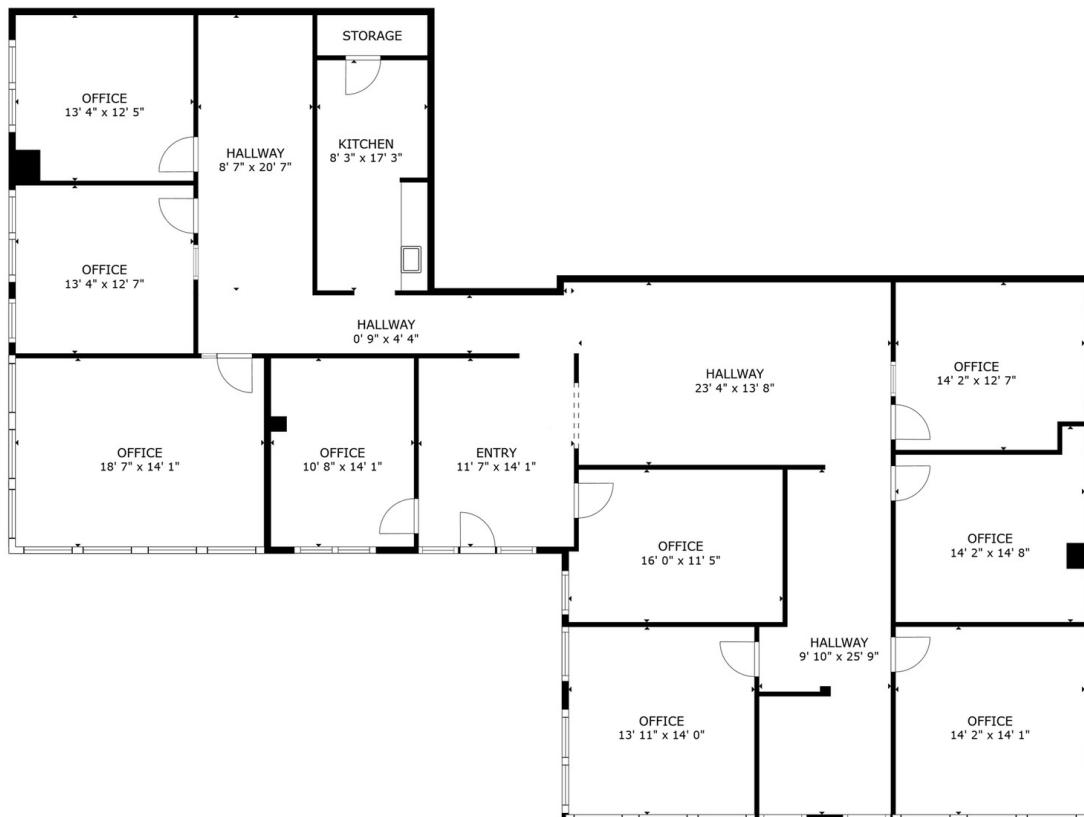
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14607 San Pedro Avenue
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Suite 190 - 3,539 sf



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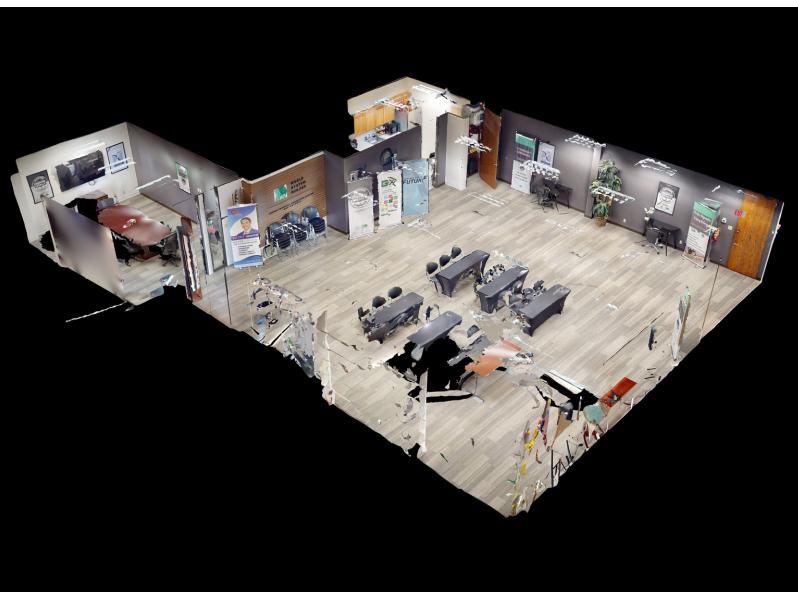
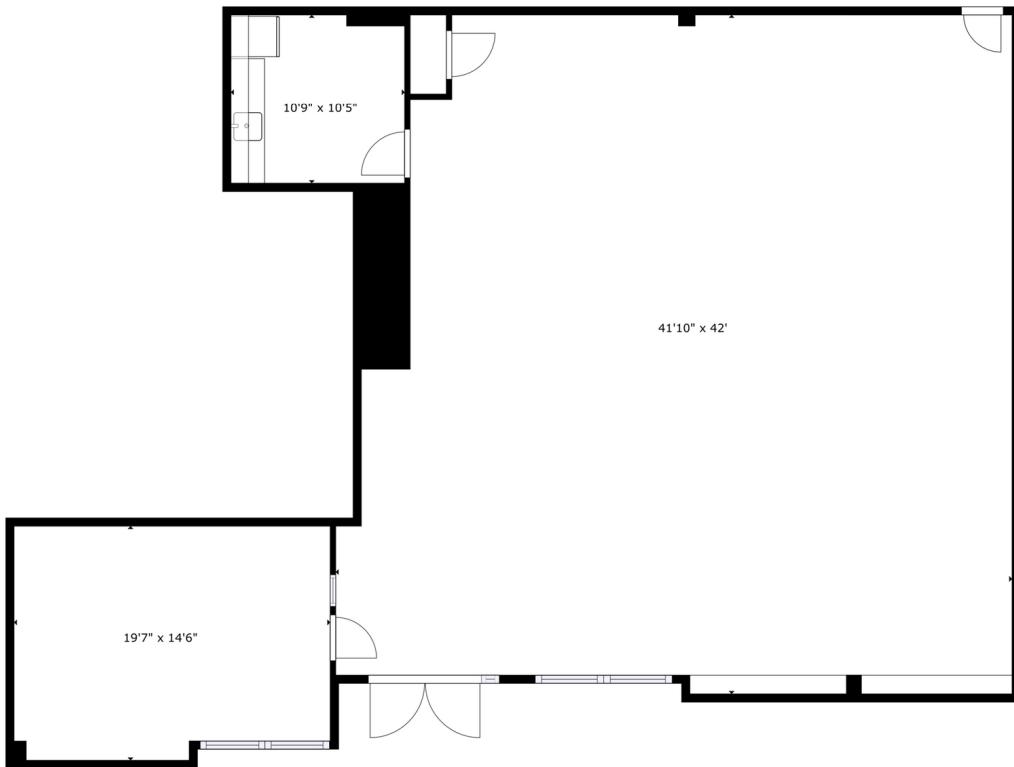
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For
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14607 San Pedro Avenue
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Suite 195 - 2,363 sf



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For
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Suite 210 - 3,542 sf

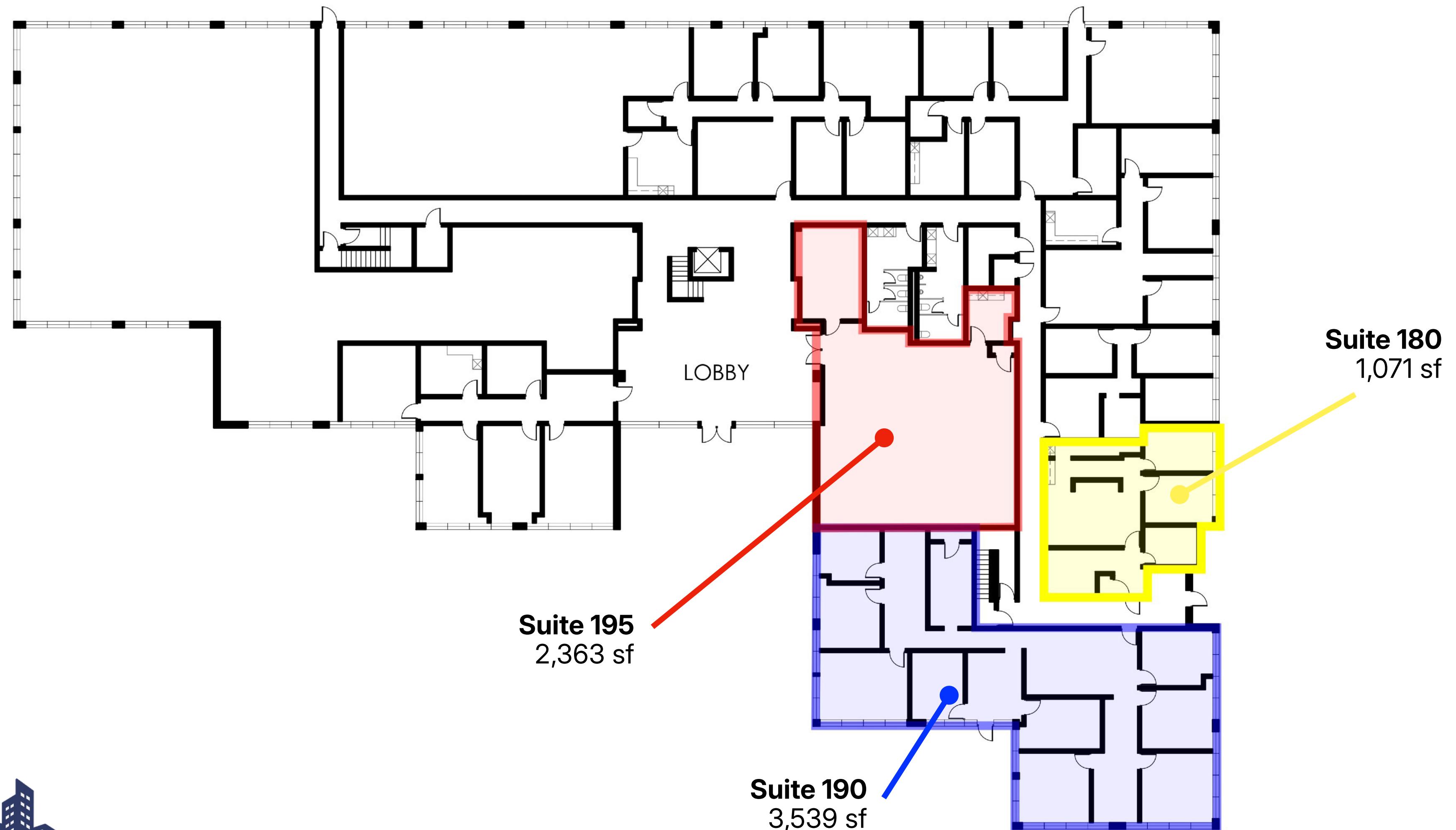


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ONE VILLAGE PARK | 14607 SAN PEDRO AVE



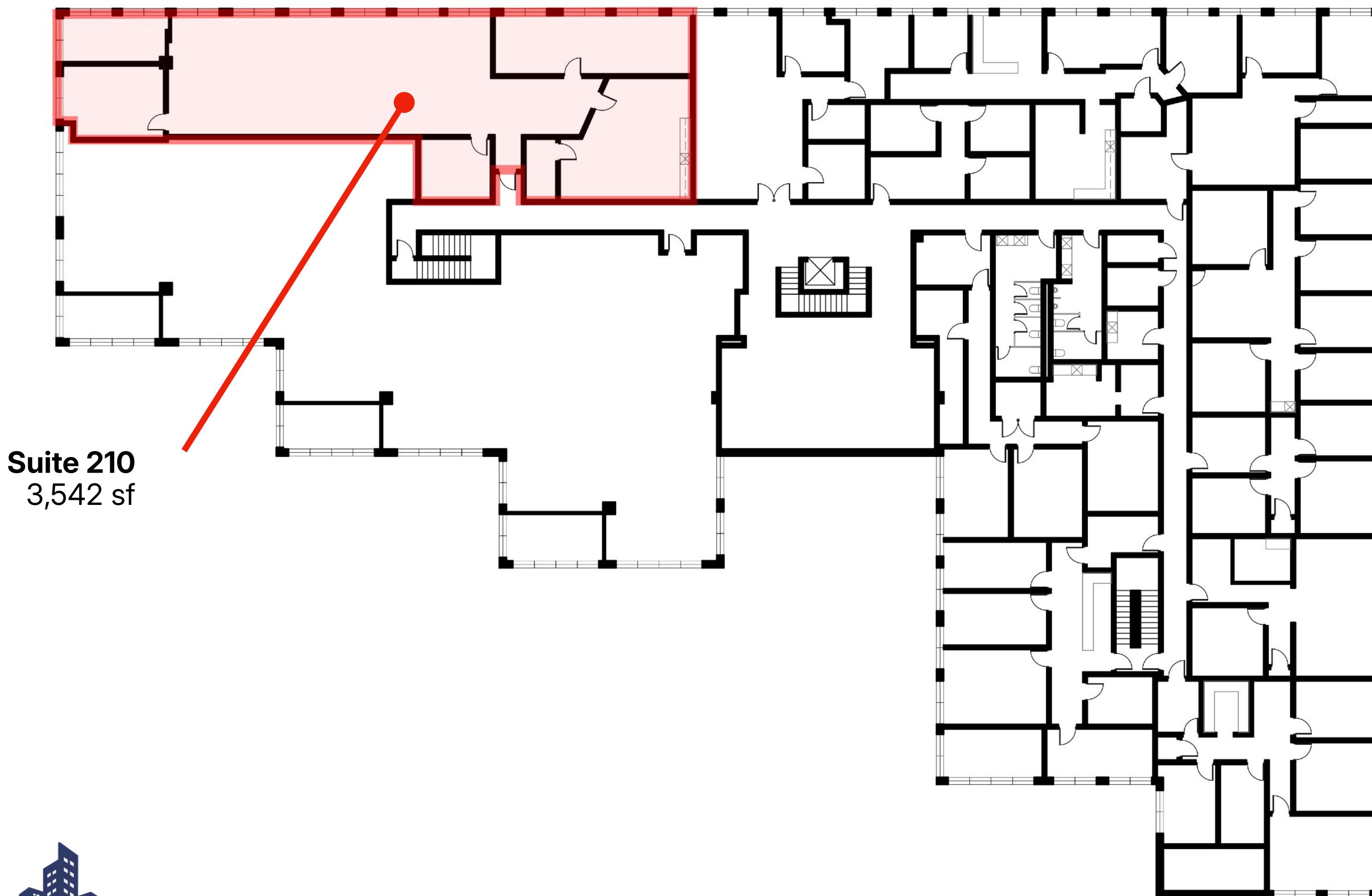
Note:

Dimensions are approximate and for illustrative purposes only. Buyers should verify all information independently.

FIRST FLOOR PLAN.

SCALE
3/64" = 1'-0" 0 5 10 20 40

ONE VILLAGE PARK | 14607 SAN PEDRO AVE



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SECOND FLOOR PLAN.

SCALE

3/64" = 1'-0" 0 5 10 20 40



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date