



Cinco Business Park

10927 Fredericksburg Rd, San Antonio, TX 78240



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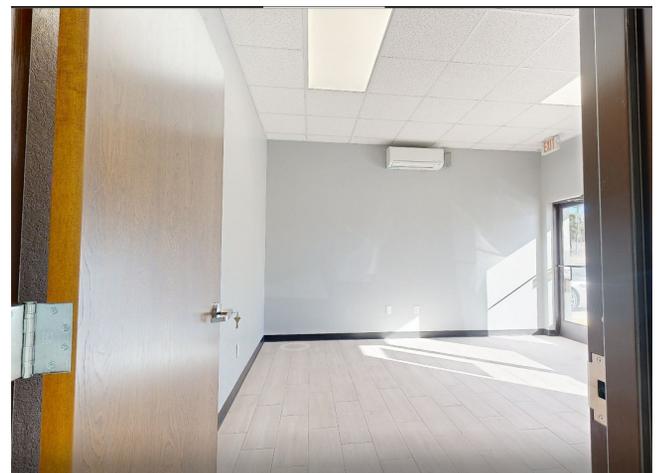
(210) 844-3795

Cinco Business Park

\$18.00 - \$24.00 /SF/YR

Discover premium flex space Retail Friendly at Cinco Business Park, located at 10927 Fredericksburg Road in San Antonio's thriving business-friendly Northwest submarket. The space features upscale construction, modern design, high visibility to over 34,000 vehicles per...

- Class A flex retail friendly near Interstate 10 and Loop 1604, ideal for med-adjacent, tech, R&D, showroom, and service trade users.
- Six 2,000-square-foot bays plus a 3,000-square-foot standalone suite, offering premium finishes, flexible layouts, and immediate turnkey access.
- Prime Fredericksburg Road frontage with strong visibility, signage options, and direct access to San Antonio's Medical Center, USAA, and UTSA.
- Energy-efficient glass storefronts, dedicated truck courts, 53-foot trailer access, and abundant parking designed for seamless logistics use.
- C-3 zoning supports light automotive services, medical device repair, lab support, specialty pharmacy, showroom and warehouse, and light industrial.



Rental Rate: \$18.00 - \$24.00 /SF/YR

Total Space Available: 10,000 SF

Max. Contiguous: 4,000 SF

Property Type: [object Object]

Center Type: [object Object]

Gross Leasable Area: 15,196 SF

Walk Score ®: 53 (Somewhat Walkable)

Transit Score ®: 39 (Some Transit)

Taxes: \$0.37 USD/SF/MO

Operating Expenses: \$0.13 USD/SF/MO

Rental Rate Mo: \$2.00 /SF/MO

1st Floor Ste 101

1

Space Available	2,000 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	192 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

1st Floor Ste 102

2

Space Available	2,000 SF
Rental Rate	\$24.00 /SF/YR
Contiguous Area	4,000 SF
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	192 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

1st Floor Ste 104

3

Space Available	2,000 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	192 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

1st Floor Ste 105

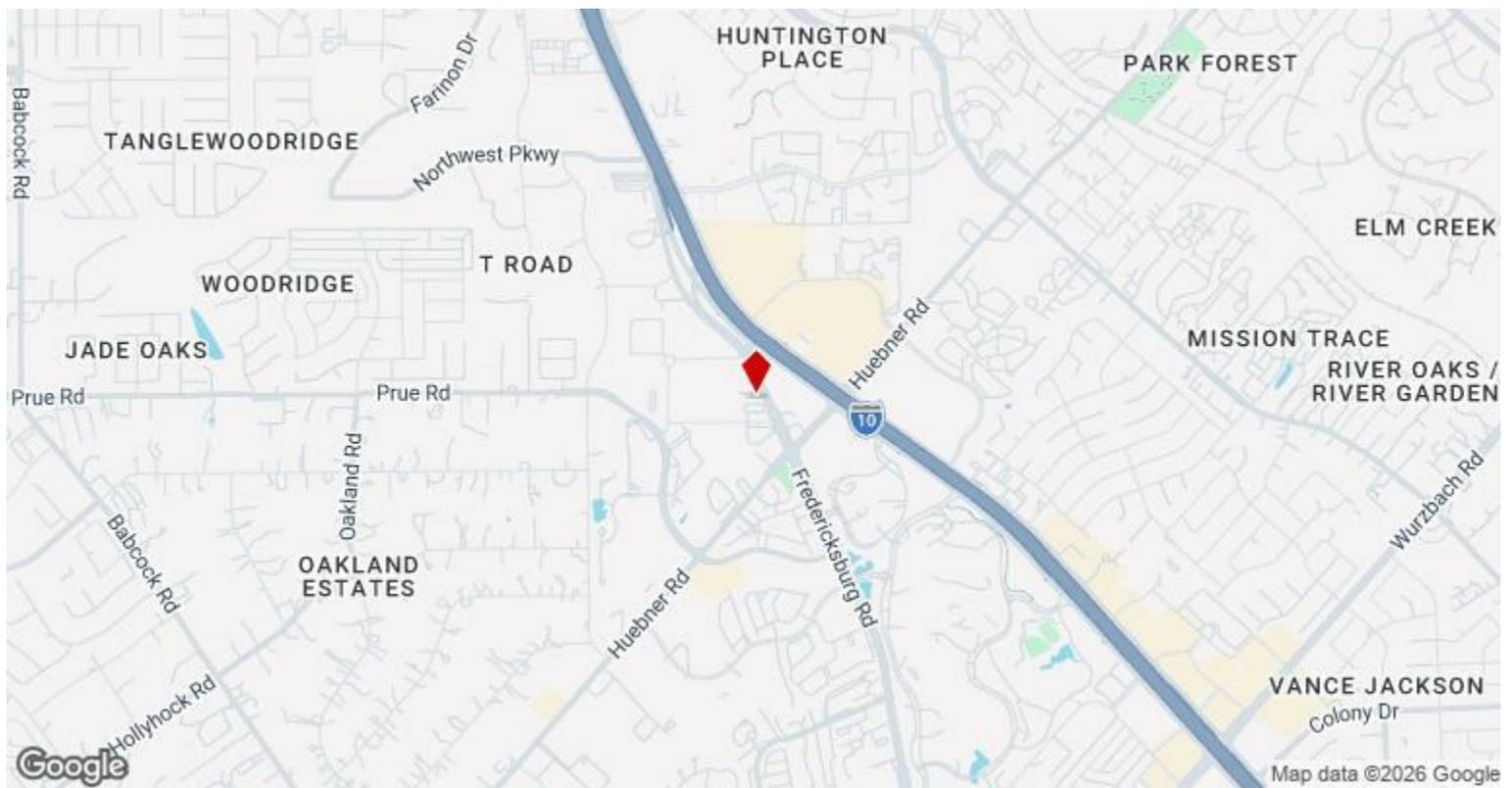
4

Space Available	2,000 SF
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Date Available	Now
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Office Size	192 SF
Space Type	Relet
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Lease Term	3 - 5 Years

1st Floor Ste 106

5

Space Available	2,000 SF
Rental Rate	\$18.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	192 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years



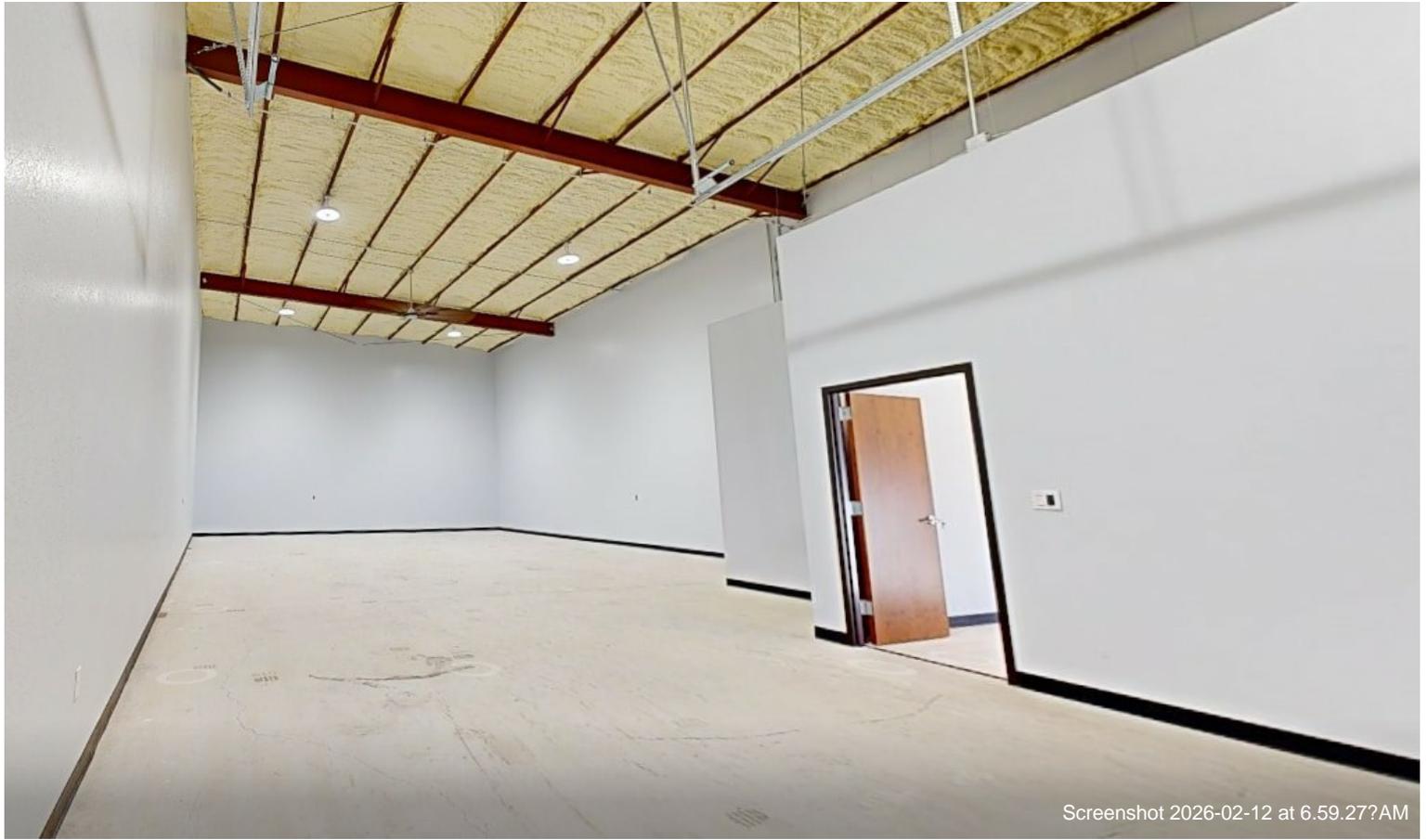
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Discover premium flex space Retail Friendly at Cinco Business Park, located at 10927 Fredericksburg Road in San Antonio's thriving business-friendly Northwest submarket. The space features upscale construction, modern design, high visibility to over 34,000 vehicles per day, and functional layouts ideal for a wide range of flex users, retail stores, auto service providers, med-adjacent users, light assembly, showrooms, robotics, or service trades seeking clean, client-facing space. This 15,521-square-foot building offers six contiguous 2,000-square-foot bays, configurable up to 12,168 square feet and an additional standalone 3,000-square-foot bay that can expand to 4,000 to 6,000 square feet, each equipped with grade-level 12-foot by 14-foot overhead doors, a 20-foot clear height, reinforced 6-inch concrete slab, energy-efficient glass storefronts, and flexible tenant improvement (TI) options.

Strategically positioned along Fredericksburg Road, just a block from Interstate 10, with immediate access to Interstate 10 and Loop 1604, Cinco Business Park offers unmatched connectivity to San Antonio's key economic drivers. The property is surrounded by major high-end auto dealerships, including Sewell Cadillac, Porsche of San Antonio, Ferrari of San Antonio, Red McCombs Toyota, and Gunn Honda, generating consistent high traffic and exceptional visibility for tenant signage. A dense population exceeding 1.5 million residents in the city of San Antonio (part of a metropolitan area of over 2.6 million) drives robust local consumer spending, with over \$3 billion spent annually on transportation and vehicle maintenance. The location also enjoys close proximity to the South Texas Medical Center, USAA headquarters, and the University of Texas at San Antonio (UTSA), further enhancing its appeal and accessibility.

Featuring 200-amp, 120/208-volt, 3-phase electrical capacity, office HVAC with full-bay HVAC availability, dedicated truck courts designed for easy 53-foot trailer maneuvering, and ample parking, the project delivers superior functionality. With 24-hour access, strong freeway visibility, pylon signage opportunities, and proximity to a thriving tenant mix across San Antonio's medical, defense, tech, and innovation corridors, these move-in-ready suites provide an exceptional opportunity for users seeking high-quality flex space with scalable footprints, premium finishes, and high visibility in a business-friendly environment.

Property Photos



Screenshot 2026-02-12 at 6.59.27?AM

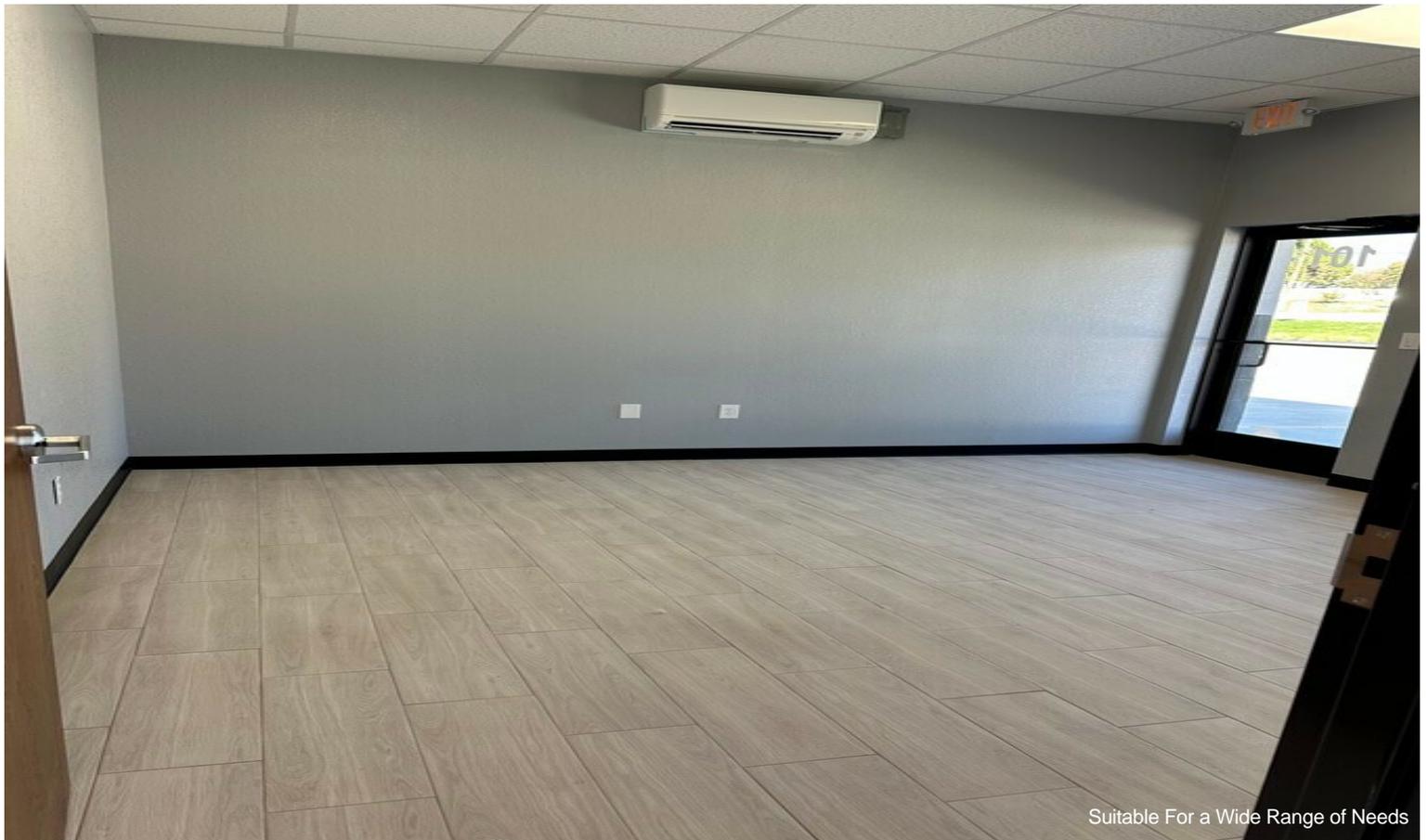


Screenshot 2026-02-12 at 6.39.14?AM

Property Photos

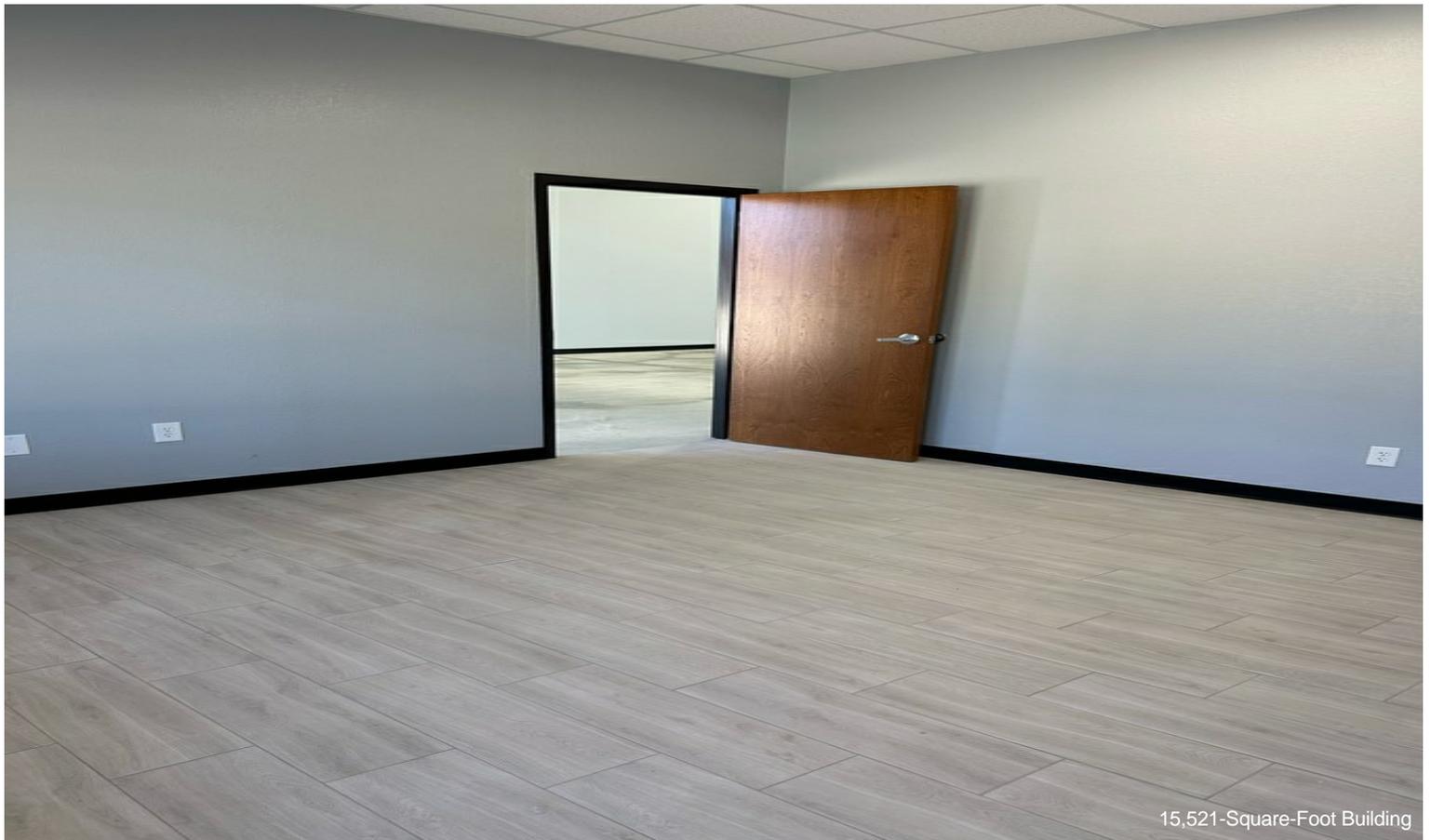


Building Photo



Suitable For a Wide Range of Needs

Property Photos



Property Photos



Ample Storage Space



Aerial

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Nearby Businesses

In a Thriving Business District