

18830 Forty Six Pky

18830 Forty Six Pky, Spring Branch, TX 78070



Presented by
Coldwell Banker Commercial Realty



Price: \$22.50 - \$26.00 /SF/YR

Offices on 46 are now complete! Offices on 46 were recently constructed in earlier 2023 and all interiors feature high-end, designer-selected finishes throughout. Each building has front door parking with ADA compliant sidewalks with ample parking for staff and visitors. With heavy traffic flow in the area, Offices on 46 supply beautiful front entrance signage and marquee identity!

The property features condo style offices that vary in size. Building 1 is 1,537 sf and features four offices, one conference/executive office, one breakroom and one lobby/waiting area. Building 2 is 3,075 sf and features one waiting room/lobby, one work station, seven offices, one conference room/office, one executive office with private restroom, two large storage closets, two private bathrooms, one break area, and one server/copy room. Building 3 is 3,545 sf and features nine exam rooms/offices, one surgery room/office, one recovery room/office, one front lobby/waiting area with reception area, one nurses station, and one break room.

When it comes to real estate, location is everything! You can expect to capture a variety of customers and clients from the heavy traffic flow coming to and from 46 Pkwy and Highway 281. Daily Traffic count on Hwy 46 is over 27,500 a day, and on Hwy 281 traffic count is over 37,000 per

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Luxury Custom Builder! New Construction with high-end finishes throughout
Complex is surrounded by established master-planned neighborhoods, other
businesses, retail and dining options!

Located less than a mile from Highway 281

Nestled deep in the heart of the Texas Hill Country The Offices on 46 is located
in the fourth fastest-growing county in America.

Commercial Real Estate

Nestled deep in the heart of the Texas Hill Country



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Front of Building 4



Front of Building 3

Listing spaces

1st Floor

Space Available	1,537 SF
Rental Rate	\$26.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Medical
Lease Term	3 - 10 Years

Medical/ Professional Building. Build out will be a semi/custom build to suite. Rent is Negotiable. Triple NNN

Space 2

Space Available	3,545 SF
Rental Rate	\$22.50 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Medical/ Professional Building. Build out will be a semi/custom build to suite. Rent is Negotiable. Triple NNN

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Newly Constructed Building 3

Listing spaces

Ste A

Space Available	1,700 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	3 - 10 Years

Professional/Medical Building. Build out will be a semi/custom build to suite. Rent is Negotiable.
Rent is \$26 Triple NNN

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Property Photos



Aerial with Highway Access



Aerial with Highway 46 Access

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Property Photos



Aerial with Highway 46 Access



Aerial of Buildings 1, 2, 3 & 4

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Property Photos



Aerial of Office Park



Condo Style Offices

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Property Photos



Luxury Custom Built Condo Offices



Newly Constructed Medical/Office Park

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Property Photos



Ample Parking



Office Park with Large Parking Lot

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Property Photos



Easily Accessible from Hwy 281



Heavy Traffic Flow

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Property Photos



Office Park with Ample Parking

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Location

