



FOR SUBLEASE

16302 San Pedro Ave

SAN ANTONIO, TX 78232

BUILDING SIZE (SF)

6,889 SF

LEASE RATE

\$14.00/SF Full Service

LOT SIZE

16,550 SF

PROPERTY SUBTYPE

Office Building

PROPERTY DESCRIPTION

Introducing a premier leasing opportunity at 16302 San Pedro Ave, San Antonio, TX, 78232. This exceptional property offers an ideal space for businesses seeking a professional and modern environment. Boasting well-appointed office spaces, ample parking, and convenient access, the property provides an inviting setting for success. With customizable floor plans and state-of-the-art amenities, tenants can tailor the space to suit their unique needs. Embrace the potential of this prime location, featuring prominent visibility and excellent connectivity. Whether establishing a new business or expanding operations, this property presents an unparalleled leasing opportunity for those seeking a distinguished and strategic commercial address in San Antonio.

For more information, please contact:

Scott Lewis

Associate Director

t 737-236-0344

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1700 Post Oak Blvd, 2 Blvd Place, Suite 250
Houston, TX 77056



NEWMARK

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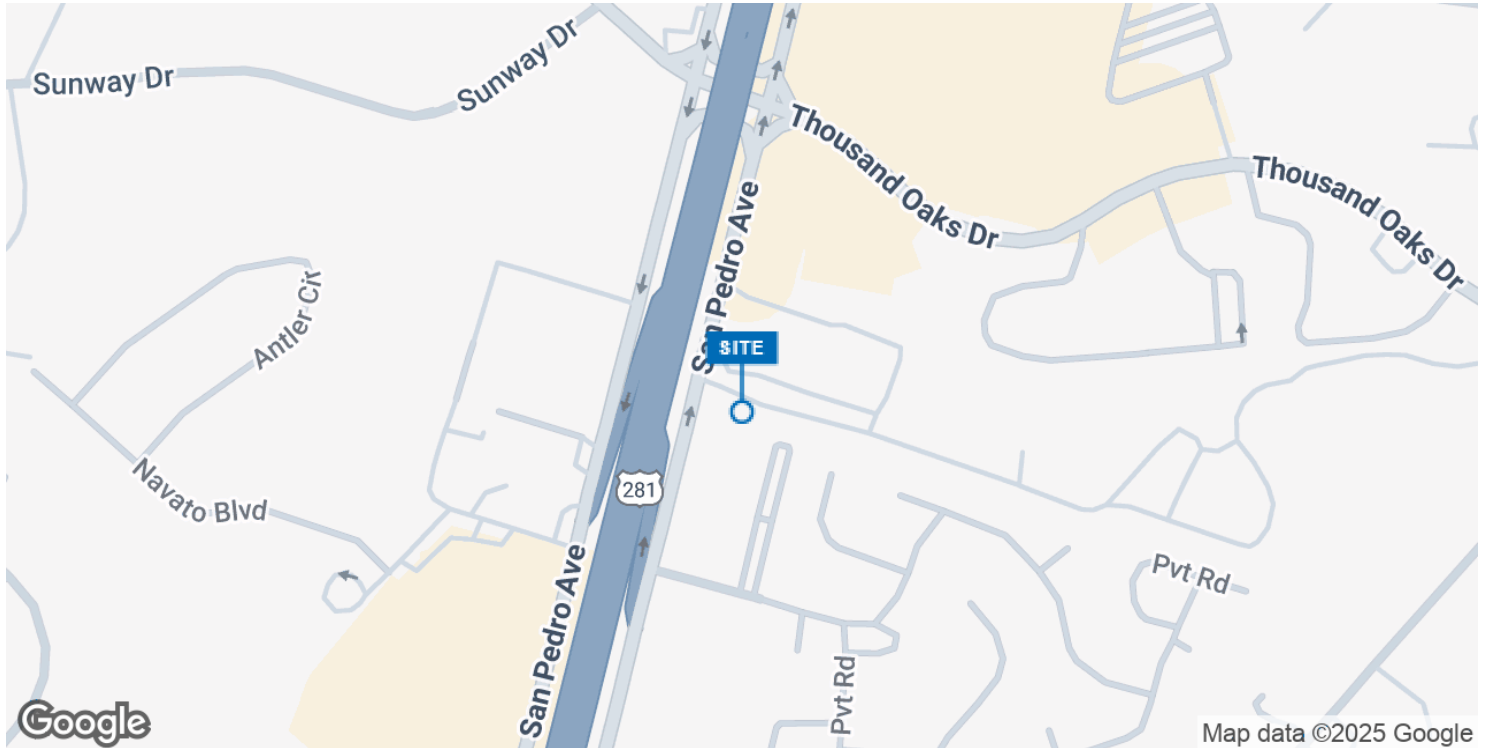
16302 SAN PEDRO / 16302 SAN PEDRO AVE, SAN ANTONIO, TX 78232



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PRIME LOCATION

Discover the vibrant surroundings of the location where culture, commerce, and convenience converge. Situated in San Antonio, TX, this area offers a dynamic array of amenities for prospective office tenants. Within easy reach, professionals can enjoy proximity to The Shops at La Cantera, providing a premier shopping and dining experience. Nearby, the enchanting beauty of Eisenhower Park offers a tranquil escape from the bustling city, while the thriving business hub of Stone Oak presents a wealth of networking opportunities. With a blend of urban energy and natural beauty, the area provides an ideal balance for businesses seeking a prime office location in the heart of San Antonio.



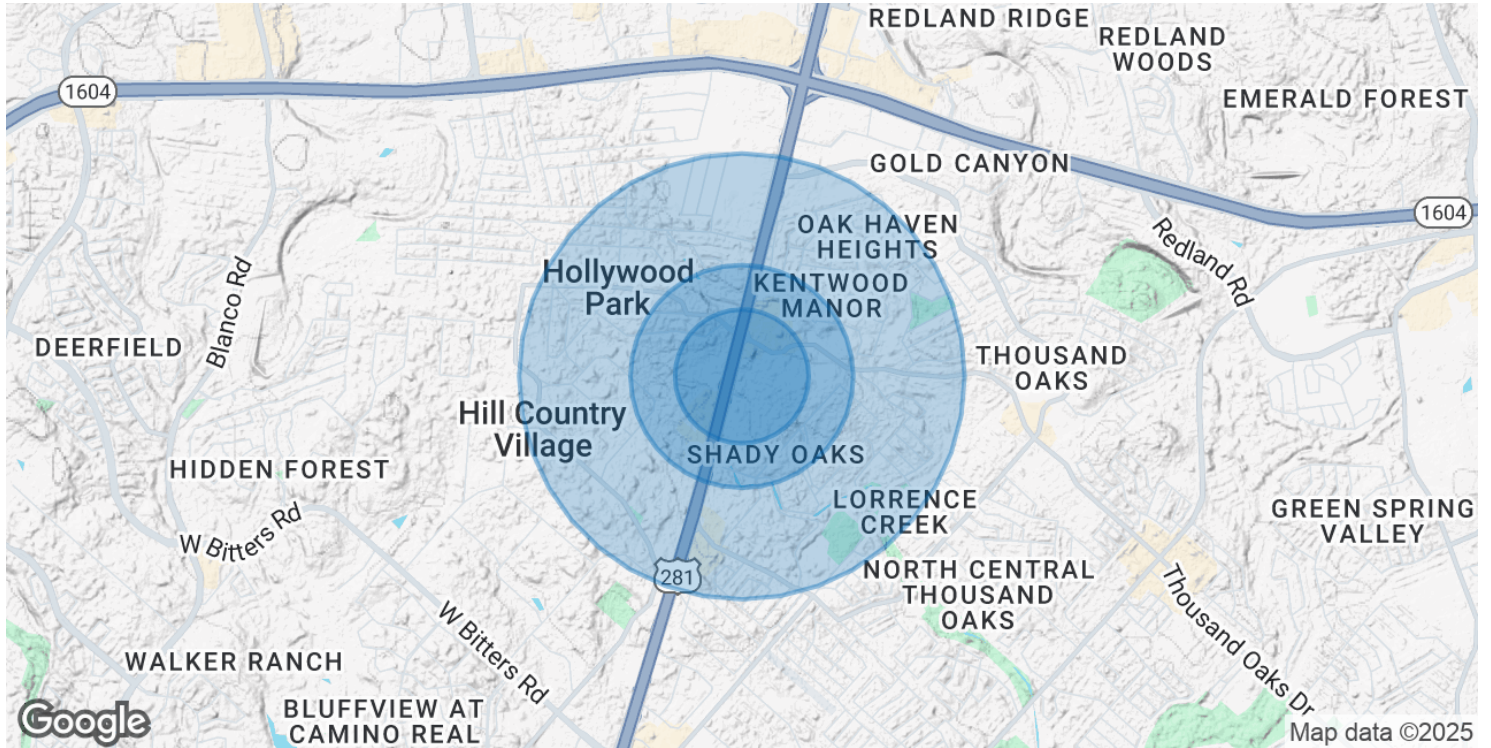
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	638	2,076	7,238
Average Age	41	43	44
Average Age (Male)	40	42	43
Average Age (Female)	42	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	310	961	3,144
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$100,199	\$108,827	\$115,340
Average House Value	\$492,187	\$487,103	\$442,017

TRAFFIC COUNTS
/day

Demographics data derived from AlphaMap

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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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Elise Hogan	537005	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Lewis	654265	scott.lewis@nmrk.com	713-859-7174
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date