

FOR SUBLEASE

1580 S MAIN ST, SUITE 204, BOERNE, TX 78006



1,075 SF Modern Office Suite

ABOUT THE PROPERTY:

Located at 1580 S Main St, Suite 204, this 1,075 SF modern office suite is nestled within the Boerne Gateways office building. Just a quick 10-minute drive from the historic downtown area of Boerne, this suite offers four modern private office spaces, a conference room, and a kitchenette. It boasts direct visibility from Main Street and convenient access to IH-10. Surrounded by a variety of retail, dining, and commercial developments, this office is ideally suited for any business aiming to thrive in a rapidly expanding residential community.

FEATURES:

- 1,075 SF modern office suite
- Four offices, conference room, and kitchenette
- Surrounded by other retail and commercial businesses
- Direct visibility from Main Street, quick access to IH-10, and 10min from downtown Boerne
- Master lease expires January 20, 2029

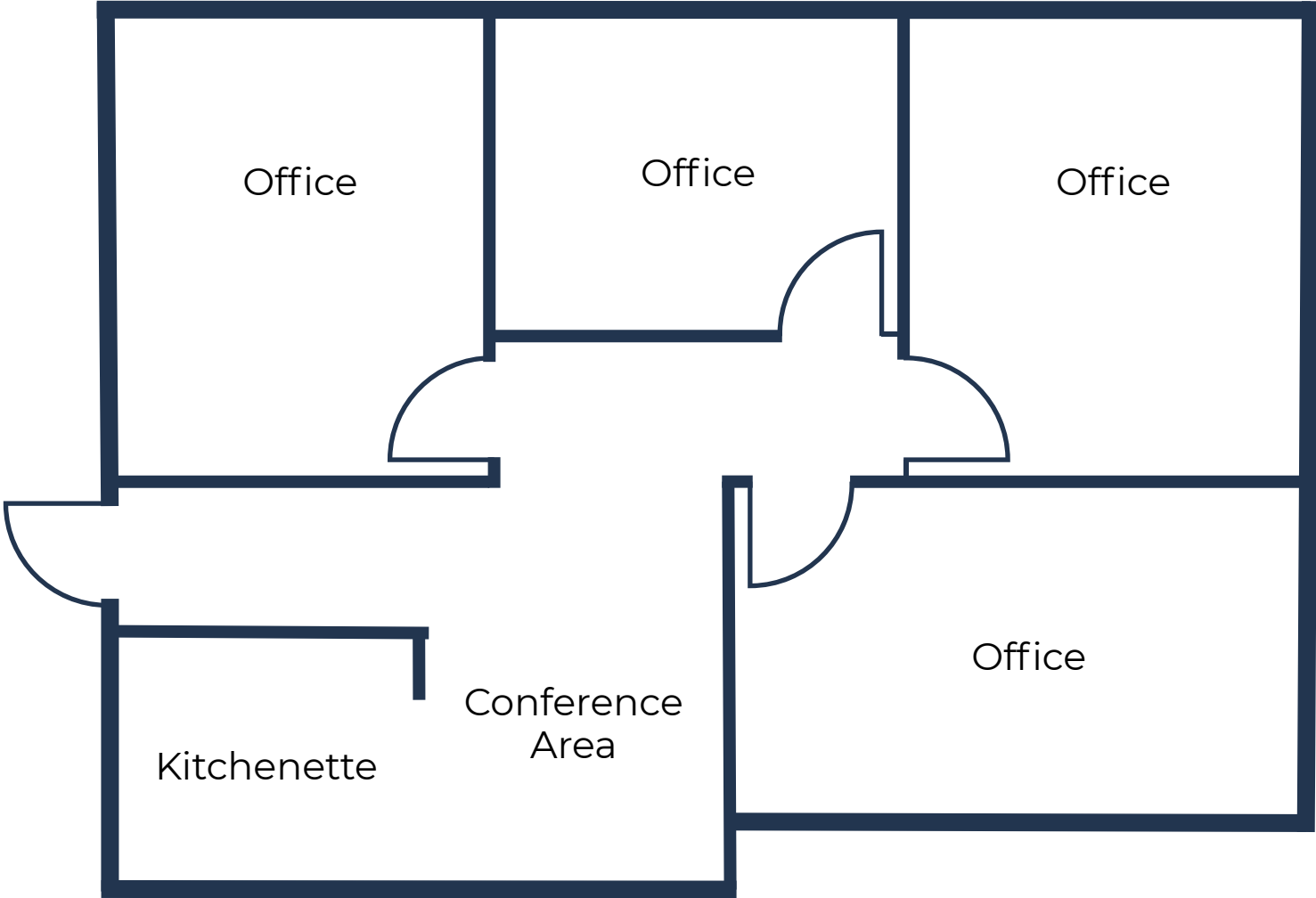
EXTERIOR HIGHLIGHTS



INTERIOR HIGHLIGHTS



FLOOR PLAN



AREA OVERVIEW

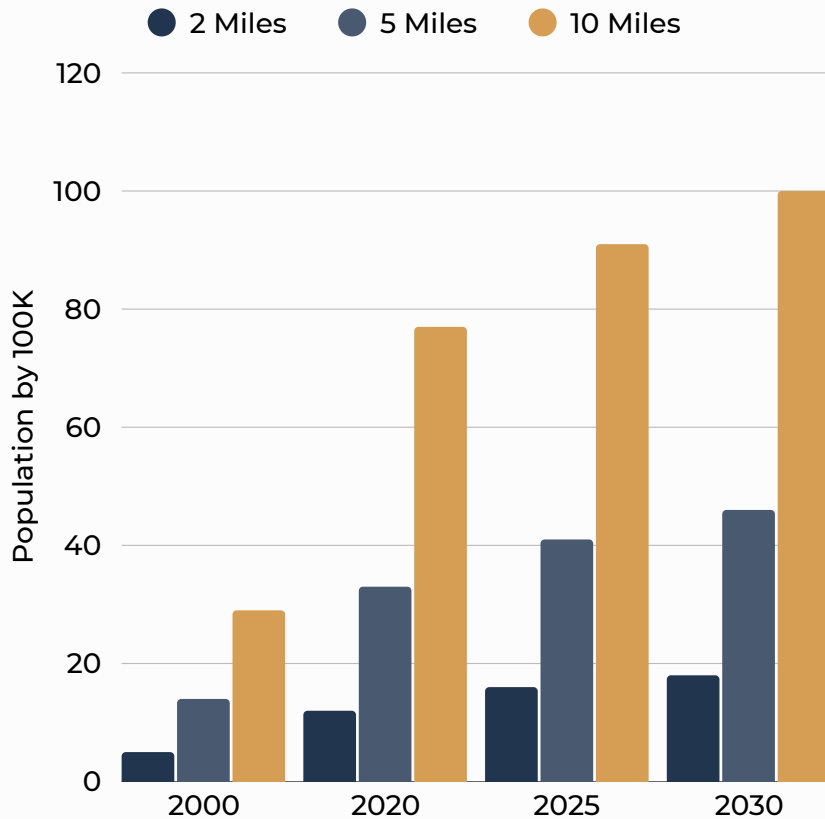


DEMOGRAPHICS

1580 S MAIN ST.
BOERNE, TX, 78006

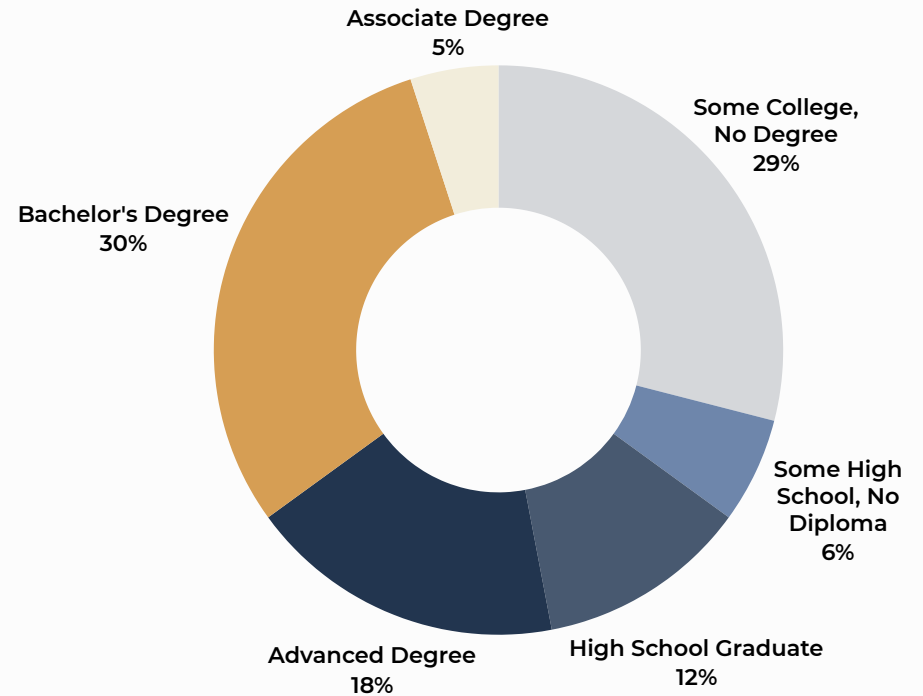
HOUSEHOLD INCOME

Income	2 miles	5 miles	10 miles
Avg Household Income	\$120,296	\$140,117	\$157,529
Median Household Income	\$86,338	\$109,861	\$130,713
< \$25,000	784	1,470	2,047
\$25,000 - 50,000	1,181	2,503	4,084
\$50,000 - 75,000	653	1,522	3,351
\$75,000 - 100,000	710	1,531	3,447
\$100,000 - 125,000	384	1,331	2,509
\$125,000 - 150,000	466	1,355	3,319
\$150,000 - 200,000	643	1,745	4,122
\$200,000+	1,059	3,645	9,514



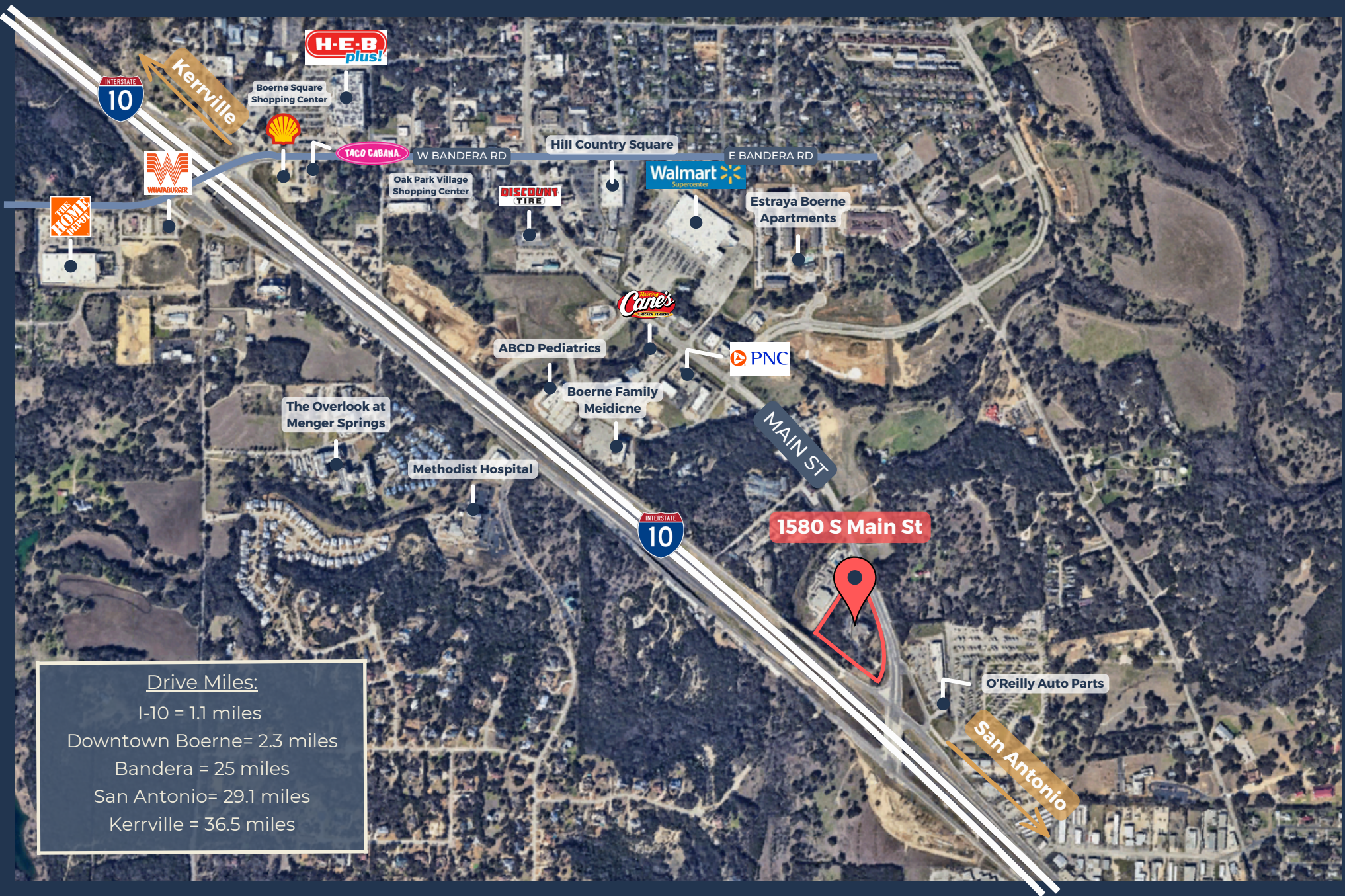
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EDUCATIONAL ATTAINMENT



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AREA DETAILS & OVERVIEW



Drive Miles:
I-10 = 1.1 miles
Downtown Boerne = 2.3 miles
Banderita = 25 miles
San Antonio = 29.1 miles
Kerrville = 36.5 miles



CONTACT
OUR TEAM



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