

# 12THOUSAND PROFESSIONAL CENTER

12000-12001 NETWORK BLVD | SAN ANTONIO, TX 78249

FOR LEASE



For More  
Information  
Contact

**Justin Roberts**

Vice President

+1 210 841 3228

[justin.roberts@cbre.com](mailto:justin.roberts@cbre.com)

**Brad O'Neill**

Vice President

+1 210 253 6070

[brad.oneill@cbre.com](mailto:brad.oneill@cbre.com)



**CBRE**

# Property Overview

*MOVE-IN READY CONDITION*

## AVAILABILITY

- ±2,236 - ±5,702 SF Available

## BUILDING FEATURES

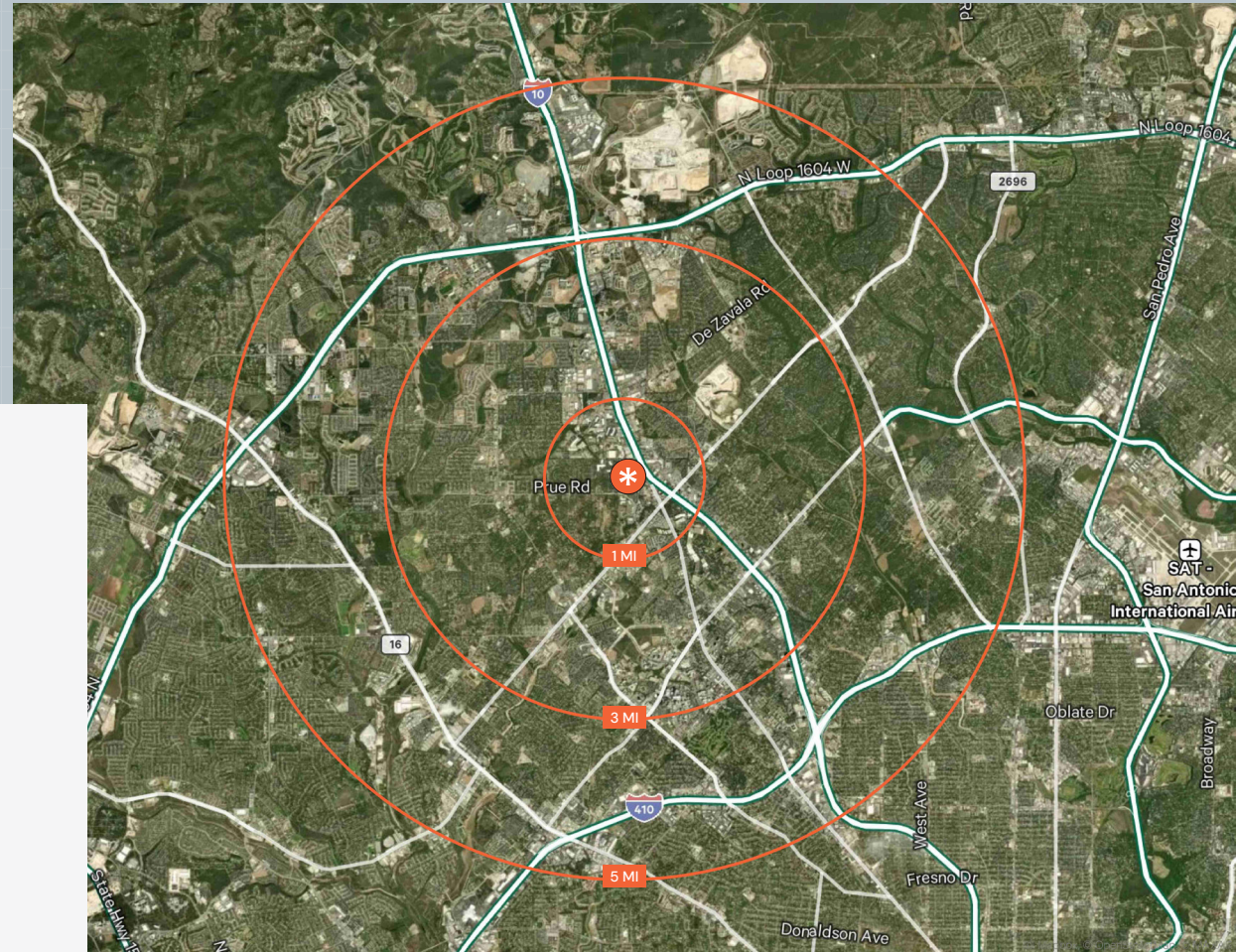
- Grade level loading
- Exterior recently updated
- 5.0/1,000 parking

## HVAC

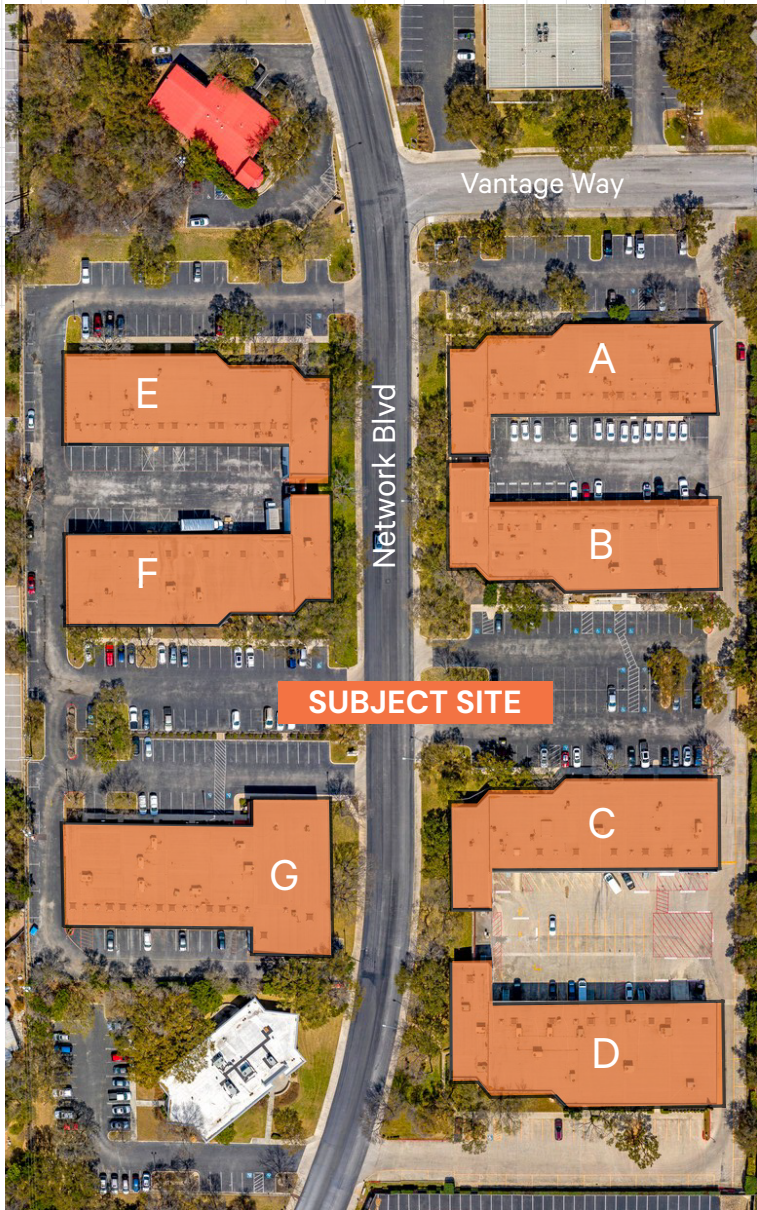
- Landlord assumes all HVAC responsibility: \$0.40 PSF

## TERMS

- Lease Rate: \$16.50 PSF
- Annual OPEX: \$5.73 PSF



# LOCATION OVERVIEW

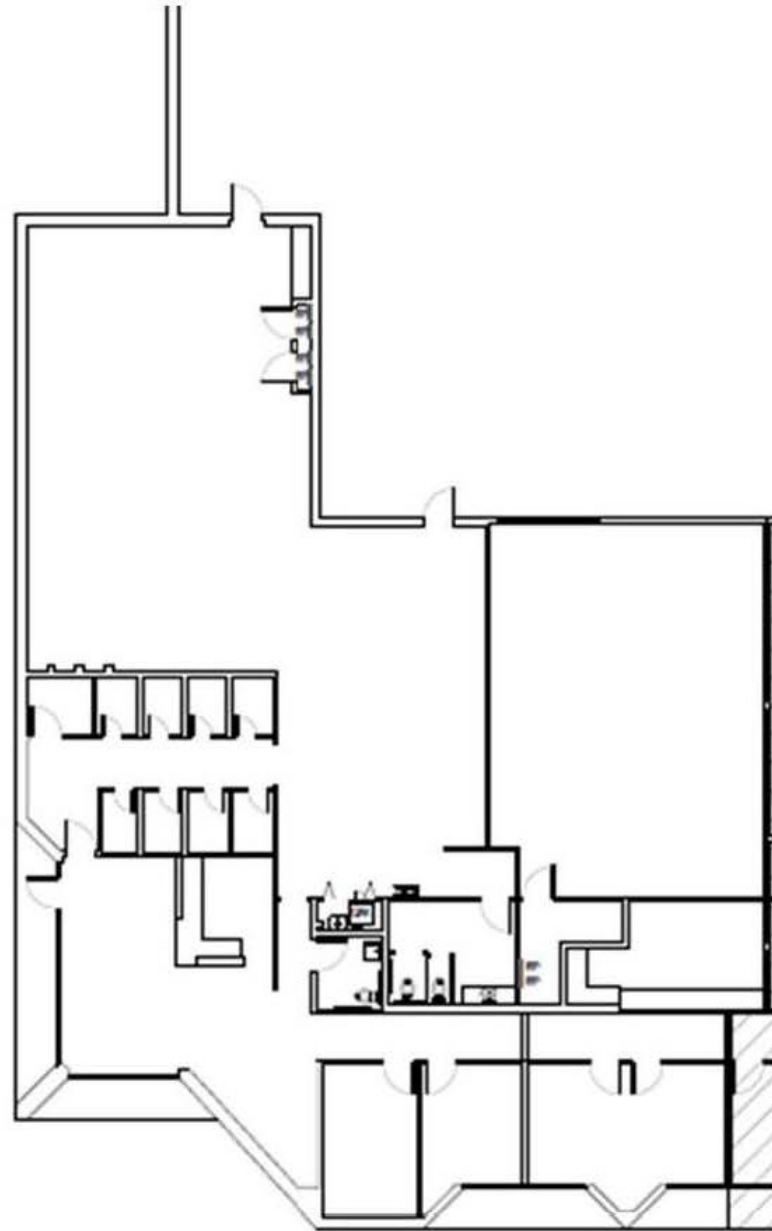


DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2025 Population	12,907	127,959	308,190
2025 Employees	13,510	88,945	181,214
2025 Businesses	724	5,383	13,657
2025 Average Household Income	\$83,087	\$92,187	\$95,731
2025 Daytime Population	22,533	185,318	386,987



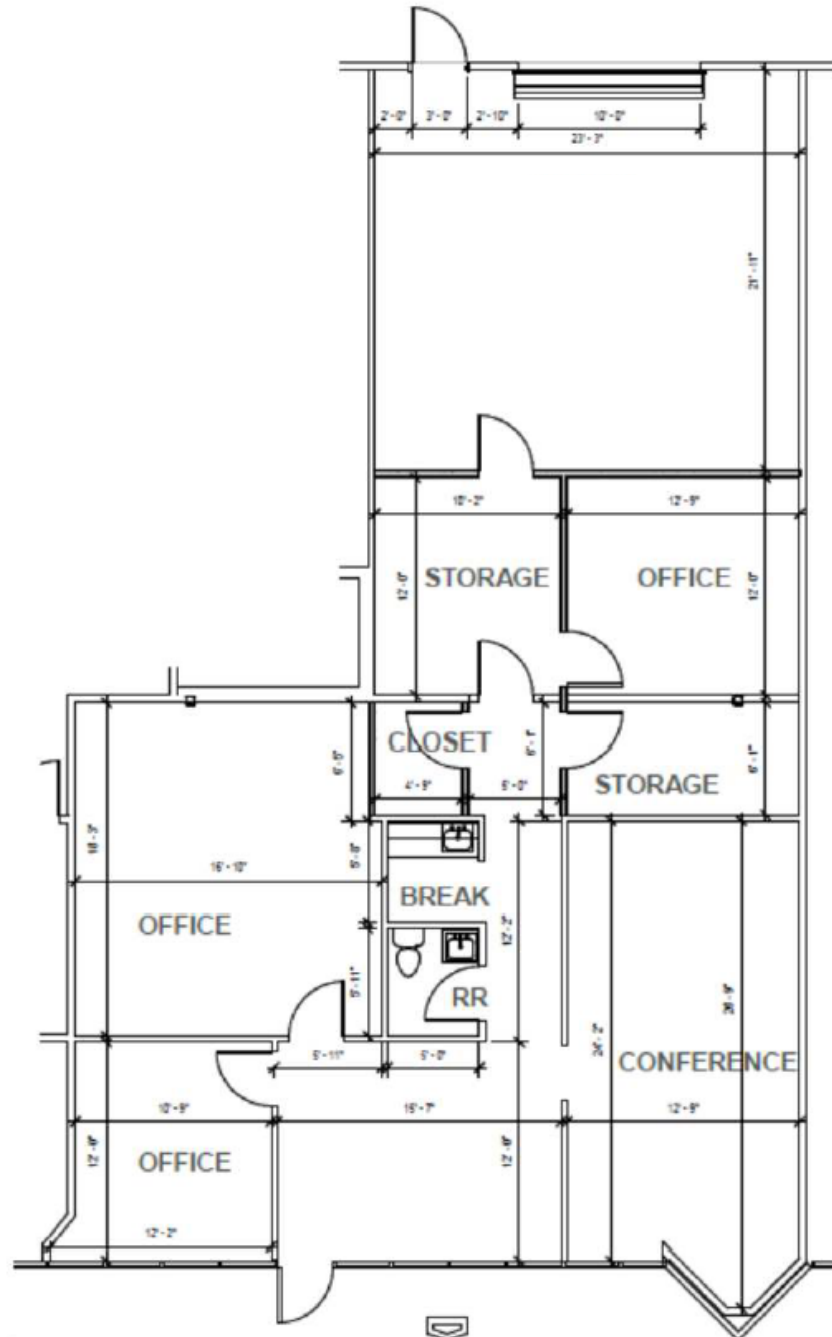
# SUITE D400

SUITE	D400
SF	±5,702 SF
RATE	\$16.50 NNN
COMMENTS	Available Now



# SUITE E118

SUITE	E118
SF	±2,236 SF
RATE	Contact Broker
LOADING	1 Grade Level Door
COMMENTS	Available Now



12000

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