

EXCLUSIVE

Flex Space Leasing Opportunity

8114 City Base Landing, San Antonio, TX, 78235



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Move-In-Ready
1,309 – 1,415 SF Available



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PROJECT OVERVIEW

Entrust Commercial Advisors presents a move-in-ready flex space opportunity at 8114 City Base Landing. The property offers a functional mix of office and warehouse space, ideal for service-based users, light industrial operations, or small distribution businesses seeking efficiency and professional presence. Built in 2021, the project features modern construction, clean finishes, and practical layouts designed to support a variety of operational needs. Ample parking and strong visibility enhance day-to-day usability for both employees and customers.

Located in the growing South San Antonio submarket near Brooks, the property benefits from continued area development and convenient access to major transportation corridors including I-37 and Loop 410. Tenants can take advantage of flexible suite sizes, a high-quality storefront appearance, and a strategic location that supports both local service routes and regional connectivity.

For leasing information or to schedule a tour, please contact Yvonne Elizondo.

PROJECT HIGHLIGHTS

- Flexible Suite Sizes: 1,309 – 1,415 SF
- 43% Office / 57% Warehouse Avg.
- Ample Uses Cases
- Growing Southeast San Antonio
- Easy Access to I-37 & Loop 410
- Move-In-Ready Suites



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



- AVAILABLE BUILDING AREA
1,309 – 1,415 SF
- LEASE RATE / SF
\$16.00
- LEASE STRUCTURE
Triple-Net
- TENANCY
Multi-Tenant
- PARKING
54 Stalls
- YEAR BUILT
2021
- SUBMARKET
South
- BUILD OUT
Full Build Out
- PARKING RATIO
2.0 : 1,000 SF
- TRIPLE NET EST.
\$3.72 / SF
- AVG. PERCENTAGE OFFICE
43.17%

AERIAL



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



Brooks Business Center



AERIAL

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PHOTOS



INTERIOR

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INTERIOR

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EXTERIOR

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EXTERIOR

EXCLUSIVE LEASING OPPORTUNITY

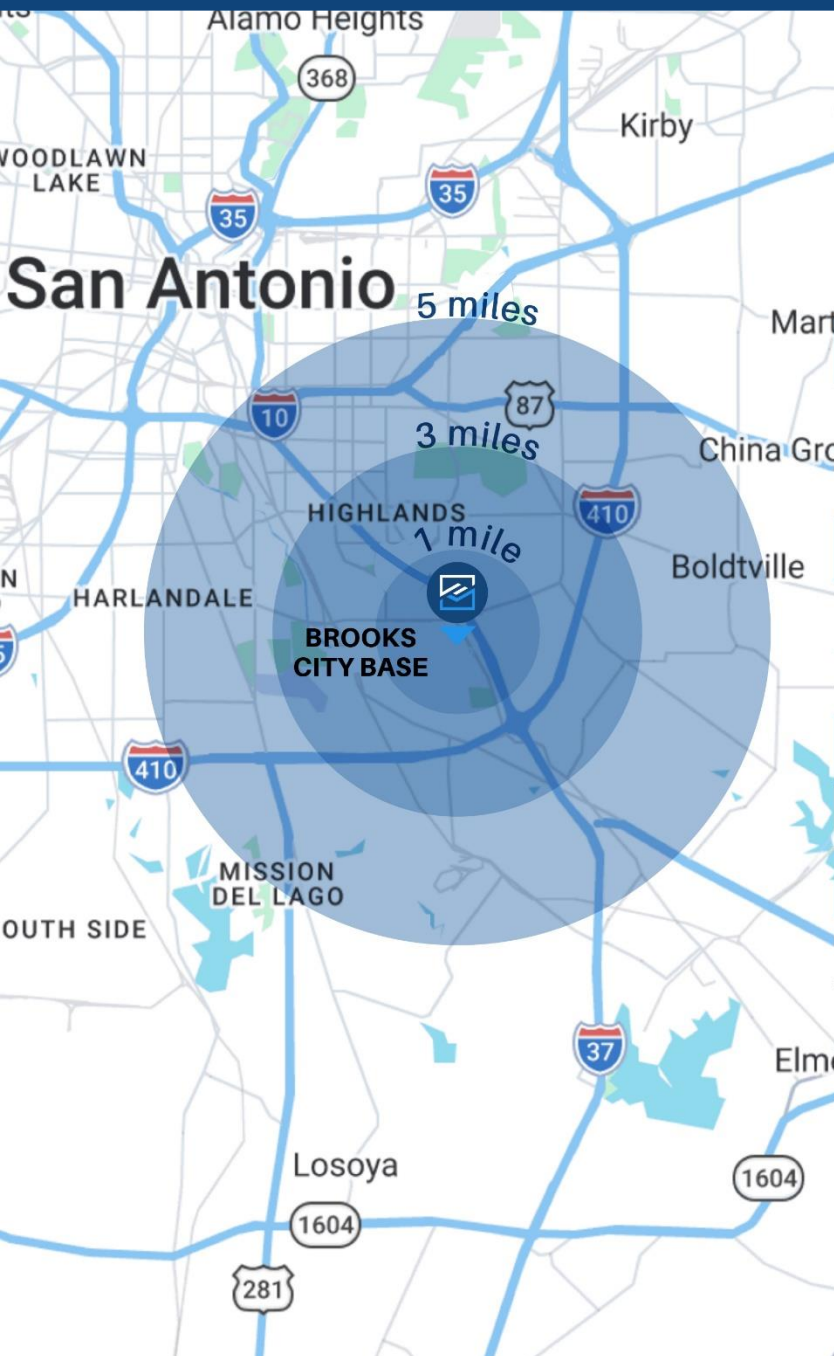


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Suite	Square Feet	Base Rent Per Mo.	NNN per Mo.	Gross Rent Per Mo.
128	1,309	\$1,745	\$405.79	\$2,151
202	1,415	\$1,887	\$438.65	\$2,325
203	1,309	\$1,745	\$405.79	\$2,151
206	1,309	\$1,745	\$405.79	\$2,151

DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	8,018	57,470	180,156
Projected Population (2029)	8,342	60,617	190,942
Households			
Estimated Households (2024)	2,864	20,424	62,070
Projected Households (2029)	2,975	21,549	65,824
Household Income			
Estimated Average HH Income (2024)	\$81,657	\$68,297	\$68,366
Daytime Employment			
Total Businesses	509	1,668	4,509
Total Employees	4,335	17,494	42,989

