



## 1018 River Rd

1018 River Rd, Boerne, TX 78006



**John Wolters**

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# 1018 River Rd

\$24.00 /SF/YR

7,940 square feet of fully finished out professional office space. 25 plus individual offices, 2 conference rooms, large training room, break room, bathrooms, lobby, and co-working space. Former home of Keller Williams in Boerne. Landlord will consider incentives with a 5 year lease. Text 210-710-4355 for details. Low NNN at \$5.50. Perfect for CPA, Attorney, Insurance office, etc....

- Landlord offering incentives. Contact for more information. Location on River Road (Hwy 46), Lots of high volume traffic. Low NNN of \$5.5



Rental Rate:	\$24.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	15,485 SF
Year Built:	2015
Walk Score @:	40 (Fairly friendly)
Rental Rate Mo:	\$2.00 /SF/MO

## 1st Floor

1

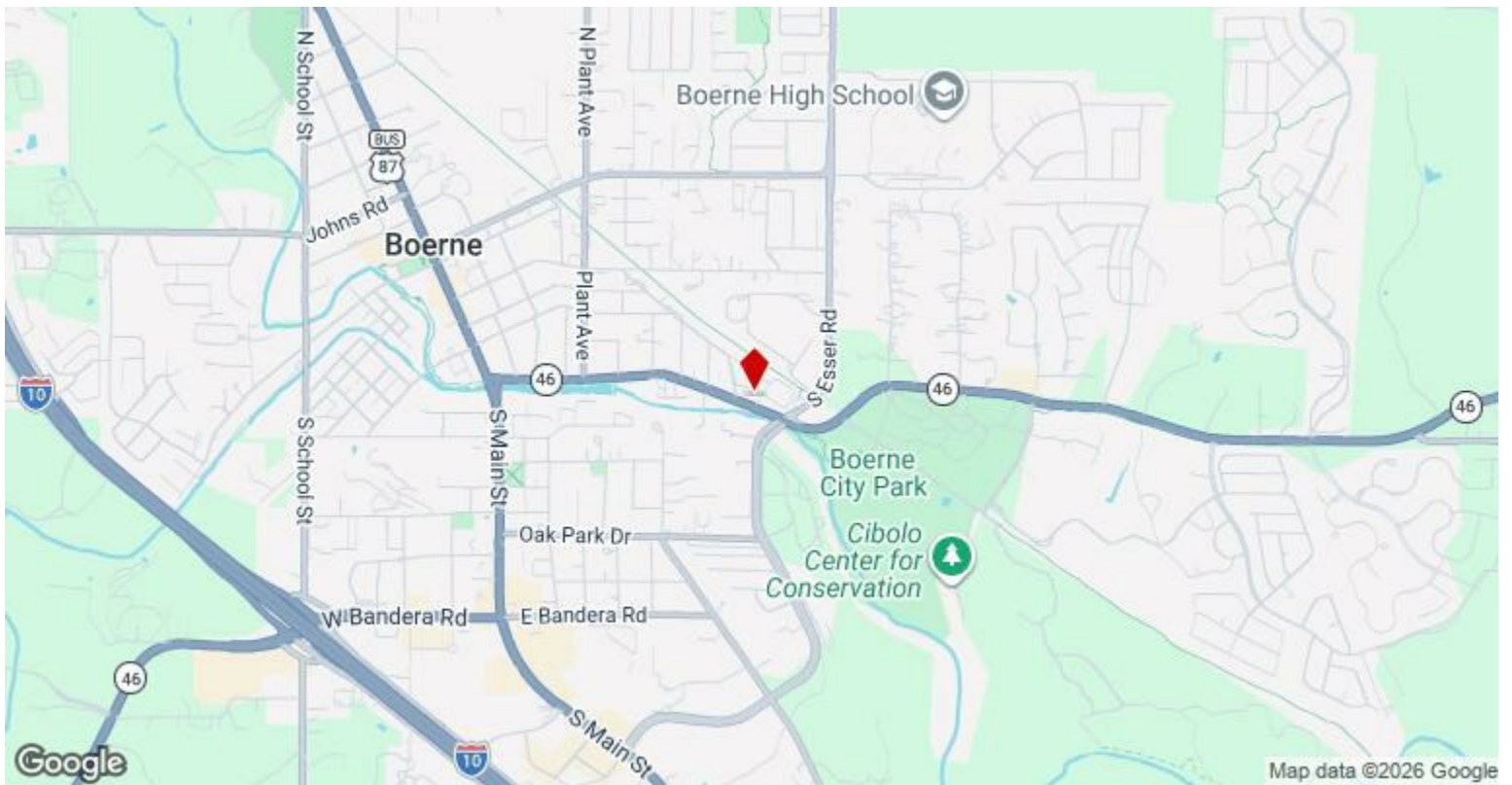
Space Available	7,940 SF
Rental Rate	\$24.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Airrosti	-	March 2024
Anytime Fitness	-	
Keller Williams Realty	-	



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# Property Photos



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# Property Photos



IMG\_2752



IMG\_2754

# Property Photos



IMG\_2753



Building Photo

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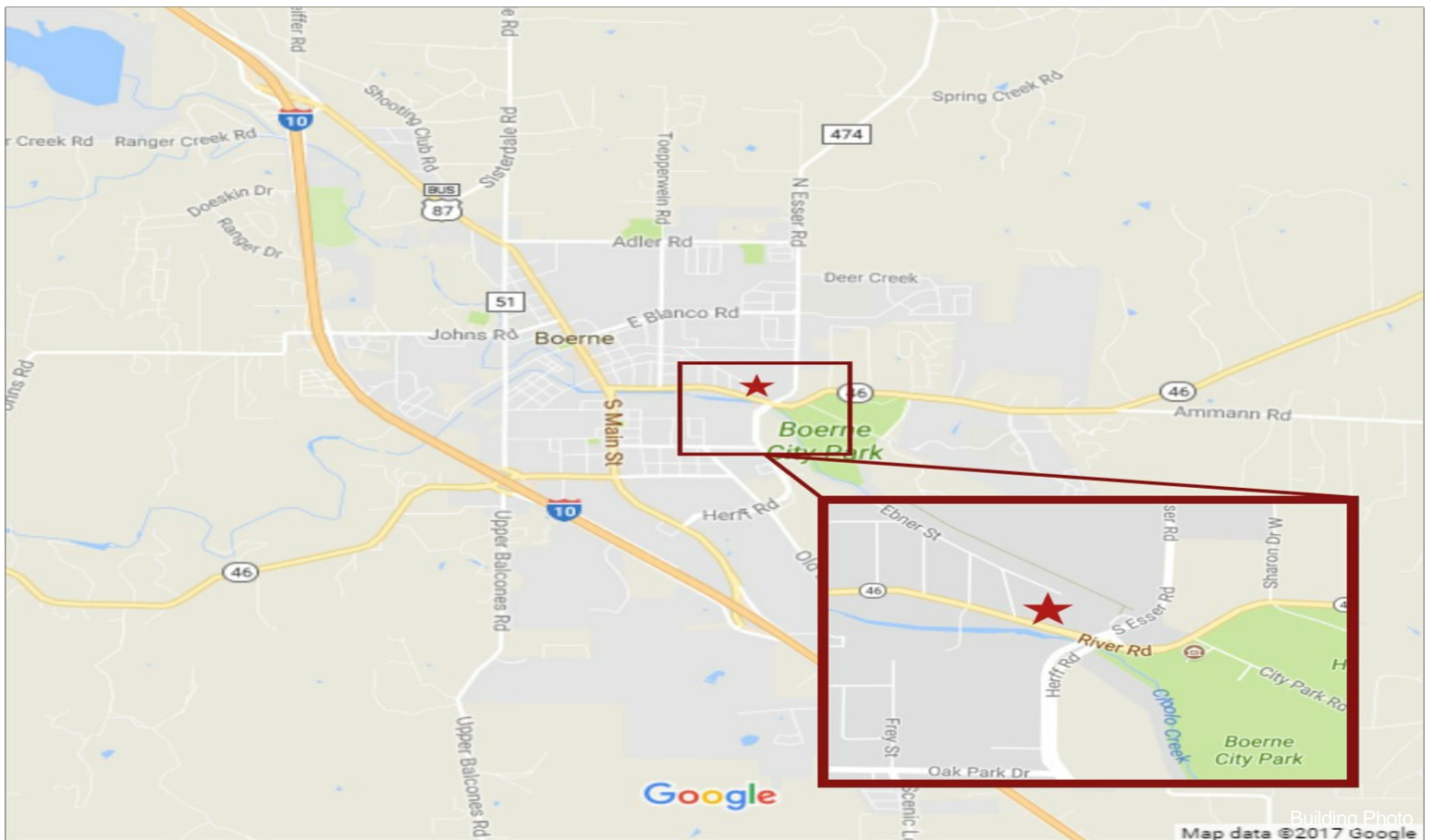


Building Photo

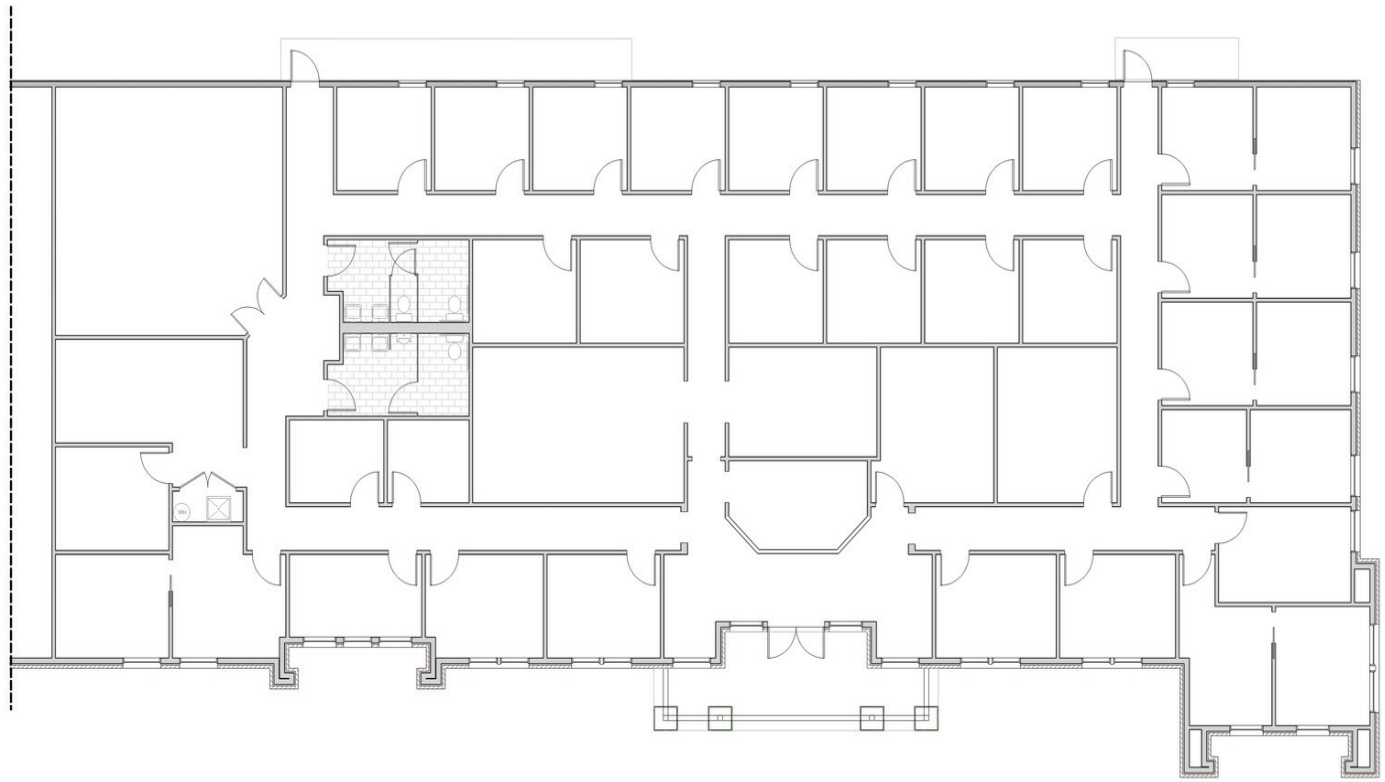


Building Photo

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① FLOOR PLAN - OVERALL