



**PHYLLIS BROWNING Co.**  
COMMERCIAL

**12150 VALLIANT STREET  
SAN ANTONIO, TEXAS 78216**

**FOR LEASE**







## FLEXIBLE OFFICE SPACE IS READY FOR BUSINESS

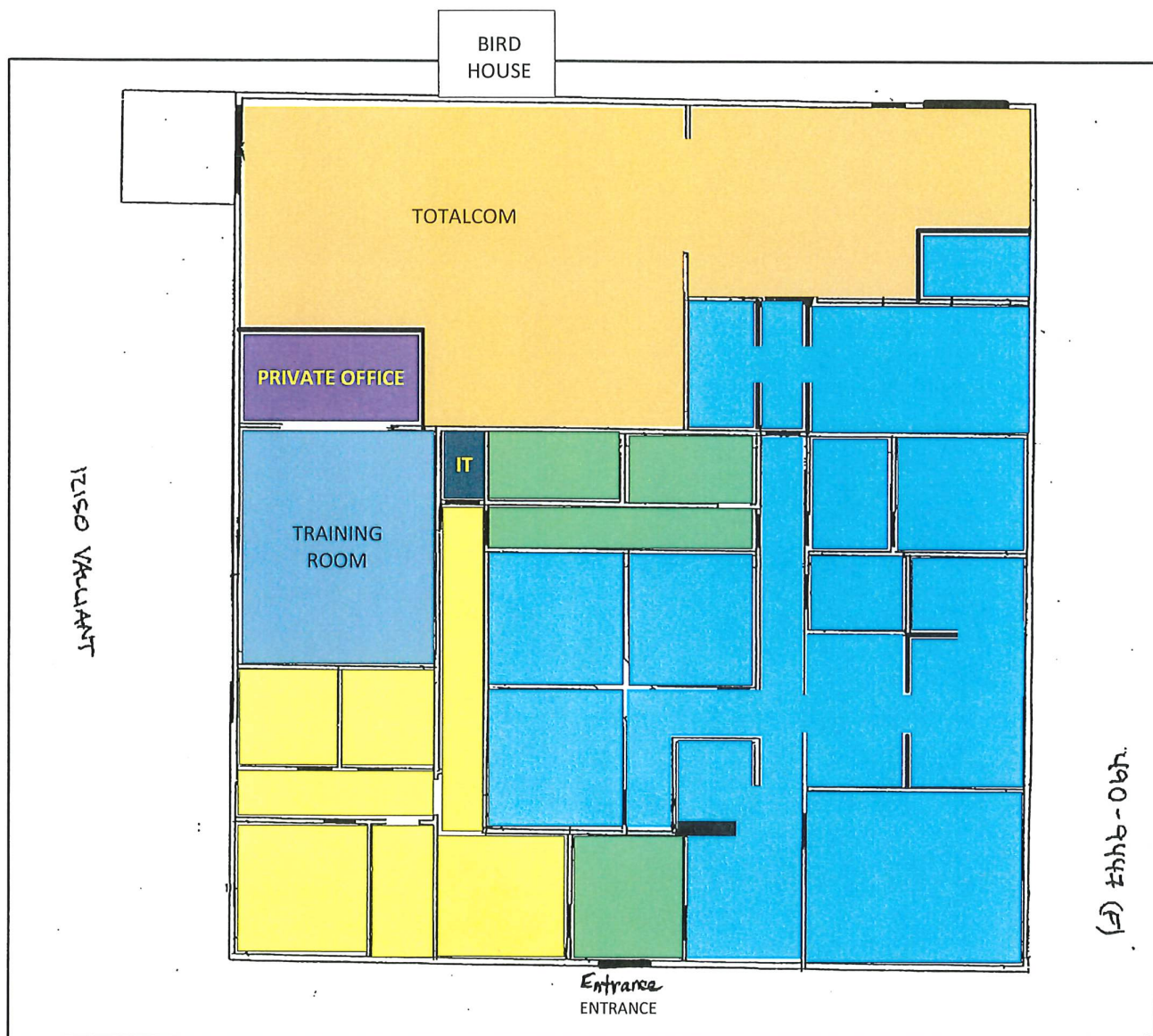
Welcome to this inviting and conveniently located office space! As you enter, you'll be greeted by a spacious reception area, setting the tone for a productive work environment. This flexible space can be customized to suit your specific needs, whether you require a general training area or individual offices. Plus, all offices are wired for network connectivity, ensuring a seamless experience when providing your services. Situated just minutes away from the 281 Highway, accessibility for both you and your clients is a breeze. Don't miss out on this fantastic opportunity to enhance your workspace!

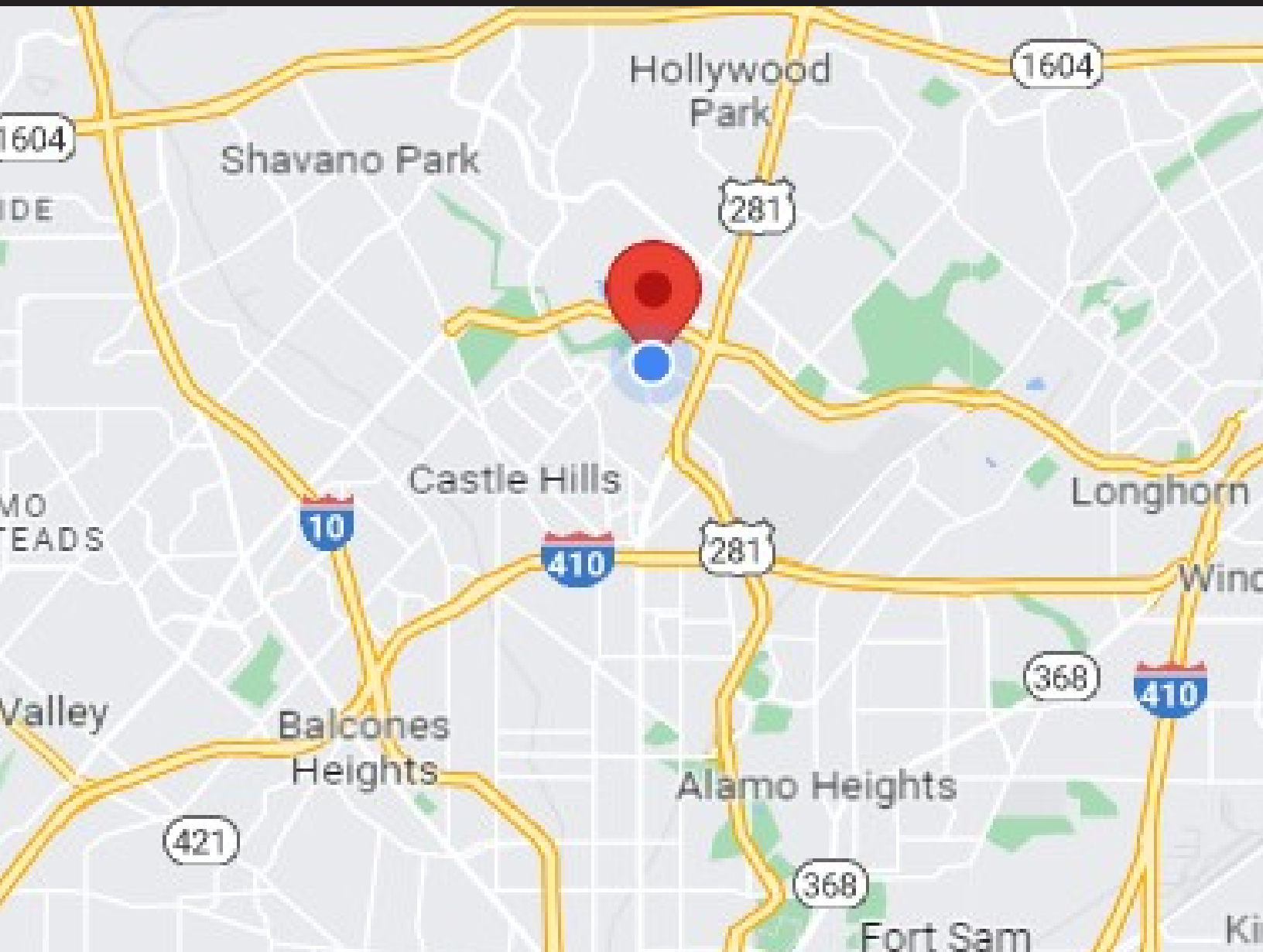
### BUILDING DETAILS

<b>PROPERTY TYPE</b>	Office space	<b>BUILDINGS</b>	1
<b>SQ. FT.</b>	894 +/-	<b>STORIES</b>	1
<b>LOT SIZE</b>	Approx. 0.44 Acres	<b>PARKING SPACES</b>	3
<b>COUNTY</b>	Bexar County	<b>ZONING</b>	X

### PROPERTY HIGHLIGHTS

- Located on high-traffic lot
- Approx. 894 sq. ft. of leasable space
- 3 parking spaces for your convenience
- Close proximity to shopping, dining and San Antonio International Airport
- Access controlled building
- CCTV view of parking lot and exterior of building
- Recently painted interior





This offering is subject to errors, omissions, changes in price-terms-conditions, prior sale, or lease without notice. The information herein has been obtained from sources believed to be reliable but has not been verified or guaranteed for its accuracy by Phyllis Browning Company ("Broker") who makes no representation, statement or other assertion with respect to the property condition or its fitness for a particular purpose. Potential purchasers have the sole duty of due diligence to research the property and shall rely solely upon their own examination of the same.



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