

FOR LEASE

4350 LOCKHILL SELMA ROAD

SAN ANTONIO, TEXAS 78249



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4350 LOCKHILL SELMA ROAD
San Antonio, Texas 78249



PROPERTY HIGHLIGHTS

Located in the heart of the high-growth Northwest submarket, 4350 Lockhill Selma Road is positioned one mile inside Loop 1604 at DeZavala and ten minutes from San Antonio International Airport. The accessibility to IH-10, Loop 1604 and Hwy 281 make it an ideal location for employees to office. Additionally, 4350 Lockhill Selma Road offers close proximity to major retailers, 90 restaurants and a variety of services.

RENTAL RATE: \$19.00 NNN

OPEX: \$11.17/PSF/YR

FULL 40,000 SF FLOOR AVAILABLE NOW

BUILDING FEATURES

- Class A Office
- Building Size: 116,545 SF
- Parking: 639 Surface Spaces; 5.5:1,000 SF
- Monument Signage Available
- TPO, LEED Approved Roof
- B-2 General Business District Zoning
- 30' Column Spacing

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SPACE AVAILABLE

Space	Space Use	Lease Rate	Lease Type	Size (SF)
Suite 100	Office Building	\$19.00/SF/Yr	NNN	11,165 SF
Suite 110	Office Building	\$19.00/SF/Yr	NNN	5,671 SF
Suite 155	Office Building	\$19.00/SF/Yr	NNN	7,139 SF
Suite 300	Office Building	\$19.00/SF/Yr	NNN	40,361 SF



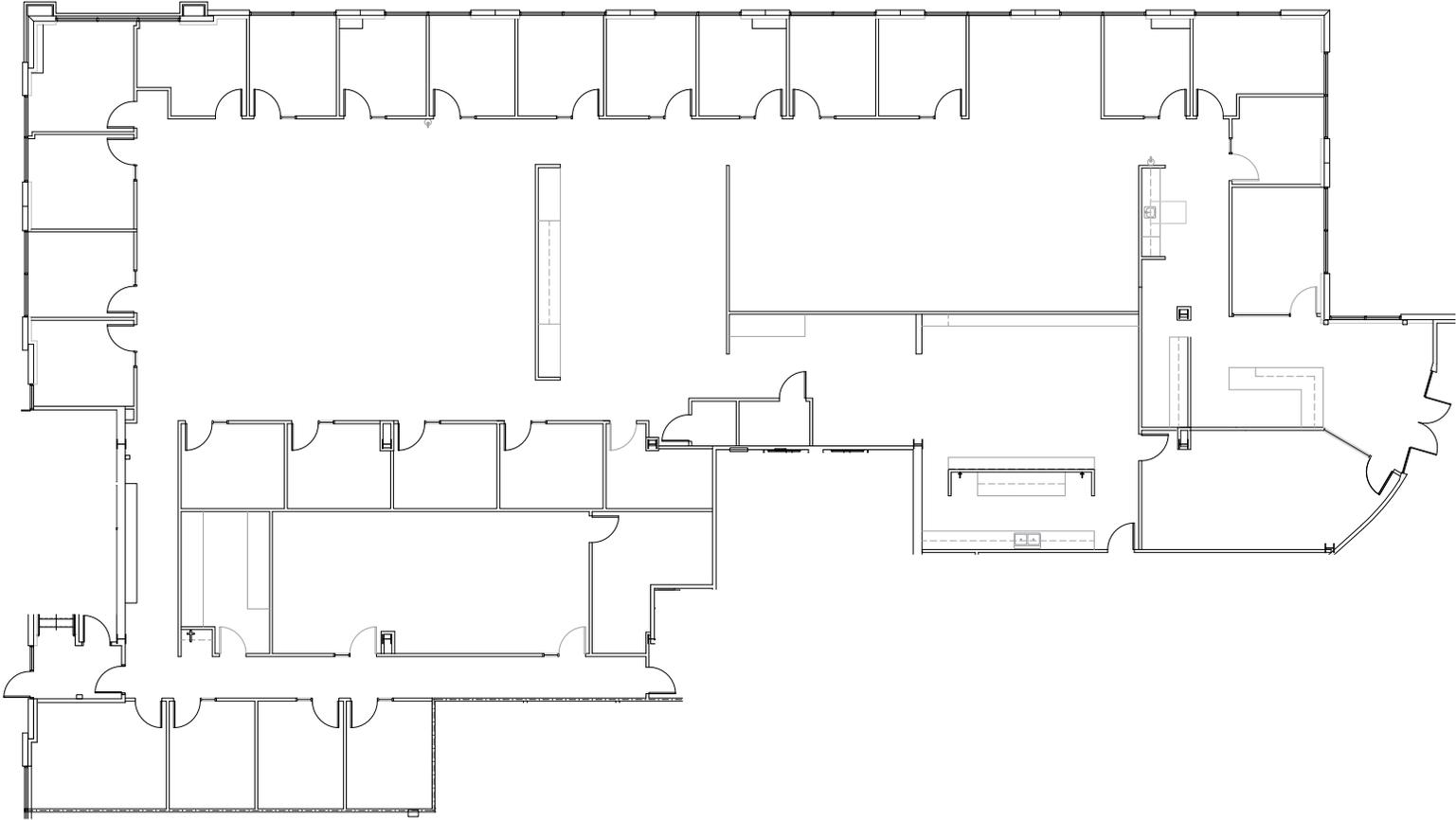
WATCH VIRTUAL TOUR

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SUITE 100 - 11,165 SF

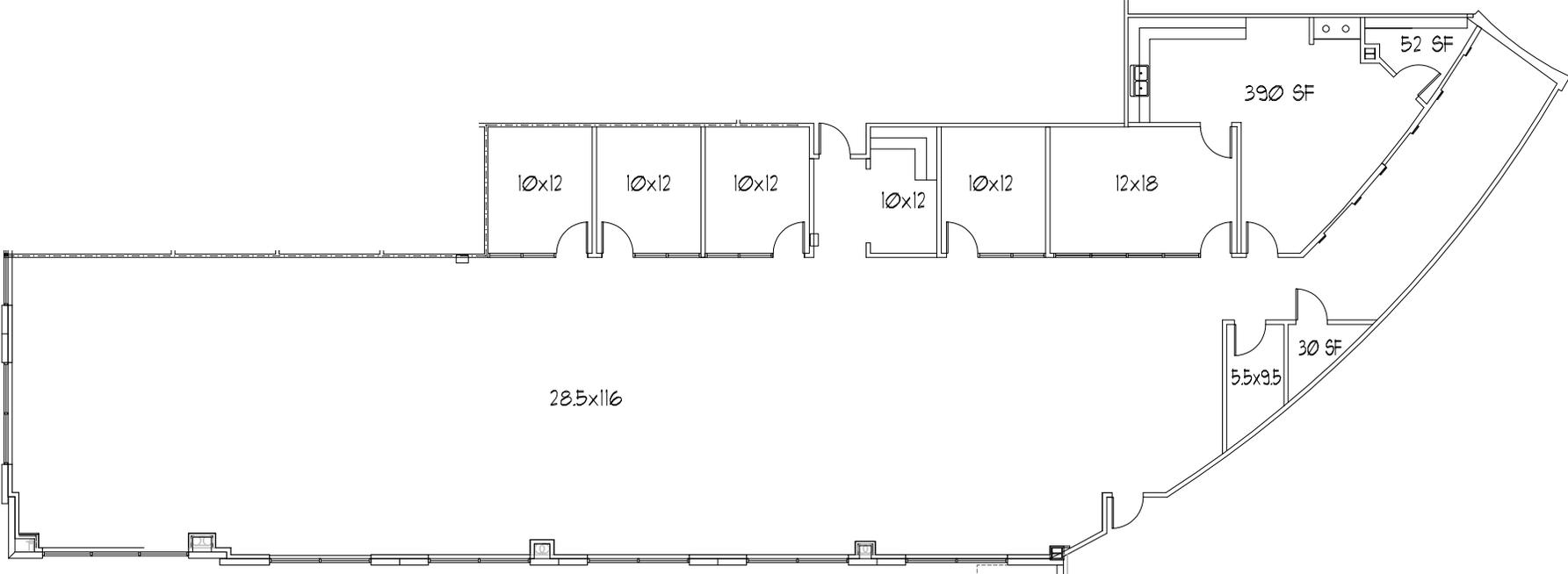


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SUITE 110 - 5,671 SF

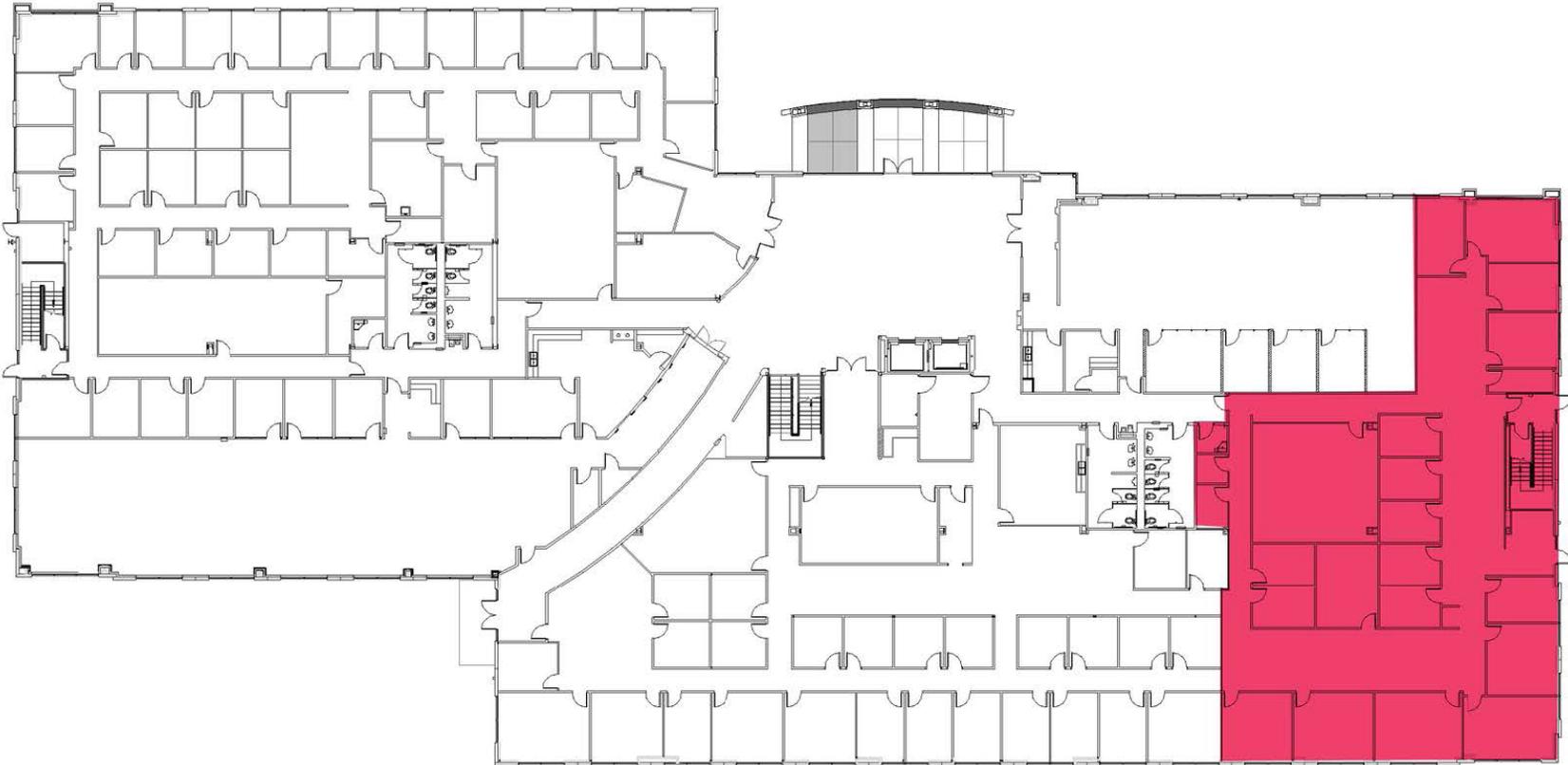


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SUITE 155 - 7,139 SF

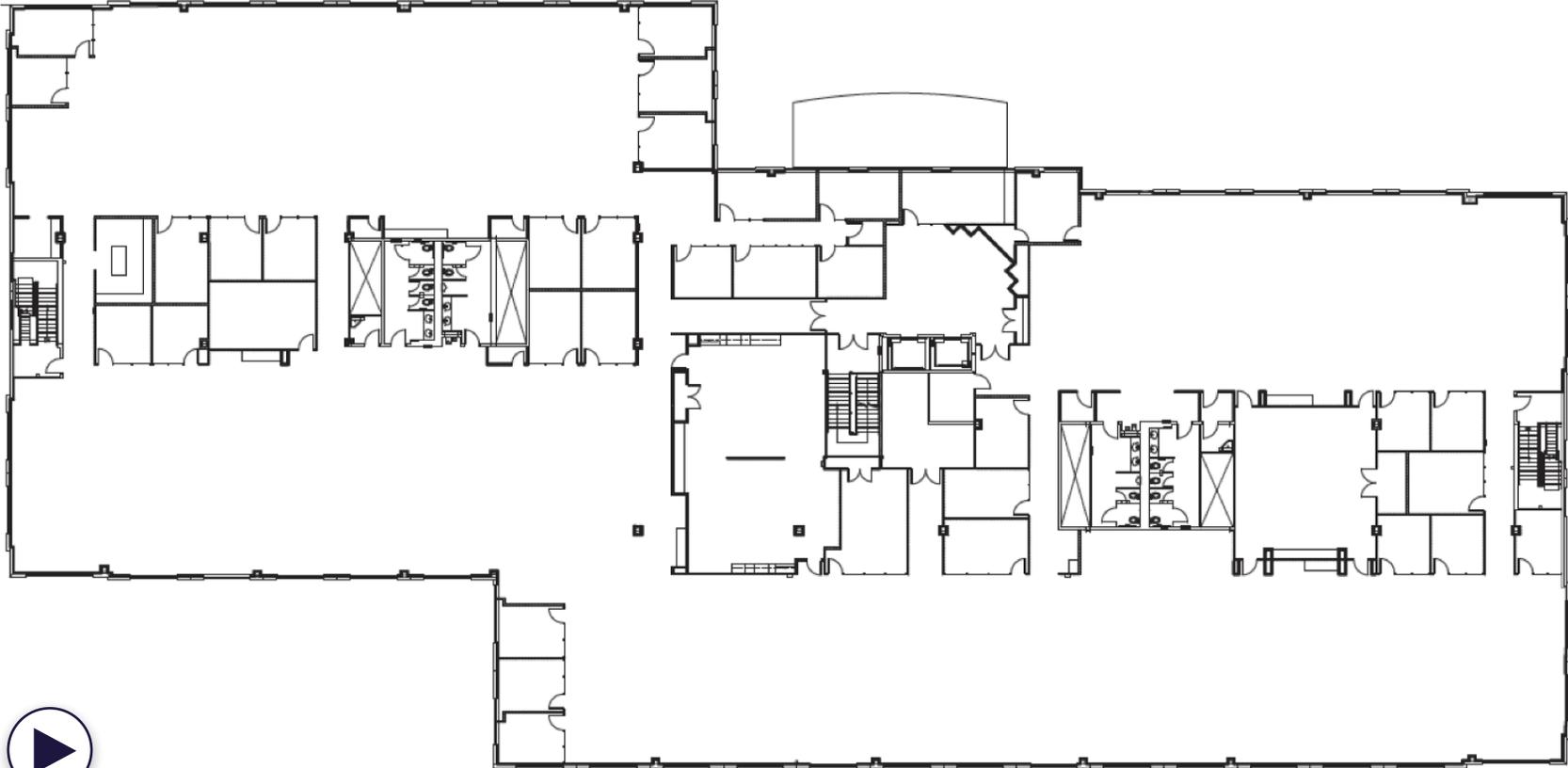


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SUITE 300 - 40,361 SF



WATCH VIRTUAL TOUR

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BUSINESSES

- 1 Walmart Neighborhood Market
- 2 Best Buy Outlet
- 3 Marshalls
- 4 H-E-B
- 5 The Home Depot
- 6 PetSmart
- 7 Costco Wholesale
- 8 Walmart Supercenter
- 9 Sam's Club
- 10 Target
- 11 Lowe's Home Improvement
- 12 The Rim
- 13 DICK'S Sporting Goods
- 14 Dollar Tree
- 15 T.J. Maxx & HomeGoods
- 16 Best Buy

HOTELS

- 1 Aloft San Antonio UTSA Area
- 2 Sleep Inn & Suites at Six Flags
- 3 Comfort Inn & Suites Near Six Flags & Medical Center
- 4 SureStay Plus by Best Western San Antonio Fiesta Inn
- 5 Drury Inn & Suites San Antonio
- 6 Embassy Suites by Hilton San Antonio Landmark

RESTAURANTS

- 1 Outback Steakhouse
- 2 McDonald's
- 3 Five Guys
- 4 Chick-fil-A
- 5 Whataburger
- 6 IHOP
- 7 Krispy Kreme

POINTS OF INTEREST

- 1 UT Health De Zavala
- 2 Gorrell Park
- 3 University of Texas at San Antonio
- 4 Six Flags Fiesta Texas
- 5 Topgolf San Antonio
- 6 Planet Fitness



FOR MORE INFORMATION, PLEASE CONTACT:

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