

3239
N LOOP 1604 W
SAN ANTONIO, TX 78257

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Cushman & Wakefield's Central Texas Private Capital Group Team is pleased to present to the market 3239 N Loop 1604 W, a 55,381 square foot, three-story office project in San Antonio's top performing Northwest submarket. The newer construction project was delivered in 2022 and is fully leased to Cornerstone Home Lending, a division of Cornerstone Capital Bank, through January 31, 2027. The tenant plans to vacate upon expiration offering a rare full building user opportunity for a high quality, newer vintage asset. The project features exceptional visibility and convenient access from its' location directly on Loop 1604 W and is less than five minutes from San Antonio's premier entertainment and retail centers at The Rim & La Cantera. The offering provides an exceptional opportunity to acquire a newly built asset at a 45% discount to replacement cost.



**FULL BUILDING AVAILABLE
FOR OWNER USER AS OF
FEBRUARY 1, 2027**



**OFFERED AT 45% DISCOUNT
TO REPLACEMENT COST**

**LESS THAN 5 MINUTES FROM
THE RIM & SHOPS AT LA CANTERA**



**FLEXIBLE BUILDING
DESIGN SUITED FOR SINGLE
OR MULTI-TENANT USE**



**PROMINENT NORTHWEST
SAN ANTONIO LOCATION**

Property Overview

	55,381 SF NET RENTABLE AREA		3 FLOORS
	±2.599 Acres LAND SIZE		100% OCCUPANCY *FULL BUILDING AVAILABLE 2/1/2027
	2022 YEAR BUILT		



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NET RENTABLE AREA



100%
OCCUPANCY
*FULL BUILDING AVAILABLE 2/1/2027



±2.599 Acres
LAND SIZE



2022
YEAR BUILT



The graphic is titled "Investment Contacts" in a large, dark blue serif font. To the right of the title is the Cushman & Wakefield logo, which consists of a red stylized building icon followed by the company name in a grey sans-serif font. Below the title, there are three columns of contact information. The first column is for Travis Crow, the second for Carrie Caesar, and the third for Chase Johnson. Each column has a header in bold dark blue text, followed by a horizontal line, and then the contact details in a dark blue sans-serif font. The background features a light grey geometric pattern of overlapping triangles and lines.

Investment Contacts

The Cushman & Wakefield logo, featuring a red stylized building icon to the left of the company name "CUSHMAN & WAKEFIELD" in a grey sans-serif font.

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**CUSHMAN &
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