

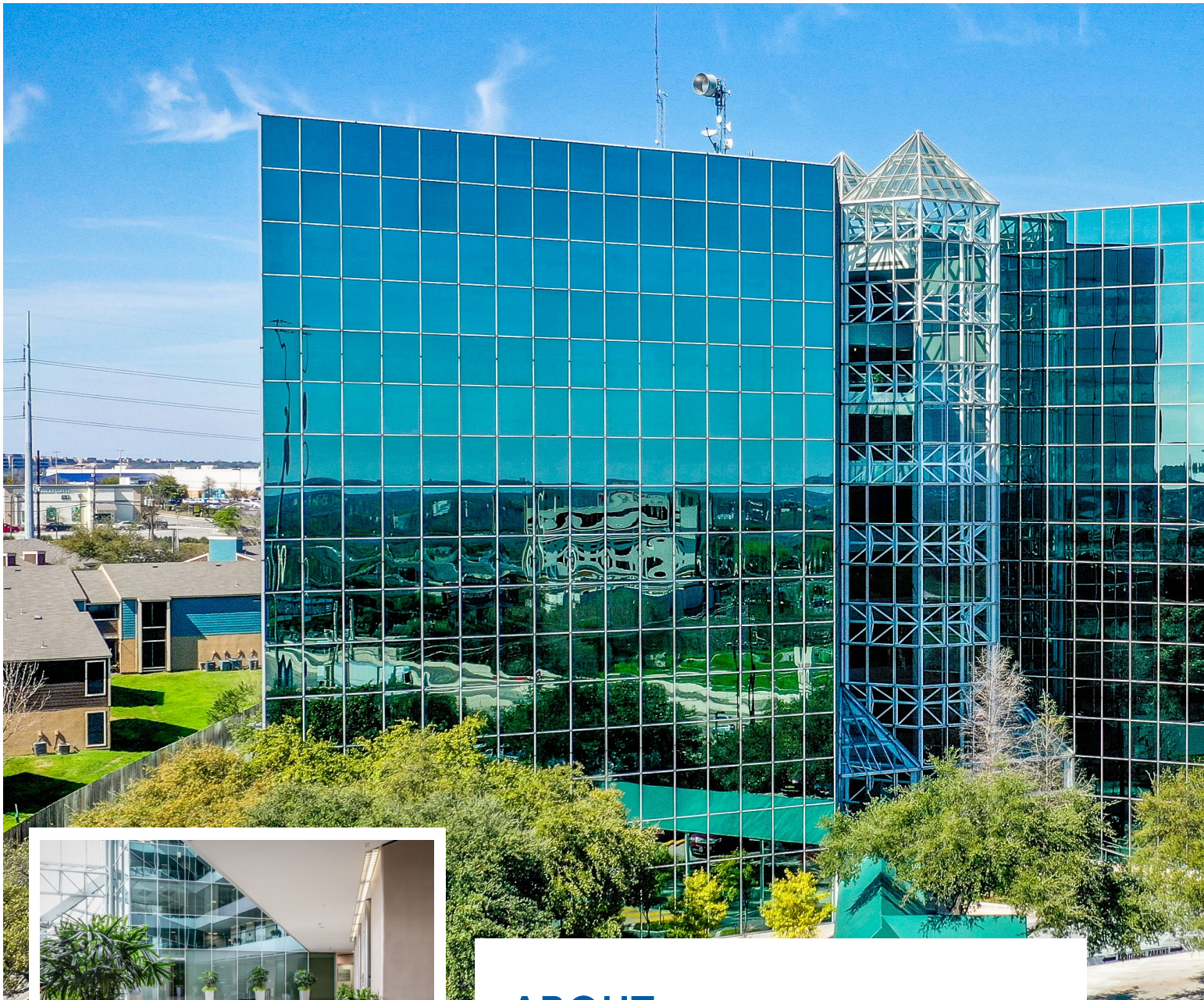


Lincoln Center has earned ENERGY STAR certification.

“ IMPECCABLE ACCESS to all major thoroughfares, the Medical Center, downtown & SA Int'l Airport. ”



7800 IH-10 WEST
SAN ANTONIO, TEXAS 78230



ABOUT

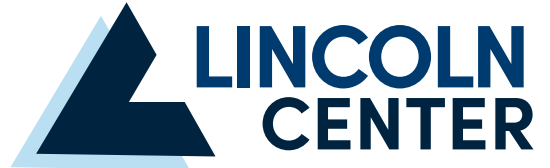
Lincoln Center is an 8 eight story office building conveniently located on the I-10 corridor. The building provides move-in ready suites and impeccable access to loop 410, 1604 and the South Texas Medical Center.

Property Size
157,933 Square Feet

Year Built
1981

Parking
3/1,000 SF
Surface & Structured

Lease Rate
\$28/SF/YR
Full Service



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HIGHLIGHTS

- All common areas recently renovated
- Convenient access to Loop 410, Loop 1604 and I-10
- Covered and surface parking available
- Janitorial service provided five nights a week
- Spec suites coming soon
- On-site Fresh Market, maintenance, as well as a community conference room
- 24-Hour access
- Building atrium
- Signage opportunities available
- Up to 8,880 SF available

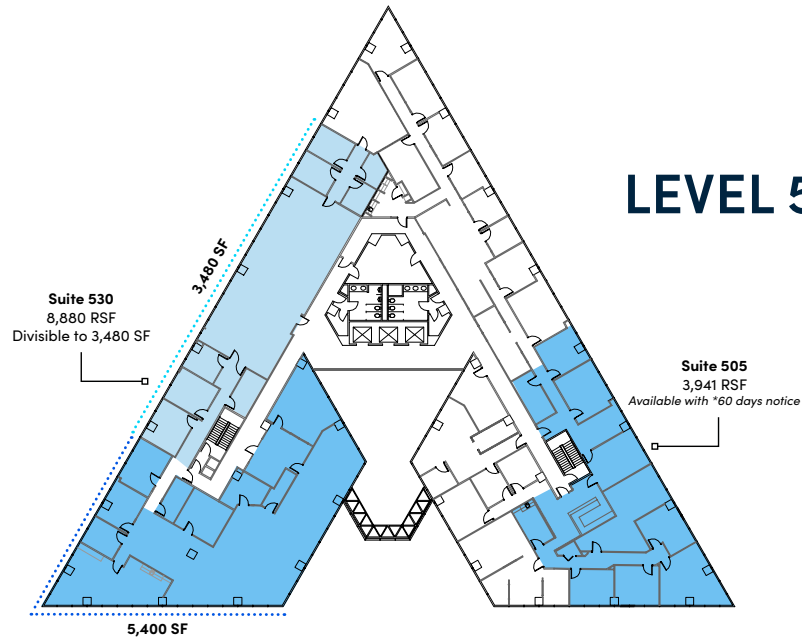


AVAILABLE FLOOR PLANS

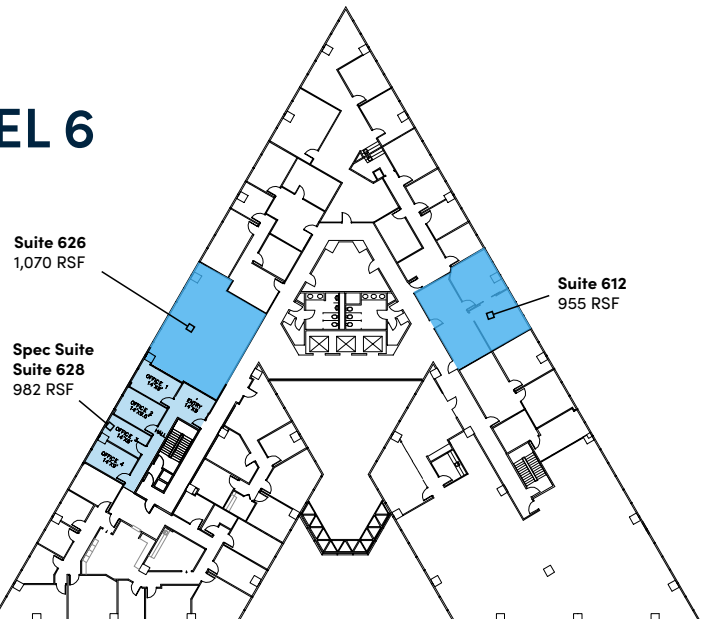
LEVEL 1



LEVEL 5

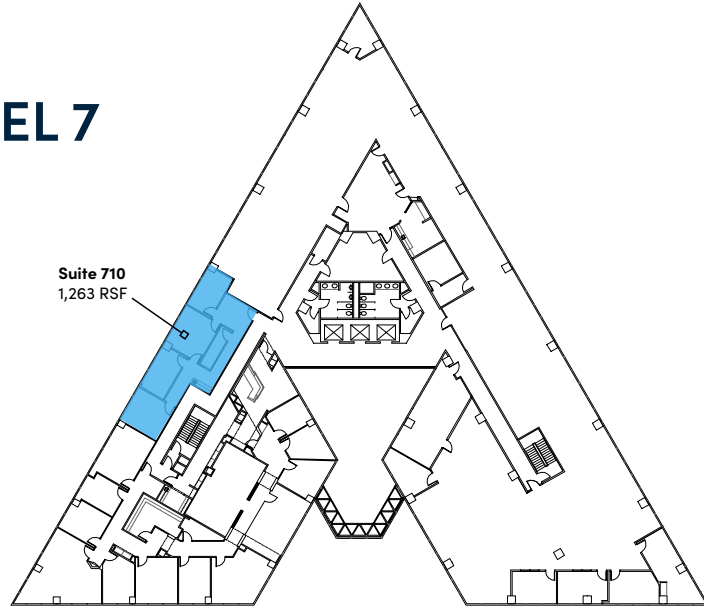


LEVEL 6

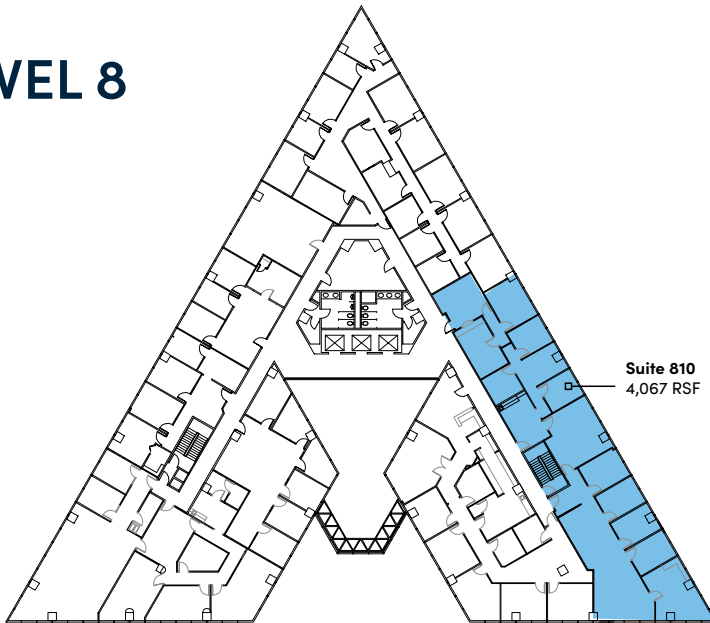


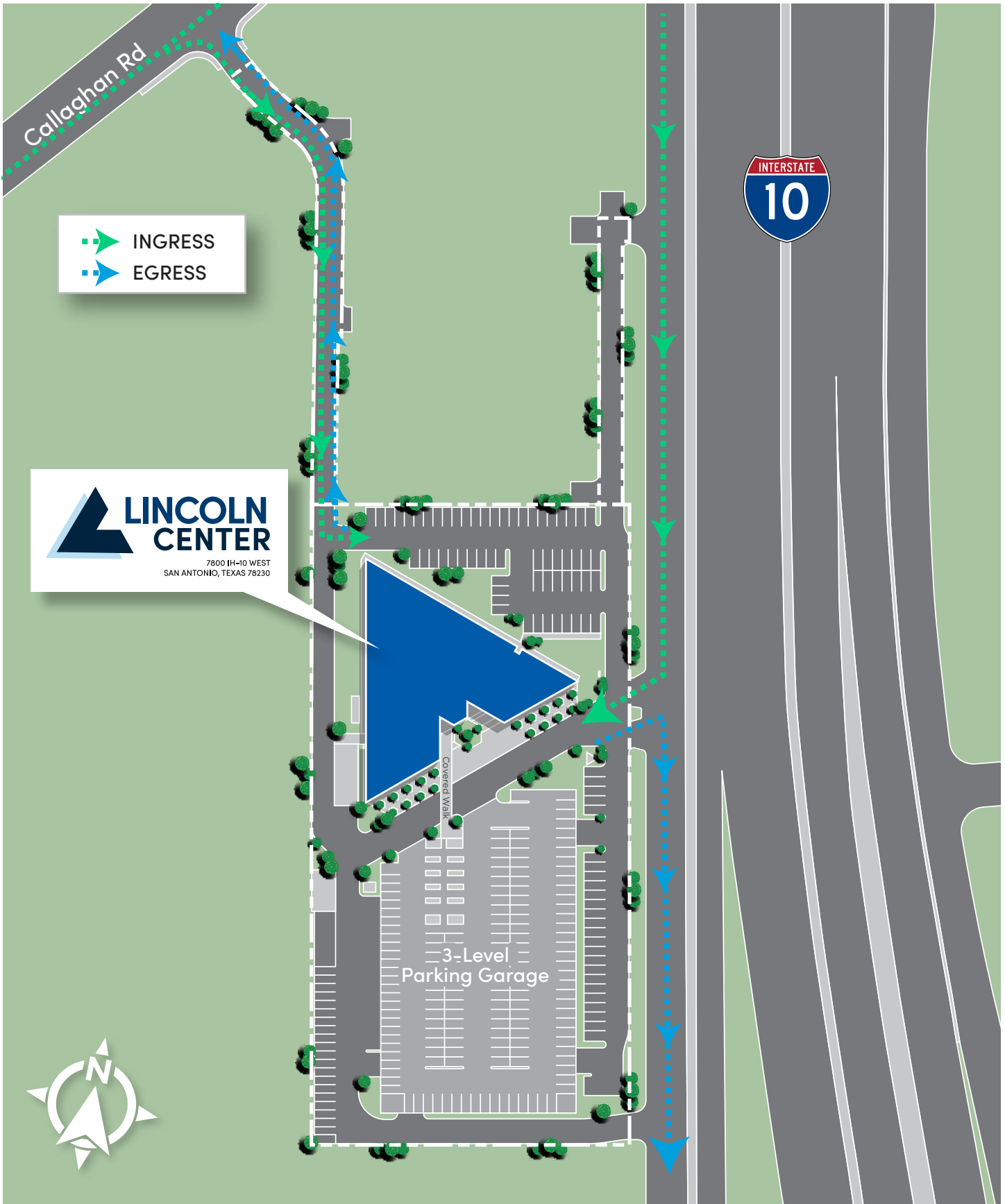
AVAILABLE
FLOOR PLANS

LEVEL 7

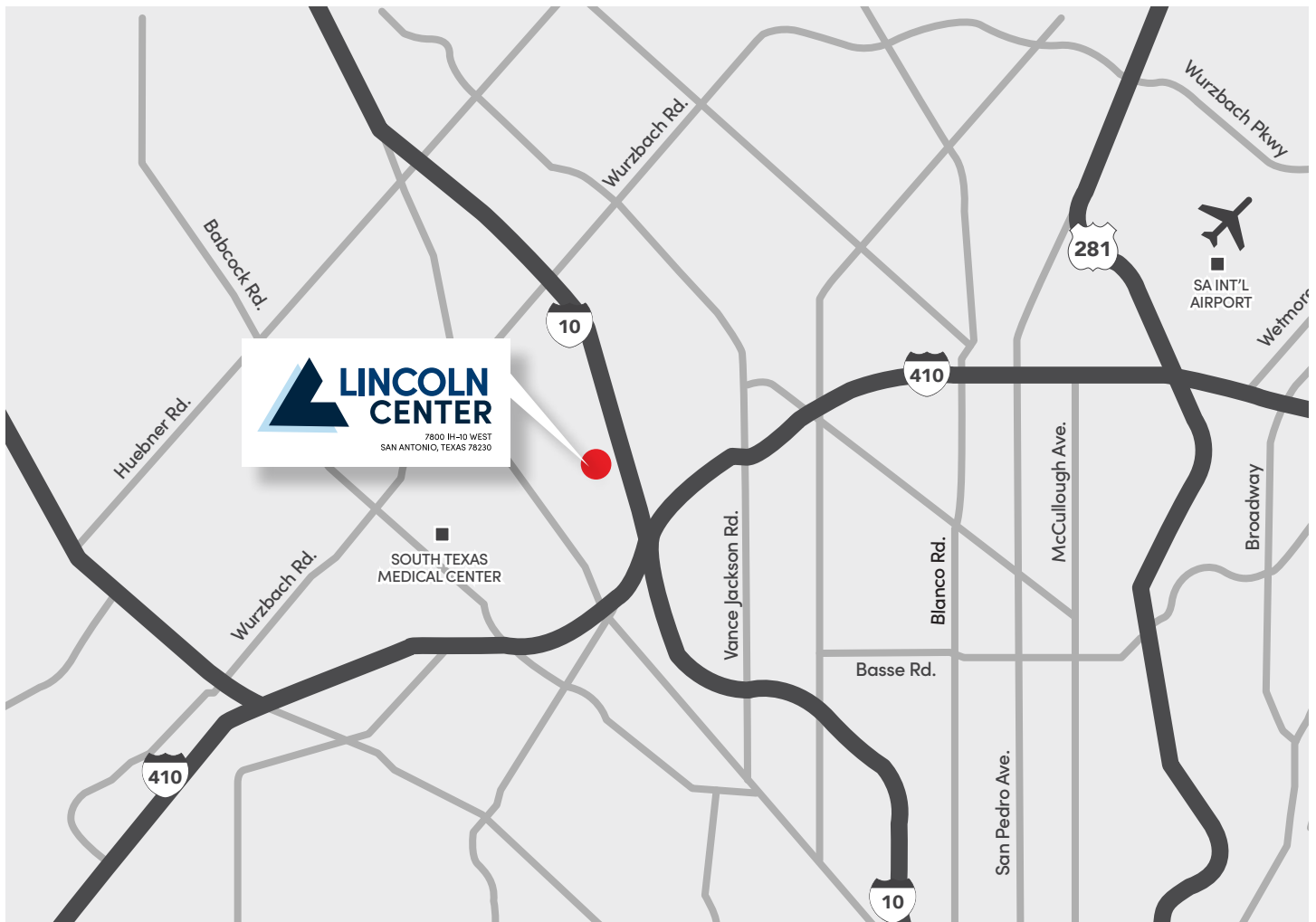


LEVEL 8





SITE PLAN / INGRESS-EGRESS



LINCOLN CENTER
7800 IH-10 WEST
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WHAT'S NEARBY? (1 Mile Radius)

RESTAURANTS



- Highlander Bar and Grill
- Dairy Queen
- Pizza Patrón
- Oak Hills Tavern
- Original Blanco Café
- Papa John's Pizza
- Jersey Mike's Subs
- Beirut Mediterranean Restaurant
- Taqueria Datapoint
- Mama Adam Foods
- Sumo Japanese Steakhouse
- Mamacita's Restaurant
- Yaya's Treat
- Farm Fresh Produce Meat Deli
- Freshest Ice Creams
- Jimmy John's
- Las Palapas
- Subway
- Chacho's
- Starbucks
- Taqueria El Trompo
- Lennys Grill & Subs
- Big John's Pizza
- Ray's Pizzeria
- Noppagao Thai Cuisine
- Beijing Express
- Madurai Mes
- Mama Chita's
- Old Smokehouse
- Paul's Pizza Roma & Pub
- Sun Sun Chinese
- Sangria on the Burg
- Thai House 2 Restaurant
- Dimassi's Mediterranean Buffet
- Dave & Buster's

SHOPPING/RETAIL



- Jiffy Lube
- UPS Store
- Wash Em Car Wash 3
- Car Max
- APEX Smart Home
- Quick Lane Tire & Auto Center
- Red McCombs Ford
- Ford Parts
- Salon Mira Bella
- RDA Pro-Mart
- Asel Art Supply
- Dollar General
- Petco
- Sprouts Farmers Market
- Ritecare Pharmacy
- Sasha's European Market
- FedEx Office Ship Center
- Worldwide Express
- Lucia Bowen Co
- Lowe's Home Improvement
- Miss Chickpea's Bakeshop
- Academy Sports + Outdoors
- Discount Tire
- The Liquidation Guys
- Payless Used Office Furniture
- National Wholesale Supply, Inc.
- Dellview Park
- Bargain Price Movers
- Santikos Entertainment
- Target
- CVS
- Auto Showcase
- Elicia Threading and Beauty Salon
- D & B Liquor
- Don's & Ben's
- Great Clips
- Medical Uniforms
- Don Jonietz Pro Shop
- Minnano Japanese Grocery
- Hazel Sky Smoke & Vape
- Denman Estate Park

BANKS



- Lone Star National Bank
- Plains Capital Bank
- Plains State Bank
- BBVA Bank
- BB&T

HOTELS

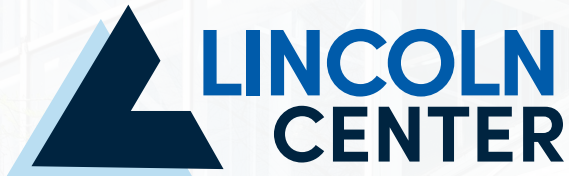


- LStudio 6
- Country Inn & Suites
- La Quinta Inn & Suites
- Embassy Suites
- Marriott

GAS STATIONS



- Shell
- Valero
- Exxon
- Chevron



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For Information, Contact:

Scott Ferguson

scott.ferguson@streamrealty.com

210.298.8531

Garrett Carlson

garrett.carlson@streamrealty.com

210.298.8515



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