

Benchmark

13526 George Rd, San Antonio, TX 78230



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Exquisite Properties

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Benchmark

\$25.00 /SF/YR

Northwestern Plaza is a multi-tenant, professional office building tucked into a quiet, heavily treed area just off NW Military Highway (situated between Wurzbach Parkway and Huebner Road). Built in 1986, the building features a blend of traditional professional styling.

- **Park-Like Office Setting:** this building is celebrated for its peaceful, manicured courtyard atmosphere surrounded by mature live oak trees.
- **Excellent Interior Layouts:** Standard suites offer a combination of wide-open reception & private executive offices.
- **Abundant Natural Light:** window placement ensures that most individual offices and common working spaces are flooded with daylight.
- **Prime Northwest Submarket Location:** * Conveniently positioned near major corridors like Loop 1604, I-10, and Wurzbach Parkway.
- Only about a 12-minute drive to the San Antonio International Airport.
- Surrounded by upscale residential neighborhoods (like Castle Hills Forest and Shavano Park)



Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	19,206 SF
Year Built:	1986
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.08 /SF/MO

1st Floor Ste 100

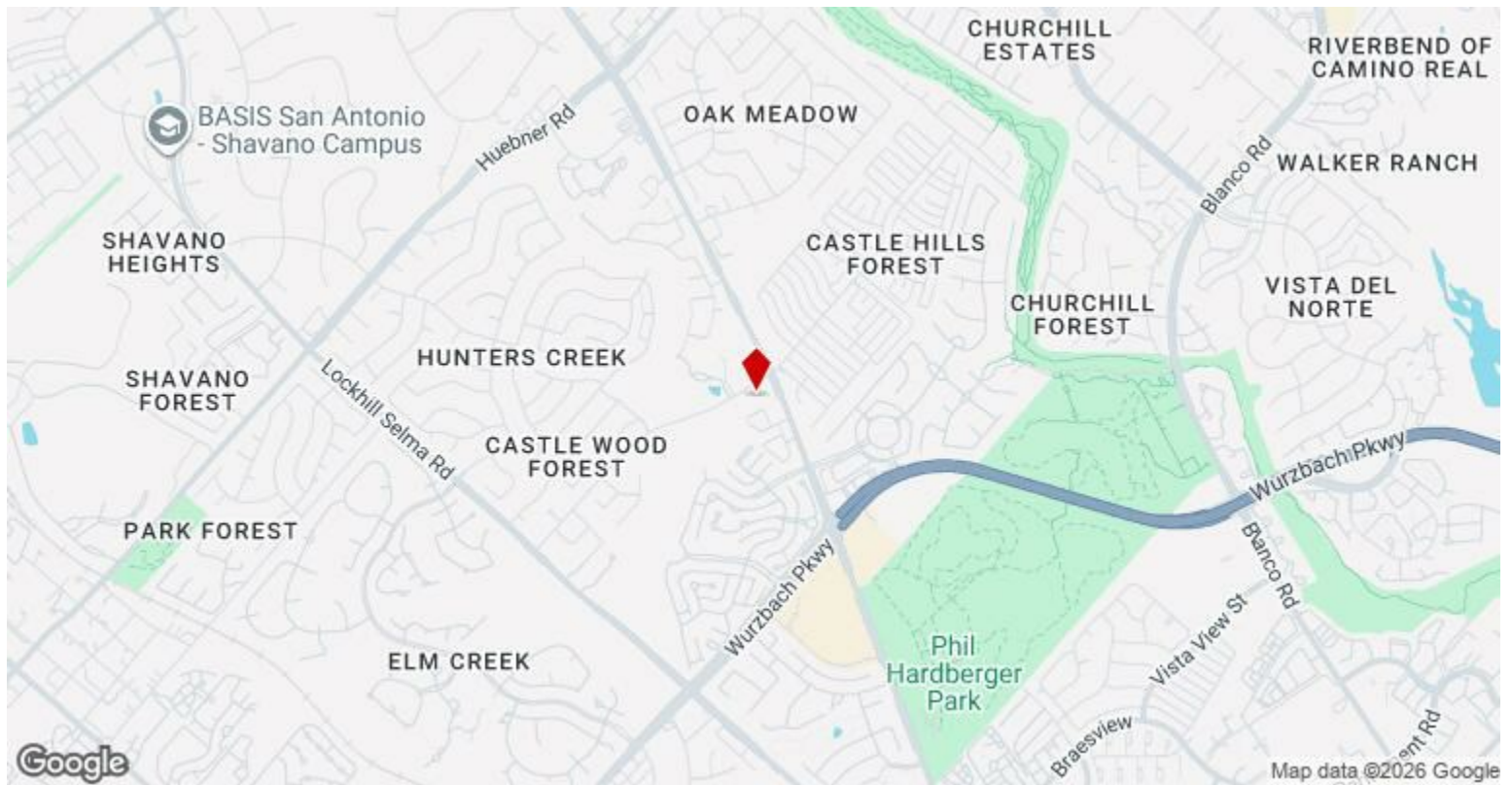
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Space Available	1,806 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste Suite 201

2

Space Available	968 SF
Rental Rate	\$25.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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The property at **13526 George Rd** (known as the Benchmark Building) is a highly functional 2-story, Class B office building totaling approximately 19,206 SF. Nestled in the sought-after Northwest submarket of San Antonio, it sits just off NW Military Highway between Huebner Road and Wurzbach Parkway.

A comprehensive breakdown of commercial tenant benefits, neighboring businesses, and area demographics highlights why this location is well-suited for professional services:

Commercial Tenant Benefits

Strategic Northwest Location: Tenants benefit from a high-profile location that avoids the gridlock of the main highways while maintaining rapid access to Wurzbach Parkway, Loop 1604, and I-10. This makes it an effortless commute for both staff and clients.

Professional Co-Tenancy Synergy: The building's current and past tenant mix leans heavily toward professional and corporate services, including the *San Antonio Mobility Coalition*, *Financial Planning HQ*, *Will Allan Law Firm*, and local construction/contracting entities. This creates an established, quiet, and credible business environment.

Favorable Lease Structure: Space in this building historically commands around \$24.00–\$25.00/SF on a Full Service Gross basis. For small-to-mid-sized professional teams (with available spaces ranging from 800 to 1,800 SF), it offers premium submarket access without Class A price tags.

Excellent Parking Ratio: With roughly 62 dedicated parking spaces for a 19k SF building, it boasts a parking ratio of over 3:1000, ensuring convenient parking for both visitors and daily employees.

Property Photos



Front Entrance



1st floor seating area

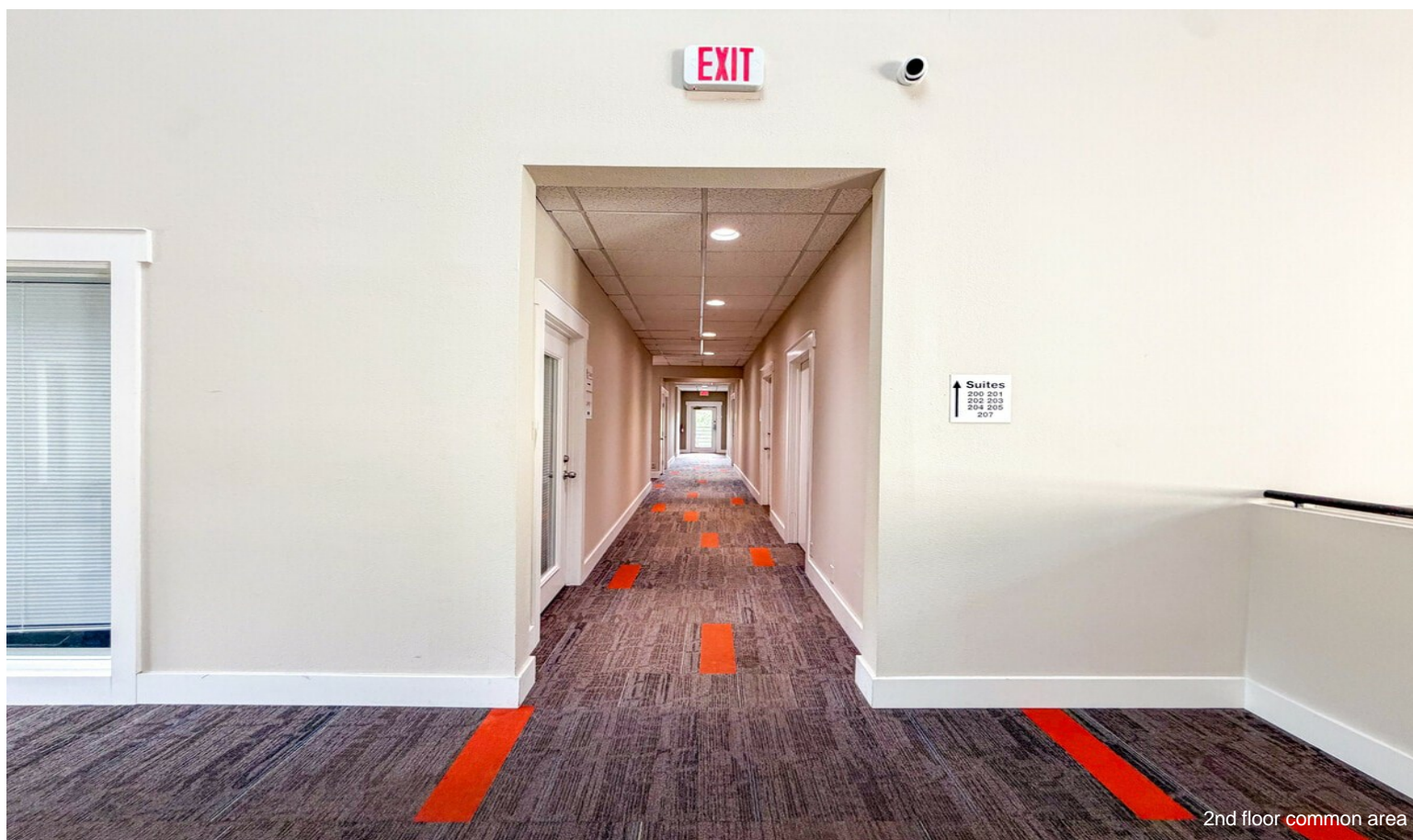
Property Photos



Property Photos



Property Photos



Property Photos



2nd floor seating area



Restroom

Property Photos



Side of the building



Parking Lot