



Blanco Office Park

17206 Blanco Rd.
San Antonio, TX 78232

Stand Alone Office Buildings
for Sale or Lease

7 Buildings Ranging
from 3,921–9,250 SF



Scott Ferguson
210 298 8531
scott.ferguson@streamrealty.com

 **STREAM**®



Blanco Office Park

is a **7-building, 40,500 SF** professional office park located in North Central San Antonio, less than a mile from Loop 1604.

This newly constructed office park features a variety of building sizes to accommodate **users of all natures.**

With wooded views surrounding the property, Blanco Office Park is **an oasis with proximity** to all of San Antonio.





Site Plan

(Click to view floorplan)

1 Building 1 – 3,936 SF

Suite 101: 1,948 SF

Suite 102: 1,988 SF

2 Building 2 – 3,936 SF (Sold)

3 Building 3 (5,222 SF)

Suite 301: 2,148 SF

Suite 302: 3,074 SF

4 Building 4 (7,181 SF)

Suite 401: 2,632 SF

Suite 402: 4,549 SF

5 Building 5 (7,972 SF)

6 Building 6 (9,250 SF)

Suite 601: 2,053 SF

Suite 602: 2,572 SF

Suite 603: 2,053 SF

Suite 604: 2,572 SF

7 Building 7 (3,921 SF)

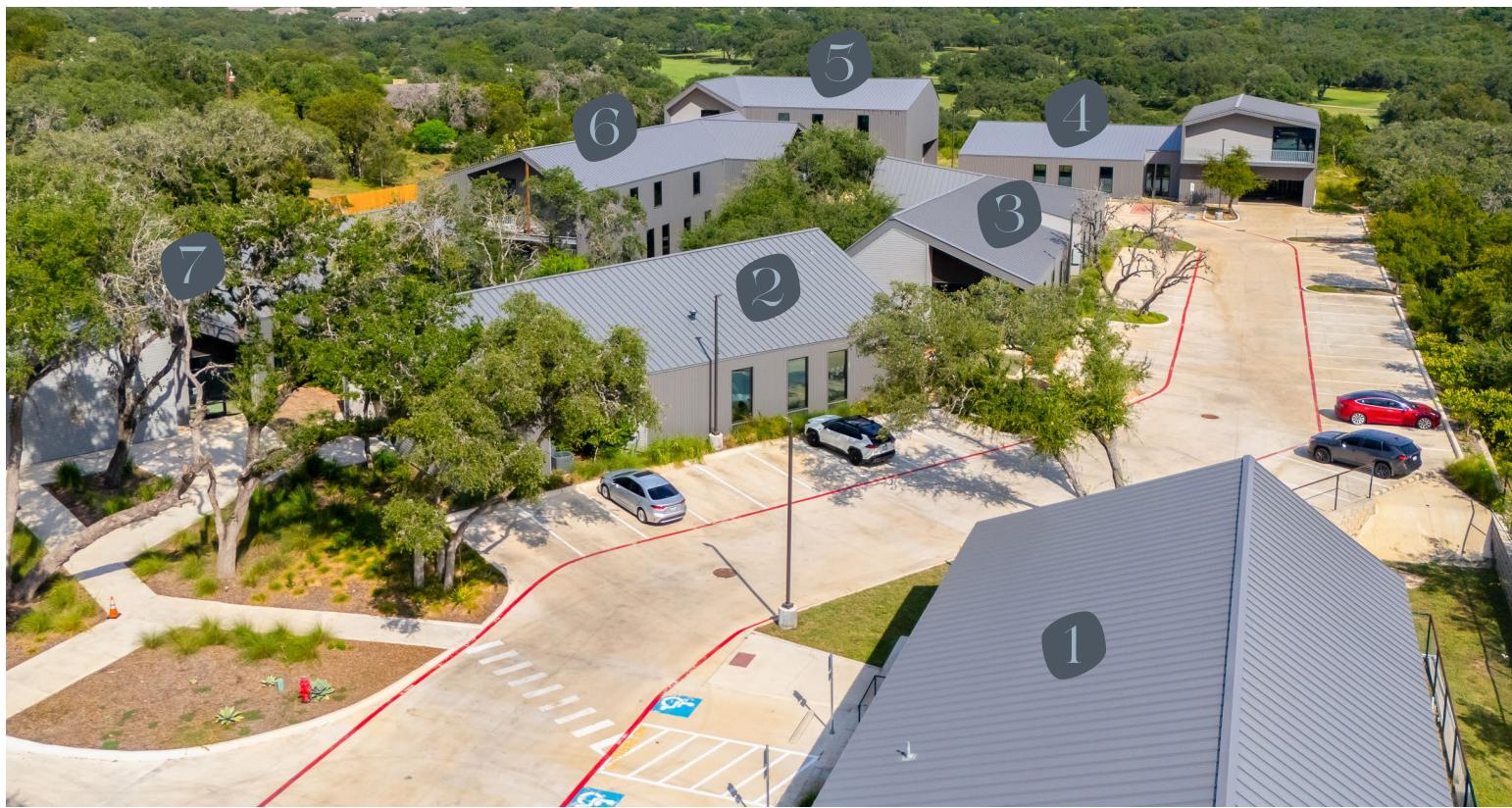
Suite 701: 2,132 SF

Suite 702: 1,789 SF





- Shell condition, ready for **custom finish out**
- Contact Broker for **lease and sale pricing**
- Signage available** along Blanco Rd.
- Spray foam** insulated



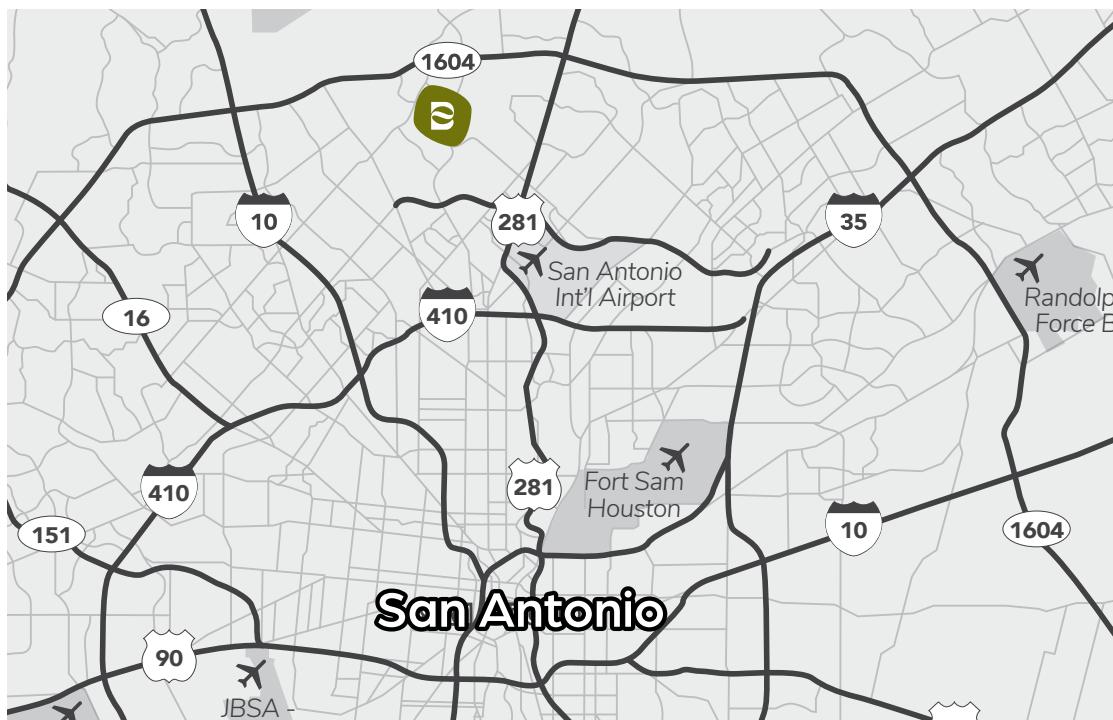


17206 BLANCO RD. SAN ANTONIO, TX 78232



Demographics (Within 3 Miles)

 Total Population: 74,076	 Avg. Household Income: \$142,962	 Unemployment Rate: 2.7%
 Housing Units: 34,613	 Median Age: 41.4	 White Collar Employment: 82.2%
 Houses Owner Occupied: 55.3%	 Some College+: 86.9	



Drive Times (In Minutes)

2 to Loop 1604

9 to US 281

12 to Loop 410

6 to Wurzbach Pkwy

12 to I-10



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