



CUSHMAN &  
WAKEFIELD

Bank of America

**FOR LEASE**

Up to 27,000 SF  
contiguous with views

# ONE COUNTRYSIDE PLACE

12500 SAN PEDRO AVENUE  
SAN ANTONIO, TEXAS 78216

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[cushmanwakefield.com](http://cushmanwakefield.com)



# PROPERTY DESCRIPTION

One Countryside Place is a 147,986 SF, Class A office building located less than two miles from the San Antonio International Airport. The Property is close proximity to dining, banking, hotel accommodations and health club facilities.

## PROPERTY FEATURES

- Newly renovated atrium lobby with granite walls, travertine tile flooring, and modern lobby furniture
- Abundant free covered parking at a 4.34/1000 RSF ratio
- Onsite property management, maintenance staff, and day porter
- Onsite courtesy officer
- Janitorial service 5 nights per week
- 24/7 card key access
- Grab and Go Market with lounge
- Full Floor Available: 27,000 SF

## PROPERTY DETAILS

**RENTAL RATE** \$26.00 SF/YR  
(Full Service)







## SPACE AVAILABLE

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (RSF)
Suite 120	Office	\$26.00/SF/Yr	Full Service	4,044 RSF
Suite 150	Office	\$26.00/SF/Yr	Full Service	4,401 RSF
Suite 250	Office	\$26.00/SF/Yr	Full Service	4,920 RSF
Suite 310	Office	\$26.00/SF/Yr	Full Service	3,058 RSF
Suite 402 & 403	Office	\$26.00/SF/Yr	Full Service	2,180 RSF
Suite 550	Office	\$26.00/SF/Yr	Full Service	5,372 RSF
Suite 555	Office	\$26.00/SF/Yr	Full Service	1,224 RSF
Suite 600	Office	\$26.00/SF/Yr	Full Service	9,870 RSF
Suite 650	Office	\$26.00/SF/Yr	Full Service	3,846 RSF
Suite 670	Office	\$26.00/SF/Yr	Full Service	6,949 RSF

\*Full Floor Available on 6th floor



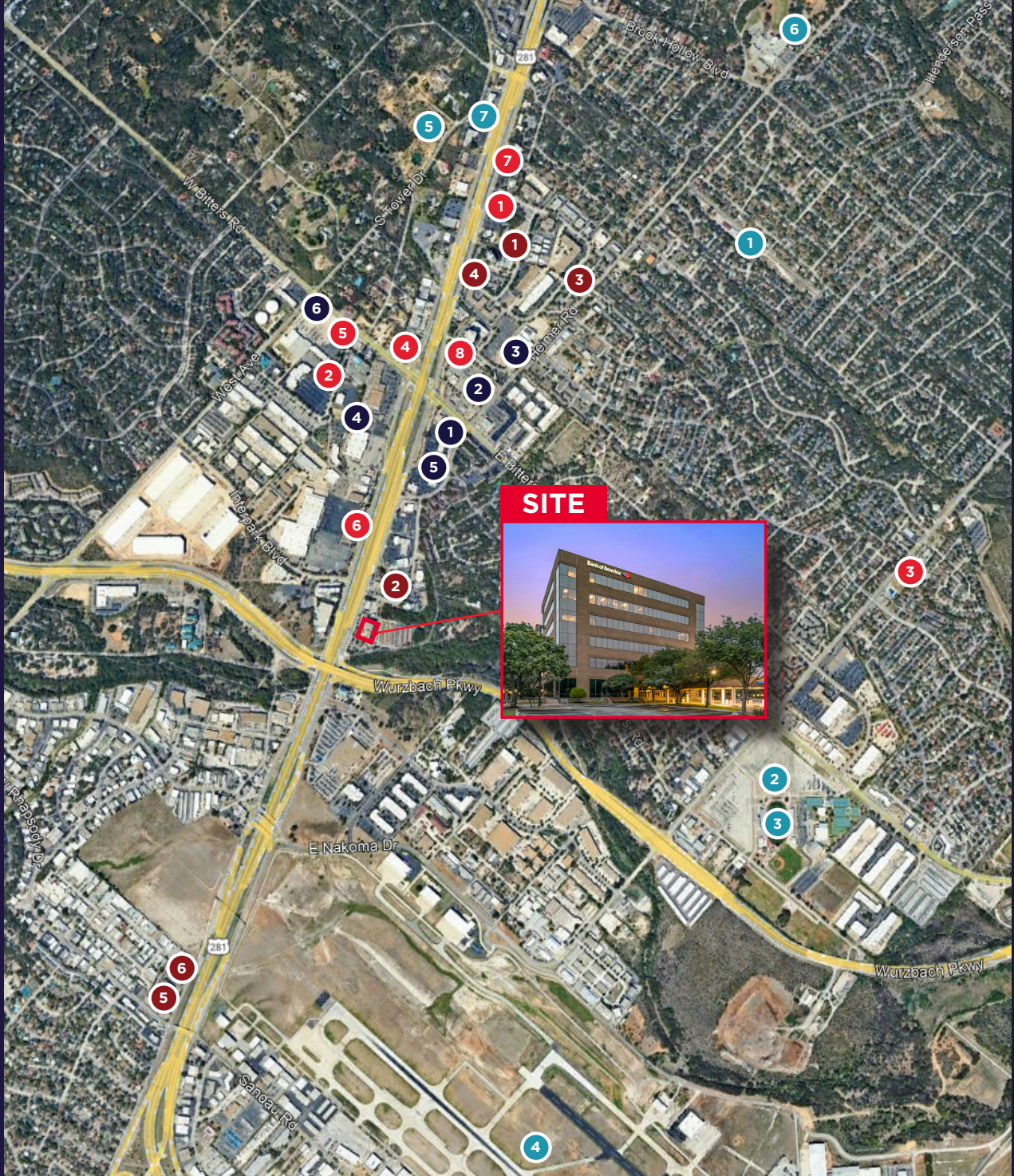


**LOBBY**

**PROPERTY**







# AMENITY MAP

## RESTAURANTS

- 1 Alamo Cafe
- 2 Max and Louie's New York Diner
- 3 Gogi Street (Korean Fusion)
- 4 Denny's
- 5 Starbucks
- 6 Panera Bread
- 7 IHOP
- 8 Olive Garden Italian Restaurant

## BUSINESSES

- 1 Office Depot
- 2 Target
- 3 The Home Depot
- 4 Goodwill Store and Donation Station
- 5 FedEx Office Print & Ship Center
- 6 7-Eleven

## POINTS OF INTEREST

- 1 Twin-Oaks Airport-T94
- 2 Blossom Athletic Center
- 3 Jerry Comalander Stadium
- 4 San Antonio International Airport
- 5 Sunset Hills Park
- 6 Blossom Park
- 7 One Medical park

## HOTELS

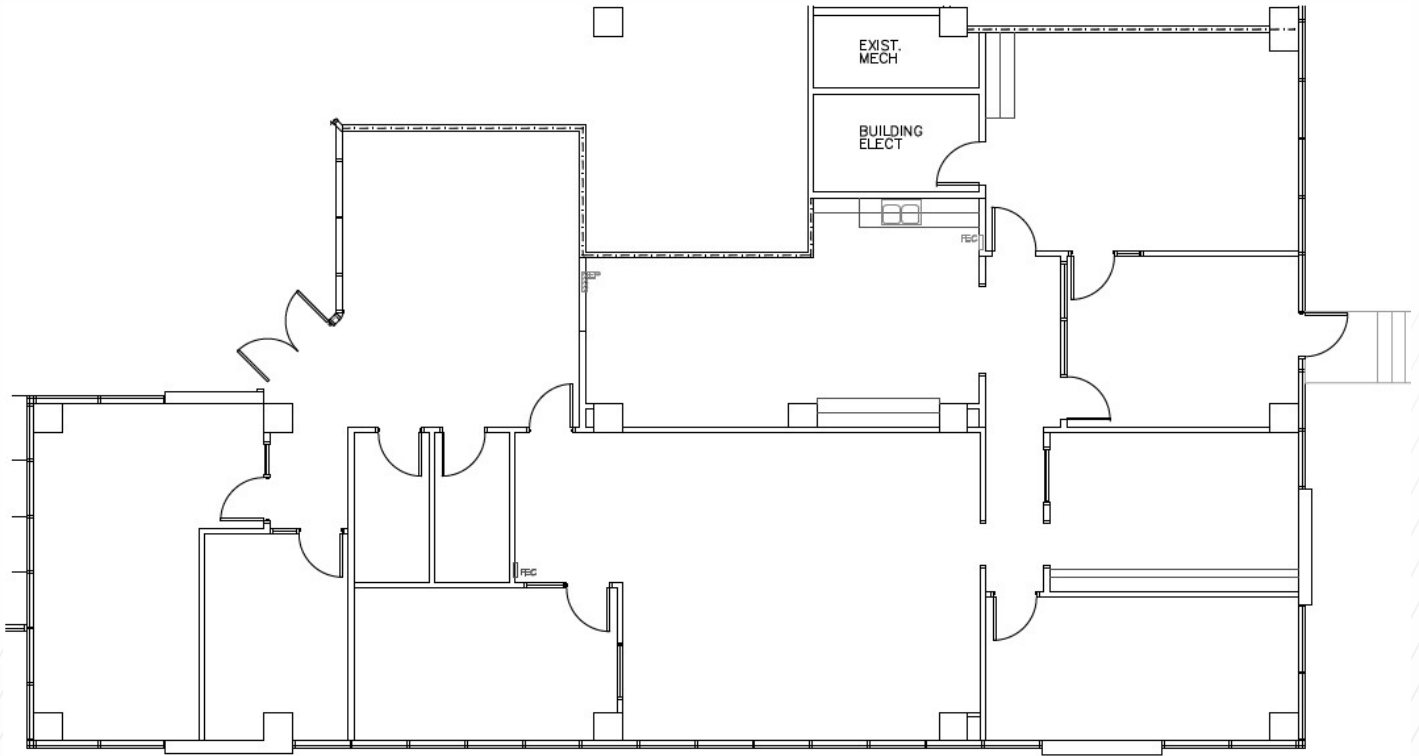
- 1 Comfort Suites San Antonio
- 2 Hilton Garden Inn
- 3 La Calera Apartments
- 4 Extended Stay America San Antonio TX Airport
- 5 Studio 6 San Antonio TX Airport
- 6 SureStay Plus by Best Western San Antonio



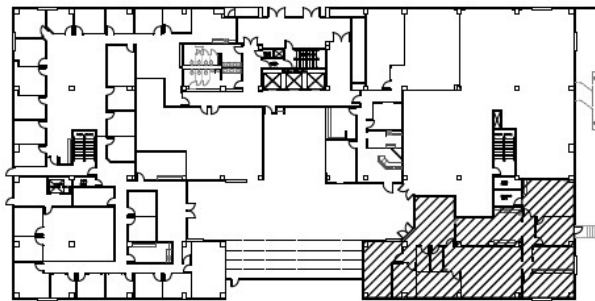
# FLOOR PLAN

AVAILABLE

**SUITE 120 - 4,044 RSF**



LOCATION MAP: N.T.S.

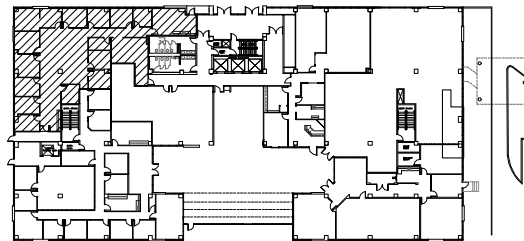
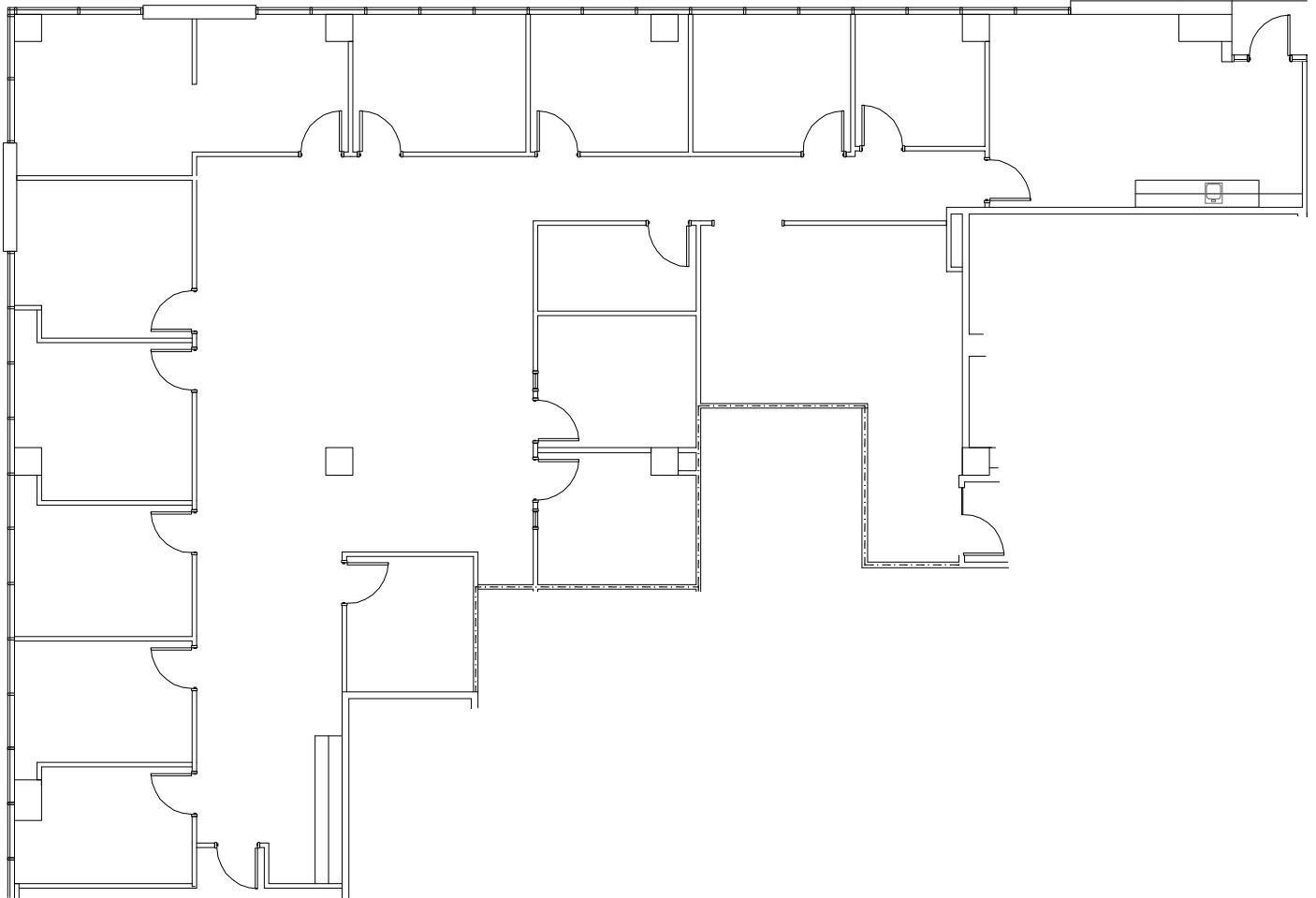




# FLOOR PLAN

AVAILABLE

**SUITE 150 - 4,401 RSF**

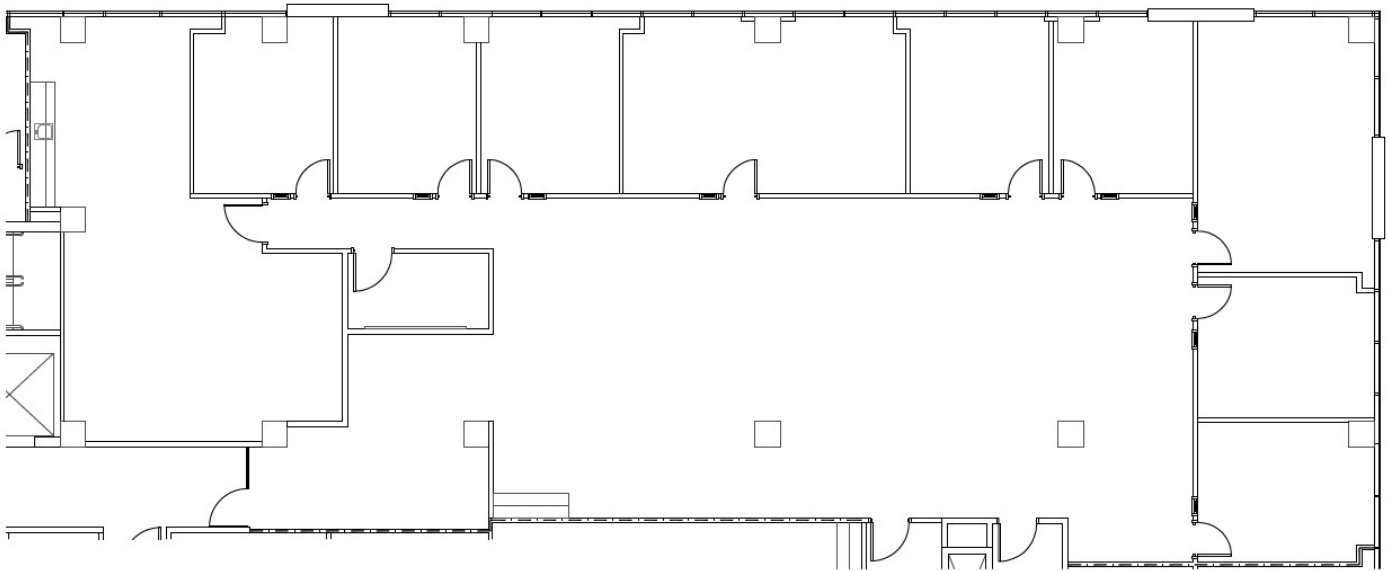




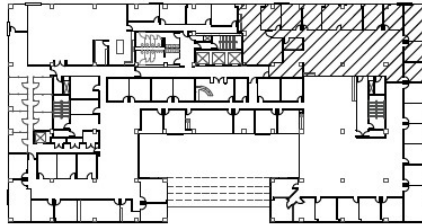
# FLOOR PLAN

AVAILABLE

**SUITE 250 - 4,920 RSF**



LOCATION MAP: N.T.S.

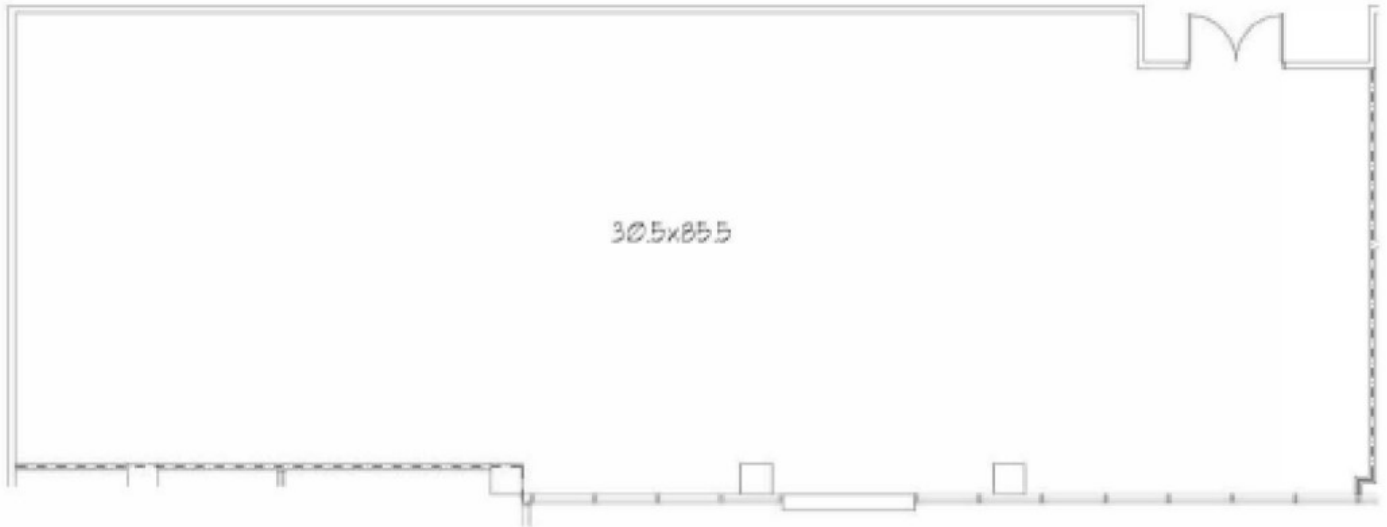




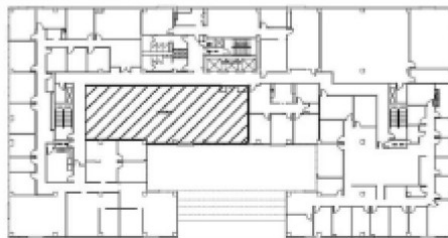
# FLOOR PLAN

AVAILABLE

**SUITE 310 - 3,058 RSF**



LOCATION MAP: N.T.S.

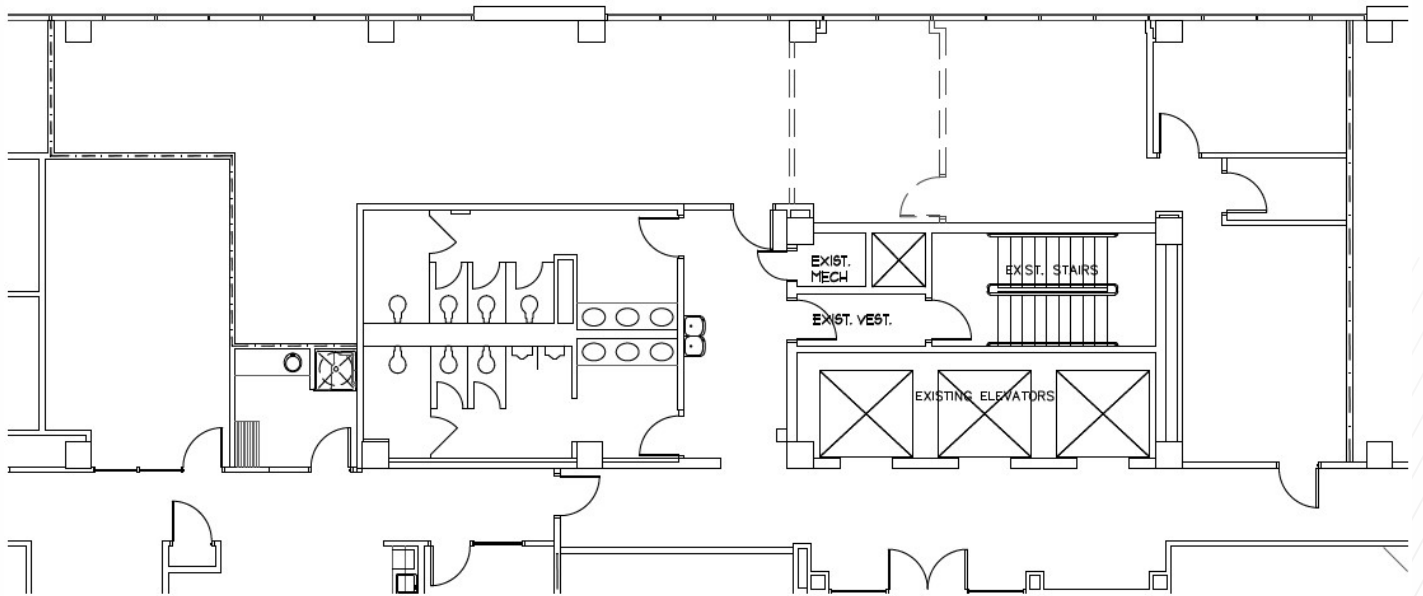




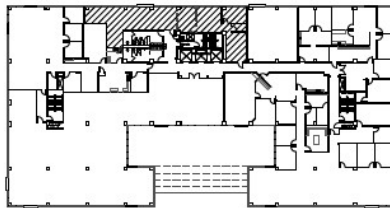
# FLOOR PLAN

AVAILABLE

SUITE 402 & 403 - 2,180 RSF



LOCATION MAP: N.T.S.

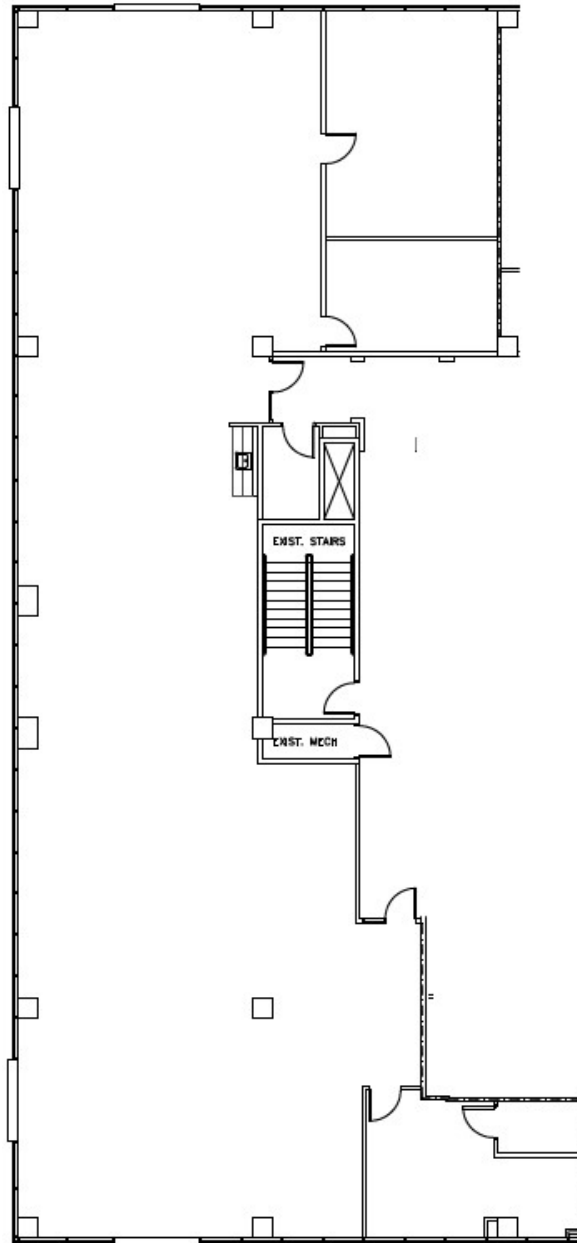




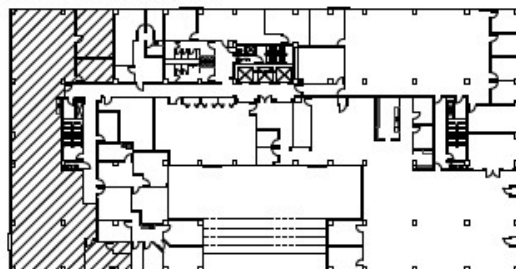
# FLOOR PLAN

AVAILABLE

SUITE 550 - 5,372 RSF



LOCATION MAP: N.T.S.

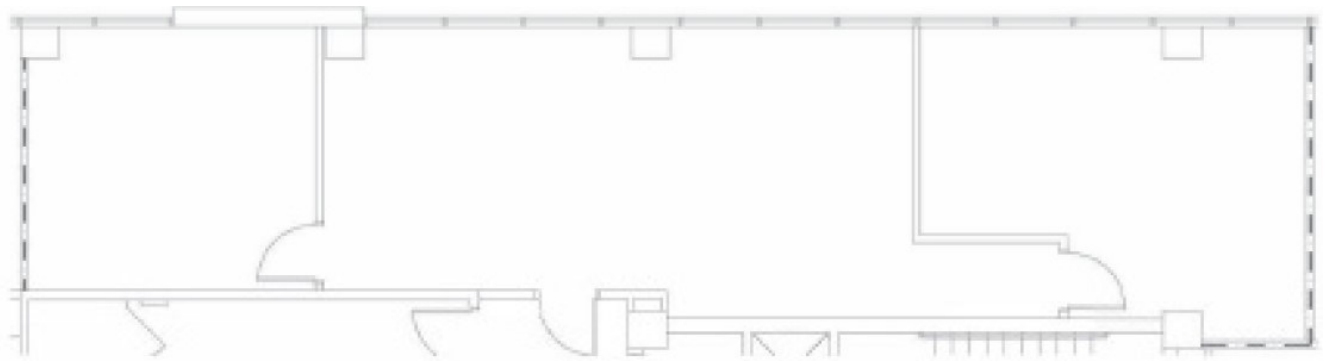




# FLOOR PLAN

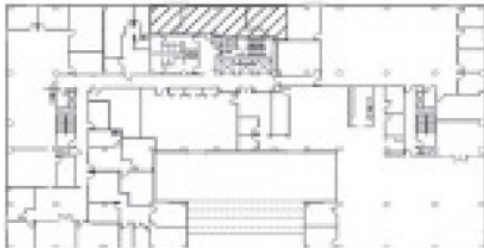
AVAILABLE

**SUITE 555 - 1,224 RSF**



SCALE: 1/8" = 1'-0"

LOCATION MAP: N.T.S.

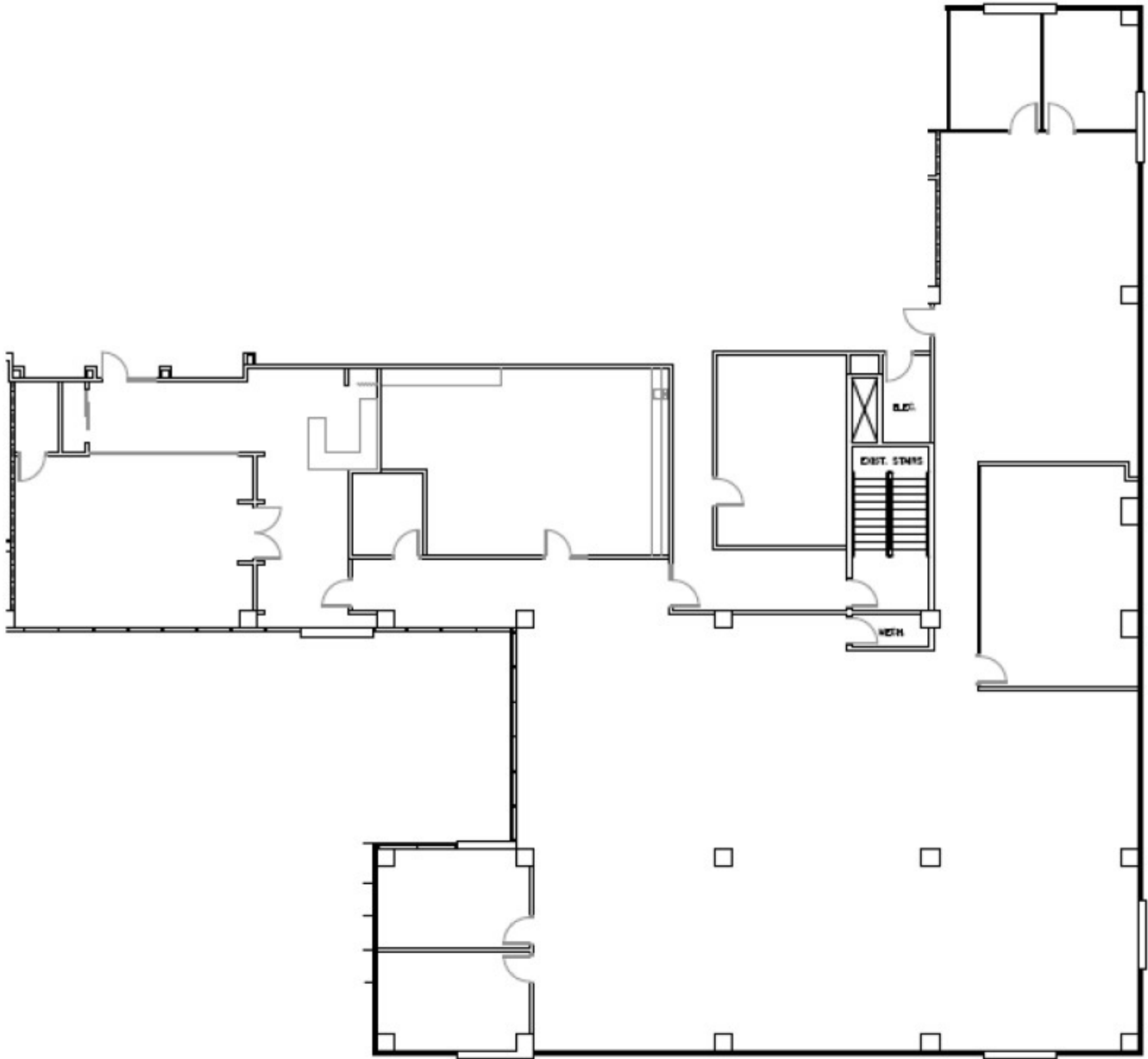




# FLOOR PLAN

AVAILABLE

SUITE 600 - 9,870 RSF



LOCATION MAP: N.T.S.



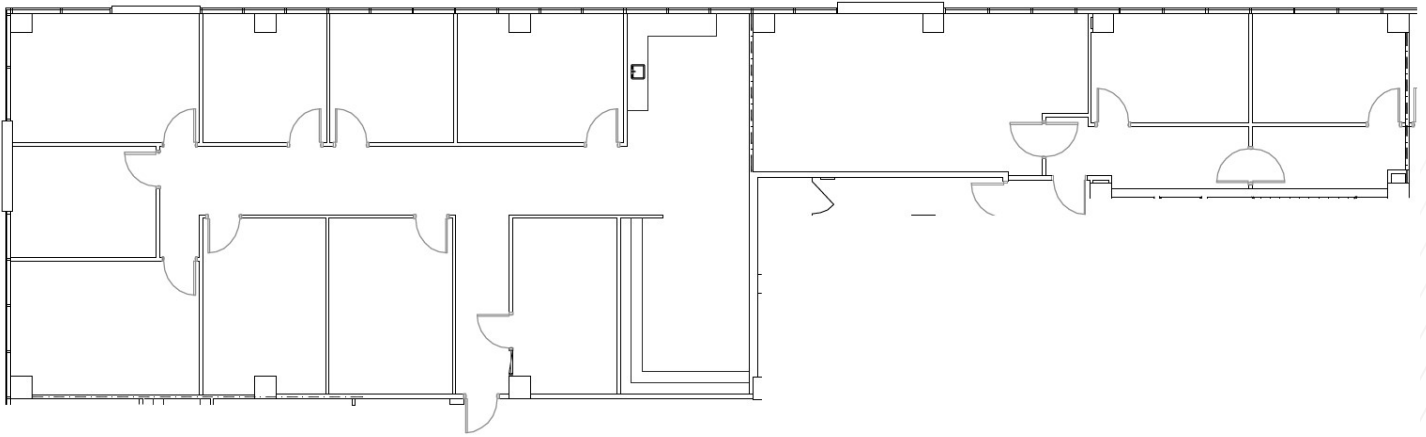
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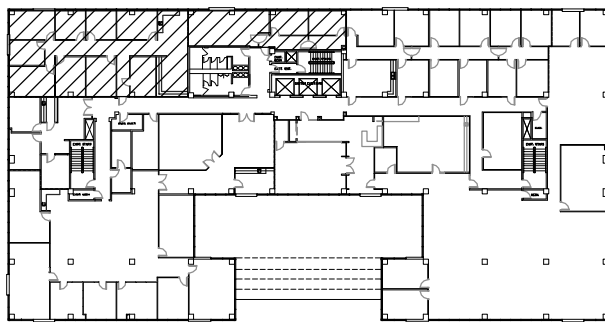
# FLOOR PLAN

AVAILABLE

**SUITE 650 - 3,846 RSF**



LOCATION MAP: N.T.S.

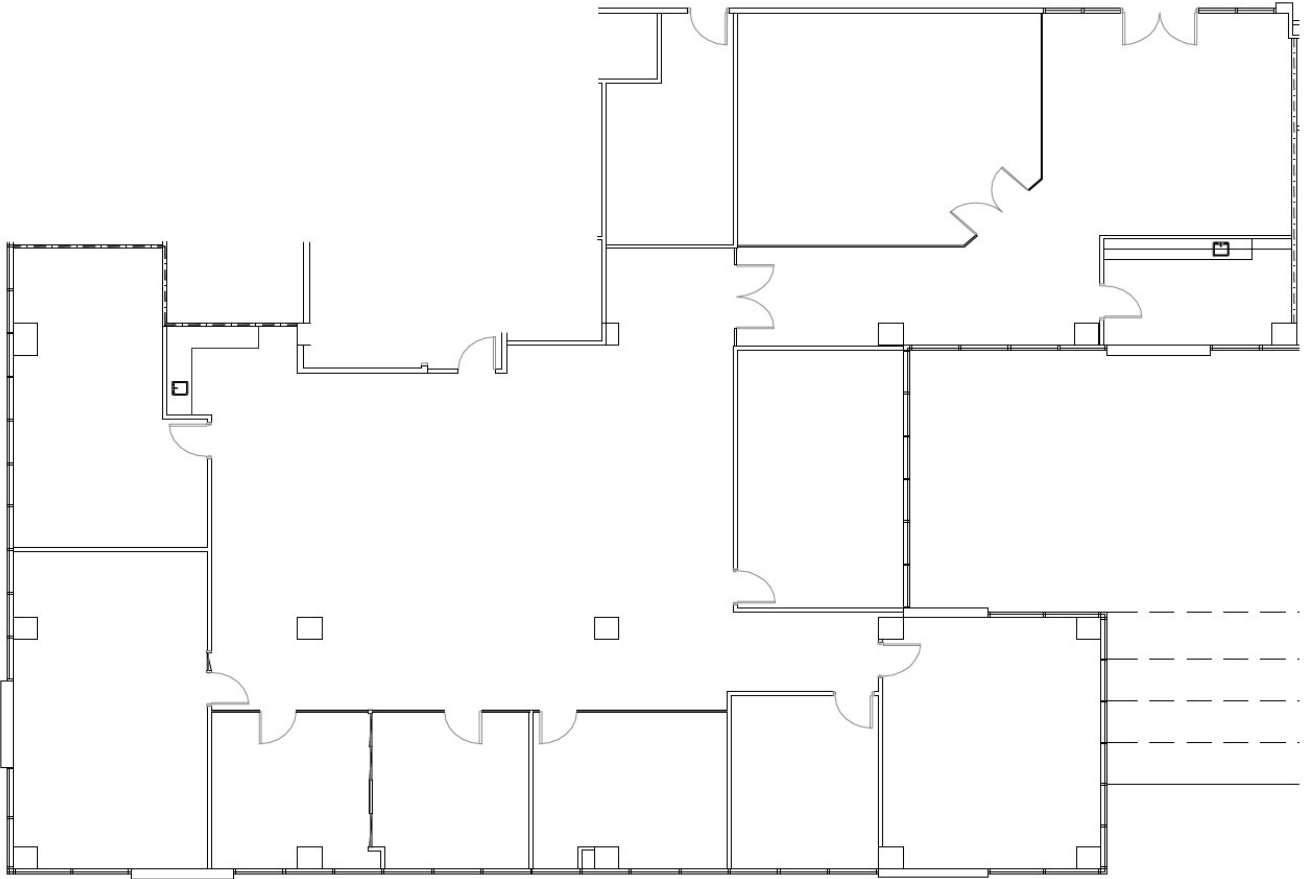




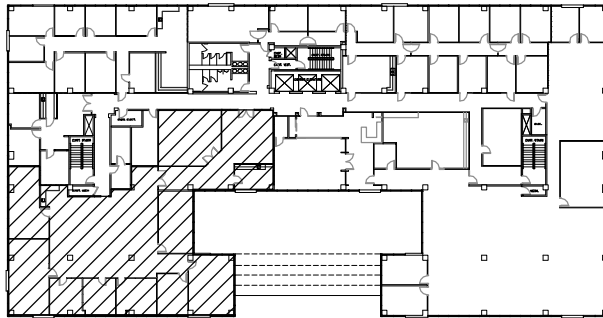
# FLOOR PLAN

AVAILABLE

**SUITE 670 - 6,949 RSF**



LOCATION MAP: N.T.S.







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**FOR MORE INFORMATION, PLEASE CONTACT:**

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