

KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



KAYLA ALVARADO

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PROPERTY DESCRIPTION

Three office suites are available for lease, with two ready for immediate occupancy and a third becoming available on December 1, 2026. Offering flexible customization options, these spaces are ideal for businesses seeking a prime office location in the heart of San Antonio.

PROPERTY HIGHLIGHTS

- Immediate access to Hwy. 281 and Loop 1604 with 19,830 VPD
- Within minutes of San Antonio International Airport
- Patent design construction with floor-to-ceiling glass throughout
- Covered parking available
- Pylon sign
- Move in ready

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	1,164 - 3,968 SF
Building Size:	48,340 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,160	36,342	88,616
Total Population	7,916	90,713	221,532
Average HH Income	\$89,420	\$100,327	\$97,789

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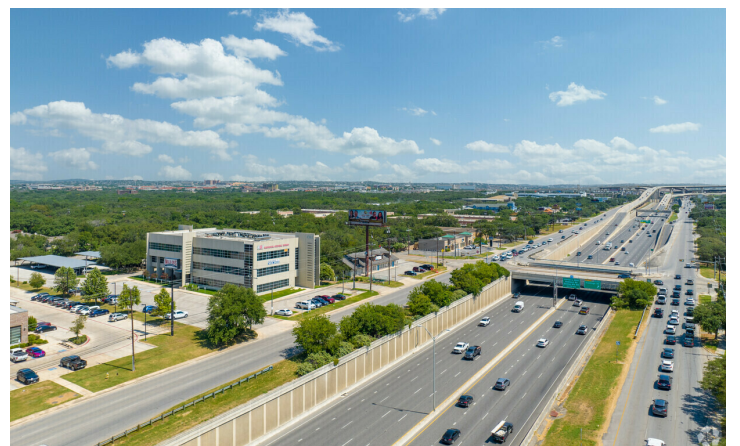
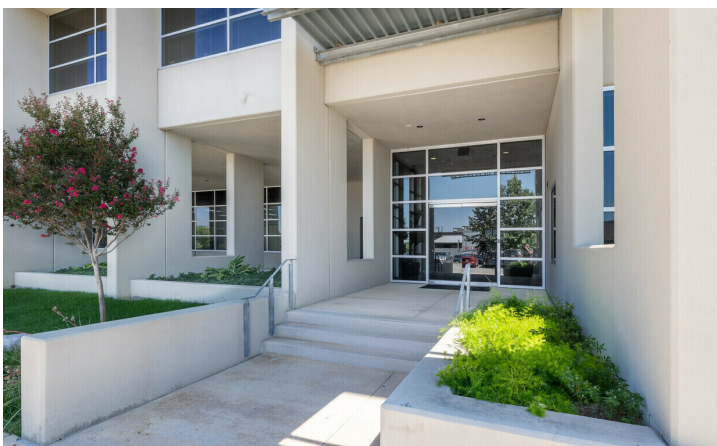
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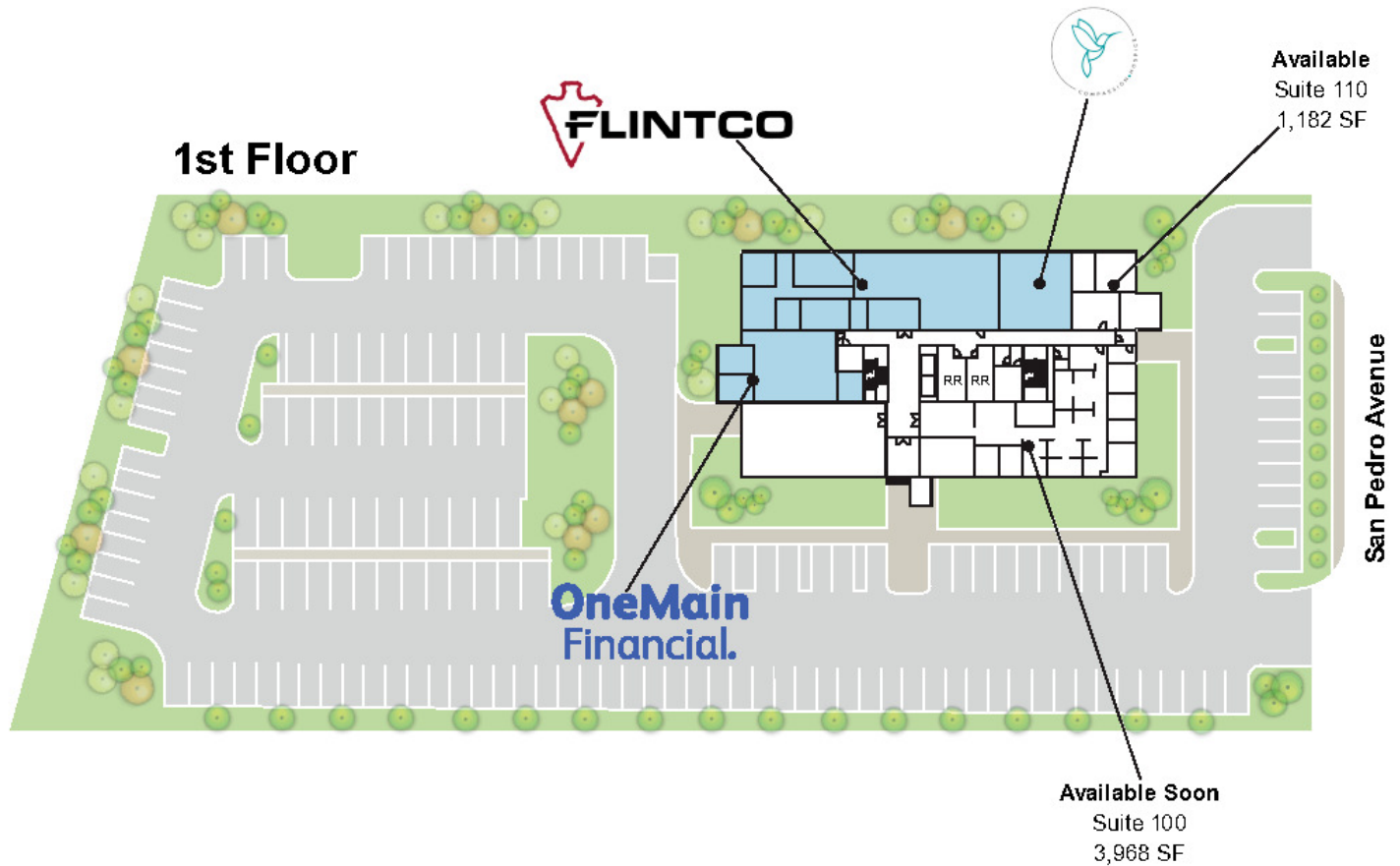
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FIRST FLOOR

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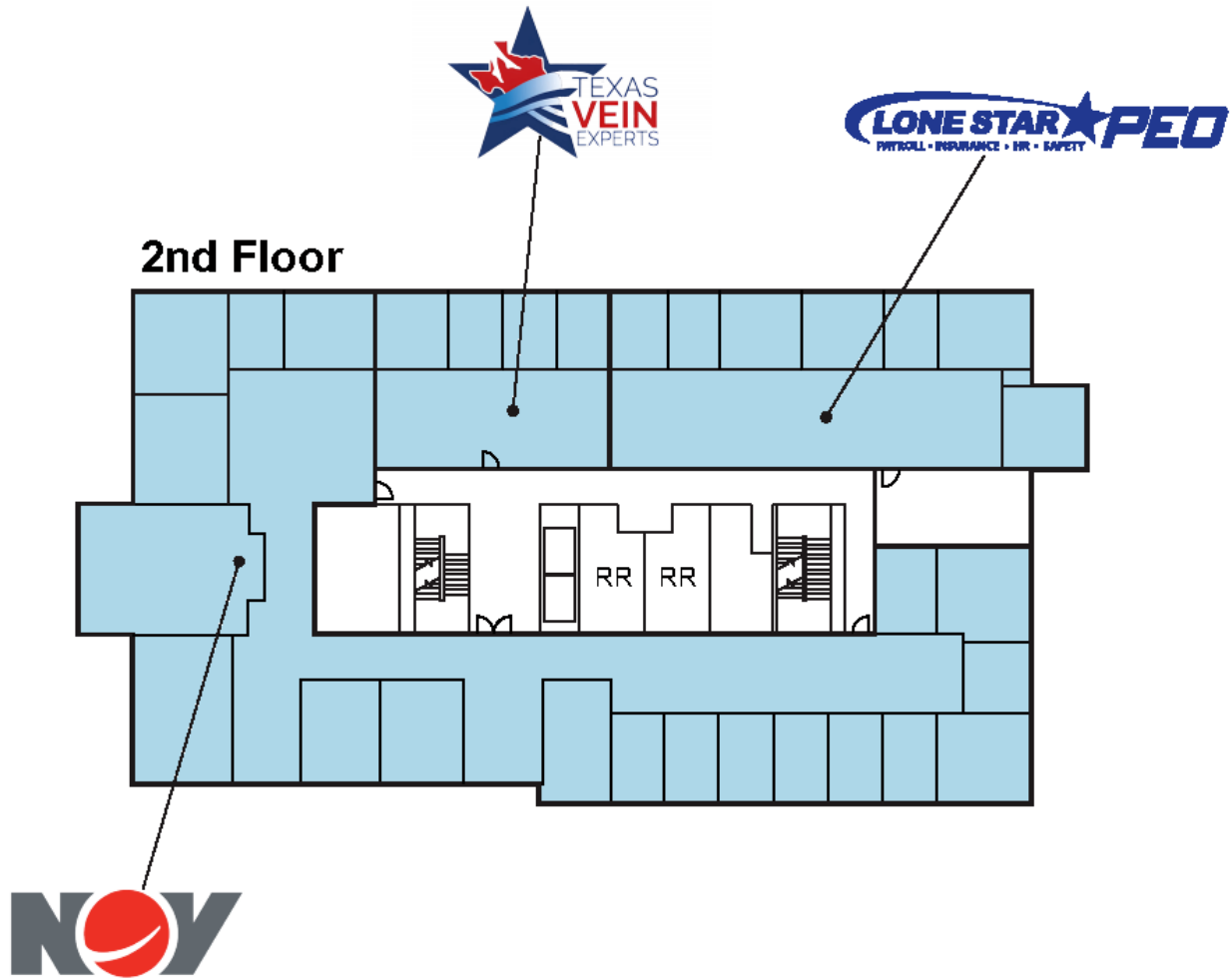
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SECOND FLOOR

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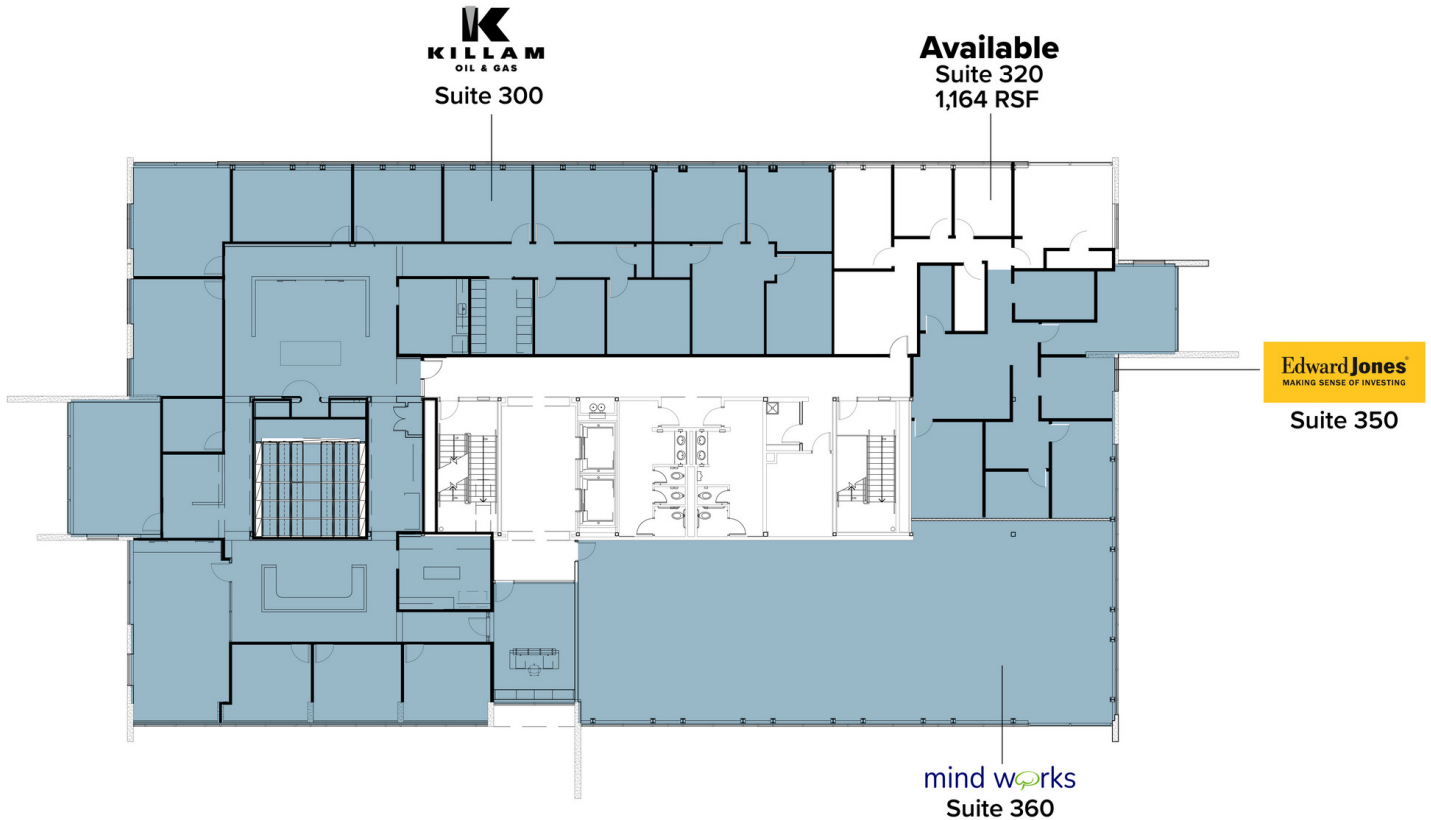
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THIRD FLOOR

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