



# Commercial Prospectus

Prime Commercial Property in the  
Heart of the Medical Center

# Meet the Agents



**Amy  
Chunn**



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## About Us

At John Chunn Realty, LLC, we pride ourselves on being a diverse and dynamic force in the real estate industry. With a comprehensive range of services, we cater to a wide spectrum of real estate needs. Ensuring that our clients receive expert guidance, while delivering unparalleled support to fellow agents to bring transactions to the finish line.

Together, this powerhouse team is dedicated to delivering results that redefine excellence in commercial real estate. With their combined expertise and unwavering commitment to client satisfaction, you can trust that your commercial aspirations are in the most capable hands.

Our three dynamic divisions of practice:



# Property Overview

## Location

7710 W IH-10, San Antonio, TX 78229

## Asking Price

\$1,875,000

## Access

Showings and tours can be arranged by appointment.





## Property Description

As described by recent appraisal

The appraised property is a 6,550 square foot office building, located on a 1.256 acre of land. The rectangular tract features approximately 182 feet of frontage along the west side of IH 10, north of Loop 410. The tract features an average depth of 300 feet from IH 10. The tract is relatively level, at grade and is not located within a flood hazard area.

The property is zoned C-3, Commercial District by the City of San Antonio. The office building is 6,550 square feet in size and was constructed in 1979 and renovated in approximately 2016. The building was originally a restaurant but was renovated into an office building. It features metal frame construction with metal and rock, metal roof and concrete slab foundation. The exterior of the building features security lighting and wooden decking. The interior features concrete floors on the first floor and carpet on the second. The ceilings are a combination of open and acoustical tile with florescent lighting.

The walls are painted gypsum board. The first-floor floor-plan includes a lobby/reception area, two open work areas, 10 private offices, break-room, several small storage room and two restrooms. The second floor is comprised of a large conference room, small conference room, large storage room and mechanical rooms. Site improvements include a wooded deck on the south side of the building. Fencing with security access for employee parking, landscaping and asphalt paved parking.

# Location, Location Location

Conveniently situated just minutes from the Medical Center, USAA Headquarters, and UTSA, this property offers unparalleled access to IH-10 and Loop 410. Enjoy high traffic and maximum exposure in this prime location.

- Close to major roads and commercial zones
- Proximity to essential services and amenities

## Parking & Security

- 75 parking spaces in total
- 65 secure spaces exclusively for staff with key card access
- Ample visitor parking

## Versatile Zoning (C-3)

Whether you envision a medical practice, office space, or a vibrant restaurant, this property's flexible layout can accommodate your business needs.

## Outdoor and Indoor Features

- Large wooden patio with a covered bar/BBQ area, perfect for company events
- Ample lighting throughout the building
- Two conference rooms with large glass windows overlooking the first-floor open area
- Comprehensive security system with cameras throughout the interior and exterior



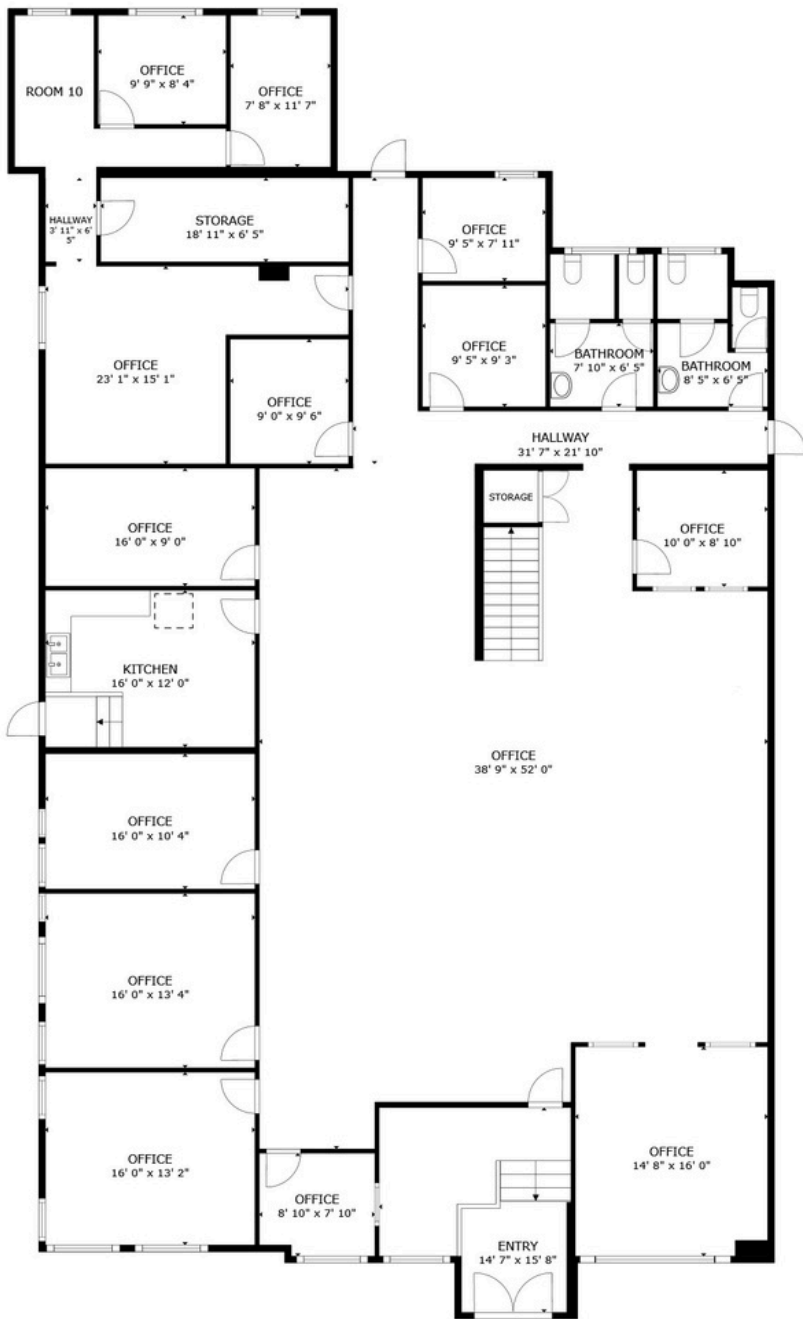
## Concept/ Features

The property features a modern open-concept cubicle office seating arrangement, designed to foster collaboration and flexibility among teams. This setup promotes a dynamic work environment, encouraging interaction and idea-sharing while maintaining an organized workspace. Additionally, the property includes smaller private offices, perfect for executives or individuals needing a quieter, more focused setting. These private offices provide the necessary privacy and concentration for critical tasks and confidential meetings, ensuring a well-rounded and versatile office space.

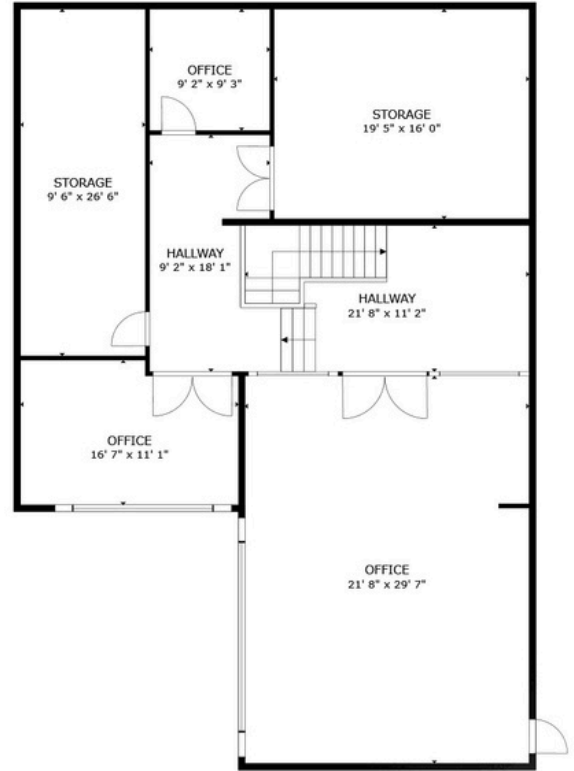


# Outdoor Space

This commercial property boasts an impressive outdoor space perfect for entertaining clients, hosting company parties, or simply stepping outside for a refreshing break. The versatile outdoor area provides a unique and inviting atmosphere, ideal for fostering team morale and creating memorable events. Whether you're looking to conduct business in a relaxed setting or celebrate company milestones, this outdoor space adds significant value and appeal to the property.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 4,743 sq.ft. FLOOR 2 1,895 sq.ft.  
 TOTAL : 6,638 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# Floor-Plan & Layout

For additional details and/or more measurements please let one of the agents know and we can send room sizes.





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# Contact Us



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