

OFFICE FOR LEASE

17425 REDLAND RD. OFFICE

17425 REDLAND ROAD, SAN ANTONIO, TX 78247



FOR LEASE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LUKE LEGRAND

Director

O: (210) 843-5853

luke@kwcommercialsa.com

Tx License #561816

CODY MURPHY

Agent

O: 361-215-7457

cody@kwcommercialsa.com

Tx License #778764

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Disclaimer

17425 REDLAND ROAD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

LUKE LEGRAND

Director

O: (210) 843-5853

luke@kwcommercialsa.com

TX License #561816

CODY MURPHY

Agent

O: 361-215-7457

cody@kwcommercialsa.com

Tx License #778764

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

17425 REDLAND ROAD



OFFERING SUMMARY

LEASE RATE:	\$22.00/SF plus NNN's
LEASE TERM:	36 to 60 Months
BUILDING SF:	2,776 SF
AVAILABLE SF:	2,776 SF
YEAR BUILT:	1999
BUILDING CLASS:	B
FLOORS:	2
HVAC:	2 Units (2025)
PARKING:	10 Spots
PARKING RATIO:	3:1
ZONING:	C2

PROPERTY OVERVIEW

Situated in a developed area of San Antonio, the property benefits from great visibility and accessibility to 1604 & 281, making it convenient for clients and employees.

Building sits on 1.3 acres surrounding greenery, including trees and shrubs, enhances the aesthetic appeal of the property. The natural setting provides a pleasant working environment and potential outdoor spaces for employees.

The building features a unique architectural style, likely reflecting a blend of modern and traditional elements, with a two-story layout that may offer various office configurations. Additional features such as break areas, conference rooms, and updates to the entry way & exterior enhance its attractiveness to potential tenants.



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

LOCATION & HIGHLIGHTS

17425 REDLAND ROAD

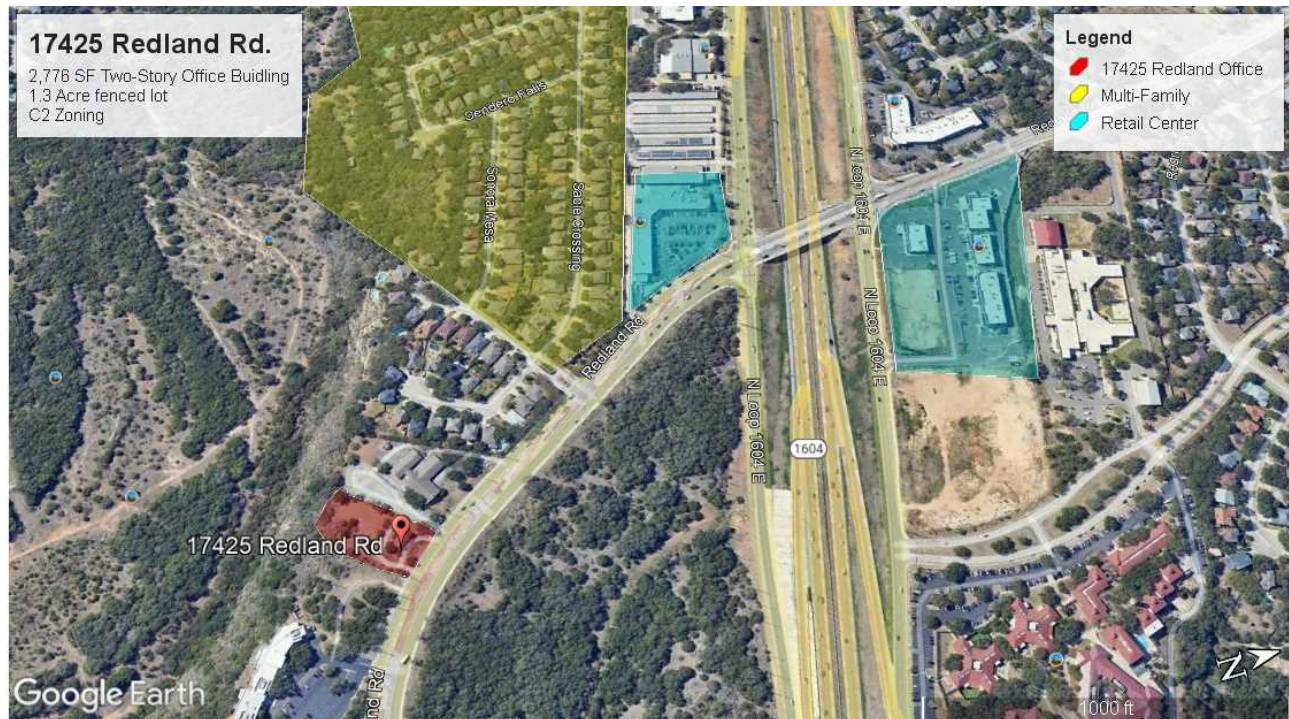


LOCATION INFORMATION

Building Name: 17425 Redland Rd. Office
City, State, Zip: San Antonio, Texas 78247
Street Address: 17425 Redland Rd.
County: Bexar
Cross Streets: Redland/1604
Market: Northeast

LOCATION OVERVIEW

This property is situated in the San Antonio commercial real estate market, which is characterized by a mix of office, retail, and industrial spaces. The market has shown growth due to population increases and economic development in the area. The property is in a suburban area, which has been experiencing growth as businesses seek more space and amenities away from the urban core. This trend has been driven by companies looking for affordable office space with good access to residential areas.



PROPERTY HIGHLIGHTS

- Two-Story Office Building located on 1.3 fenced acre lot
- 10 Private offices, 2 restrooms, & coffee bar.
- Conference and Break Rooms located on 1st & 2nd floor.
- Updated entry way, landscaping, and patio fountain.
- Ease of access from Redland Rd/Highway 1604

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND

Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY

Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

PROPERTY PHOTOS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

PROPERTY PHOTOS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

PROPERTY PHOTOS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

PROPERTY PHOTOS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



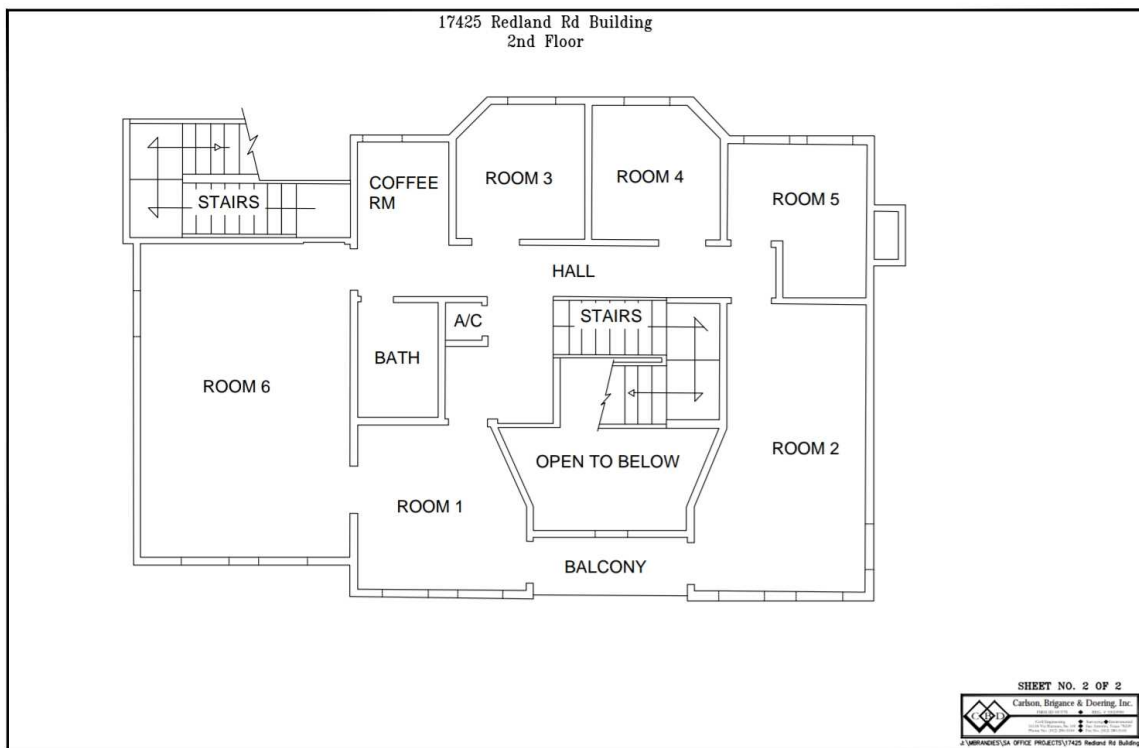
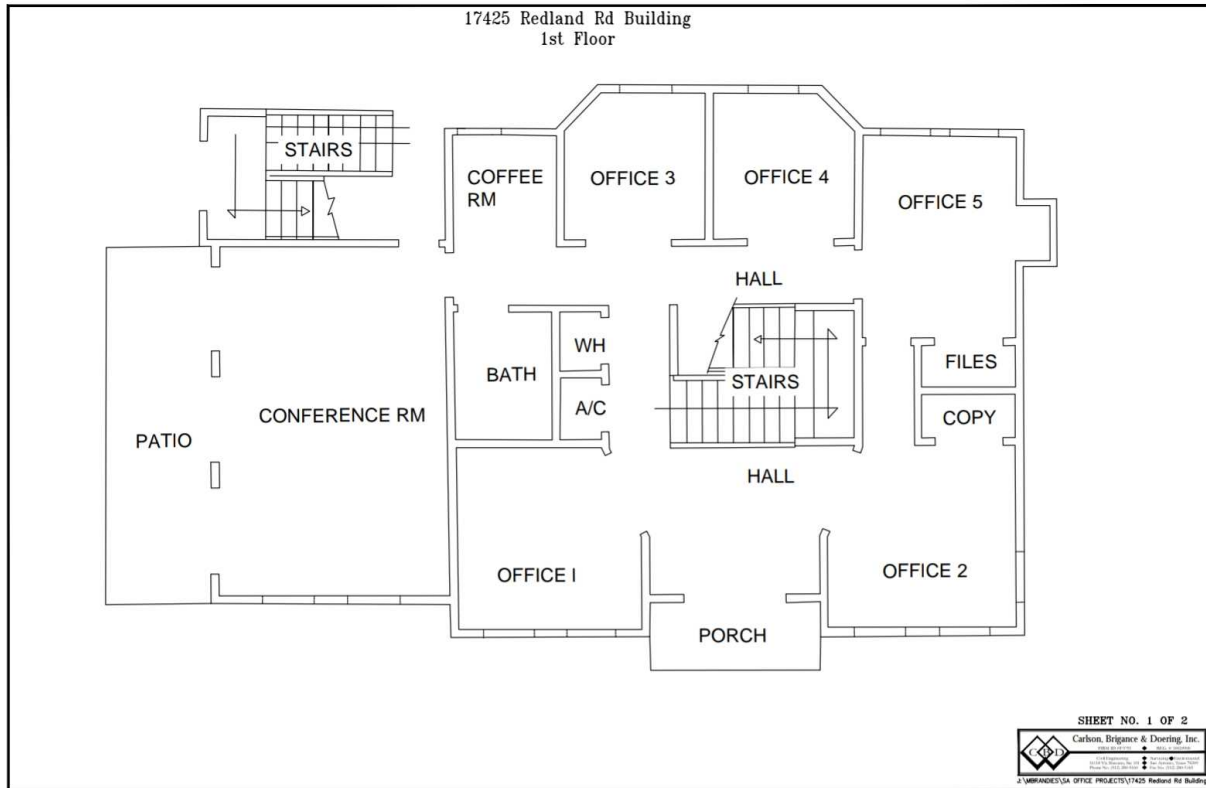
Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

FLOOR PLANS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND

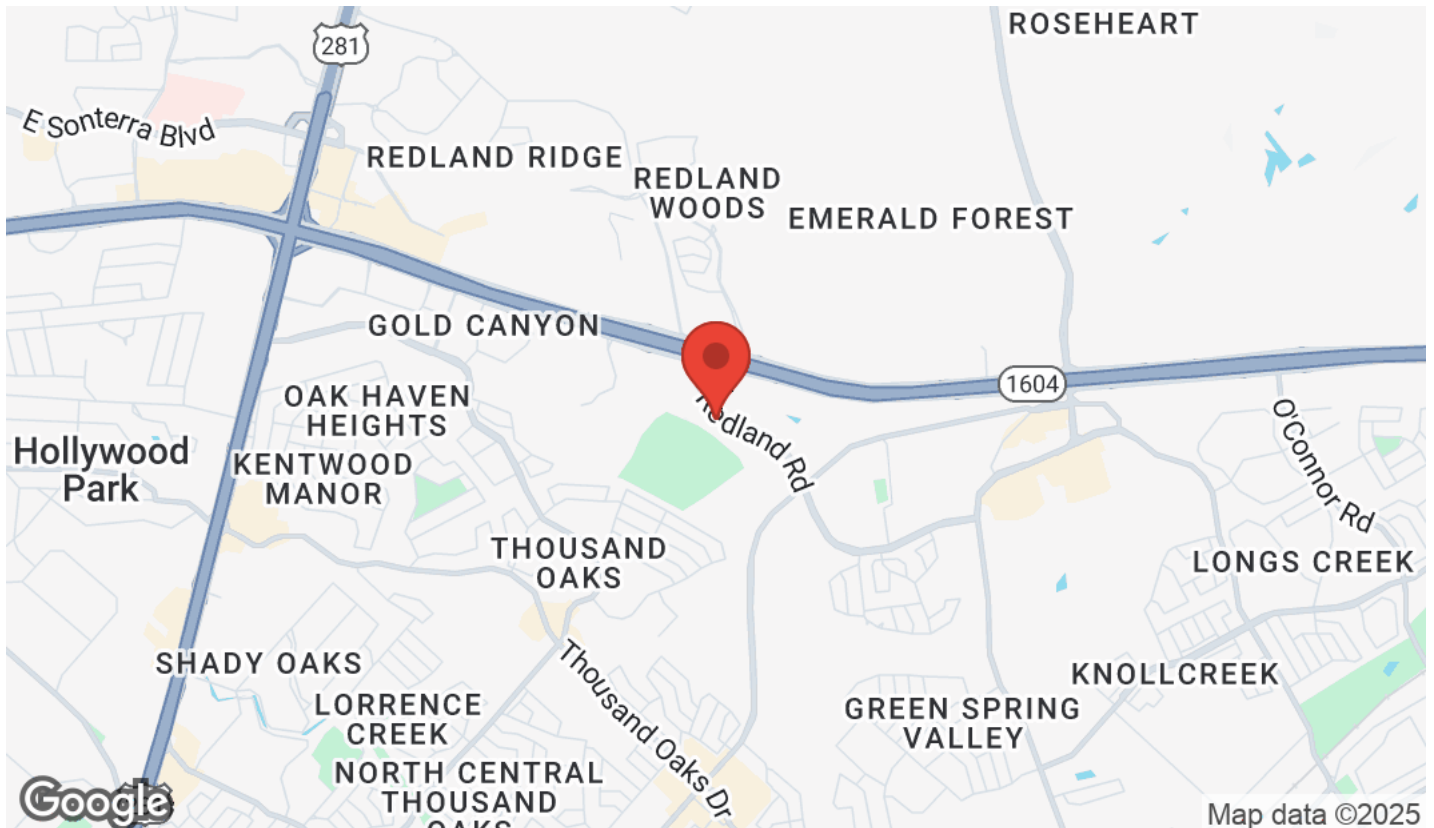
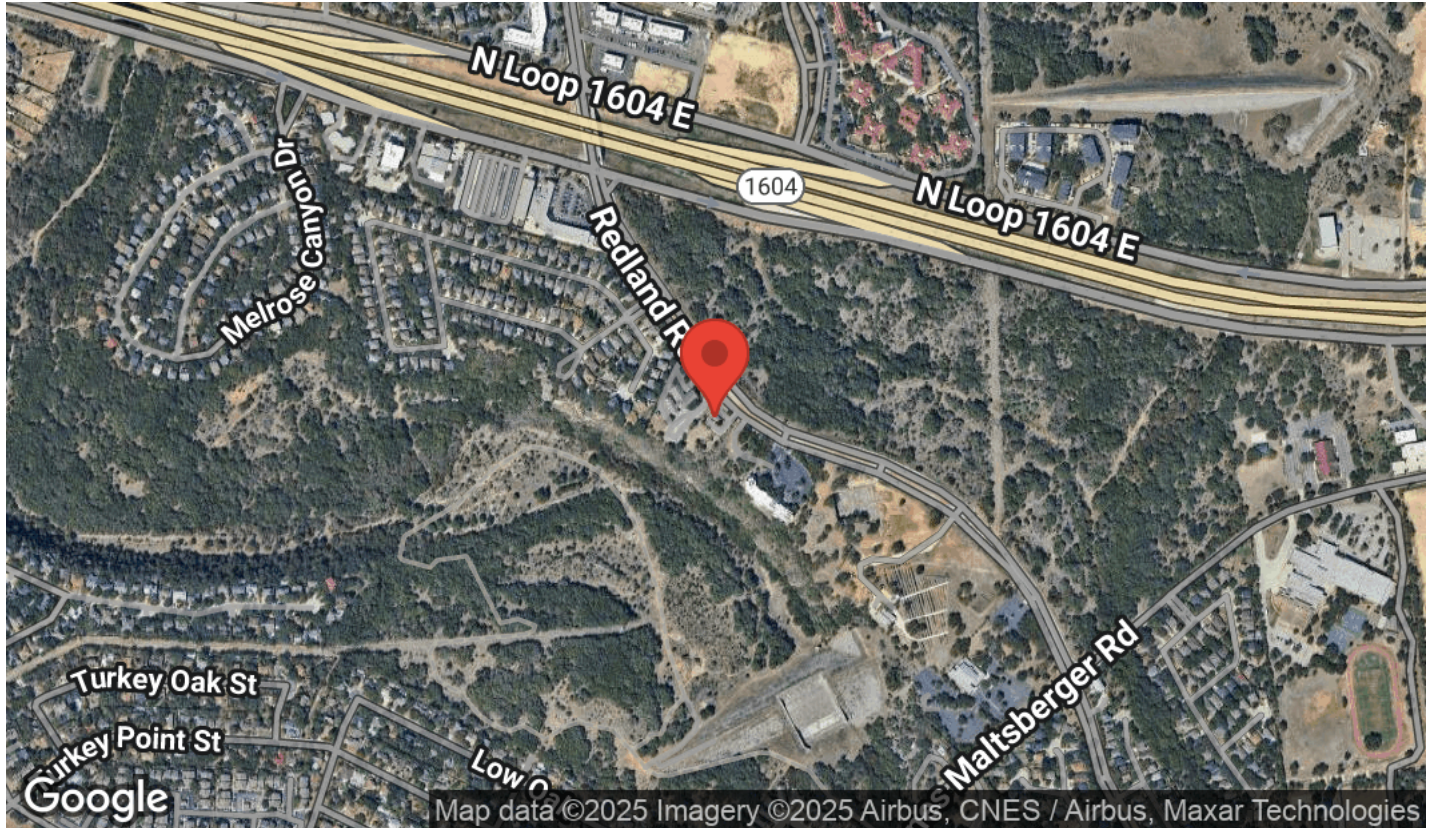
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY

Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

LOCATION MAPS

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



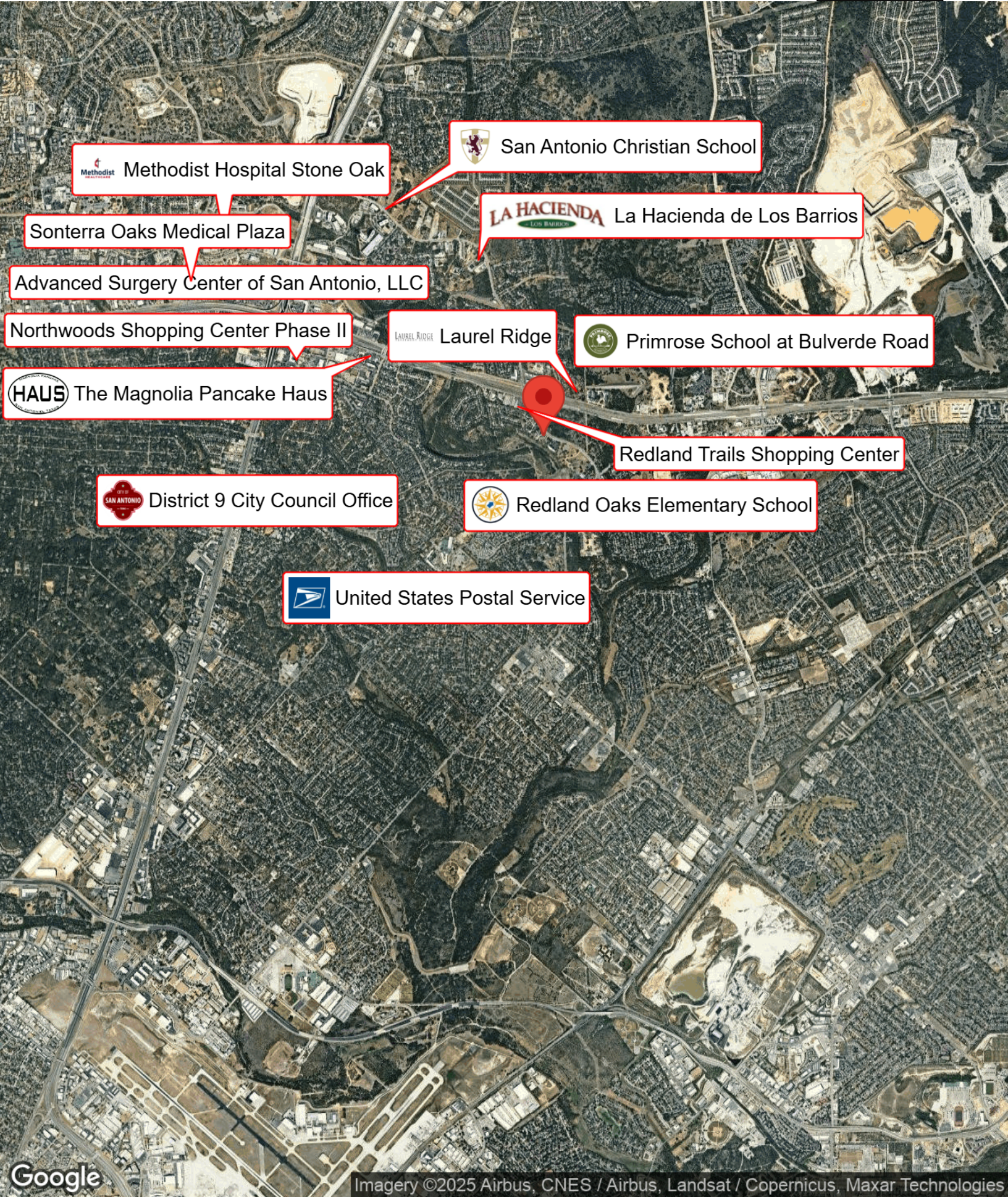
Each Office Independently Owned and Operated


LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

BUSINESS MAP


17425 REDLAND ROAD



 Methodist Hospital Stone Oak

 San Antonio Christian School


Sonterra Oaks Medical Plaza


 La Hacienda de Los Barrios

Advanced Surgery Center of San Antonio, LLC


Northwoods Shopping Center Phase II

 Laurel Ridge


 Primrose School at Bulverde Road

 The Magnolia Pancake Haus

Redland Trails Shopping Center

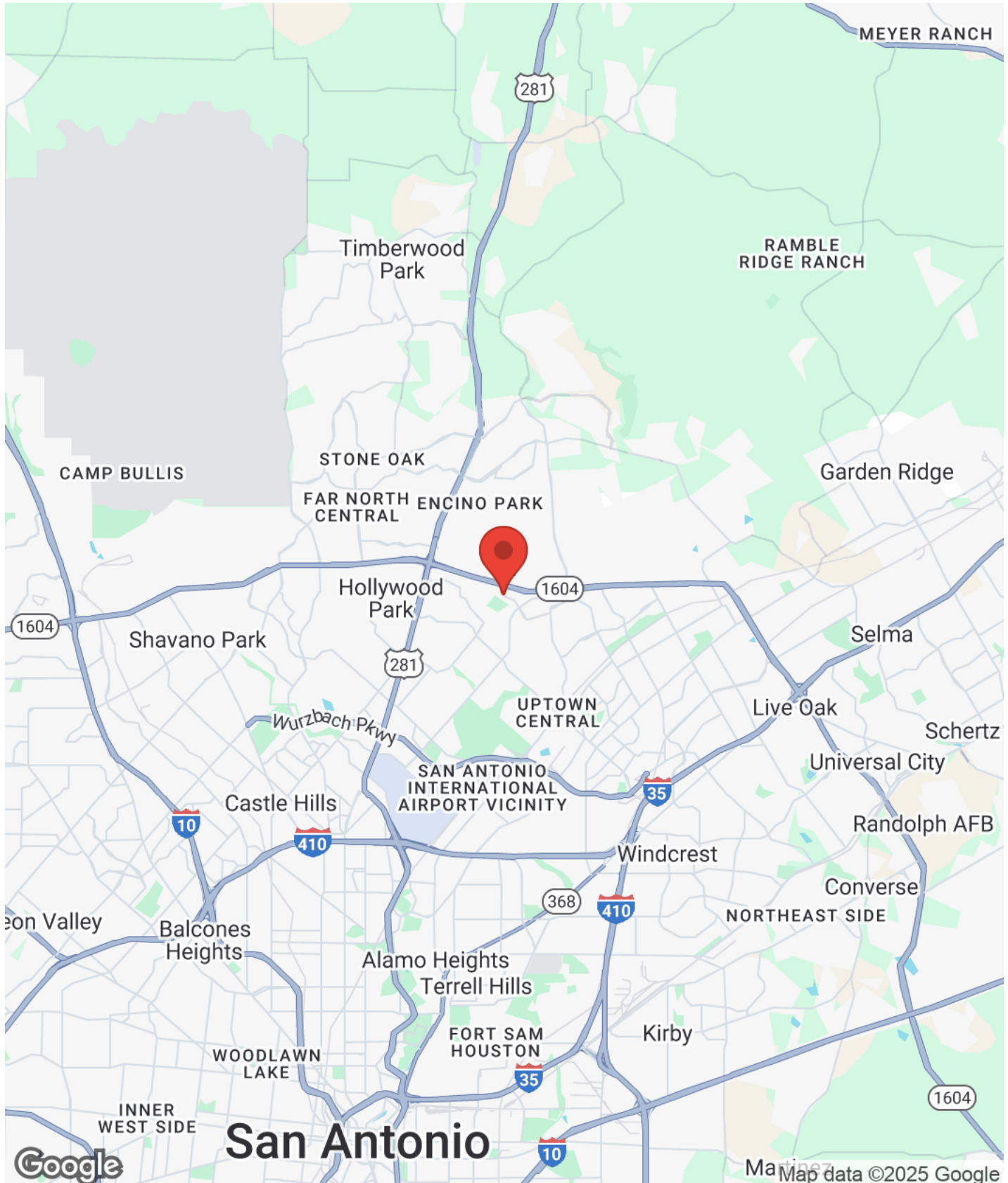
 District 9 City Council Office

 Redland Oaks Elementary School

 United States Postal Service

REGIONAL MAP

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND

Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY

Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

AERIAL MAP

17425 REDLAND ROAD



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



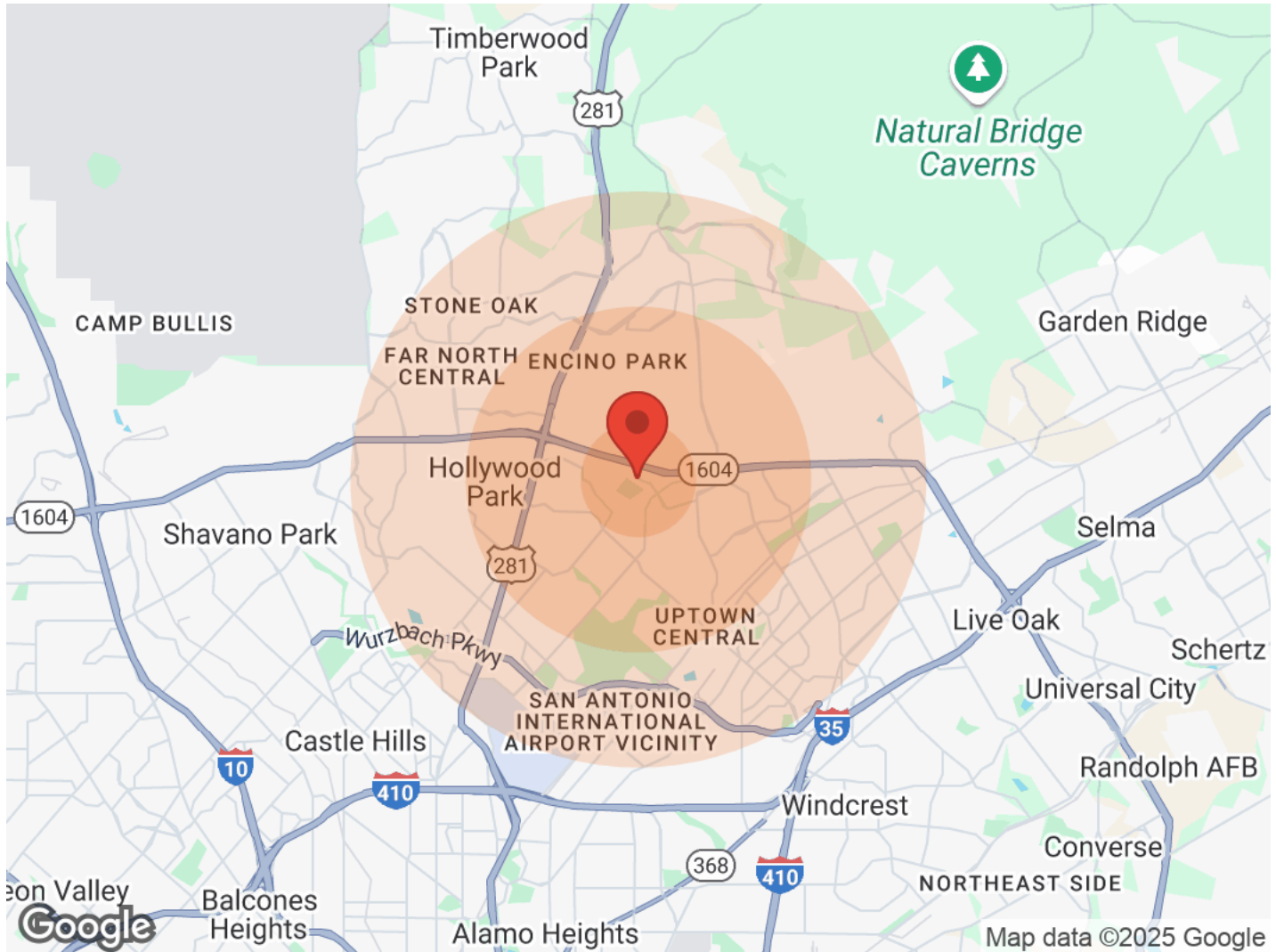
Each Office Independently Owned and Operated

LUKE LEGRAND
Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY
Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

DEMOGRAPHICS

17425 REDLAND ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,622	41,107	107,344
Female	4,612	43,469	112,689
Total Population	9,234	84,576	220,033

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,696	16,448	44,725
Ages 15-24	1,102	11,507	30,392
Ages 25-54	3,754	34,054	87,212
Ages 55-64	1,176	11,172	28,023
Ages 65+	1,506	11,395	29,681

Race	1 Mile	3 Miles	5 Miles
White	7,438	71,308	179,096
Black	574	3,405	11,005
Am In/AK Nat	55	115	305
Hawaiian	N/A	8	86
Hispanic	3,086	28,443	79,938
Multi-Racial	1,684	14,602	44,576

Income	1 Mile	3 Miles	5 Miles
Median	\$96,784	\$77,049	\$71,275
< \$15,000	102	1,274	4,837
\$15,000-\$24,999	525	2,383	6,055
\$25,000-\$34,999	178	2,296	6,535
\$35,000-\$49,999	495	4,149	11,073
\$50,000-\$74,999	605	6,380	15,969
\$75,000-\$99,999	704	6,007	13,869
\$100,000-\$149,999	829	6,493	15,384
\$150,000-\$199,999	321	2,492	6,270
> \$200,000	78	1,534	5,465

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,212	35,260	91,256
Occupied	4,004	33,464	85,714
Owner Occupied	2,408	24,040	56,786
Renter Occupied	1,596	9,424	28,928
Vacant	208	1,796	5,542

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

LUKE LEGRAND

Director
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816

CODY MURPHY

Agent
O: 361-215-7457
cody@kwcommercialsa.com
Tx License #778764

PROFESSIONAL BIO

17425 REDLAND ROAD



LUKE LEGRAND

Director



KW Commercial - Global
1221 South MoPac Expressway
Austin, TX 78746
O: (210) 843-5853
luke@kwcommercialsa.com
TX License #561816