

Office Condo For Lease

Steve Eustis Co

1207 S. Bryant Suite A San Angelo, TX 76903 | 325-653-1489

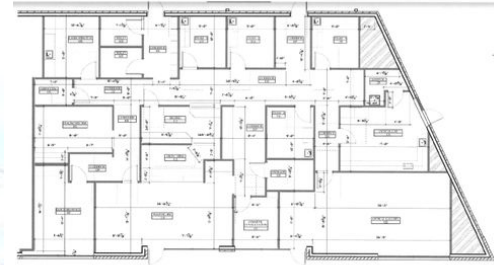
Class A Office/Medical Downtown (Con...

Office: Medical/Dental Condo For Lease

112-114 Concho Avenue , San Angelo, TX, 76903

Prepared on June 06, 2025

1 of 1 Listings



112-114 West Concho Ave. Approximately 3,250 square feet



Listing Details | Office Condo For Lease

Suite	-
Secondary Uses	Retail, Executive Suites/Coworking
Condo	Yes
Sublease	-
Total Available Space	3,250 SF
Min Div/Max Contig	3,250 SF
Asking Rate	\$22.00 Annual/SF
Monthly Rate	\$5,958
Lease Type	Full Service
Expenses	-

Vacant	Yes
Available Date	6/20/2025
Days On Market	1 day
Date Listed	6/05/2025
Last Modified	6/06/2025
Listing ID	42735211
Offices	8
Restrooms	2
Parking Spaces	51
Parking Ratio	2.84/1000

Description

This premier Class A office property in the gateway to downtown San Angelo was fully remodeled in 2020 and offers one of the most upscale, modern facilities in the area. Originally designed for a high-end eye and optical practice, the space features a seamless blend of retail, clinical, and office elements. The building's striking exterior architecture sets it apart, while the interior offers high ceilings and abundant natural light.

The layout includes a reception/waiting area, two optical labs, a laser surgery room, four exam rooms, and a fully built-out former optical retail gallery. This plug-and-play space is move-in ready for a variety of professional uses including medical, dental, or spa services, and can also be easily adapted for executive office use.

Convenient parking is available behind the building, along with additional street parking in front. A rare opportunity to lease one of downtown San Angelo's most refined commercial spaces.

Monthly rate is \$5,960 and includes utilities, taxes, HVAC/plumbing maintenance, janitorial/cleaning.

Property Features

Location Details

Address	112-114 Concho Avenue , San Angelo,...
Zoning	CBD
County	Tom Green

Parcels	R5957
Name	112-114 W Concho Ave.

Building Details

Sub Type	Medical/Dental
Building Status	Existing
Building Size	8,315 SF
Land Size	0.33 Acres / 14,244 SF
Number of Buildings	1
Number of Floors	1
Year Built/Renovated	2013, 2020
Primary Constr. Type	Framed
Occupancy Type	Multi-tenant
Building Class	A
Parking Spaces	51

Parking Ratio	2.84/1000
Condominiumized	Yes
Number of Tenants	3
Cleanroom	Yes
Air Conditioned	Yes
Heated	Yes
Security System	Yes
Electricity	Yes
Water	Yes, City
Sanitary Sewer	Yes, City
Rail Service	No

Property Listings

1 Listing | 3,250 SF | \$22.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	Medical Office	-	3,250 SF	\$22.00 Annual/SF Full Service	6/20/2025

Additional Photos



112-114 West Concho Ave. Approximately 3,250 square feet







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Contact



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