



FOR LEASE

1390 E Bitters Rd
San Antonio, TX 78216

±2,740 SF AVAILABLE

SUMMARY

Property Specs

LEASE RATE	\$26.00 PSF/Year (Modified Gross) <i>2026 Base Year; Tenant pays pro rata share of operating expense increases.</i>
TOTAL AVAILABLE	±2,740 SF
TOTAL GLA	±14,740 SF
LEASE TERM	Negotiable
TYPE	Office/Large Collaborative Space

- Multi-Tenant Class A+ office building situated on 2.9 acres
- Beautiful park-like setting featuring an outdoor patio complete with picnic tables, a firepit area, and a chipping green
- Ample parking with 103 available spaces
- Immediate access to Wurzbach Parkway and quick connectivity to US 281 and Loop 410
- Centrally located just minutes from San Antonio International Airport
- Secured HID access control system in place



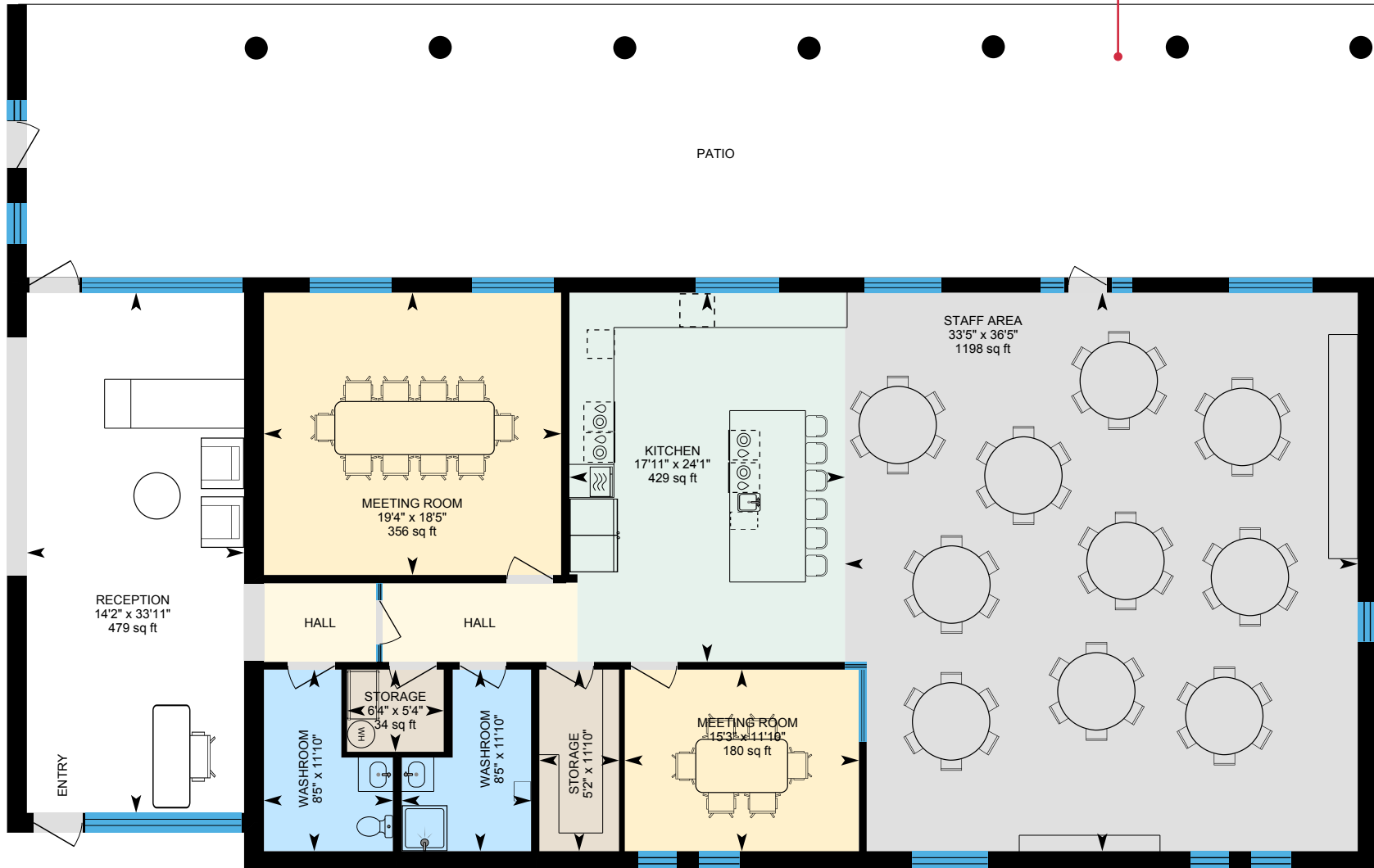
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FLOOR PLAN



CLICK HERE
FOR A 3D TOUR





Space Details

- Features a high-end interior finish, including two (2) modern meeting rooms
- Fully A/V-equipped conference area – ideal for meetings and presentations
- Includes a gourmet-style kitchen complete with stainless steel appliances
- Premium, high-quality furniture available for a turnkey experience
- Shared common area bathroom





AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Logos for various businesses and services:

- girl scouts
- ExtraSpace Storage
- DATAMARK
- Statewide REMODELING
- ALLCAT Claims Service
- AmeriQuartz
- NORTHSIDE
- daltile
- Medical Wholesale
- SUPERIOR POOL PRODUCTS LLC
- THOMAS PRINTWORKS
- SUBLIME CUSTOM STONE
- Comfort-Air Engineering, Inc.
- XENEX Germ-Zapping Solutions
- Medical Wholesale (A Division of Nationwide Pharmaceutical LLC)
- STERLING FOODS. CELEBRATE TASTE
- TRINITY TOWING
- ADT

Logos for various businesses and services:

- McDonald's
- Public Storage
- 7 ELEVEN
- STMA WHOLESALE
- AutoGlassNow
- IML SECURITY SUPPLY
- Spectrum
- 365 Retail Markets

Logos for various businesses and services:

- WHEELS & MORE
- SiteOne LANDSCAPE SUPPLY
- PARKWAY BOAT & RV STORAGE
- HILL COUNTRY BRITISH LAND ROVER SERVICE



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	4,859	79,599	264,324
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	2,395	35,539	114,656
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$80,599	\$94,236	\$106,066

Traffic Counts

STREET	AADT
Wurzbach Parkway	44,542
Jones Maltzberger Road	23,980

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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