

Office Space for Lease



3015 San Pedro Ave, San Antonio, TX 78212

Rental Rate		Rental Building Area	9,016 SF
Property Type	Office	Year Built	1979
Property Sub-type	Loft/Creative Space	Renovated	2019
Building Class	B	Cross Street	W Hollywood

Central Location



DESCRIPTION

The Bauhaus Media Building has available 3 office suites on the 1st floor and 1 office suite on the 2nd floor. All are newly renovated.

Located on the corner of San Pedro & West Hollywood in the heart of the popular Monte Vista Neighborhood.

Easy access to I-10 and US 281, and less than three miles from Trinity University, University of the Incarnate Word, San Antonio College, Brackenridge Park, the San Antonio Zoo, The Playhouse, Alamo Heights shopping and dining, and the Historic Pearl.

Free parking with convenient access to downtown and other San Antonio business districts.

10 minutes from the San Antonio International Airport on US 281.

Highlights

In the heart of the Monte Vista neighborhood

Great amenities

Easy access to downtown, without the hassles

Quick shot to the airport

Ample parking. Easy access to downtown,
medical center and other business districts.

Newly remodeled.
Spacious interiors.
New carpet, ceilings,
LED lighting



Restrooms,
Storage,
Common Areas



Secure Entrance

Parking & Interior
Cameras

Solar Energy
You Pay No Electric Bill!



Downstairs Common Areas



Entry Area



Second Floor
Access

Kitchen

Hallway to
Restrooms
Studios
Storage



TRANSPORTATION

San Antonio International Airport.....10 min 5.6 mi

Major Arteries

IH 10.....5 min west on Hildebrand
Access South Texas Medical Center NW; Downtown South

US 281.....5 min east on Hildebrand
Access San Antonio International Airport North; Museums, Parks, Downtown South
San Pedro Ave. Business District, Shopping Malls North: Downtown South

Fredericksburg Rd.....10 min west on Hildebrand
Access additional business districts and South Texas Medical Center NW

Walk Score.....68 Somewhat Walkable
Access dining, convenience and drug stores

Transit Score.....46 Some Transit
Major north-to-south VIA bus route

Space Available

2nd Floor, Ste NE



Expansive lobby, cabinets, storage closet, 3 offices, conference room

2nd Floor, Ste NE

Rental Rate		Date Available	Now
Service Type	Full Service Gross	Space Use	Office
Space Available	1,703 SF	Build Out As	Standard Office
Space Type		Floor	2nd Floor
Lease Term	Negotiable	Fits	5-15 People

Contains reception area, four distinct offices, conference room. and storage closet. Includes Electric, Water, 2x/month cleaning, Street Sign, Pest Control, Security System, Wi-Fi, Trash, and Water Purification.

Amenities

Air Conditioning
Wi-Fi
Partitioned Offices

Conference Room
Security System
Drop Ceiling

2nd Floor, Ste NE

