



COMMERCIALSM

**13800 SAN PEDRO AVE BLDG #1
Near the corner of US 281 and Bitters Rd
2275 SQ FT**

**From the desk of David Kauffman
Keller Williams Commercial Agent**

Memo

From: David Kauffman

To: Interested Tenants

Re: Information on 13800 San Pedro Ave Bldg #1

Attached please find information regarding the available Lease Space at 13800 San Pedro Ave Bldg #1.

- Area Map
- Lease Specifications
- Floor Plan
- Photos

This recently updated space is an excellent site for your company, a MedSpa, a Home Health Agency, and myriad other possibilities.

It's conveniently located on the Northbound Access Rd of US 281 (San Pedro Ave), just north of Bitters Rd.

There's plenty of Parking and it is RENT READY!

All information is deemed to be reliable.

All information should be verified.

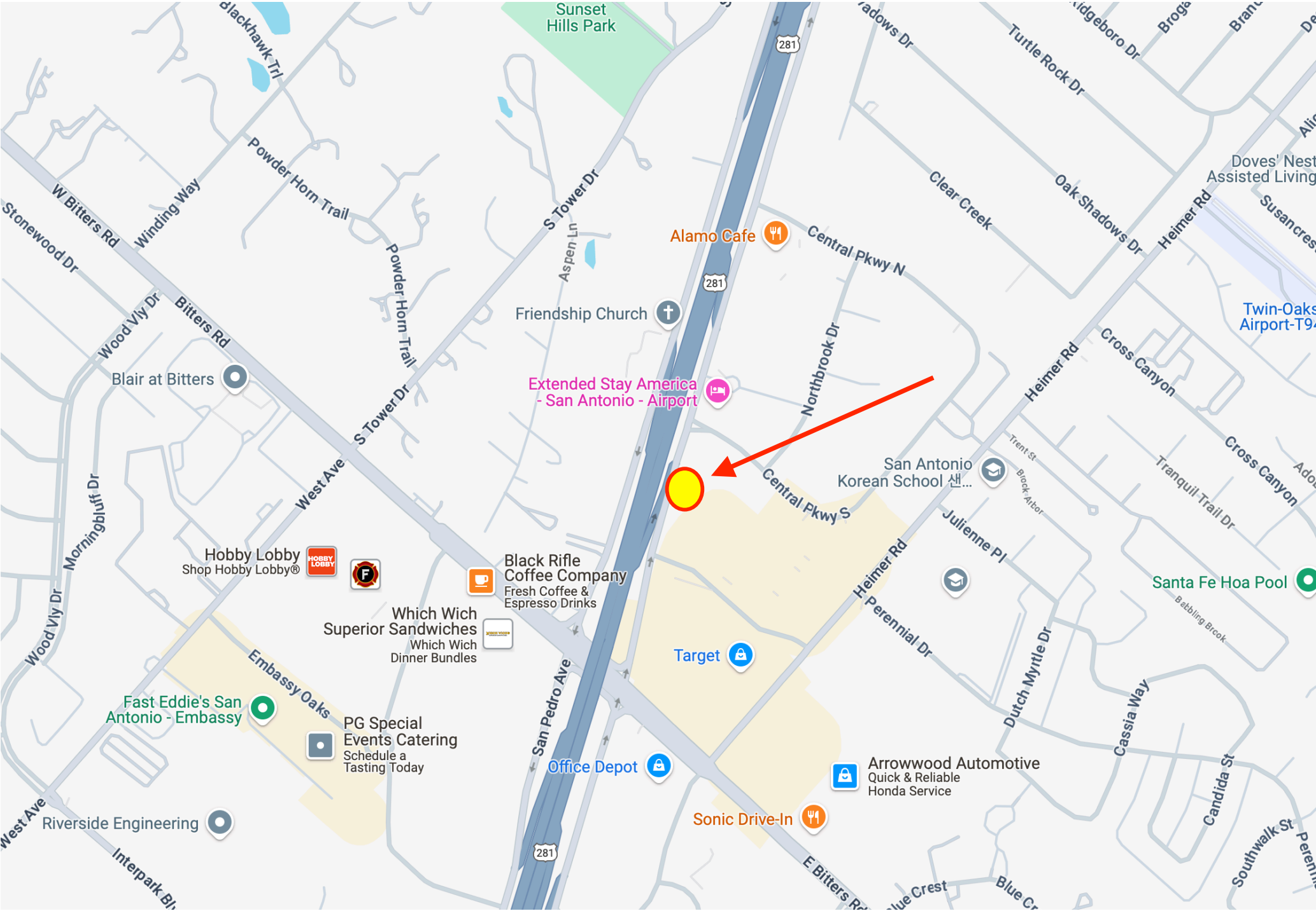
For additional information, please contact David Kauffman at 210-254-2610.

210-254-2610

David Kauffman

davidkauffman@kw.com

13800 San Pedro Ave is located on the Northbound Access Rd of US 281 between Bitters Rd and Central Pkwy S





13800 SAN PEDRO AVE Bldg #1, SATX 78232 - 2024

Lease Specifications:

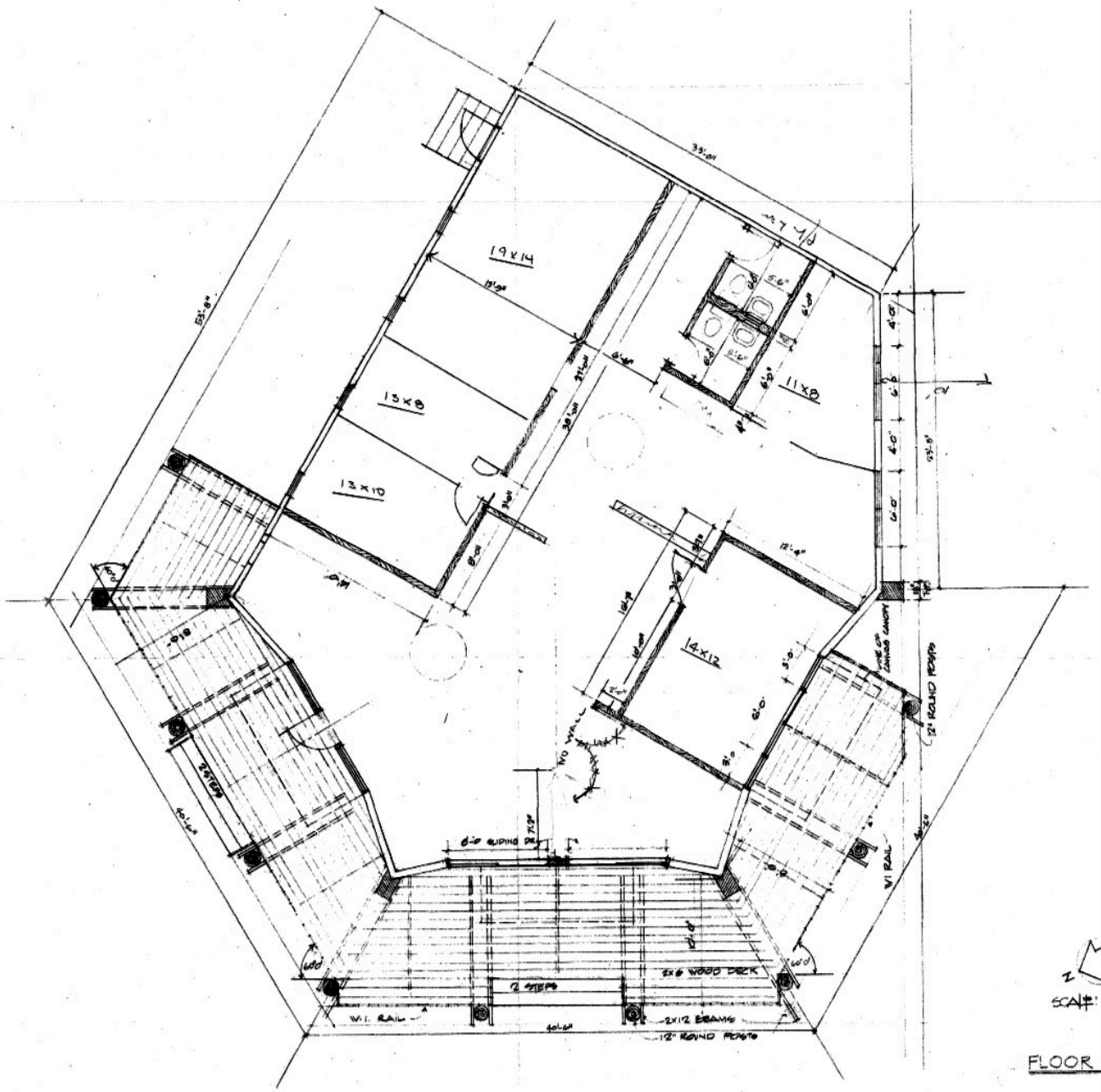
1. 13800 San Pedro 78232, Bldg 1
2. 2275 Sq Ft - Per Bldr Plans
3. Base Rent: \$24.80/SQ FT Annual Rent. Monthly = \$4700.00
4. NNN's: Currently \$5.54/YR. **\$0.46/Month** : \$12,595.00/Annual. \$1050/Monthly
 1. Calculations below
5. Total Monthly Rent (Base Rent + NNN's) = **\$5750**
6. Annual Base Rent increases: 3.2% per year.
7. Term: FIVE YEARS.
8. CAM: Currently All Common Area Maintenance (CAM) costs are paid for by the Landlord. Should the tenant's business call for more CAM, charges for extraordinary Common Area Maintenance will be charged to Tenant.
 1. Landlord provides HVAC Maintenance.
9. SIGNAGE:
 1. Tenant has use of the TOP 50% of both sides of the MONUMENT SIGN, located at Entrance on Access Rd.
 2. Tenant has use of the TOP 50% of both sides of the PYLON SIGN located on the Parking Lot Island.
10. Utilities:
 1. Tenant is charged a flat \$50/month for Water/Sewer.
 2. Tenant is responsible for CPS/Energy Account. (Summer 2024 Avg=\$215)
11. ACH PAYMENTS required for payment on the first day of the each month.

NNN Calculations

1. Taxes: Tenant pays 50% of Land and 28% of Improvements - **2024**
 1. \$9144.70/12=\$762.06
2. Insurance ESTIMATE: Previous Tenant Insurance Cost:
 1. \$3450/12= \$287.50*
3. Common Area Maintenance: Currently \$0.00
 1. Landlord pays for HVAC Maintenance

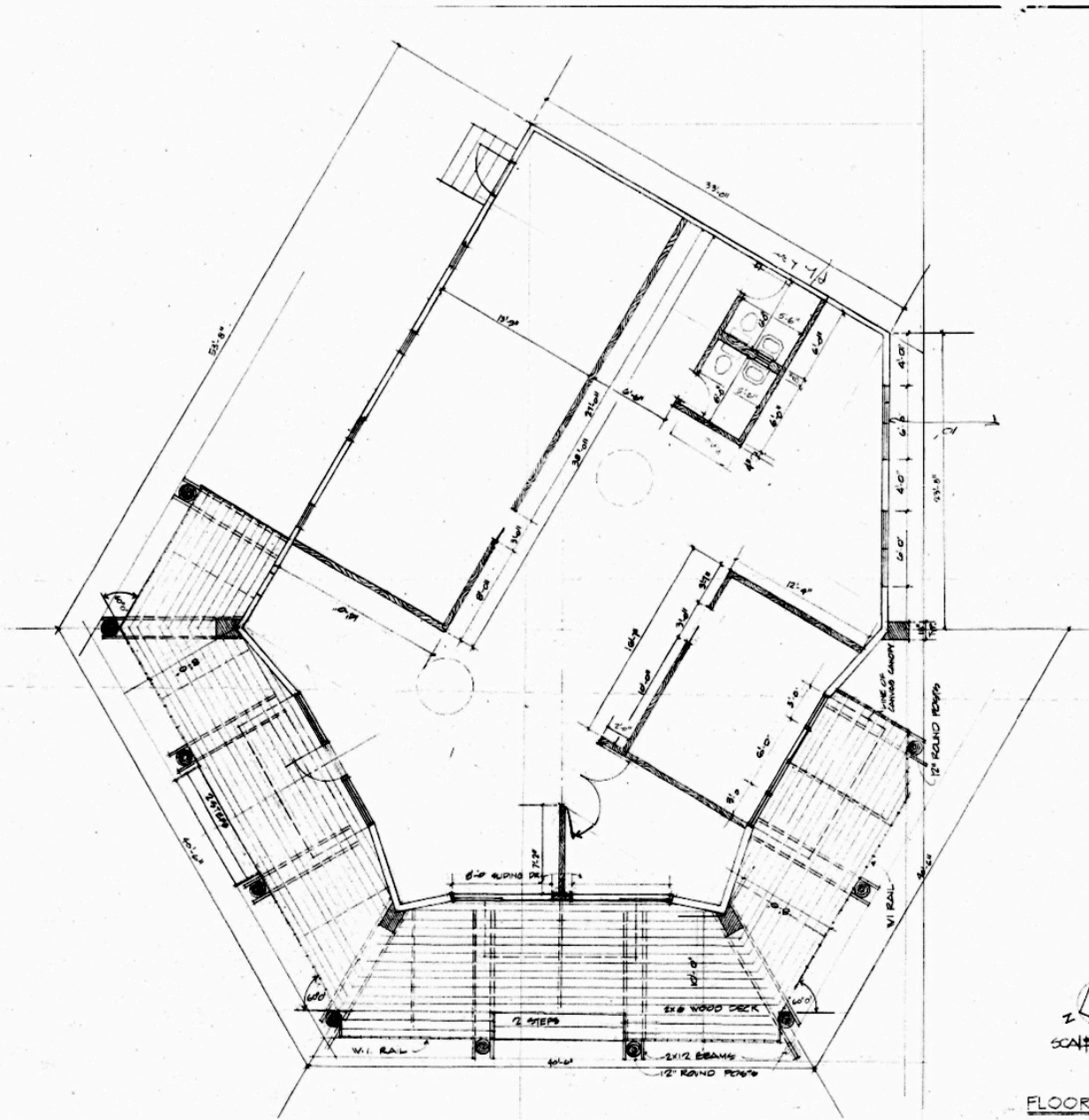
*A new Insurance Policy will be procured, based on tenant's business and the corrected/updated amount of Insurance will be provided to Tenant.

Current Floor Plan



FLOOR

Original Floor Plan



SCALE

FLOOR

















