

PROFESSIONAL OFFICE FOR LEASE

ELM CREEK PROFESSIONAL OFFICE

17215 JONES MALTSBERGER



TENANT IMPROVEMENTS AVAILABLE!

KW COMMERCIAL SAN ANTONIO
15510 Vance Jackson Rd Suite 104
San Antonio, TX 78249

kw CITY VIEW
KELLERWILLIAMS. REALTY

Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

17215 JONES MALTSBERGER ROAD



- Immediate proximity to US Highway 281 and Loop 1604.
- Surrounded by a wide range of dining options and major retailers, providing ample opportunities for business and leisure
- Generous tenant improvement allowance available
- Ample parking

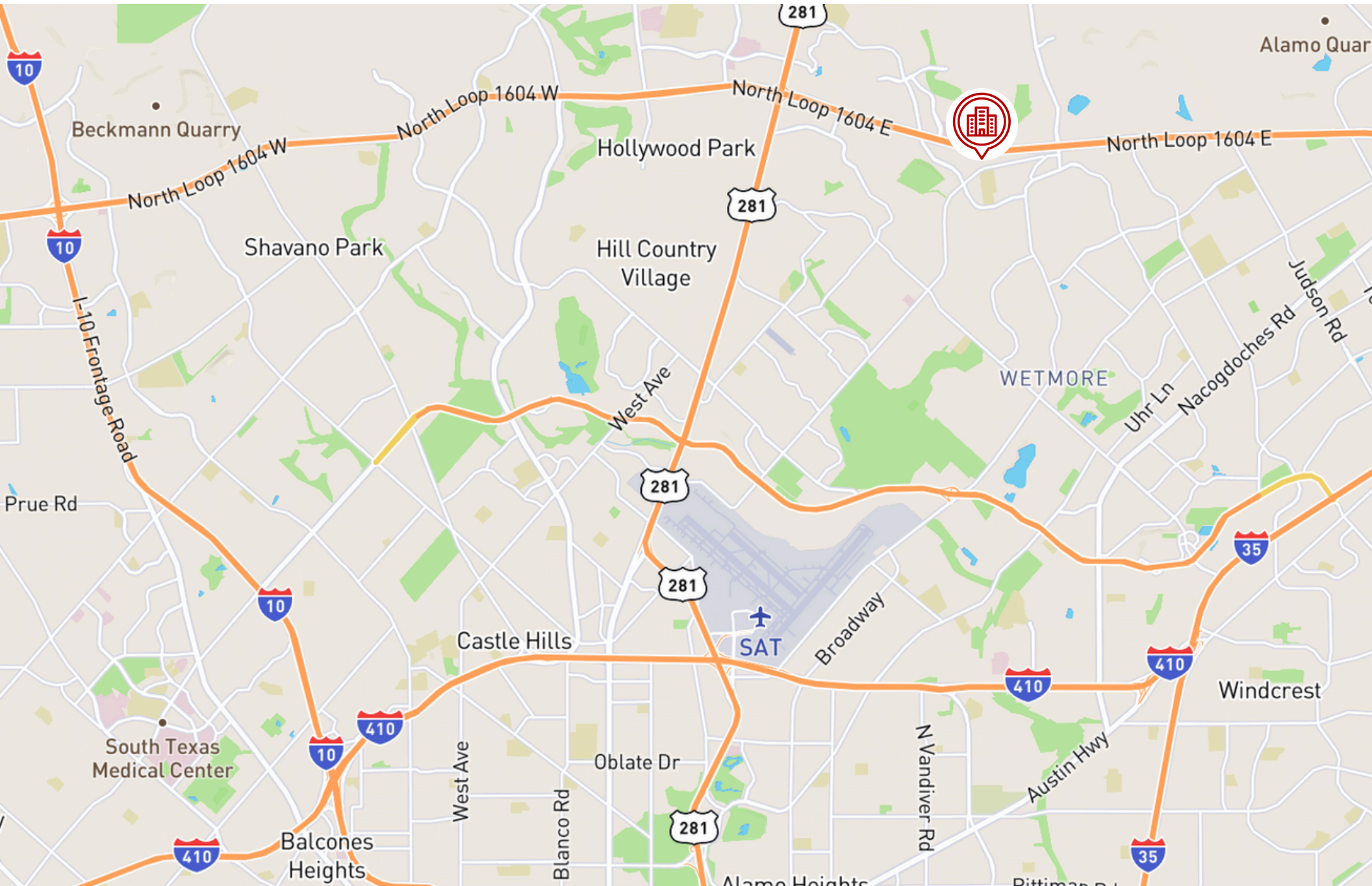
PROPERTY INFORMATION

LEASE RATE:	\$26.50 NNN
BUILDING SF:	23,268
AVAILABLE SF:	~6,400
YEAR BUILT:	2019
PARKING	115 Surface Spaces
PARKING RATIO:	4.94 : 1,000



AERIAL MAP

17215 JONES MALTSBERGER ROAD



PROPERTY PHOTOS

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TRADE AREA

17215 JONES MALTSBERGER ROAD



EL CHAPARRAL
FERTILE VALLEY

TRADE AREA

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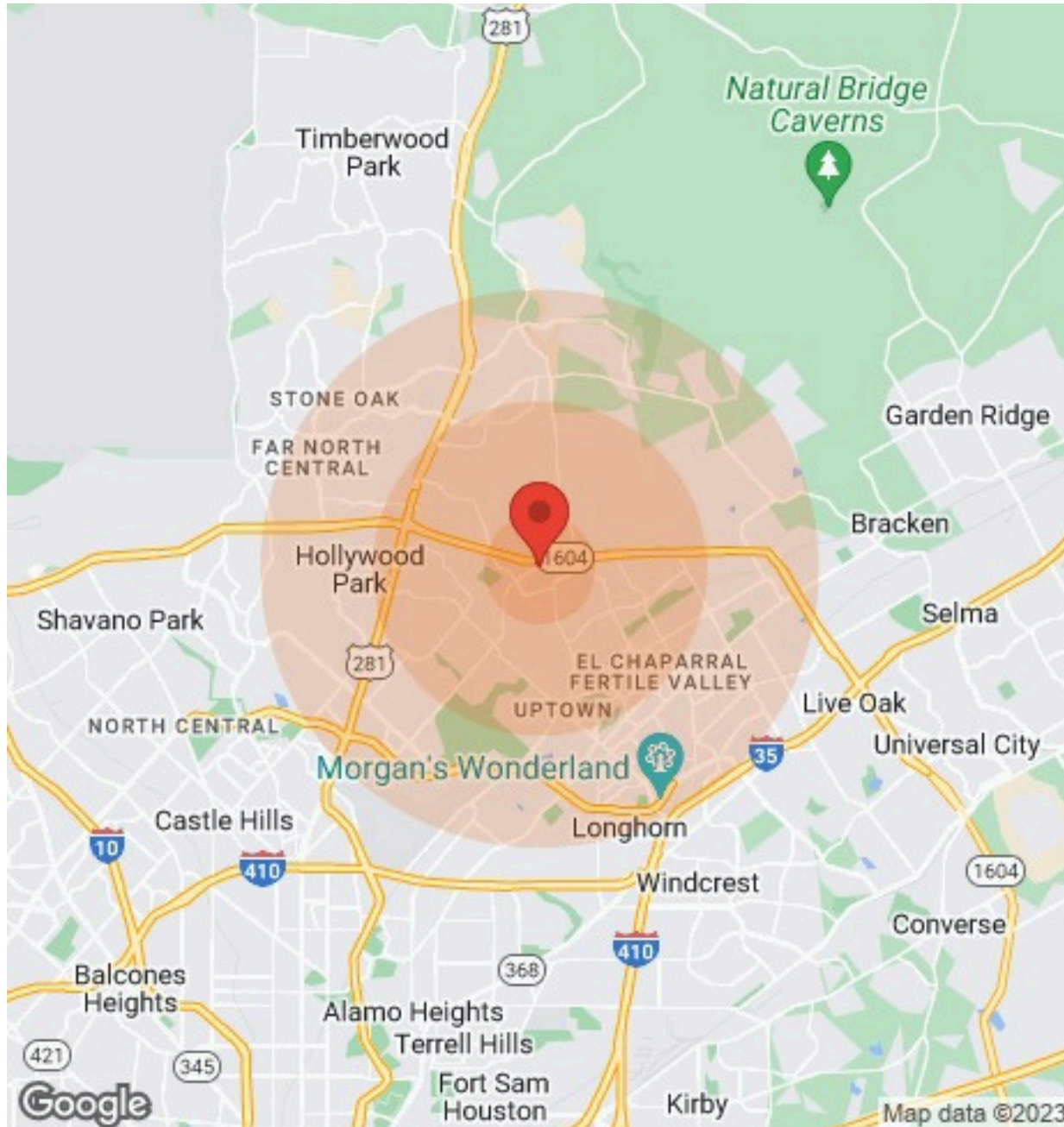


AUTRY POND
(Under Construction)
45.7-AC Development
\$400-500k Homes



DEMOGRAPHICS

17215 JONES MALTSBERGER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	976	41,931	102,517
Female	1,086	43,964	107,818
Total Population	2,062	85,895	210,335

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	425	17,392	43,103
Ages 15-24	316	11,840	29,184
Ages 55-64	271	11,008	26,441
Ages 65+	230	10,542	30,518

Race	1 Mile	3 Miles	5 Miles
White	1,802	71,419	170,207
Black	101	3,606	10,943
Am In/AK Nat	3	135	283
Hawaiian	N/A	13	82
Hispanic	572	30,898	78,003
Multi-Racial	252	17,046	44,068

Income	1 Mile	3 Miles	5 Miles
Median	\$115,774	\$71,498	\$70,722
< \$15,000	10	1,291	4,360
\$15,000-\$24,999	10	2,295	5,610
\$25,000-\$34,999	N/A	2,511	6,547
\$35,000-\$49,999	56	4,256	11,098
\$50,000-\$74,999	114	6,464	15,734
\$75,000-\$99,999	117	6,335	13,547
\$10,000-\$149,999	261	6,338	14,290
\$150,000-\$199,999	134	2,108	5,319
> \$200,000	N/A	1,099	4,417

Housing	1 Mile	3 Miles	5 Miles
Total Units	777	34,534	86,623
Occupied	763	33,163	81,413
Owner Occupied	720	24,403	54,842
Renter Occupied	43	8,760	26,571
Vacant	14	1,371	5,210

CONTACT PAGE

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For more information about this property and other
leasing opportunities, contact:

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