

PEDROZA

— REAL ESTATE GROUP —

Hausman Office Park

SAN ANTONIO, TX 78249



BUILT-TO-SUIT OFFER MEMORANDUM

KWHERITAGE
KELLERWILLIAMS. REALTY

PREPARED BY:

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Director / Commercial Broker

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HAUSMAN OFFICE PARK, SAN ANTONIO, 78249

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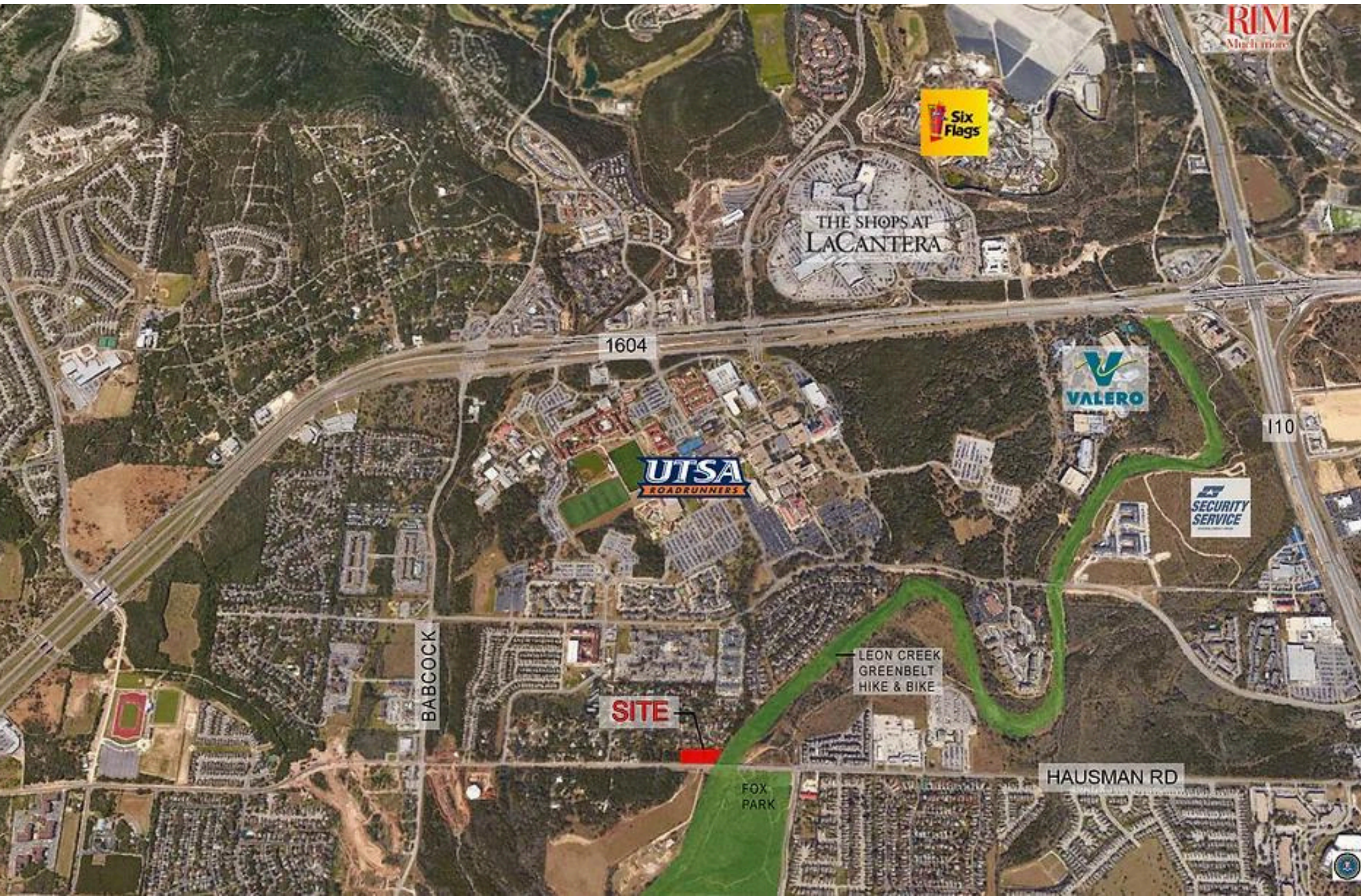
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Location Map

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249

kwHERITAGE
KELLERWILLIAMS.REALTY



Property Details

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249

Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners.

Address: 6705 W Hausman Rd

Building Size: +/- 2,100 SF

Lease Price: \$24.00 PSF

NNN Price: \$7.25 PSF

Tenant Improvement Allowance (TI): \$25.00 PSF

Legal Address: NCB 14741 BLK 1 LOT 34 (C-2NA, Commercial, Nonalcoholic Sales District (Sec. 35-310.10e))

Zoning: C-2NA



Property Description

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249

Hausman Office Park is a new modern development in North San Antonio. It will consist of four new multi-tenant buildings ranging from 2,100 SF to 3,500 SF on approximately 1.5 Acres next to the Leon Creek Green Way.

Three buildings are available for Build-to-Suit. Excellent opportunity for Office, Medical Professionals, and Retail Shop Owners. The building is located off Hausman Road. Easy Access to both West Hausman and Babcock from 1604 and I-10 West.

Tenant Improvement Allowance will vary depending on the type of business, lease terms (minimum of 5 years), and business financials.



Floor Plan

6705 W HAUSMAN, SAN ANTONIO, 78249

Versatile Shell Space:

2,100 SF of customizable shell space,
ideal for office, medical, or retail use,
allowing tenants to design the layout to
suit their business needs.

Shell Space Available

Feb 1, 2025

First Floor

+/- 2,100 SF

Price Per SF:

\$24.00 PSF

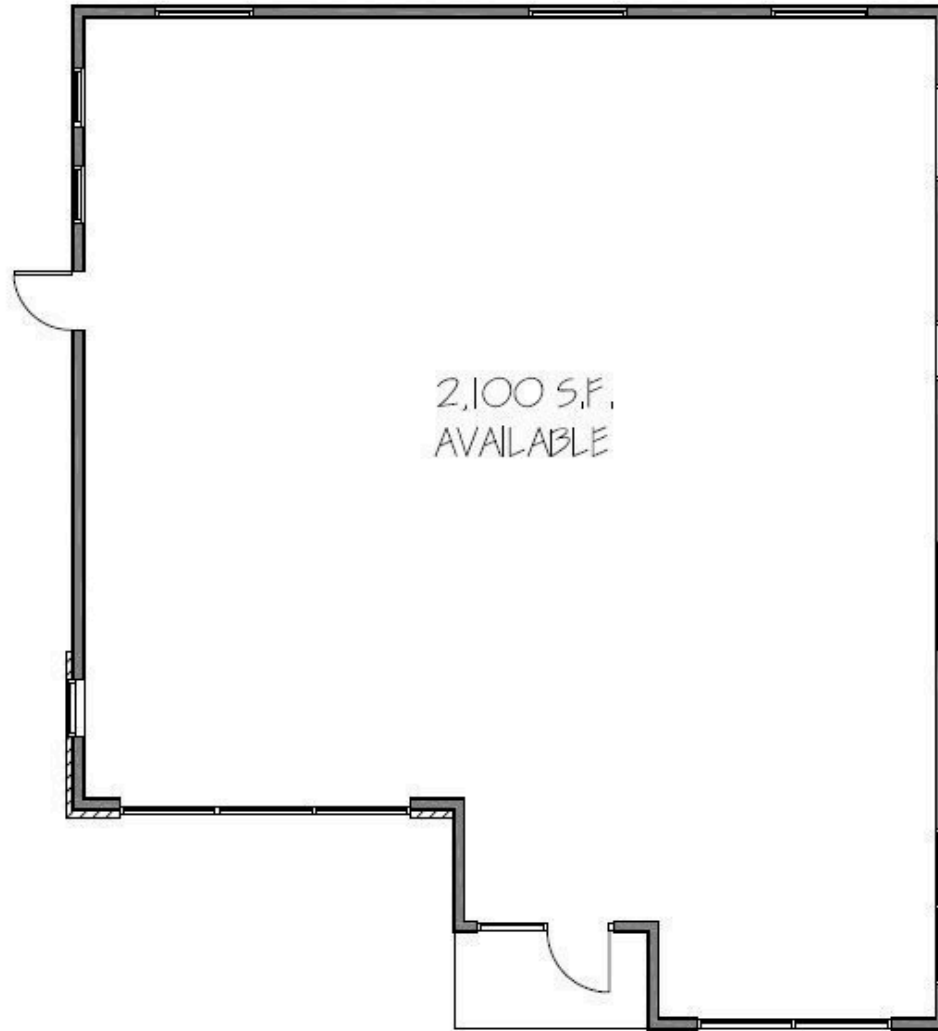
\$7.25 NNN

Tenant Improvement (TI) Allowance:

\$30.00 PSF

Term:

5-10 Year



FLOOR PLAN 2,100 S.F.
SCALE: NTS

Floor Plan

6705 W HAUSMAN, SAN ANTONIO, 78249

Versatile Shell Space:

2,100 SF of customizable shell space,
ideal for office, medical, or retail use,
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suit their business needs.

Shell Space Available

Feb 1, 2025

First Floor

+/- 2,100 SF

Price Per SF:

\$24.00 PSF

\$7.25 NNN

Tenant Improvement (TI) Allowance:

\$30.00 PSF

Term:

5-10 Year



SAMPLE OFFICE 2,100 S.F.
SCALE: 1/8" = 1'-0"

Floor Plan

6705 W HAUSMAN, SAN ANTONIO, 78249

Versatile Shell Space:

2,100 SF of customizable shell space, ideal for office, medical, or retail use, allowing tenants to design the layout to suit their business needs.

Shell Space Available

Feb 1, 2025

First Floor

+/- 2,100 SF

Price Per SF:

\$24.00 PSF

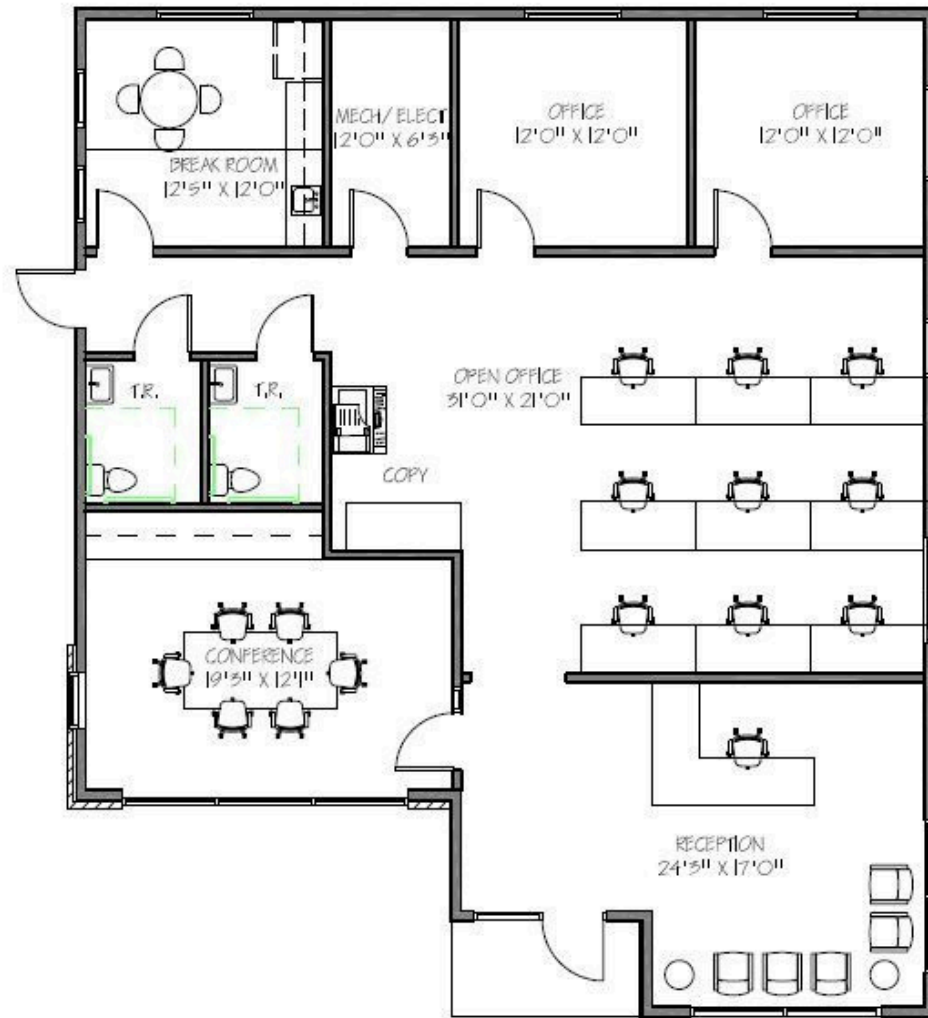
\$7.25 NNN

Tenant Improvement (TI) Allowance:

\$30.00 PSF

Term:

5-10 Year



Exterior Photos

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249



Interior Photos

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249



Interior Photos

HAUSMAN OFFICE PARK, SAN ANTONIO, 78249



Commercial Broker Information



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