

UNIVERSITY PARK SERVICE CENTER

12661-12679 SILICON DRIVE | SAN ANTONIO, TX 78249

FOR LEASE



For More
Information
Contact

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ENTRADA
PARTNERS

CBRE

Property Overview

MOVE-IN READY CONDITION

AVAILABILITY

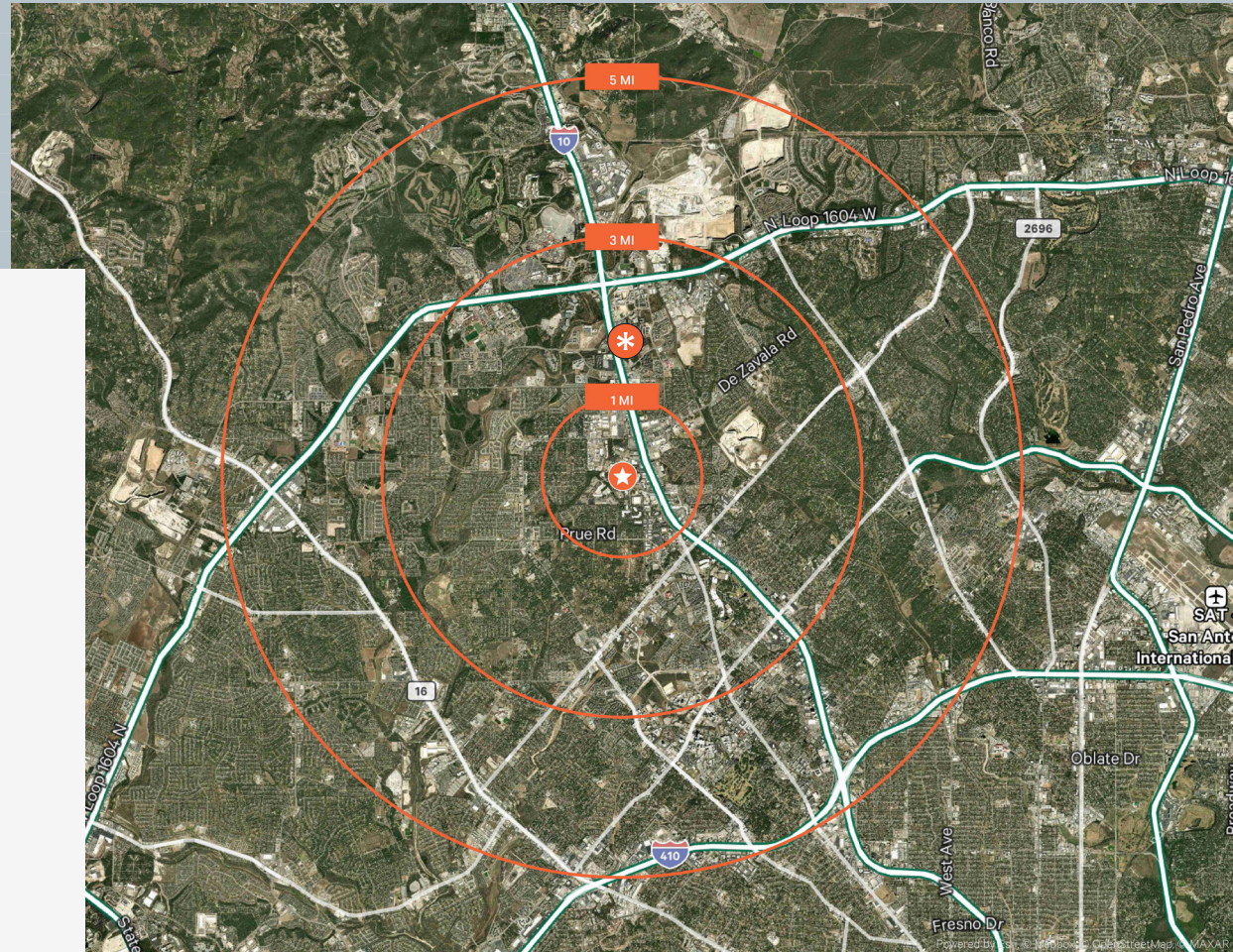
- Total Project Size: ±39,706 SF
- ±2,134 - ±6,972 SF Available

BUILDING FEATURES

- Grade level loading
- 16' Clear Height

TERMS

- Lease Rate: \$14.50 PSF
- Annual OPEX: \$5.75 PSF



LOCATION OVERVIEW



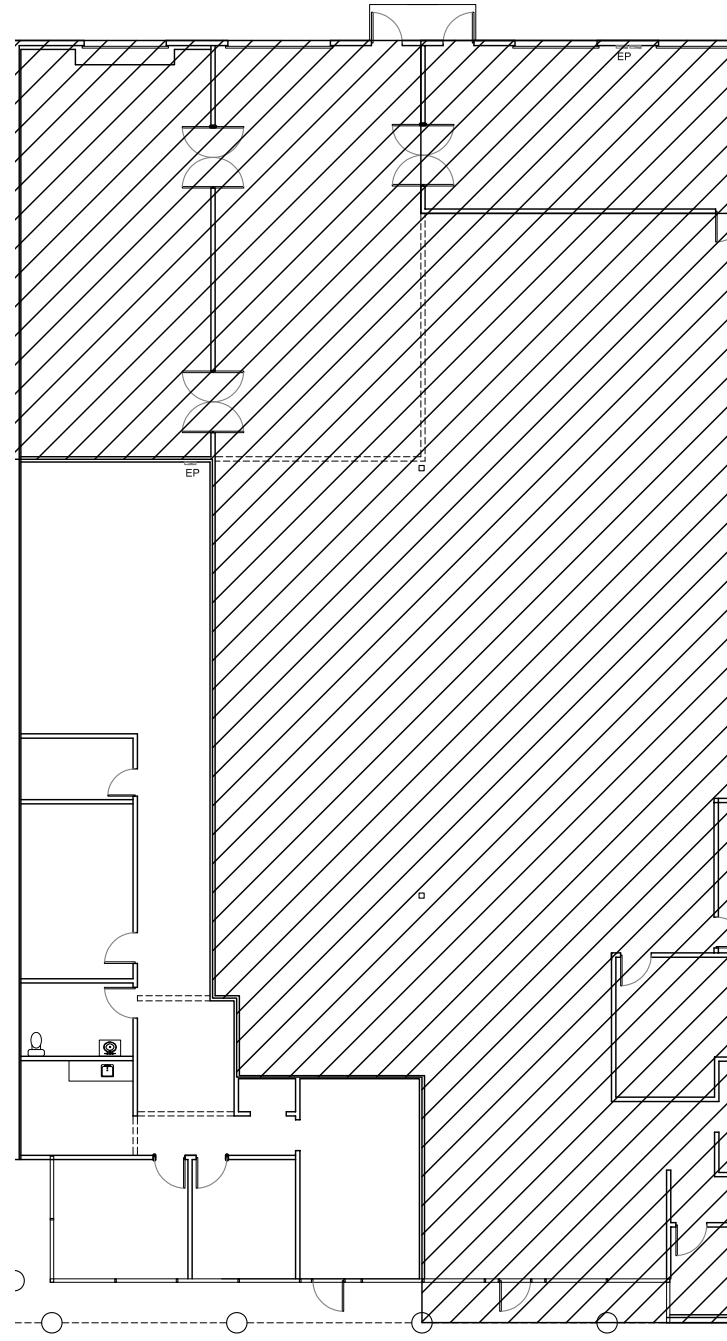
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	12,907	127,959	308,190
2025 Employees	13,510	88,945	181,214
2025 Businesses	724	5,383	13,657
2025 Average Household Income	\$83,087	\$92,187	\$95,731
2025 Daytime Population	22,533	185,318	386,987



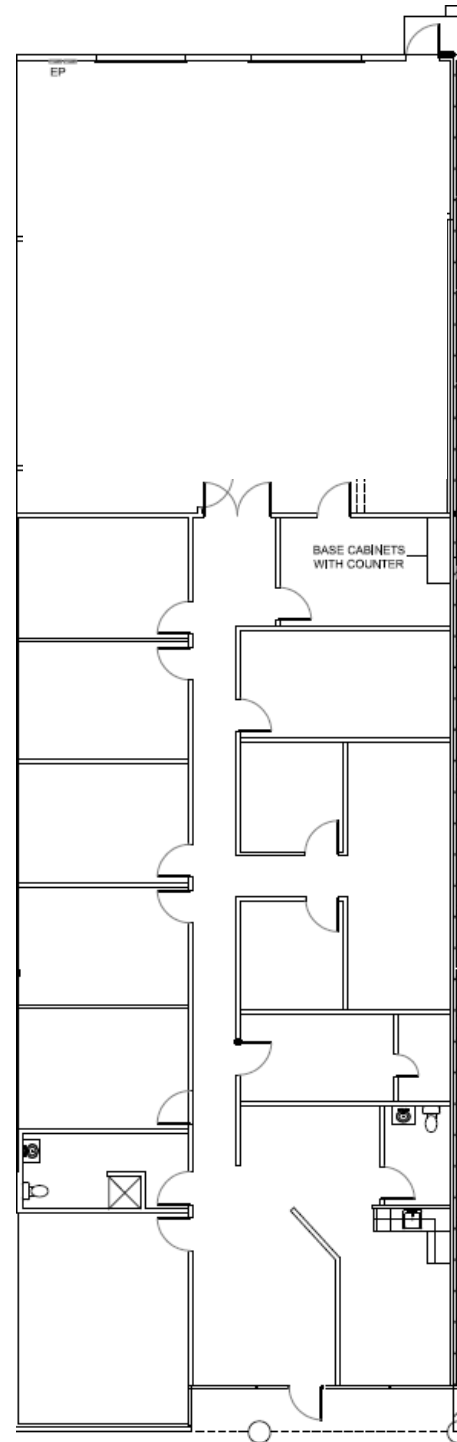
SUITE 12661

SUITE	12661
SF	±2,134 SF
RATE	\$14.50 NNN
COMMENTS	Available Now

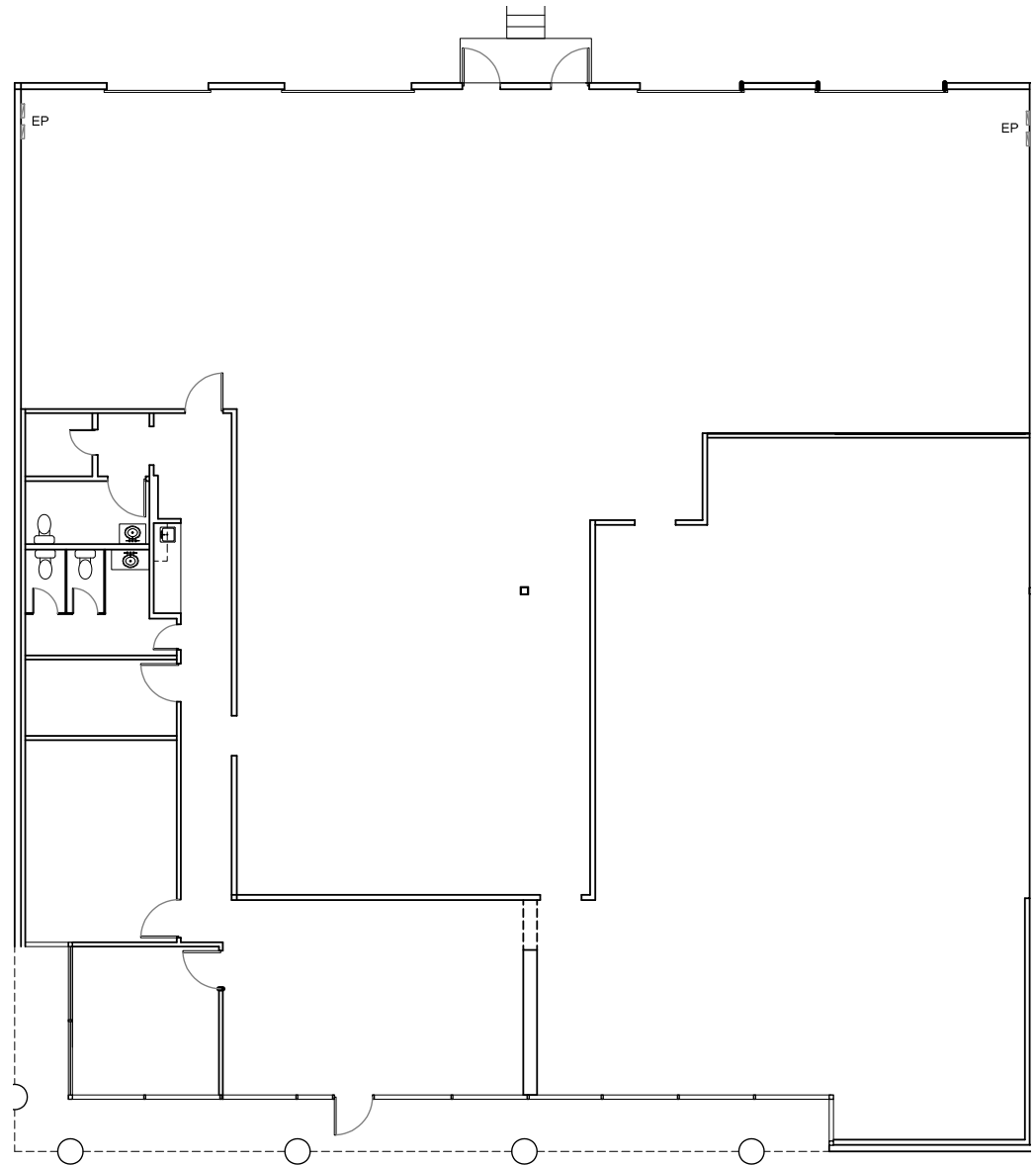


SUITE 12665

SUITE	12665
SF	±4,967 SF
RATE	\$14.50 NNN
LOADING	1 Ramp 1 Half Dock
COMMENTS	Available Now

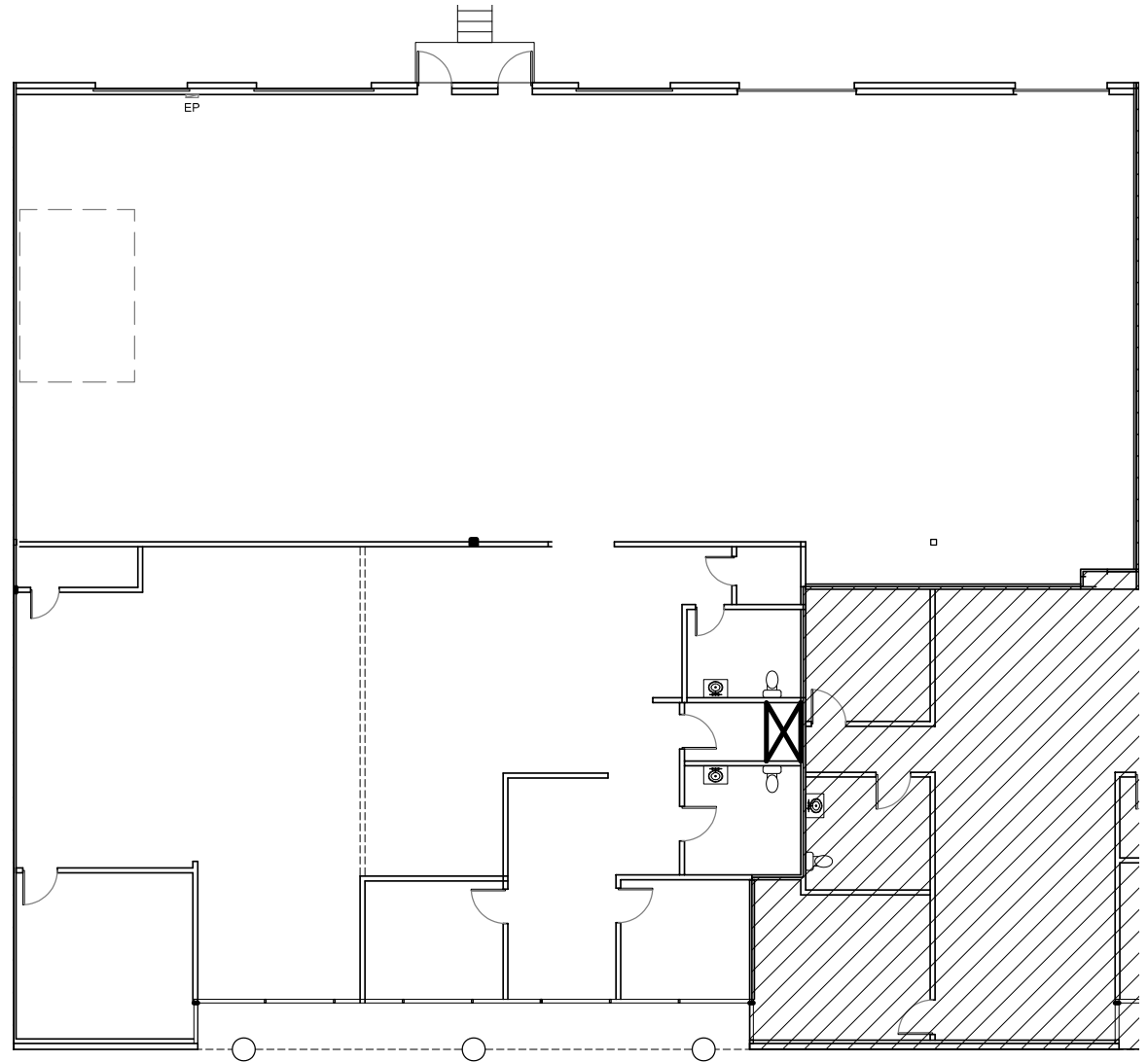


SUITE 12669



SUITE	12669
SF	±6,741 SF
RATE	\$14.50 NNN
LOADING	2 Ramps 2 Half Docks
COMMENTS	Available 7/1/2026

SUITE 12673



SUITE	12673
SF	±6,972 SF
RATE	\$14.50 NNN
LOADING	1 Ramp 4 Half Docks
COMMENTS	Available 7/1/2026



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CBRE

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