

# MIDLAND BUILDING

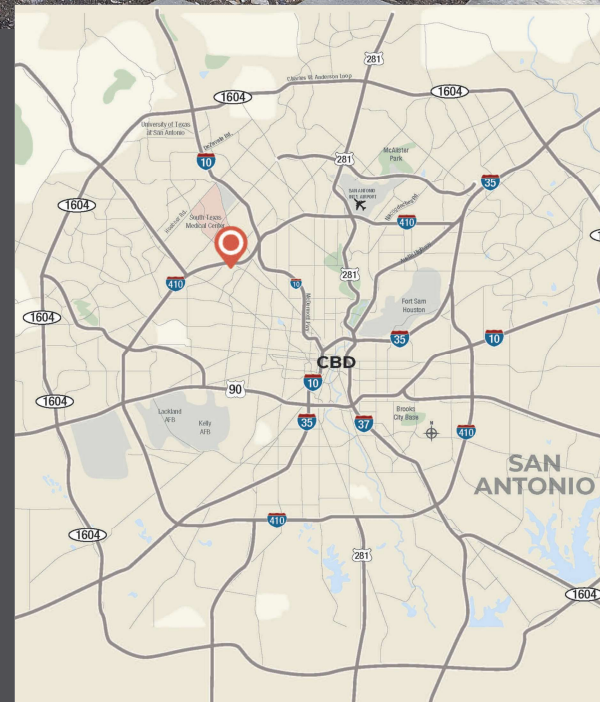


4346 NW LOOP 410 - SAN ANTONIO, TX 78228



## HIGHLIGHTS

- High profile location on NW Loop 410.
- Exposure to thousands of motorists daily.
- Currently configured for single tenant occupancy.
- Boutique office building with parking capabilities in excess of 6/1,000 SF.
- Rare commodity with 12,308 SF of owner-occupier space available.
- Currently leased, the building will become vacant in August 2026.
- Impressive view corridors and best in class accessibility.
- Proximity to area amenities, executive housing, medical and more!
- Significant discount to replacement cost (\$400/sf).



For Additional Information Please Contact:

Scot C. Farber, CCIM

Tel: 972.672.8650

Scot.Farber@youngerpartners.com

Tom Strohhahn, CCIM

Tel: 214.294.4439

Tom.Strohhahn@youngerpartners.com

The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale of lease, or withdrawal notice.





## OPPORTUNITY

Currently fully leased to BCFS Health & Human Services through July of 2025, the Midland Building will be vacant and ready for a new chapter by the end of summer. A rare gem at just over 12,000 square feet, this diamond in the rough offers an owner-occupant the opportunity to take control of their real estate needs and immediately create value. Available “as is, where is”, the 12,308 square foot building has been well maintained and features a functional layout that is readily adaptable to a variety of utilization requirements.

In addition to tax savings, ownership has added benefits that include: Controlled occupancy cost, market appreciation and equity creation.

SIZE	12,308 SF
------	-----------

YEAR BUILT	1971
------------	------

NUMBER OF FLOORS	1
------------------	---

PARKING	APPROXIMATELY 6.2/1,000
---------	-------------------------

SITE AREA	1.03 ACRES
-----------	------------

### MIDLAND BUILDING • 4346 NW LOOP 410 - SAN ANTONIO, TEXAS

