



CUSHMAN &
WAKEFIELD



FOR LEASE

PACIFIC PLAZA

14100 SAN PEDRO AVE
SAN ANTONIO, TX 78232

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4040 Broadway Street
Suite 602
San Antonio, Texas 78209
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PROPERTY DESCRIPTION

Pacific Plaza is a 7-story, 101,559 SF, class A office Building in North Central San Antonio, with a beautiful 3-story lobby with marble flooring and modern lobby furniture.

PROPERTY FEATURES

- 670 square-foot building conference room
- Janitorial service 5 nights per week and on-site patrol
- On-site building maintenance and day porter
- 24/7 building access with card access after hours
- Surface parking and garage parking at 3.5/1000 SF
- Covered reserved parking at \$35 per space per month
- Grab and Go Market with lounge

PROPERTY DETAILS

RENTAL RATE	\$28.00 SF/YR (Full Service)
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PARKING	3.5/1,000
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SPACE AVAILABLE

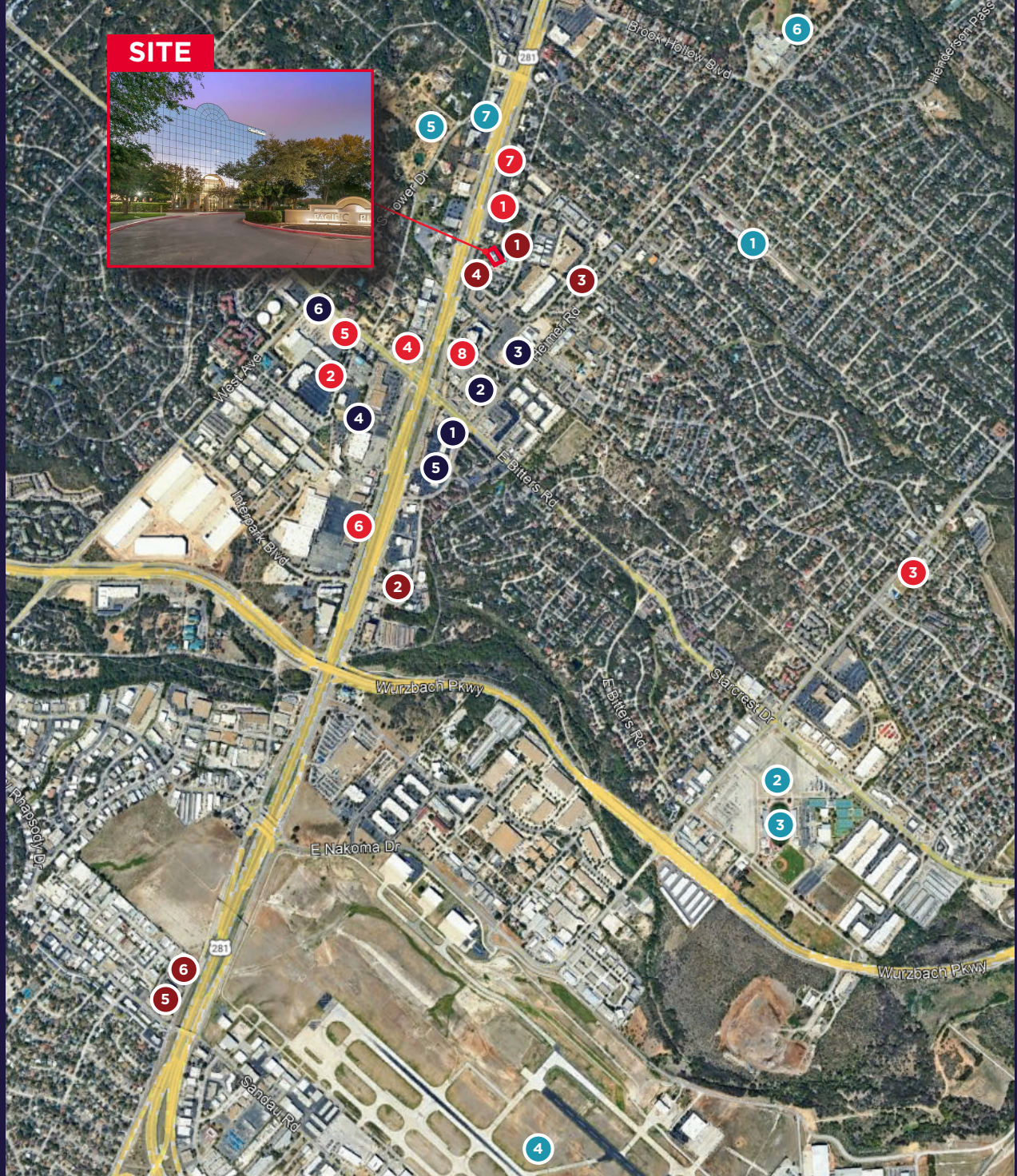
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (RSF)
Suite 101	Office	\$28.00/SF/Yr	Full Service	2,630 RSF
Suite 201	Office	\$28.00/SF/Yr	Full Service	1,835 RSF
Suite 304	Office	\$28.00/SF/Yr	Full Service	977 RSF
Suite 316	Office	\$28.00/SF/Yr	Full Service	2,738 RSF
Suite 410	Office	\$28.00/SF/Yr	Full Service	4,764 RSF
Suite 515	Office	\$28.00/SF/Yr	Full Service	1,509 RSF
Suite 618	Office	\$28.00/SF/Yr	Full Service	1,677 RSF
Suite 750	Office	\$28.00/SF/Yr	Full Service	1,824 RSF



LOBBY

PROPERTY





AMENITY MAP

RESTAURANTS

- 1 Alamo Cafe
- 2 Max and Louie's New York Diner
- 3 Gogi Street (Korean Fusion)
- 4 Denny's
- 5 Starbucks
- 6 Panera Bread
- 7 IHOP
- 8 Olive Garden Italian Restaurant

BUSINESSES

- 1 Office Depot
- 2 Target
- 3 The Home Depot
- 4 Goodwill Store and Donation Station
- 5 FedEx Office Print & Ship Center
- 6 7-Eleven

POINTS OF INTEREST

- 1 Twin-Oaks Airport-T94
- 2 Blossom Athletic Center
- 3 Jerry Comalander Stadium
- 4 San Antonio International Airport
- 5 Sunset Hills Park
- 6 Blossom Park
- 7 One Medical park

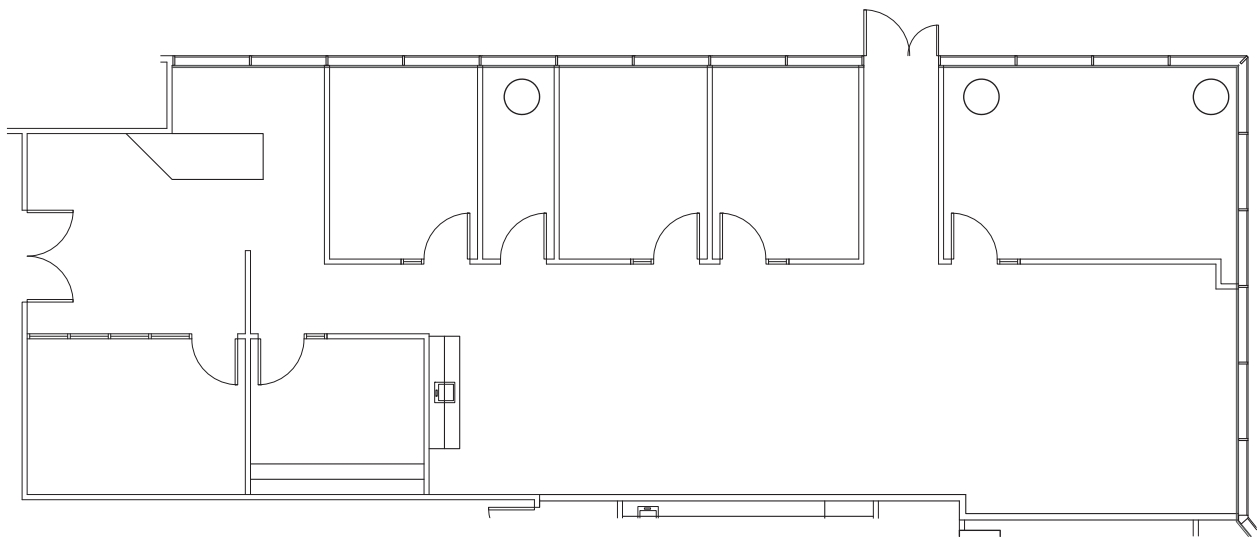
HOTELS

- 1 Comfort Suites San Antonio
- 2 Hilton Garden Inn
- 3 La Calera Apartments
- 4 Extended Stay America San Antonio TX Airport
- 5 Studio 6 San Antonio TX Airport
- 6 SureStay Plus by Best Western San Antonio

FLOOR PLAN

AVAILABLE

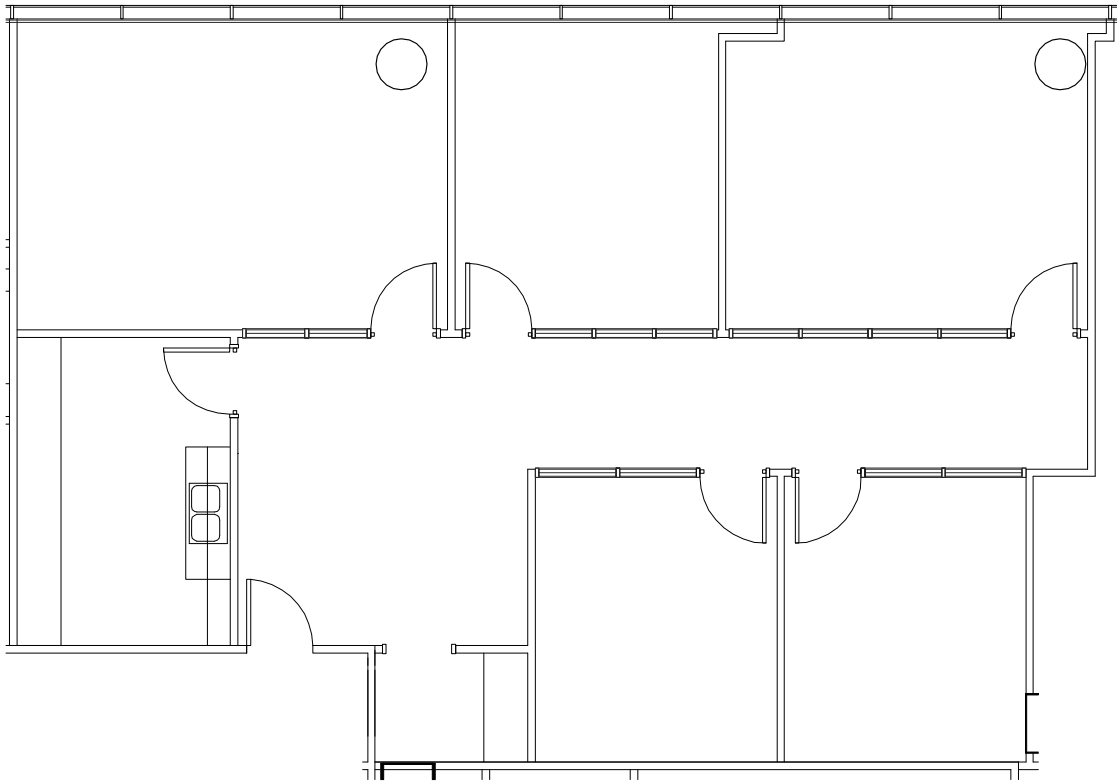
SUITE 101 - 2,630 RSF



FLOOR PLAN

AVAILABLE

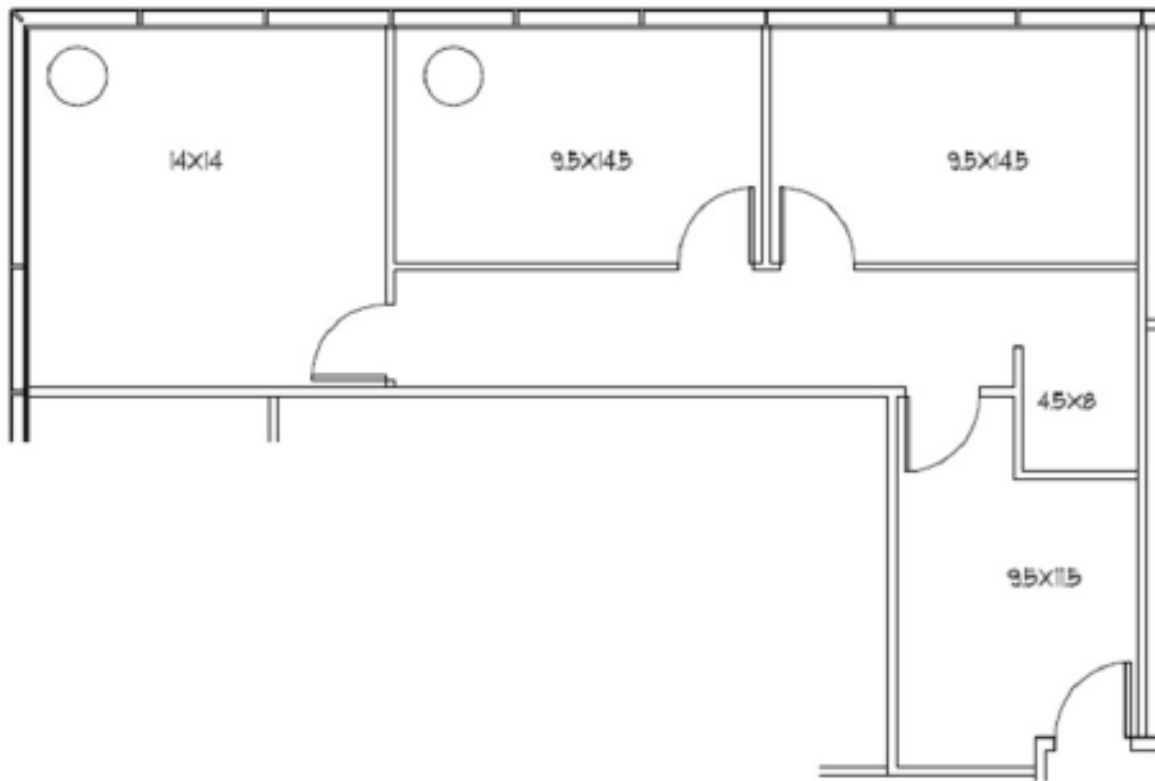
SUITE 201 - 1,835 RSF



FLOOR PLAN

AVAILABLE

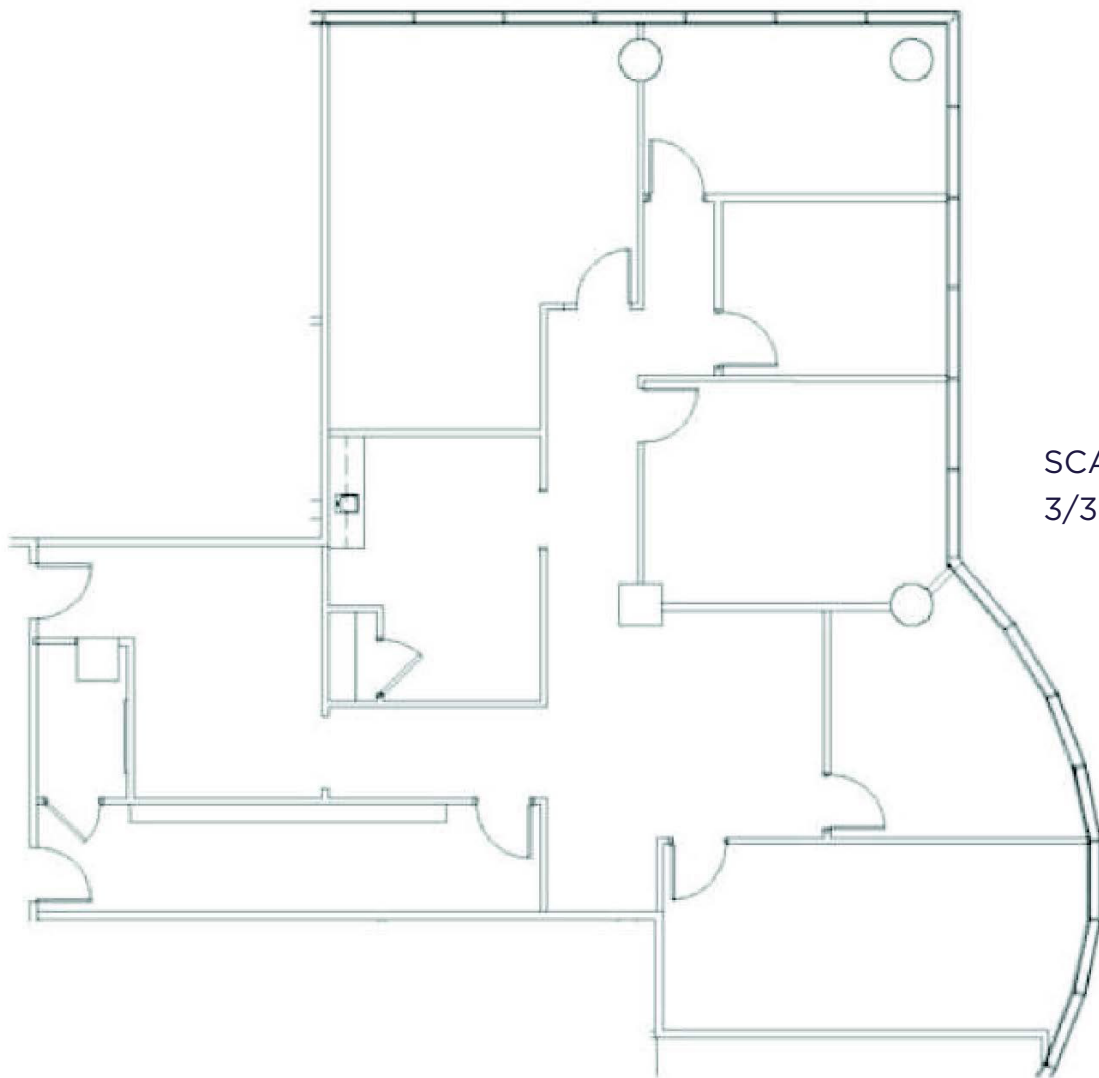
SUITE 304 - 977 SF



FLOOR PLAN

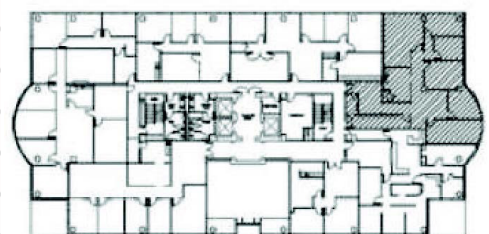
AVAILABLE

SUITE 316 - 2,738 SF



SCALE
 $3/32" = 1'-0"$

LEVEL 3 LOCATION PLAN

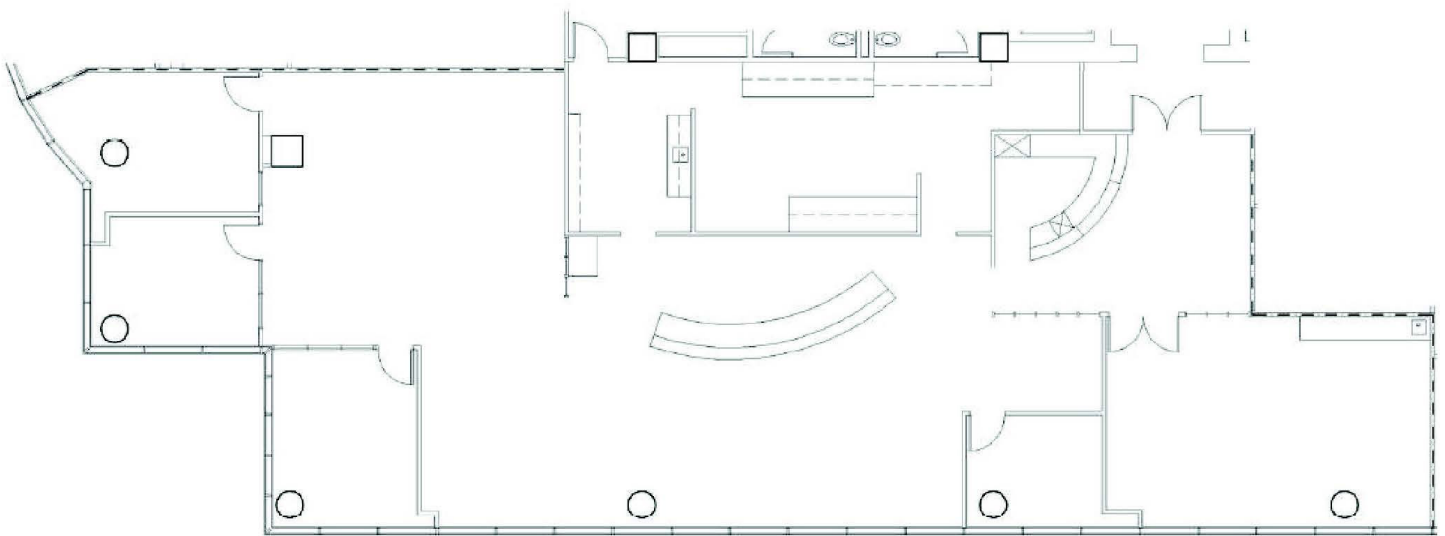


FLOOR PLAN

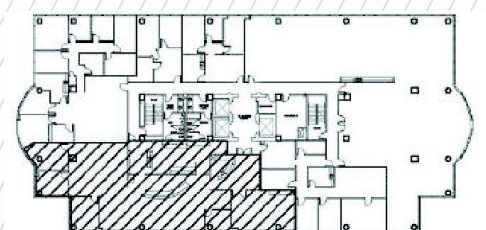
AVAILABLE

SUITE 410 - 4,764 SF

SCALE: N.T.S.



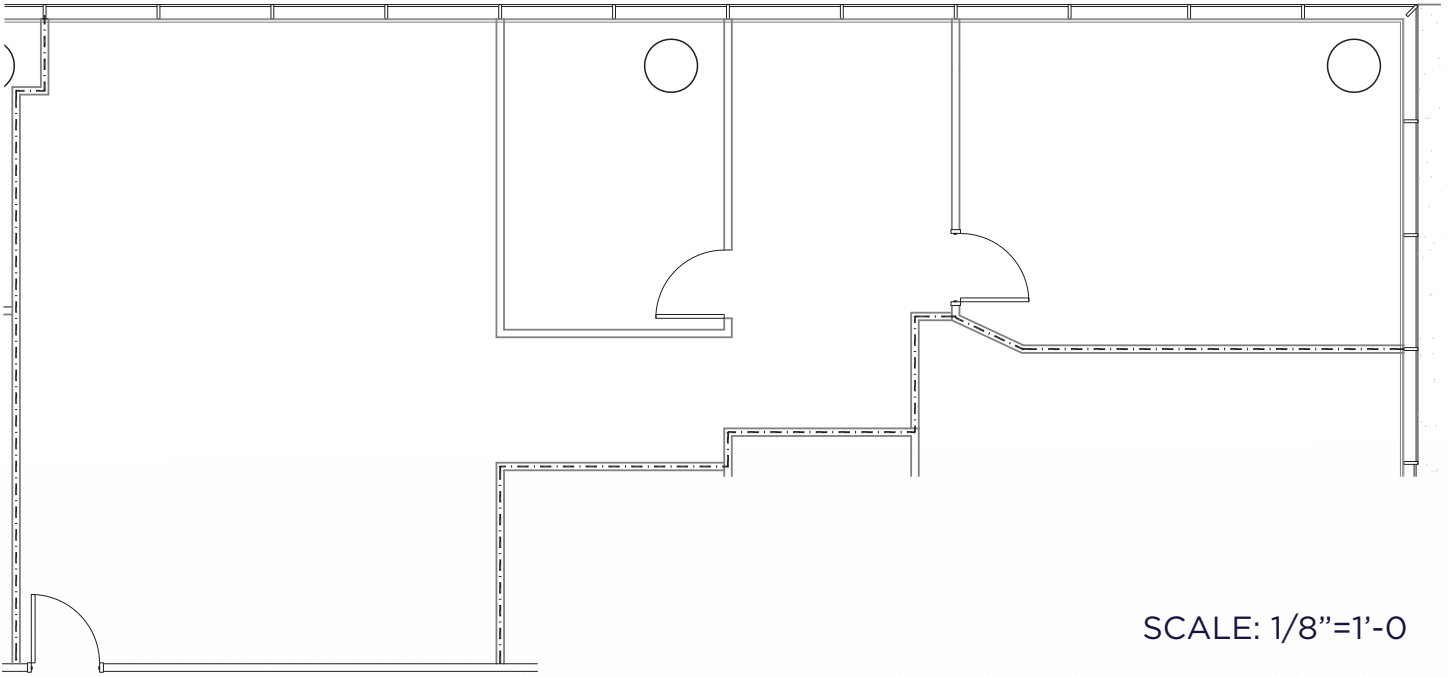
LEVEL 3 LOCATION PLAN



FLOOR PLAN

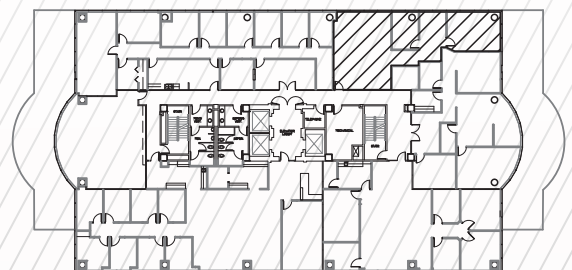
AVAILABLE

SUITE 515 - 1,509 SF



SCALE: 1/8"=1'-0

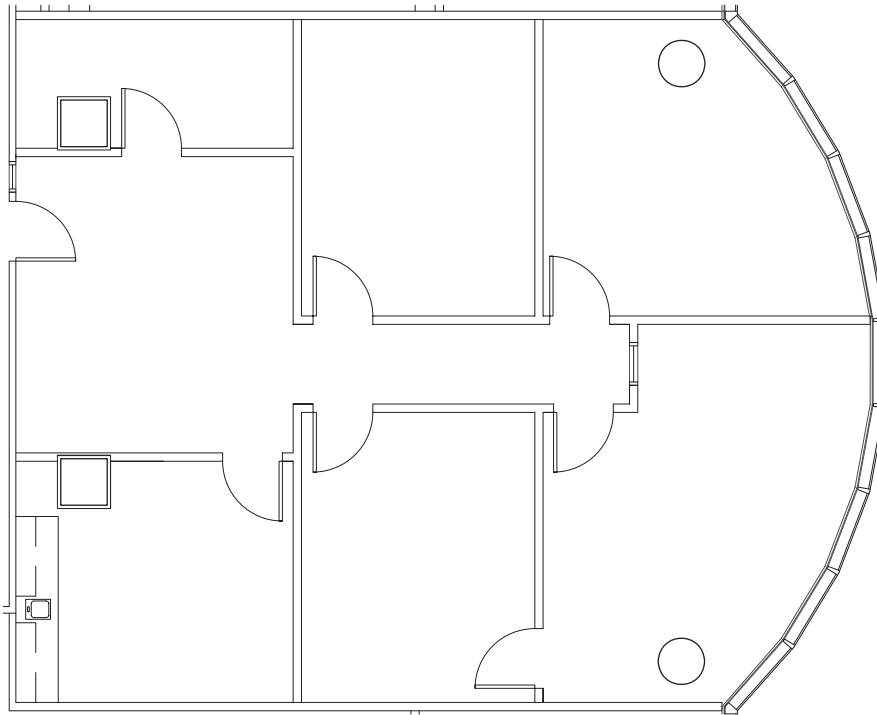
LOCATION PLAN



FLOOR PLAN

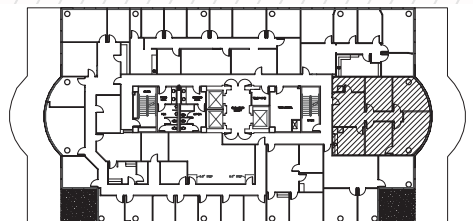
AVAILABLE

SUITE 618 - 1,677 SF



SCALE
1/8" = 1'-0"

LEVEL 6 LOCATION PLAN

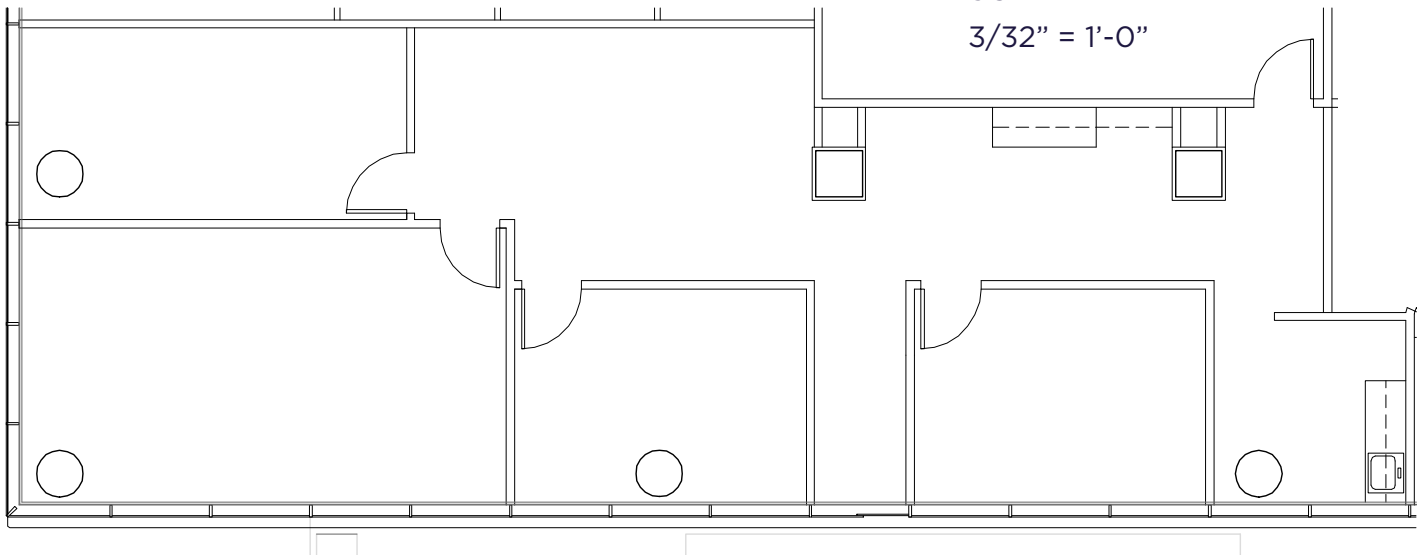


FLOOR PLAN

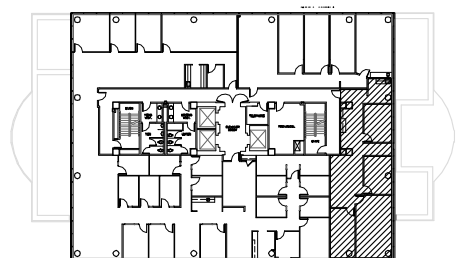
AVAILABLE

SUITE 750 - 1,824 SF

SCALE
 $\frac{3}{32}'' = 1'-0''$



LEVEL 7 LOCATION PLAN





FOR MORE INFORMATION, PLEASE CONTACT:

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