

NW LOOP 410 OFFICE BUILDING FOR SALE



- Location - NW San Antonio between Callaghan and Babcock a short distance west of Loop 410/IH 10 interchange in close proximity to S Tx Medical Center
- Address - 4423 NW Loop 410, San Antonio, Tx 78229
- Size - Bldg – ±14,424 gross sf
Land - ±.849 acres
- Zoning - C-2
- Year Built - 1975
- Access - Building has elevator; After business hours card access
- Parking - 3.8 parks per 1,000 sf
- Lease Space Available - See vacancies outlined below; Seller could vacate approx 3,744 sf usable upon sale closing or could possibly stay as tenant
- Traffic Count - TXDOT 2015 E/W combined approx 260,000 vpd
- Comments - Convenient Loop 410 frontage road access plus rear access via Triangle Dr which connects to Babcock Rd and Callaghan Rd; Interior finish recently upgraded; Highly visible Loop 410 signage
- Taxes 2017 - \$34,603
- Lease Rental - \$21 annually full service modified gross
- Sale Price - Negotiable

For Further Information Please Contact:

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