

# Acropolis Building

13409 NW Military Hwy, Shavano Park, TX 78231



Presented By:  
Exquisite Properties



# Acropolis Building

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## Property Details

The Acropolis Building, located at 13409 NW Military Hwy in the upscale Shavano Park area, is a Class B office complex that offers a blend of professional aesthetics and functional versatility. Positioned strategically between Wurzbach Parkway and Huebner Road, it provides excellent visibility and ease of access for businesses serving the North Central San Antonio corridor.

Built in 1986 and meticulously maintained, the Acropolis Building spans approximately 38,108 square feet across three stories. Its classic professional architecture is complemented by modern convenience, making it a preferred choice for medical, legal, and professional services.

**Location Value:** The property is situated in a high-income demographic area with immediate proximity to prime residential neighborhoods. It is less than a 10-minute drive to the South Texas Medical Center and the San Antonio International Airport.

**Price: \$25.00 /SF/YR**

- **Lease Structure:** Typically offered as Full Service Gross, which simplifies budgeting by including utilities and maintenance in the base rent.
- **Suite Variety:** Accommodates diverse business needs, from smaller professional executive offices, to larger suites featuring lobbies, conference rooms,
- **Accessibility:** Features 24-hour building access and a secure parking garage with elevator service, supplemented by open surface parking.

View the full listing here: <https://www.loopnet.com/Listing/13409-NW-Military-Hwy-Shavano-Park-TX/40477770/>

Rental Rate:	\$25.00 /SF/YR
Property Type:	Office
Building Class:	B
Available Spaces for rent:	2 available now
:	
Year Built:	1986
Walk Score ®:	50 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$2.08 /SF/MO

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## Listing spaces

### 1st Floor Ste 13405

Space Available: 5,838 SF  
Rental Rate: \$25.00 /SF/YR  
Date Available: Now  
Service Type: Full Service  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

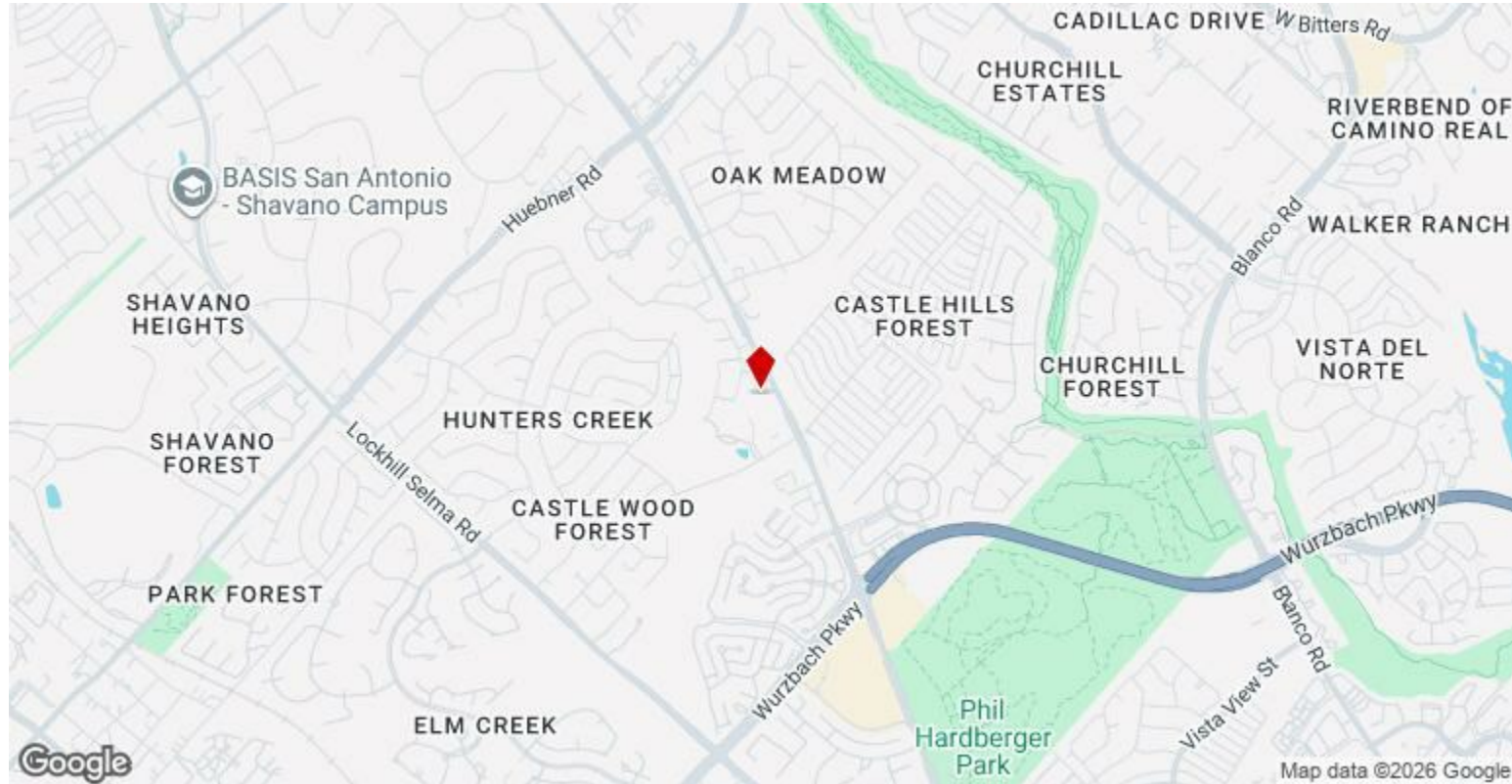
### 3rd Floor Ste 320A

Space Available: 245 SF  
Rental Rate: \$25.00 /SF/YR  
Date Available: Now  
Service Type: Full Service  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

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## Location



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## Property Photos



Acropolis



1st floor

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## Property Photos



1st floor



2nd Floor

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## Property Photos



3rd floor



3rd floor

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## Property Photos



82935 1



82935 2

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