

# 111 W. OLMOS DRIVE

Second-Floor Office Opportunity | Olmos Park / San Antonio



## Address

111 W Olmos Drive  
San Antonio, Texas 78212

## Lease Structure

Office 3: \$700/month gross  
Receptionist optional +\$200/mo  
Secretary 4 optional +\$200/mo

## Offering

Private second-floor office  
Shared reception, waiting area,  
conference room, and breakroom  
access

Brochure prepared for leasing marketing. Photos and contact information may be updated as needed.

# Property Overview

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Prime second-floor office opportunity in the Olmos Park area just off McCullough Avenue, with convenient access to I-10, Loop 410, and US-281. The offering is well suited for attorneys, consultants, therapists, accountants, and other professional users seeking a boutique office setting with shared amenities, secured rear parking, 24/7 security monitoring, and an all-inclusive gross lease structure.

## Highlights

- Second-floor private office availability
- Gross lease structure
- Shared reception / waiting area access
- Shared conference room and breakroom access
- Secured rear parking
- 24/7 security monitoring

## Positioning

- Prestigious Olmos Park / McCullough location
- Easy access to I-10, Loop 410, and US-281
- Optional receptionist service: +\$200/month
- Optional Secretary 4 support space: +\$200/month
- Additional space, including Office 4, may be negotiable
- Ideal for boutique professional users

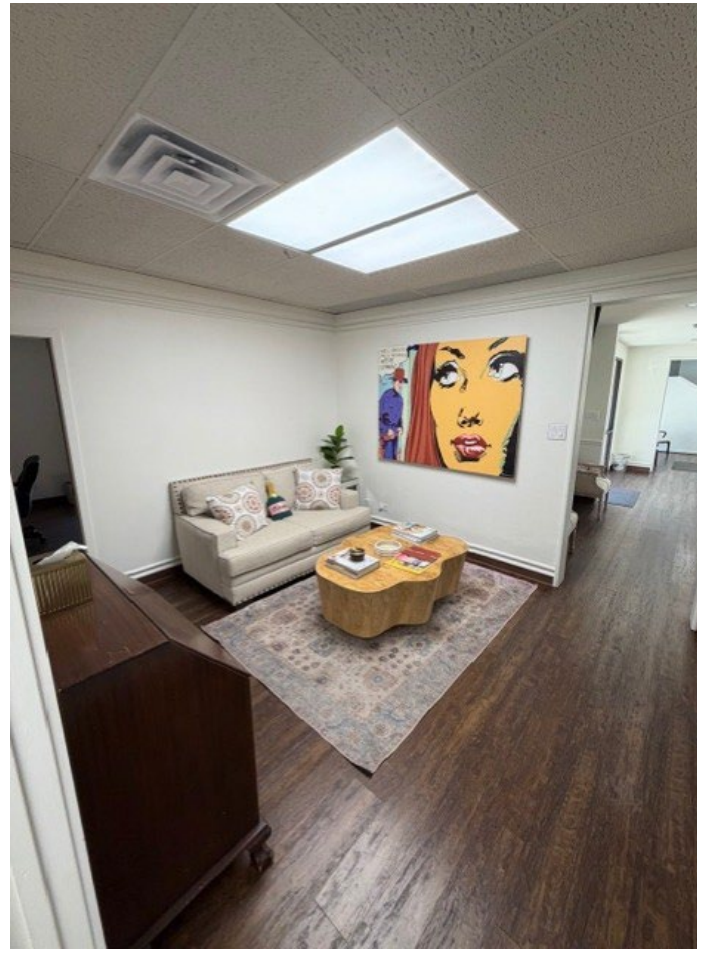
## Featured availability

Space	Approx. Size	Monthly Rent	Notes
Office 3	Approx. 160 SF	\$700/month gross	Receptionist and Secretary 4 available as add-ons; additional space, including Office 4, may be negotiable

# Interior Photography



Shared reception



Waiting / client area



**Shared breakroom**



**Private office**



**Conference room**

Shared amenities and professional finishes support a turnkey occupancy option for boutique users.

# Exterior Views



**Front exterior**



**Alternate front view**



**Rear / parking court view**



**Building identity and access**

On-site parking and professional building presence support convenience and strong central access.

