

8610 POTRANCO ROAD SUITE 201

San Antonio, TX 78251



RETAIL / OFFICE SUBLEASE | AVAILABLE NOW

2,869 RSF

HUGHESMARINO

BUILDING INFORMATION



BUILDING

Potranco Corners

ADDRESS

8610 Potranco Road

Suite 201

San Antonio, TX 78251

AVAILABLE

Vacant

ASKING RATE

\$29.50/NNN

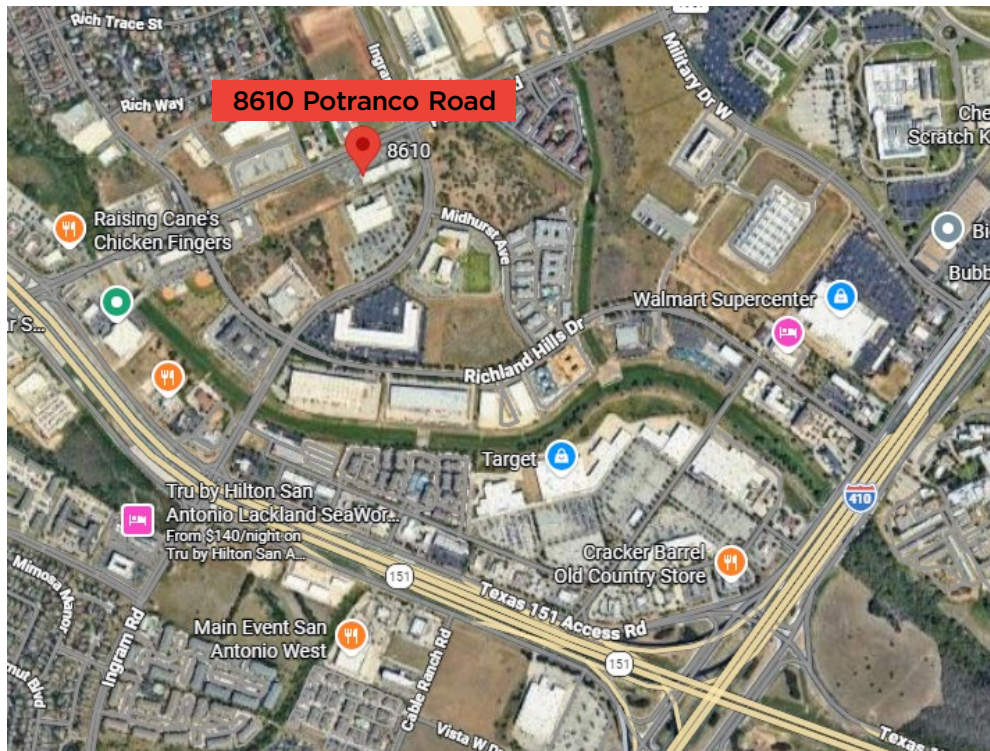
AVAILABLE THROUGH

November 30, 2029

ADDITIONAL FEATURES

- Move-in-ready, professionally built-out 2,869 SF suite — fully furnished (furniture negotiable)
- Open ceilings, polished concrete floors, and floor-to-ceiling storefront glass with abundant natural light
- Balanced layout: open reception/lounge, glass-enclosed conference room, multiple private offices and focus rooms, executive offices with custom built-in casework
- Fully equipped break room
- End-cap space with recessed + exposed lighting
- 2020 construction; excellent condition

LOCATION HIGHLIGHTS



FREEWAY ACCESS



RETAIL & RESTAURANTS



KEY HIGHLIGHTS

- Gateway position to TX-151 and Interstate 410 with combined daily traffic over 32,000 vehicles (Hwy 151 carries 215,000+ just south)
- Surrounded by nearly 3,000 multifamily units within one mile
- Adjacent to major retail anchors: Target, Walmart, Lowe's, plus gyms, restaurants, and bars
- Strong daytime employment base — Texas NSA, Loya Insurance, Petco call center; Microsoft, Amazon, and QTS data centers under construction nearby
- 317,451 residents generating ~\$3.1 billion in annual consumer spending within five miles; population growth projected at 1.6% annually through 2027
- ~18 minutes / 13.2 miles to San Antonio International Airport

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CONTACT INFORMATION



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