

# FOR SUBLEASE

19243 FM 2252, Suite 100  
Garden Ridge, TX 78266



**2,517 SF**

**Fully Furnished  
Plug & Play Office**



### Move -In Ready

Fully Furnished office with no build out required



### Functional Layout

Reception Area, 3 Private Offices, Conference Rooms, Breakroom, & Workroom



### Premier Location

Located between San Antonio and New Braunfels with excellent connectivity



### Cost-Effective Solution

Significant Savings vs. Direct Market Rate.

## Pricing

Base Rent: \$23.50

NNN: \$8.57

(\$/SF/Year)



### Term

Through November 30, 2030



### Availability

Immediate



### Building Type

Office Center



### Efficient Floor Plan

Balances Collaboration, Privacy, and Client Experience



For More Information  
Please Contact:

Stephanie Torres  
512-940-0676  
The Stone Group, LLC

Michael Gutierrez  
512-468-9725  
The Stone Group, LLC

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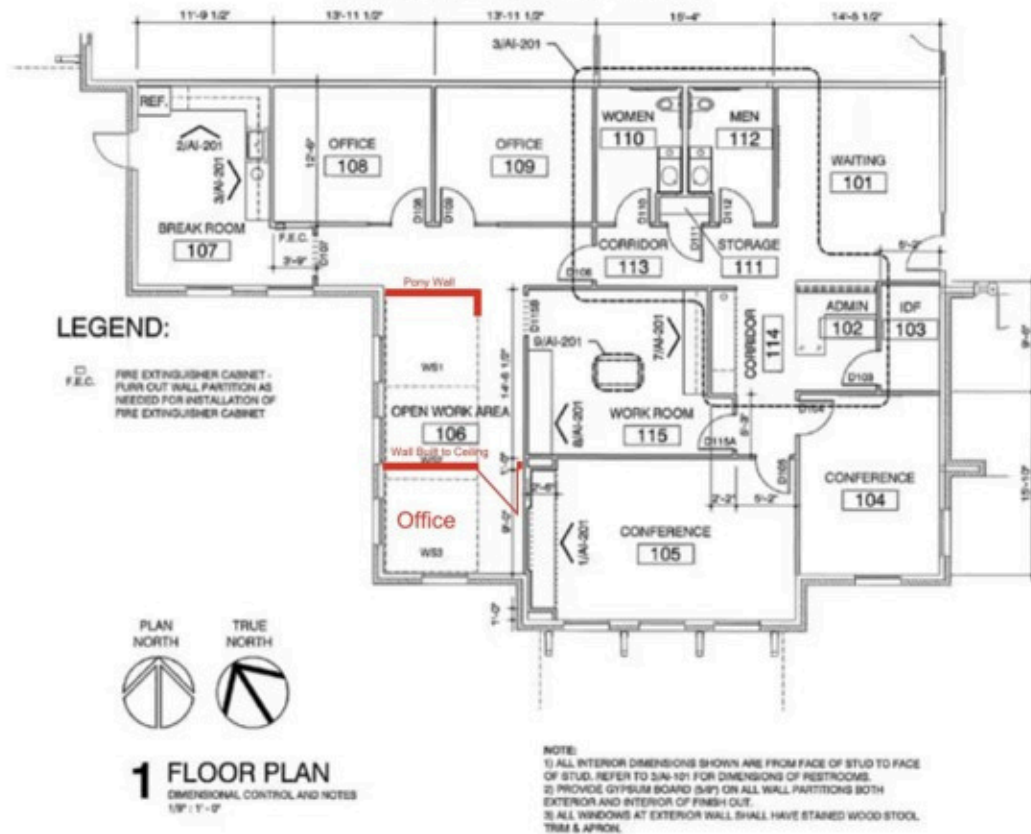
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## Floor Plan

GARDEN RIDGE LUXURY OFFICE SUITES | 19243 FM-2252, Garden Ridge, TX 78266

### EXHIBIT A - Suite 100

WFG 9/5/25



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