



FOR LEASE

7410 Blanco Rd
San Antonio, TX 78216

±406 - 4,330 SF AVAILABLE

SUMMARY

Well-located office building on Blanco Rd offering flexible suite options from ±406 SF to ±4,330 SF. Built in 1974 and featuring a recently updated lobby. Monument signage is available for building visibility, and the property offers direct access and frontage along Blanco Rd — one of North Central San Antonio's most heavily trafficked corridors.

Centrally located with quick access to IH-10, Loop 410, and Hwy 281, tenants are minutes from anywhere in the metro — ideal for professional services, medical/wellness, corporate back-office, or regional satellite offices. The surrounding area offers a strong mix of retail, dining, and daily conveniences, supporting both employee amenities and client-facing businesses. Suites can accommodate small users seeking an efficient, move-in-ready footprint up to larger tenants needing a build-to-suit layout with private offices, conference space, and kitchen/break areas.

- Monument signage available
- Direct Blanco Rd frontage & access
- Recently updated lobby
- Central location — minutes from IH-10 / Loop 410 / Hwy 281 interchange
- Divisible large suite (225/250) for flexible tenant sizing

LEASE RATE

Contact Broker



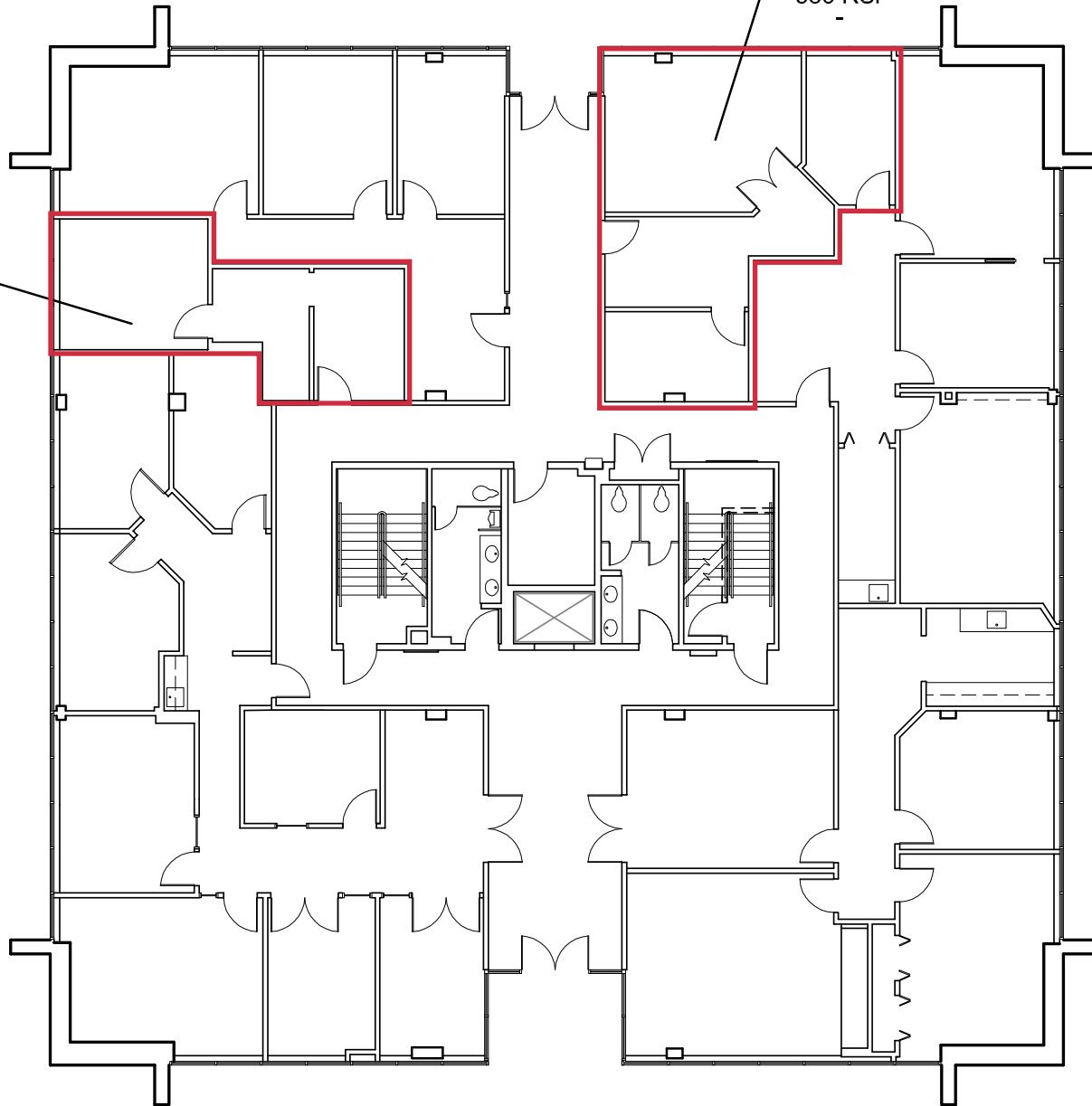
Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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FLOOR 1

VACANT
SUITE 104
357 USF
406 RSF
-

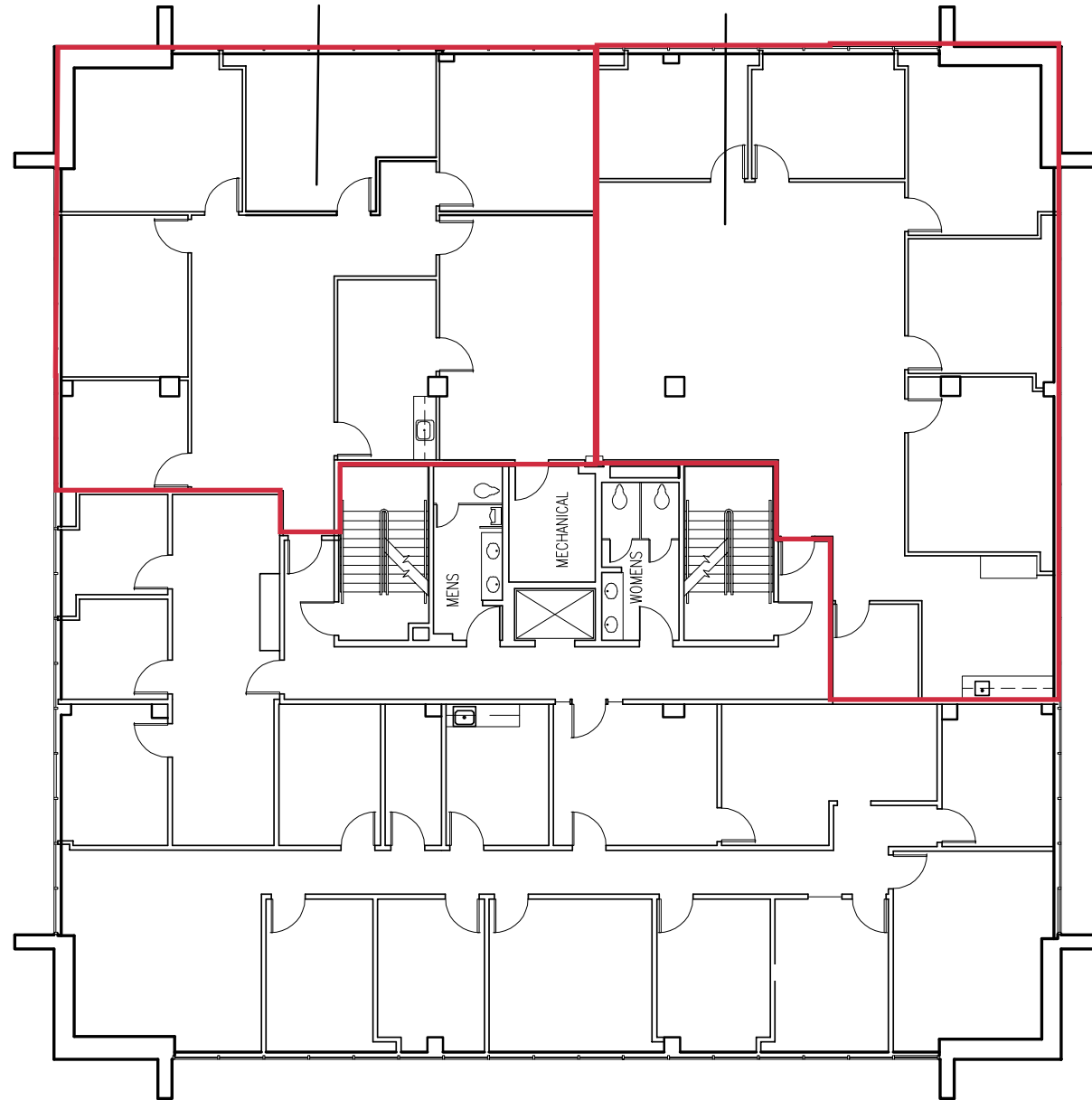
VACANT
SUITE 110
621 USF
586 RSF
-



FLOOR 2

VACANT
SUITE 225
1,826 USF
2,099 RSF

VACANT
SUITE 250
1,940 USF
2,231 RSF

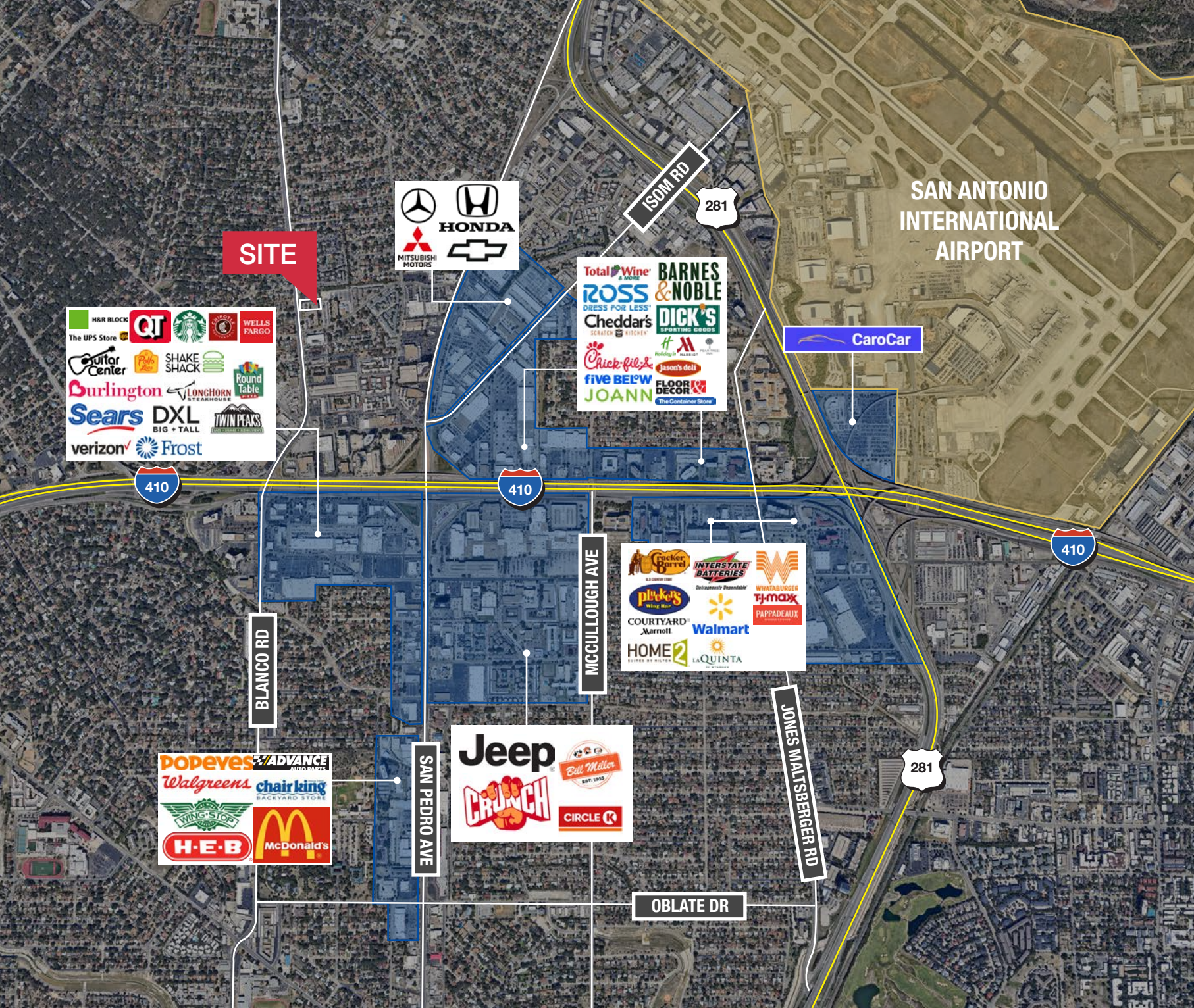


SUITE 225 & 250

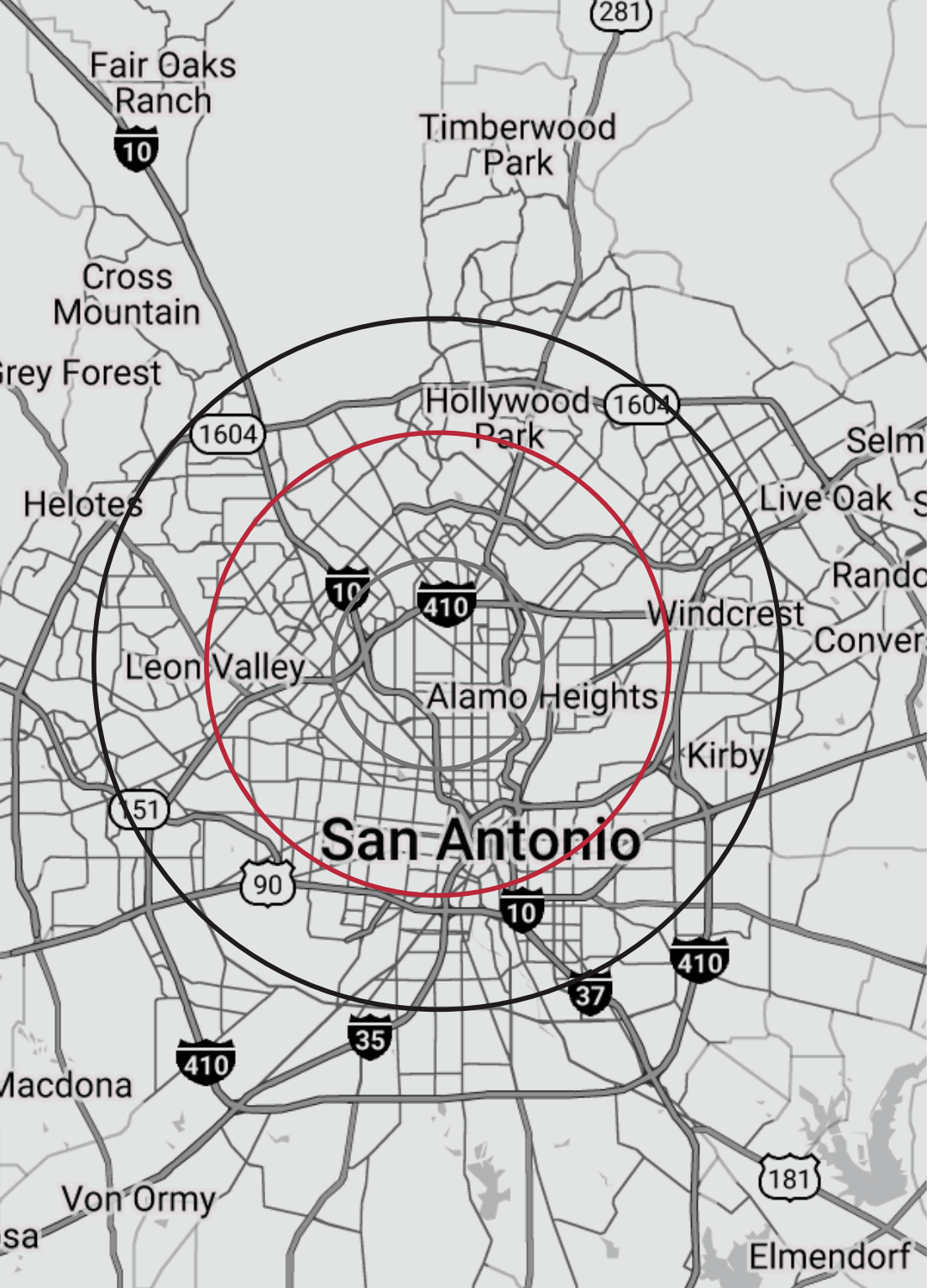




AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	11,929	105,665	305,344
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,896	43,791	134,584
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$81,849	\$102,251	\$95,932

Traffic Counts

STREET	AADT
San Pedro Ave	29,698
Oblate Dr	22,200

Cities Nearby

Austin, Texas	79.5 miles
Waco, Texas	180 miles
Houston, Texas	197 miles
Fort Worth, Texas	268 miles
Dallas, Texas	273 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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