



Bank of America

FOR LEASE

ONE COUNTRYSIDE PLACE

12500 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216

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4040 Broadway Street
Suite 602
San Antonio, Texas 78209
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PROPERTY DESCRIPTION

One Countryside Place is a 147,986 SF, Class A office building located less than two miles from the San Antonio International Airport. The Property is close proximity to dining, banking, hotel accommodations and health club facilities.

PROPERTY FEATURES

- Newly renovated atrium lobby with granite walls, travertine tile flooring, and modern lobby furniture
- Abundant free covered parking at a 4.34/1000 RSF ratio
- Onsite property management, maintenance staff, and day porter
- Onsite courtesy officer
- Janitorial service 5 nights per week
- 24/7 card key access
- Grab and Go Market with lounge

PROPERTY DETAILS

RENTAL RATE \$26.00 SF/YR
(Full Service)





SPACE AVAILABLE

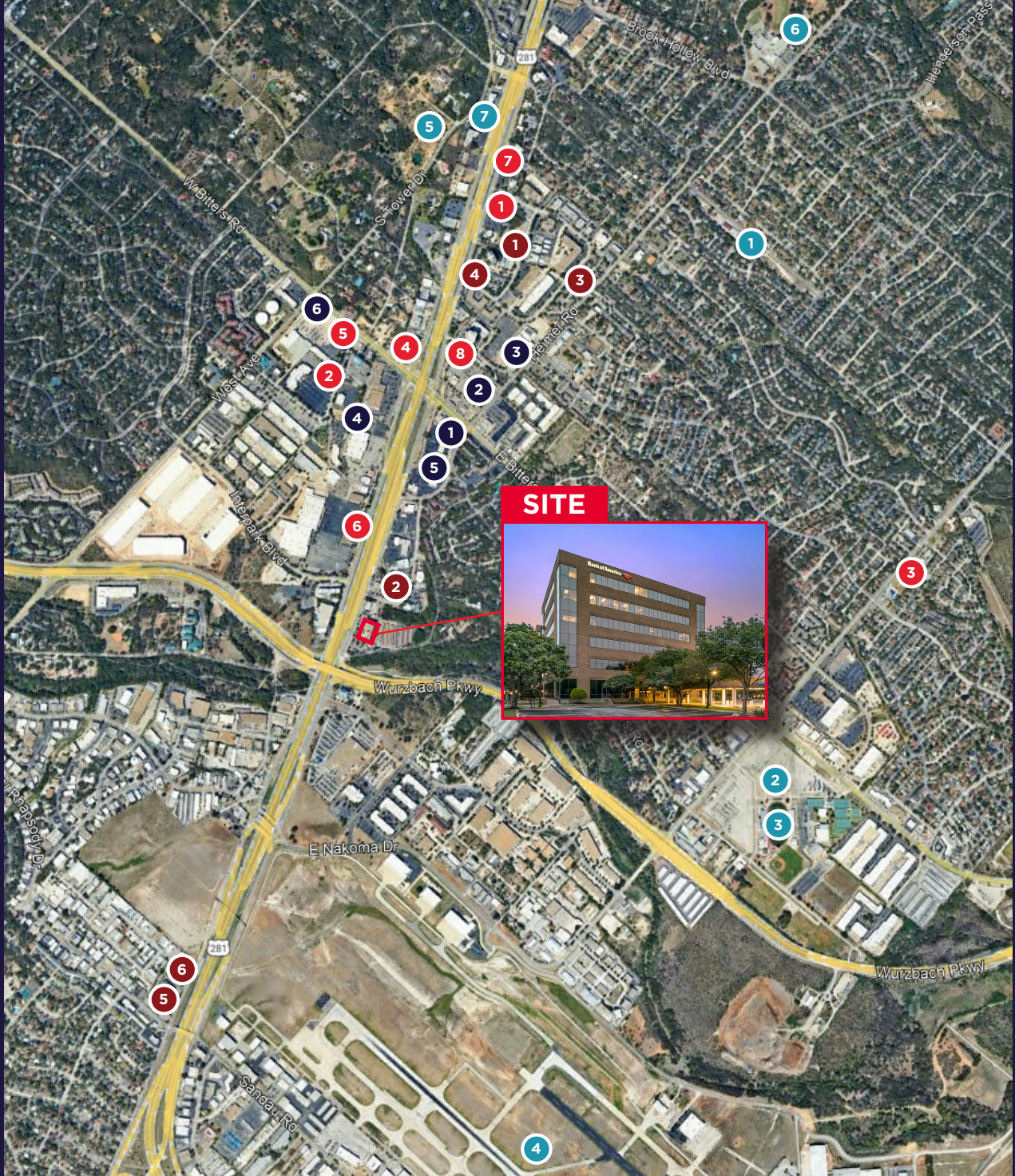
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (RSF)
Suite 101	Office	\$26.00/SF/Yr	Full Service	5,056 RSF
Suite 150	Office	\$26.00/SF/Yr	Full Service	4,401 RSF
Suite 250	Office	\$26.00/SF/Yr	Full Service	4,920 RSF
Suite 310	Office	\$26.00/SF/Yr	Full Service	3,058 RSF
Suite 402 & 403	Office	\$26.00/SF/Yr	Full Service	2,180 RSF
Suite 406	Office	\$26.00/SF/Yr	Full Service	819 RSF
Suite 500	Office	\$26.00/SF/Yr	Full Service	15,089 RSF
Suite 530	Office	\$26.00/SF/Yr	Full Service	982 RSF
Suite 575	Office	\$26.00/SF/Yr	Full Service	881 RSF
Suite 660	Office	\$26.00/SF/Yr	Full Service	1,049 RSF
Suite 670	Office	\$26.00/SF/Yr	Full Service	5,300 RSF



LOBBY

PROPERTY





AMENITY MAP

RESTAURANTS

- 1 Alamo Cafe
- 2 Max and Louie's New York Diner
- 3 Gogi Street (Korean Fusion)
- 4 Denny's
- 5 Starbucks
- 6 Panera Bread
- 7 IHOP
- 8 Olive Garden Italian Restaurant

BUSINESSES

- 1 Office Depot
- 2 Target
- 3 The Home Depot
- 4 Goodwill Store and Donation Station
- 5 FedEx Office Print & Ship Center
- 6 7-Eleven

POINTS OF INTEREST

- 1 Twin-Oaks Airport-T94
- 2 Blossom Athletic Center
- 3 Jerry Comalander Stadium
- 4 San Antonio International Airport
- 5 Sunset Hills Park
- 6 Blossom Park
- 7 One Medical park

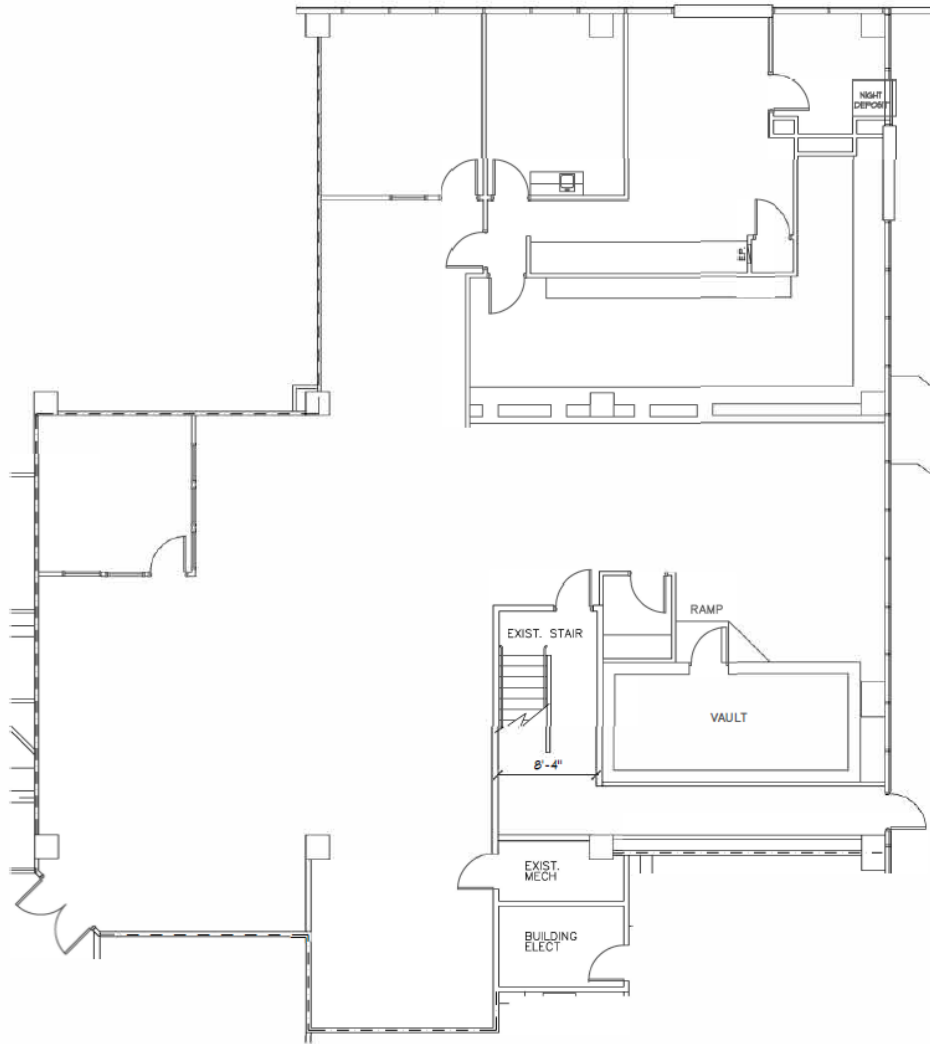
HOTELS

- 1 Comfort Suites San Antonio
- 2 Hilton Garden Inn
- 3 La Calera Apartments
- 4 Extended Stay America San Antonio TX Airport
- 5 Studio 6 San Antonio TX Airport
- 6 SureStay Plus by Best Western San Antonio

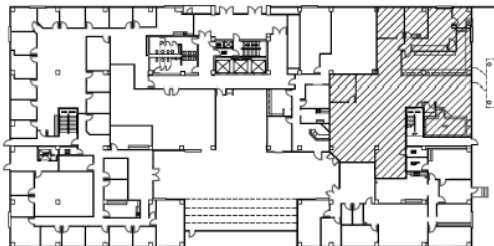
FLOOR PLAN

AVAILABLE

SUITE 101 - 5,056 RSF



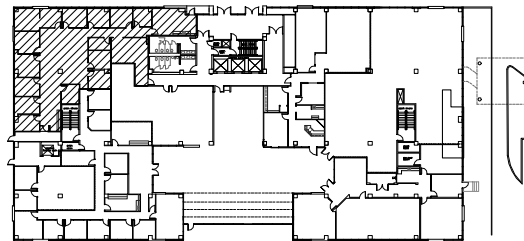
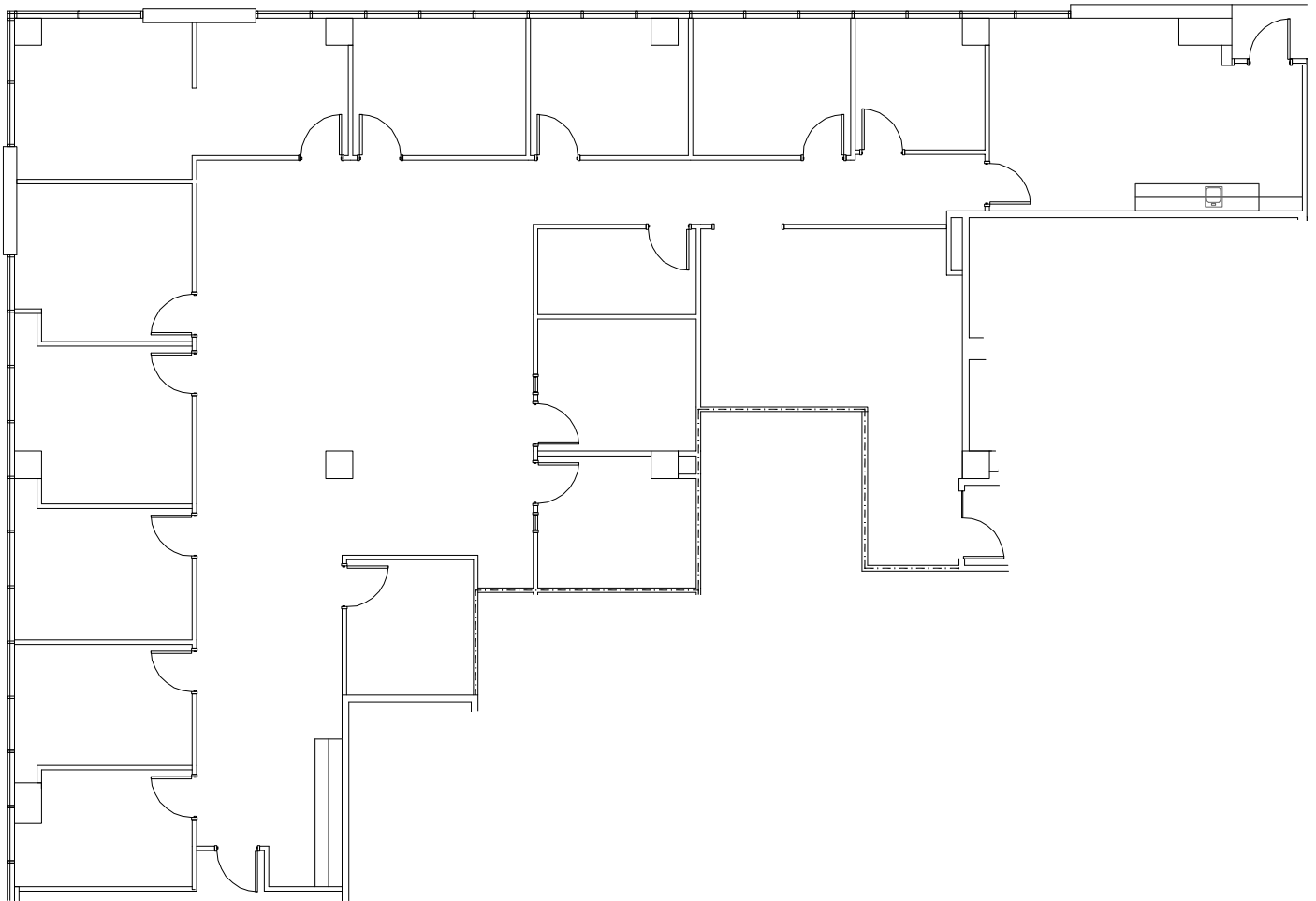
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FLOOR PLAN

AVAILABLE

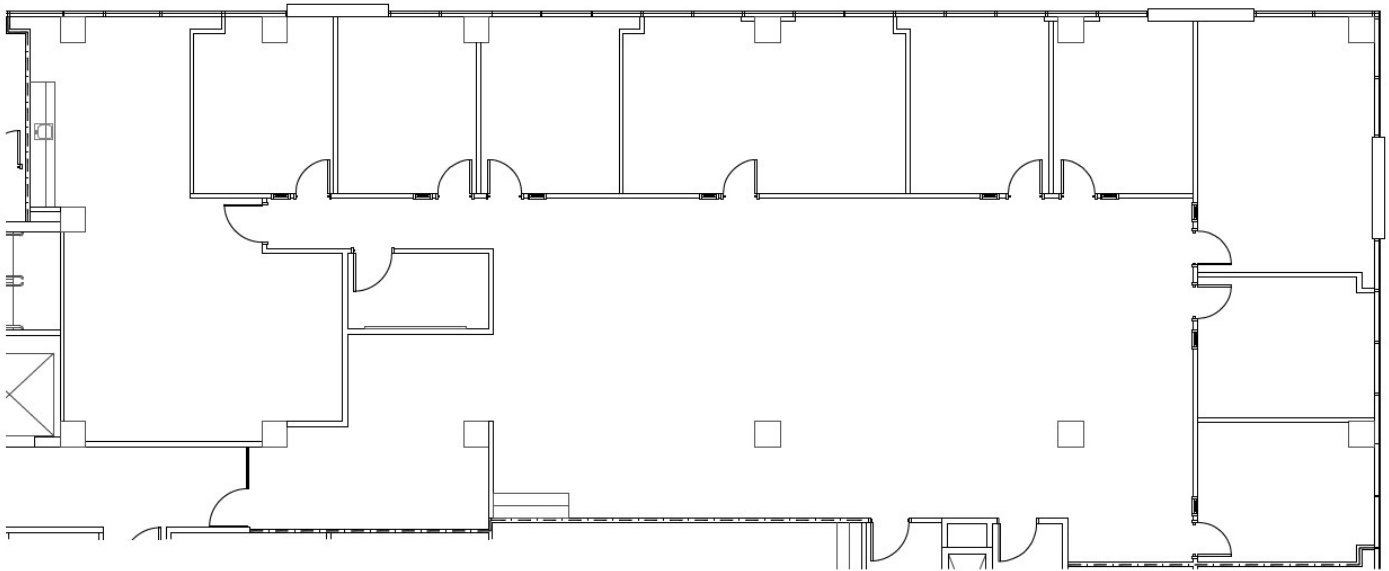
SUITE 150 - 4,401 RSF



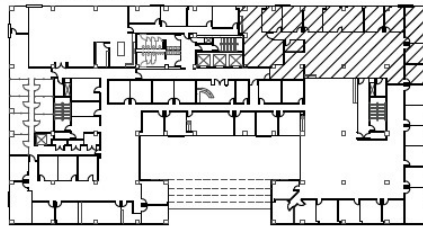
FLOOR PLAN

AVAILABLE

SUITE 250 - 4,920 RSF



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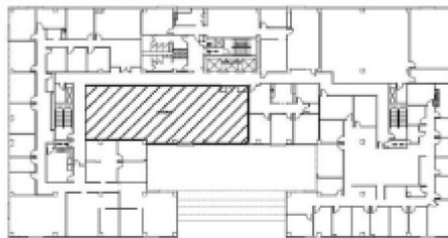
FLOOR PLAN

AVAILABLE

SUITE 310 - 3,058 RSF



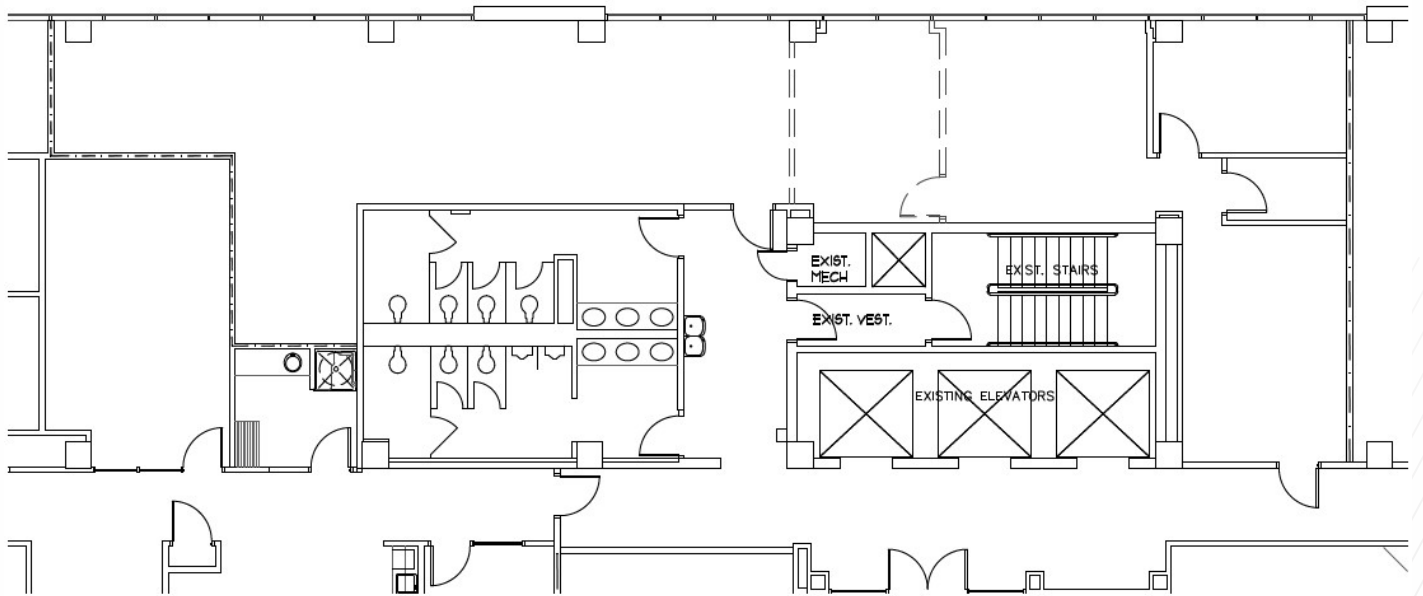
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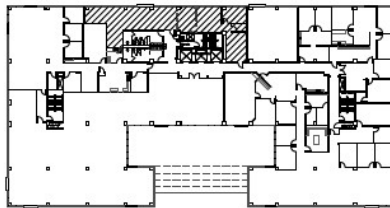
FLOOR PLAN

AVAILABLE

SUITE 402 & 403 - 2,180 RSF



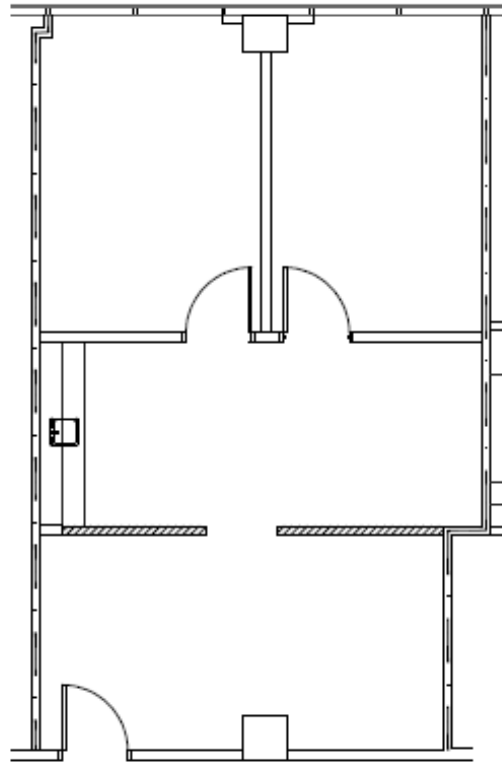
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FLOOR PLAN

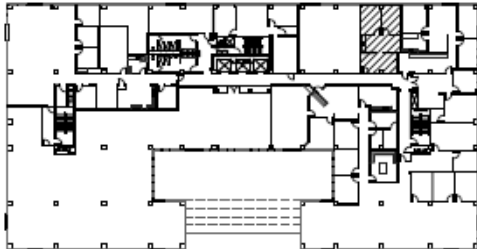
AVAILABLE

SUITE 406 - 819 RSF



SCALE: 1/8" = 1'-0"

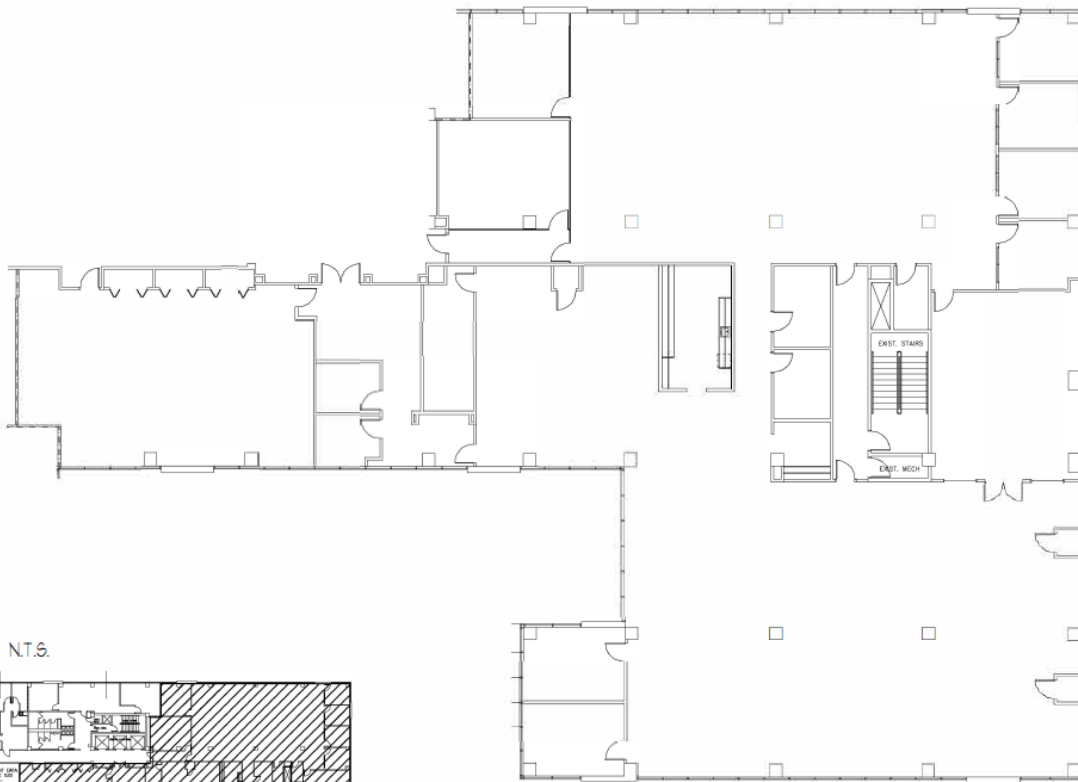
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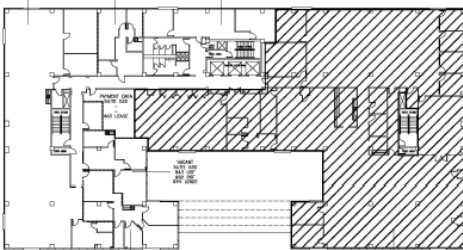
FLOOR PLAN

AVAILABLE

SUITE 500 - 15,089 RSF



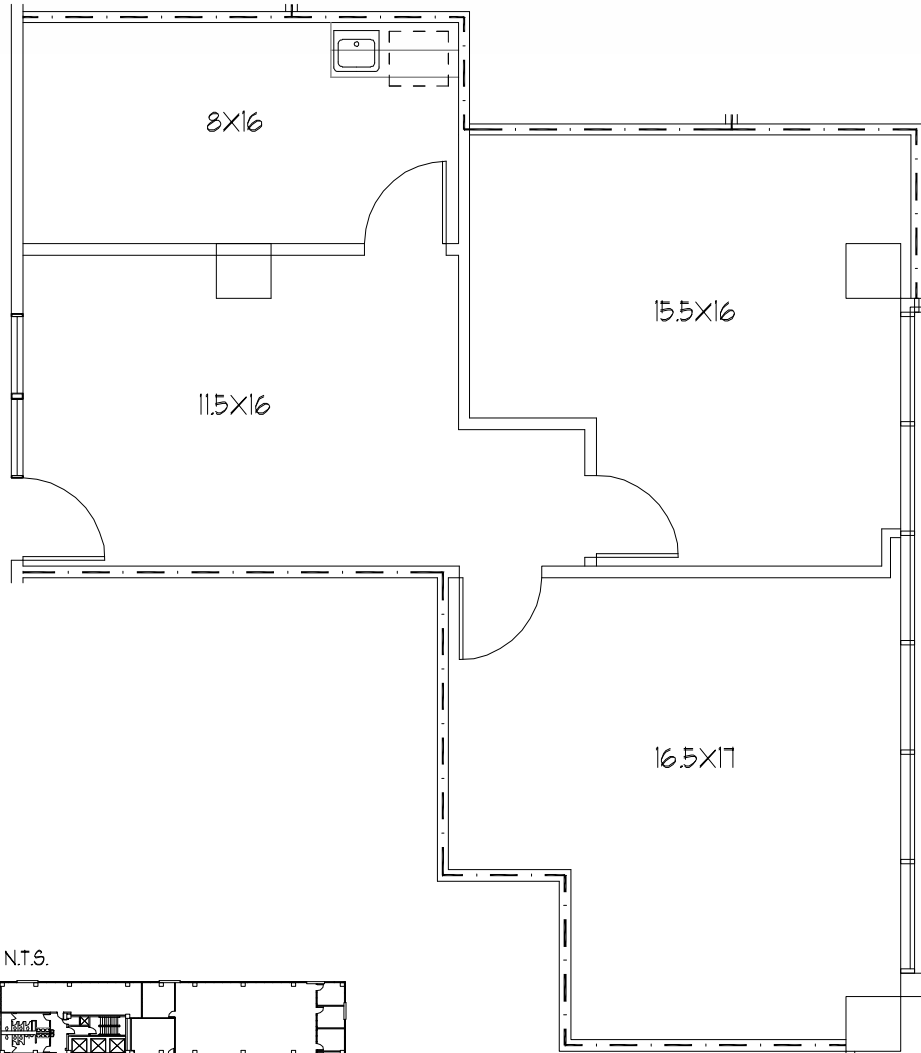
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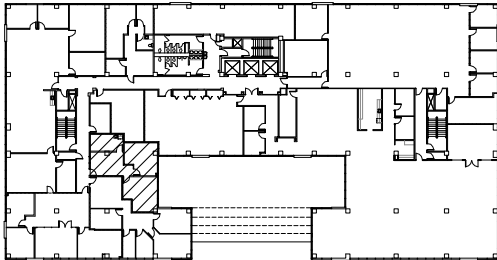
FLOOR PLAN

AVAILABLE

SUITE 530 - 982 RSF



LOCATION MAP: N.T.S.

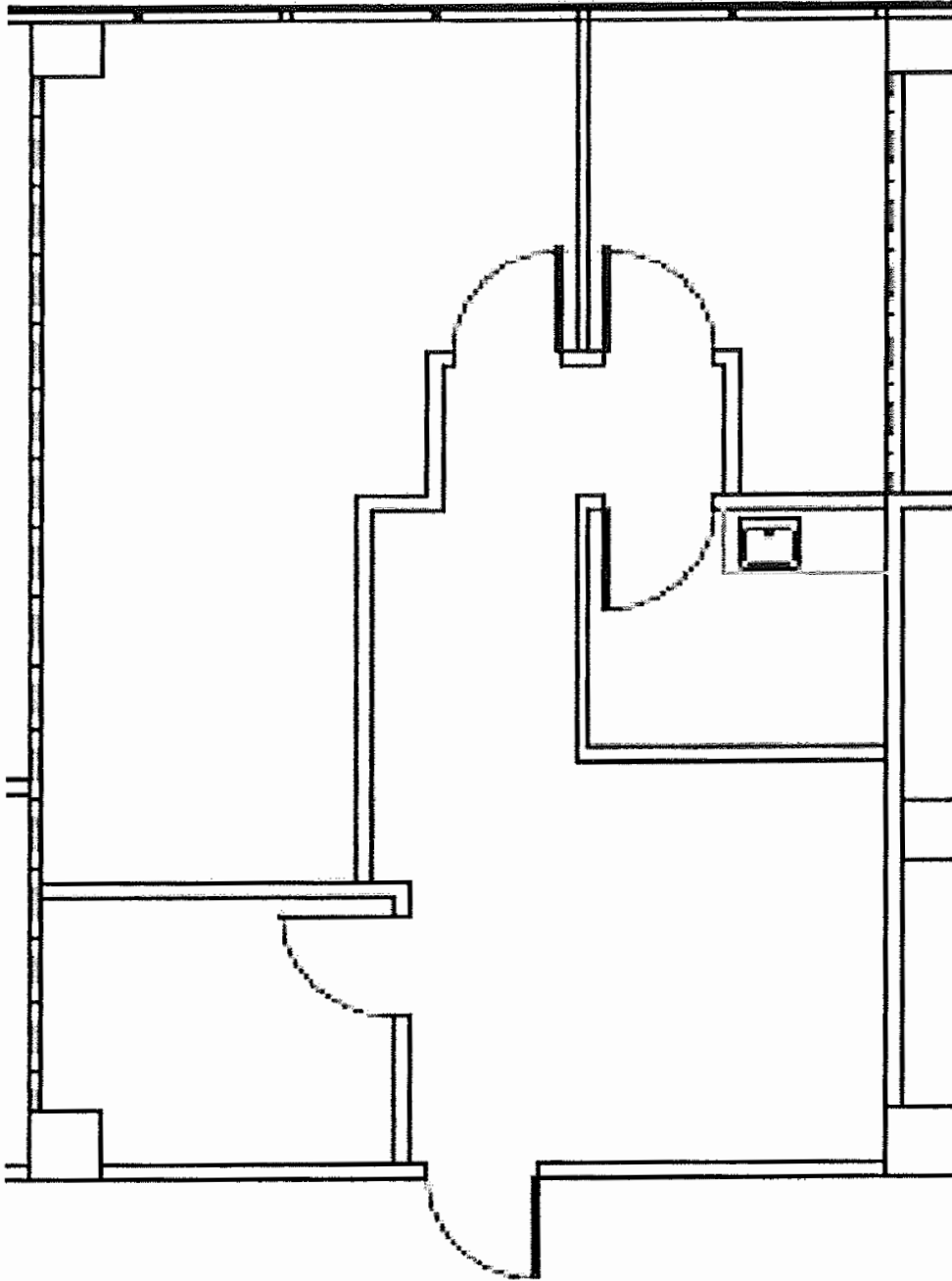


SCALE: 1/8" = 1'-0"

FLOOR PLAN

AVAILABLE

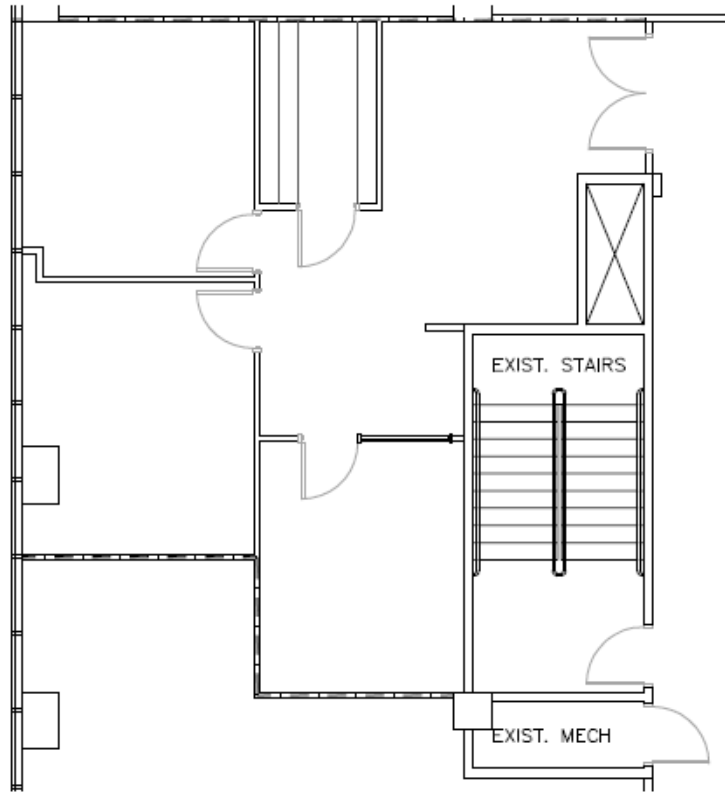
SUITE 575 - 881 RSF



FLOOR PLAN

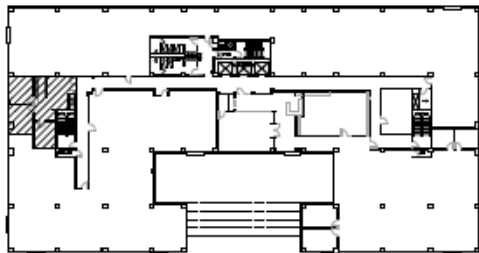
AVAILABLE

SUITE 660 - 1,049 RSF



SCALE: 1/8" = 1'-0"

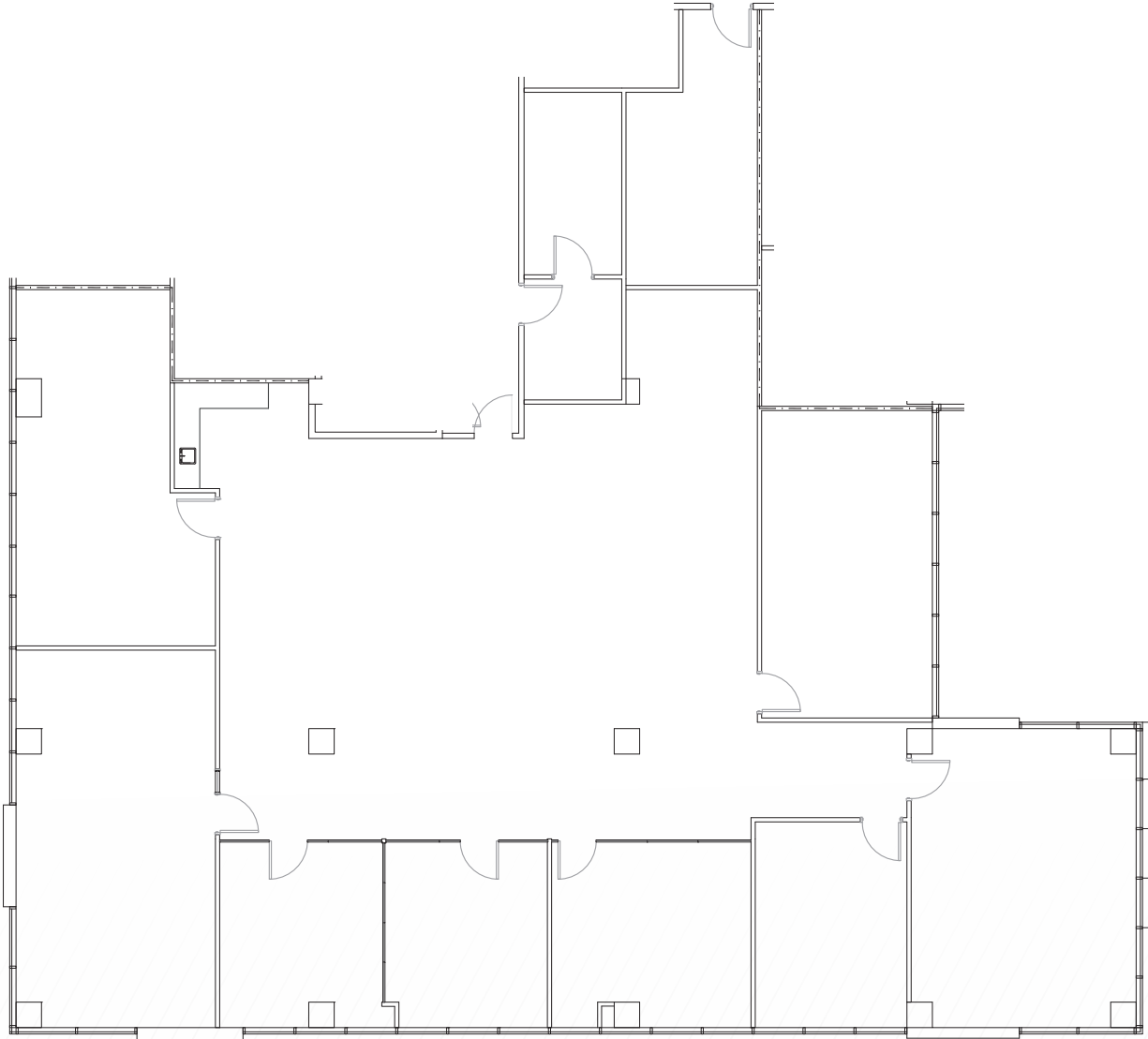
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FLOOR PLAN

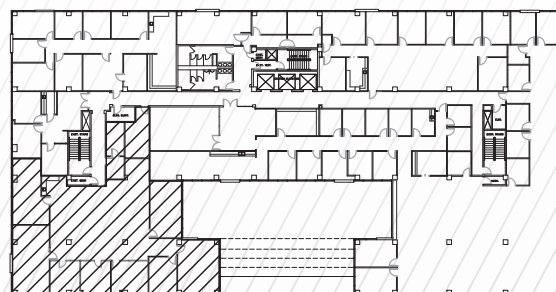
AVAILABLE

SUITE 670 - 5,300 RSF



SCALE: N.T.S.

LOCATION MAP: N.T.S.





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FOR MORE INFORMATION, PLEASE CONTACT:

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