



Office Building for Lease 1420 S. Ellison Dr.

LISTING PRESENTATION | 1420 SOUTH ELLISON DRIVE | SAN ANTONIO, TX

Exclusively Listed by

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1221 South MoPac Expressway

Austin, TX 78746

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Executive Summary



Property Overview

Reception Area: This welcoming space is designed for visitors and clients for reception staff and comfortable seating for waiting guests

Private Offices: Designated offices for management and team leaders ensure privacy.

Open Office Space: The layout offers space for workstations for employees, such as cubicles or desks, as well as collaboration areas for teamwork and meetings.

Break Room/Kitchenette: This area allows employees to relax and eat, space is adequate for appliances like a refrigerator, microwave, and coffee maker, along with tables and chairs for dining.

Storage/Utility Room: A dedicated space for office supplies and equipment is provided, along with a server or IT room if needed.

Additional Features: Large Fenced area located behind the building for parking or outdoor use.

Property Highlights

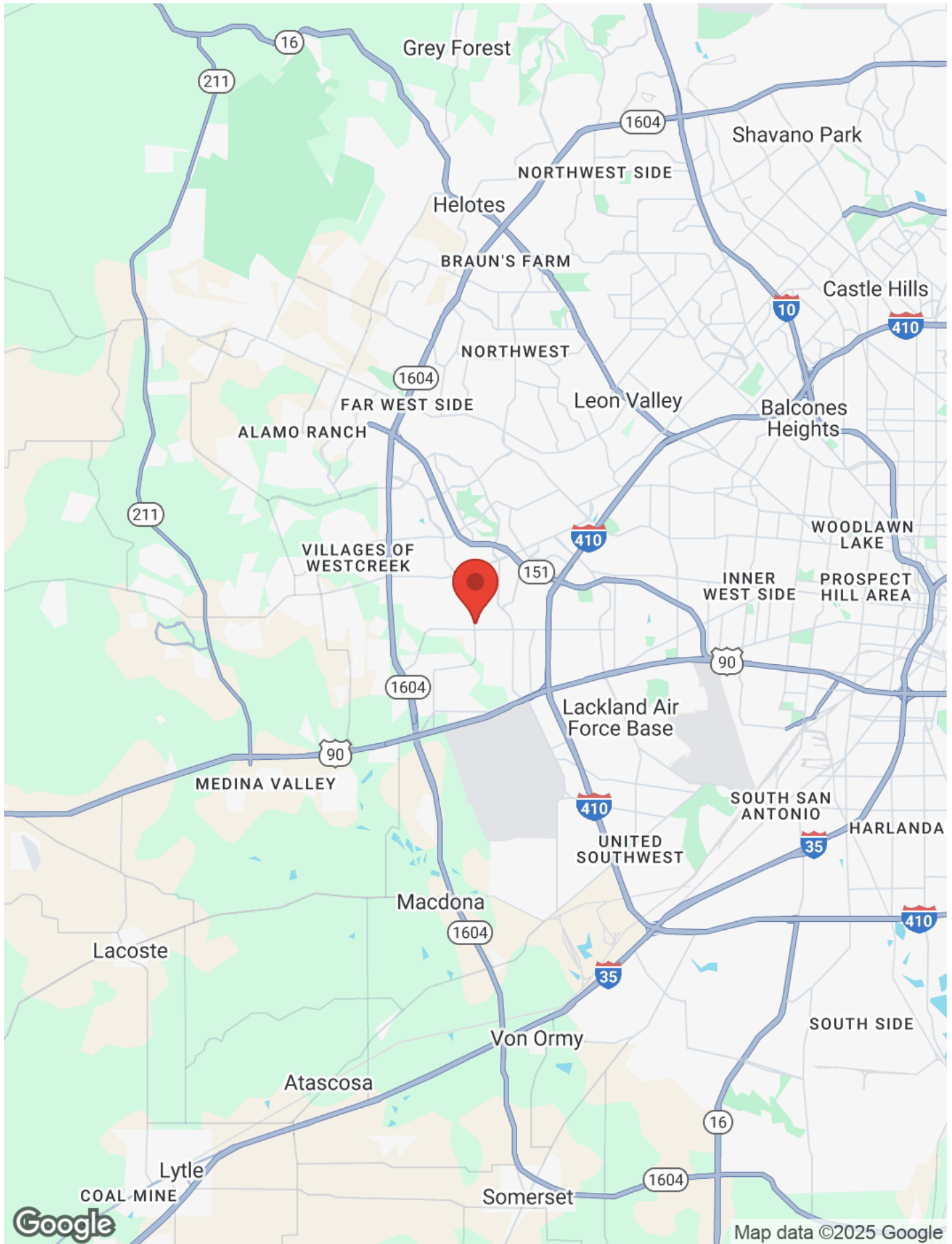
- Entry Reception with waiting area
- Breakroom with storage
- 5 private office and large open work space
- Ample parking & gated space behind the property.
- C-2 Zoning : previous tenants include doctors office and daycare.

Building SF:	2,460 SF
Price / SF:	\$22.00/SF plus NNN's
Occupancy:	Vacant
Floors:	1
Lot Size:	.72 Acre
Year Built:	1989
Renovated:	12/2025
Building Class:	B
Parking:	24
Parking Ratio:	12:1

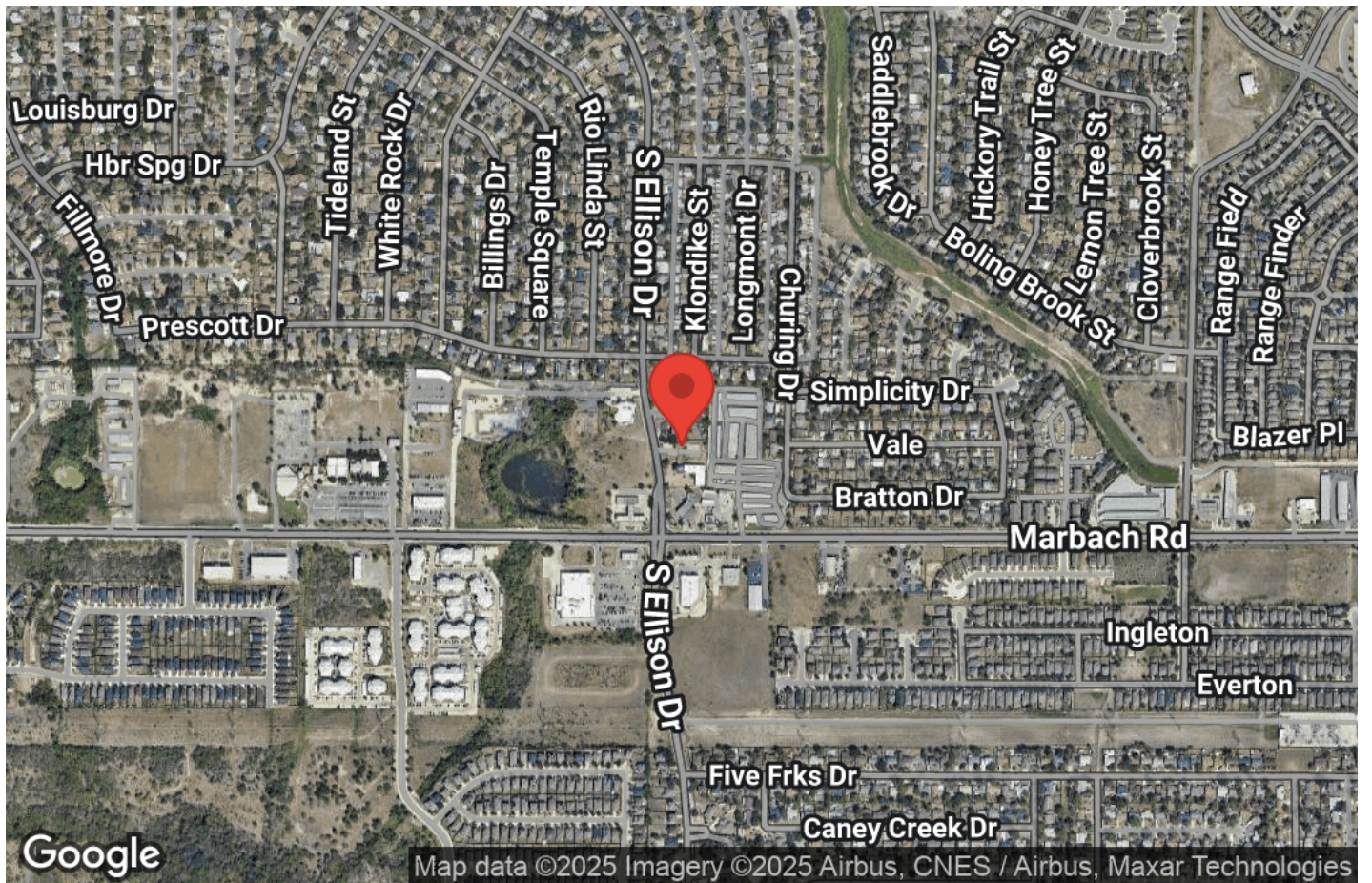
Property Photos



Regional Map



Location Maps



Aerial Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	9,785	66,463	128,815
	Female	10,487	69,236	124,343
	Total Population	20,273	135,699	253,159
Age	Ages 0-14	4,312	29,179	53,142
	Ages 15-24	3,009	20,500	43,096
	Ages 25-54	8,786	61,482	111,834
	Ages 55-64	1,853	11,608	21,219
	Ages 65+	2,313	12,929	23,866
Race	White	3,710	27,262	55,948
	Black	1,697	12,674	24,506
	Am In/AK Nat	28	217	405
	Hawaiian	41	217	380
	Hispanic	13,859	88,639	158,553
	Asian	572	4,193	8,177
	Multi-Racial	353	2,307	4,481
	Other	14	190	709
Income	Median	\$85,668	\$77,578	\$79,636
	< \$15,000	352	3,082	5,037
	\$15,000-\$24,999	453	2,909	4,554
	\$25,000-\$34,999	307	3,606	6,200
	\$35,000-\$49,999	784	5,187	9,938
	\$50,000-\$74,999	878	7,963	14,153
	\$75,000-\$99,999	1,337	7,502	12,887
	\$100,000-\$149,999	1,638	9,698	17,183
	\$150,000-\$199,999	558	3,941	7,827
	> \$200,000	383	3,155	6,765
Housing	Total Units	7,154	50,554	91,123
	Occupied	6,690	47,043	84,544
	Owner Occupied	4,508	27,742	50,060
	Renter Occupied	2,182	19,301	34,484
	Vacant	465	3,512	6,579

Professional Bio



LUKE LEGRAND

Director

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This Text is Catchy Headline of the Property

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