

KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



PROPERTY DESCRIPTION

Three office suites are available for lease, with two ready for immediate occupancy and a third becoming available on December 1, 2026. Offering flexible customization options, these spaces are ideal for businesses seeking a prime office location in the heart of San Antonio.

PROPERTY HIGHLIGHTS

- Immediate access to Hwy. 281 and Loop 1604 with 19,830 VPD
- Within minutes of San Antonio International Airport
- Patent design construction with floor-to-ceiling glass throughout
- Covered parking available
- Pylon sign
- Move in ready

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	10
Available SF:	1,164 - 4,015 SF
Building Size:	48,340 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,160	36,342	88,616
Total Population	7,916	90,713	221,532
Average HH Income	\$89,420	\$100,327	\$97,789

KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

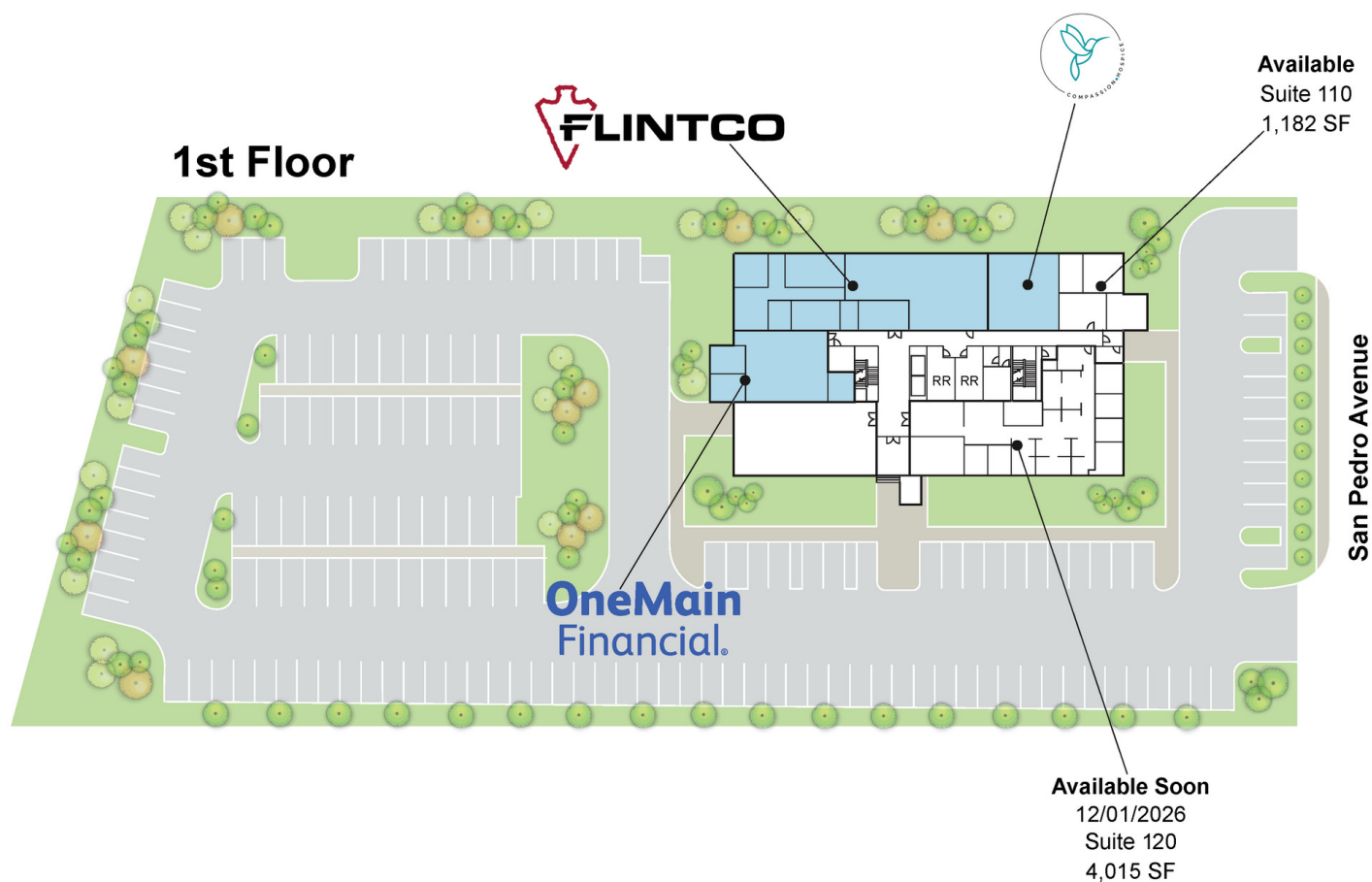
Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



FIRST FLOOR

KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

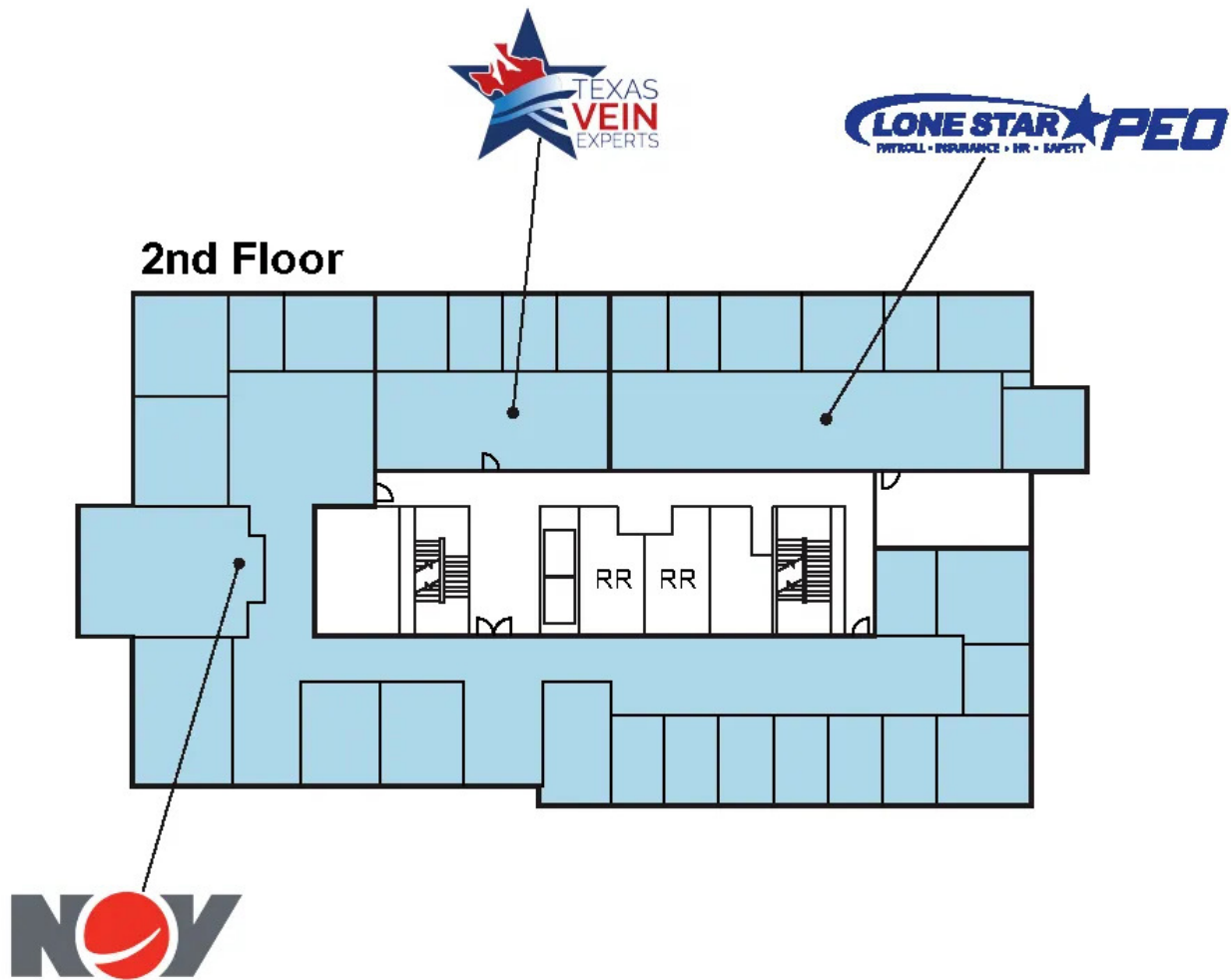
Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



SECOND FLOOR

KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

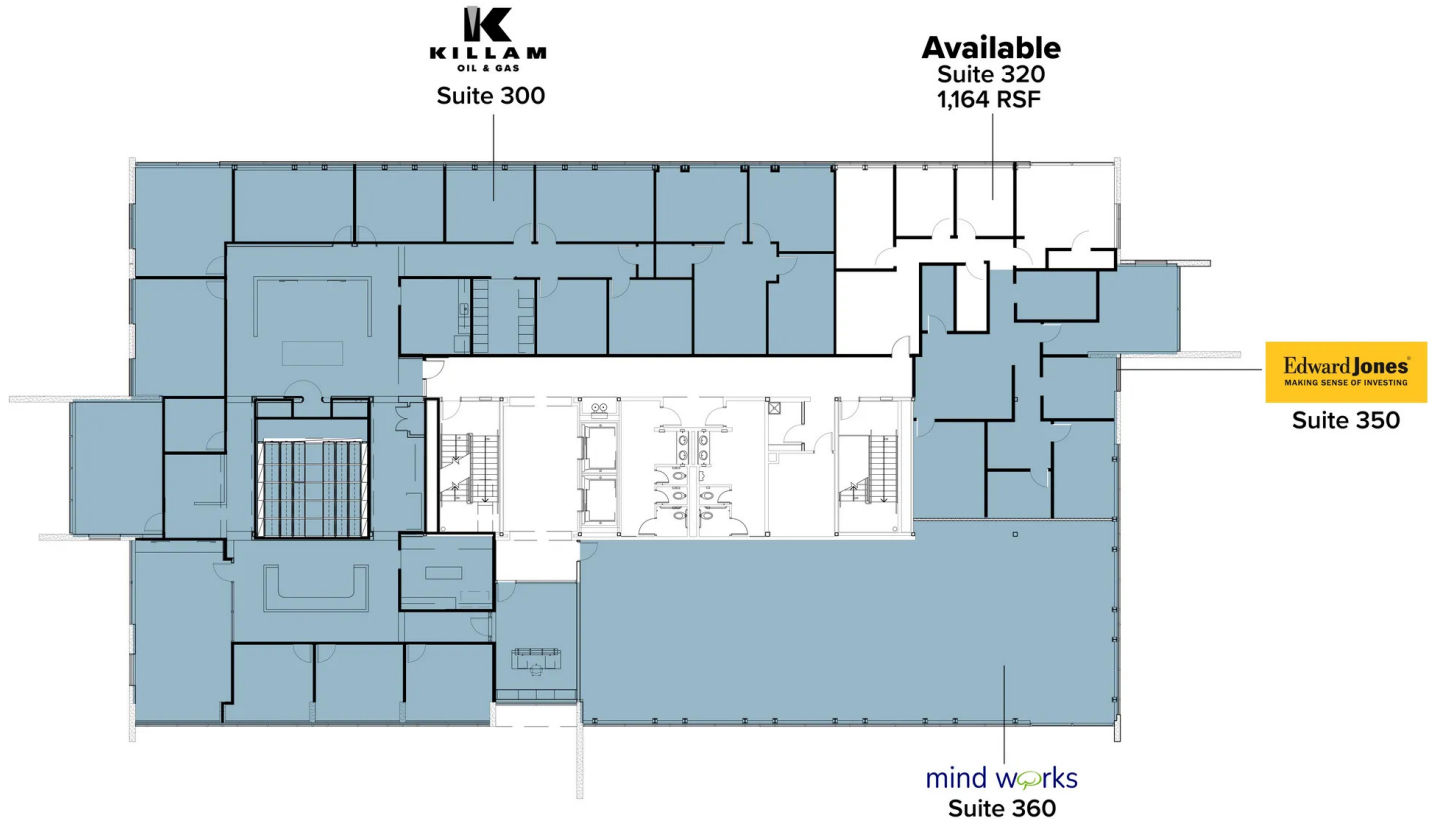
Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com



KILLAM BUILDING

17115 San Pedro Ave., San Antonio, TX 78232

OFFICE BUILDING FOR LEASE



THIRD FLOOR

KAYLA ALVARADO

Leasing Manager, Laredo, Texas
956.693.1801
kalvarado@killamco.com

TANO CARRANZA

Vice President of Asset Management, Real Estate
956.724.7141
tcarranza@killamco.com

