



OFFERING MEMORANDUM · FOR LEASE

College Park Building

Class B Professional Office

4725 College Park · San Antonio, TX 78249

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BROKERAGE · LEASING · DEVELOPMENT ·
PROPERTY MANAGEMENT



Confidentiality & Disclaimer

This Offering Memorandum has been prepared by KW Commercial SA for use by a limited number of parties and does not purport to provide a complete summary of the property. The information contained herein has been obtained from sources believed to be reliable; however, KW Commercial SA has not verified, and will not verify, any of the information contained herein, nor makes any warranty or representation whatsoever regarding its accuracy or completeness. All financial projections, rental rates, and estimated operating expenses are provided for general reference and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner. Prospective tenants should conduct their own independent investigation and rely solely on their own analysis and professional advisors. This document is confidential and is furnished solely for the purpose of evaluating a potential lease of the property. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to return it upon request.

PROPERTY AT A GLANCE

ADDRESS

**4725 College Park
San Antonio, TX 78249**

PRODUCT TYPE

Class B Office

TOTAL SIZE

±10,473 SF

TOTAL AVAILABLE

3,291 SF

LEASE RATE

\$24.00 / SF + NNN

PARKING

44 Spaces · 4.4 : 1,000

EXECUTIVE SUMMARY

A modern professional office opportunity

4725 College Park delivers a sophisticated, move-in-ready office environment in Northwest San Antonio's established Shavano submarket — combining a professional Class B image, flexible interior configurations, and secure on-site parking for businesses of every size.

01

Turnkey Office Environment

±10,473 SF built to a professional standard with reception, conference space, private offices, and open-concept work areas — refreshed in 2021.

02

Prime NW Connectivity

Positioned for easy access to Loop 1604 and I-10, with proximity to public transit and a deep base of surrounding retail and dining amenities.



10,473

TOTAL SF

2017

YEAR BUILT

44

PARKING

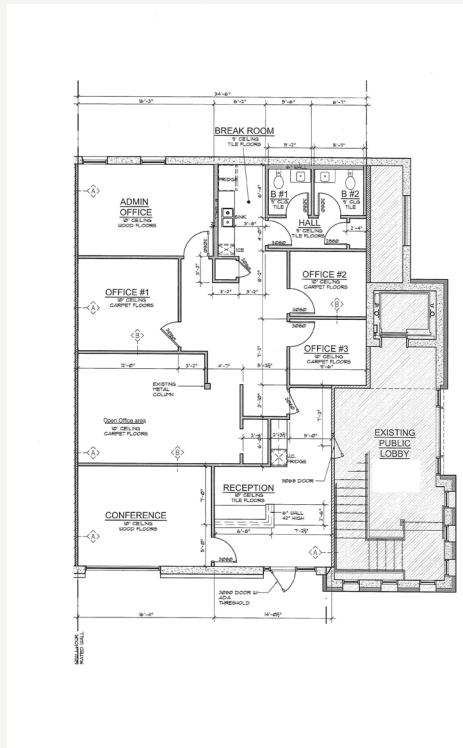


Property highlights

Available: 3,291 SF Building Size +/- 10,473 SF Single-story office	\$24.00 / SF Lease Rate Plus NNN	Class B Building Class Professional office	2017 Year Built Renovated 2021
44 Parking Spaces 4.4 : 1,000 ratio	Monument Signage Strong street visibility	36–120 Lease Term (mo.) Flexible structures	Shavano Submarket NW San Antonio

PROPERTY LAYOUT

Interior configuration



4725 COLLEGE PARK — SUITE 101: 3,291 SF FLOOR PLAN

01

Reception & Common Areas

A welcoming reception area and shared common spaces set a professional tone for clients and staff on arrival.

02

Conference & Private Offices

A dedicated conference room and multiple private offices support focused, confidential work.

03

Open-Concept Workspace

Flexible open-concept areas accommodate collaborative teams and scalable workstation layouts.

BUILDING QUALITY

Building features

BUILT / RENOVATED

2017 / '21

Modern construction with a refreshed, move-in-ready interior completed in 2021.

PARKING

44 Spaces

Gated, secure parking behind the building at a 4.4 : 1,000 ratio.

SIGNAGE

Monument

Prominent monument signage delivering strong street-level visibility.

LOCATION & ACCESS

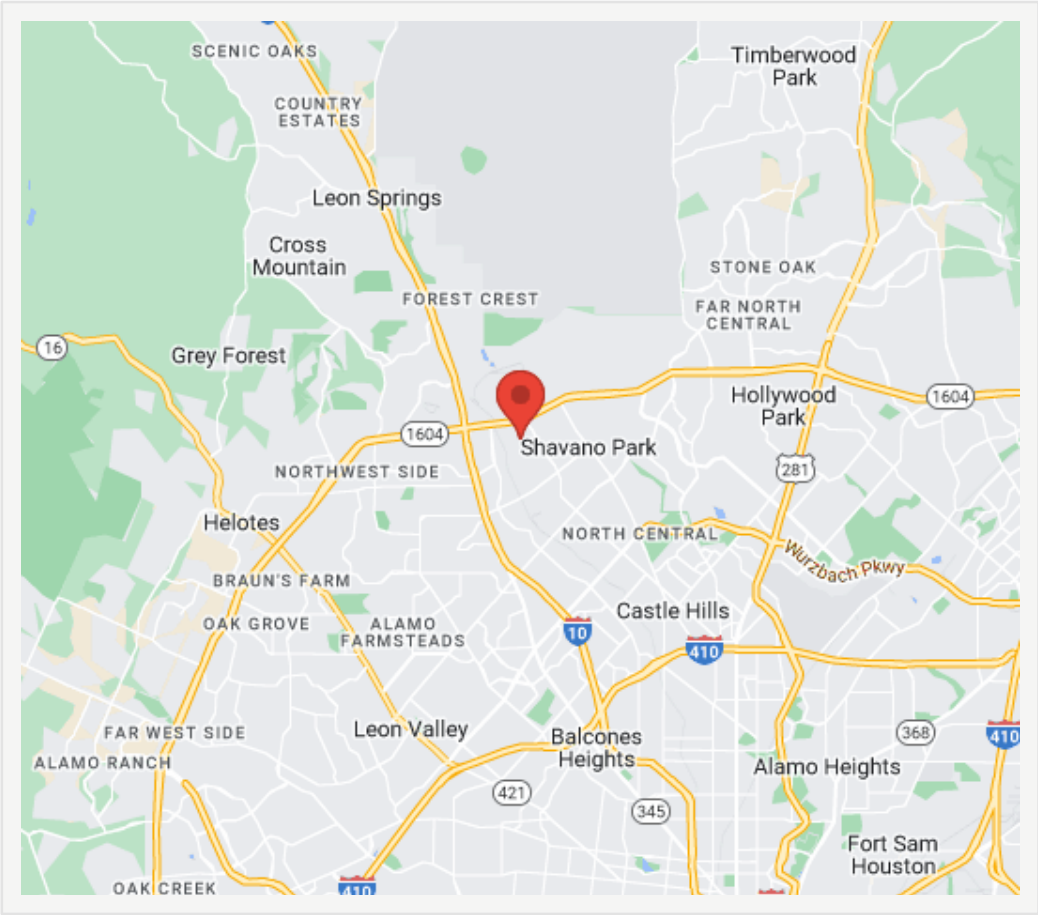
Positioned in NW San Antonio

Situated in the established Shavano submarket of Northwest San Antonio, 4725 College Park offers convenient access to Loop 1604 and I-10, public transportation, and a wide range of retail, dining, and business amenities.

LOCATION INFORMATION

Building Name	College Park Building
Address	4725 College Park, San Antonio, TX 78249
County	Bexar
Submarket	Shavano
Major Access	Loop 1604 & I-10

HIGHLIGHTS Class B office · Reception · Conference room · Private & open offices · Gated rear parking



REGIONAL POSITION

A well-connected NW submarket

- Immediate access to Loop 1604 and I-10
- Established Shavano / NW San Antonio office corridor
- Surrounded by retail, dining, and daily-need amenities



PROPERTY GALLERY

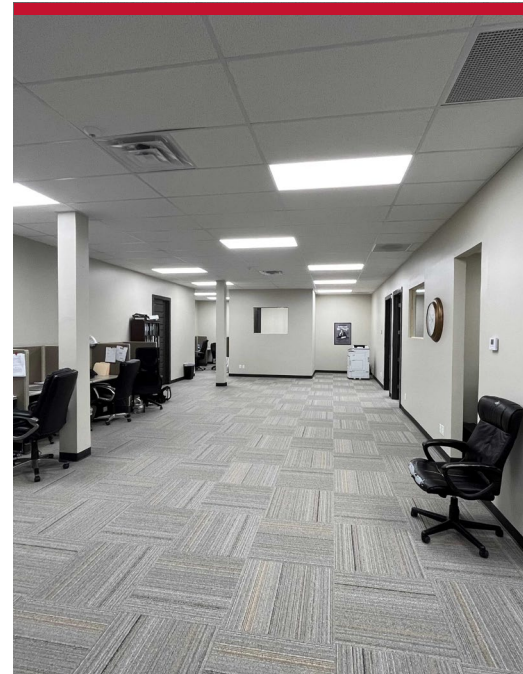
Inside 4725 College Park



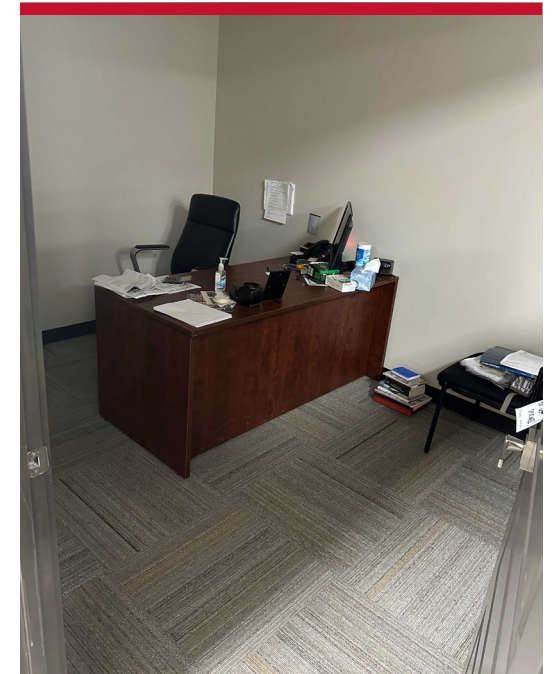
Reception & Common Area



Conference Room



Open Workspace



Private Office

THE OPPORTUNITY

Why 4725 College Park



Turnkey Professional Space

Move-in-ready Class B office with quality interior finishes.

Refreshed in 2021

A modern, updated interior throughout the building.

Secure On-Site Parking

44 gated spaces at a 4.4 : 1,000 ratio behind the building.

Strategic NW Location

Shavano submarket with Loop 1604 & I-10 connectivity.

LEASE RATE \$24.00 / SF + NNN

AREA DEMOGRAPHICS

Population & income

POPULATION & HOUSING

Metric	1 Mi	3 Mi	5 Mi
Total Population	6,589	61,392	219,117
Occupied Housing	3,215	25,397	91,514
Owner Occupied	1,908	12,059	45,486
Renter Occupied	1,307	13,338	46,028

HOUSEHOLD INCOME

Bracket	1 Mi	3 Mi	5 Mi
Median Income	\$78,785	\$67,234	\$66,246
\$50K – \$74K	648	3,806	14,732
\$75K – \$99K	598	3,092	11,596
\$100K – \$149K	515	3,445	12,586

Demographic estimates by radius from 4725 College Park, San Antonio, TX 78249.



CONTACT THE LEASING TEAM

Let's discuss your space

College Park Building · 4725 College Park, San Antonio, TX 78249

Luke LeGrand

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Role / Description	Name	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	Keller Williams Legacy	504634	stevengragg@kw.com	210-482-3200
Designated Broker of Firm	Steven Gragg	315791	stevengragg@kw.com	210-482-3200
Licensed Supervisor of Sales Agent / Associate	Luke LeGrand	561816	luke@kwcommercialsa.com	210-843-5853
Sales Agent / Associate's Name	Cody Murphy	778764	cody@kwcommercialsa.com	361-215-7457

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