



OFFERING MEMORANDUM · FOR
LEASE

1420 Ellison Dr.

Freestanding Office Building · 2,460 SF

1420 South Ellison Drive · San Antonio, TX

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BROKERAGE · LEASING · DEVELOPMENT · PROPERTY
MANAGEMENT



CONFIDENTIALITY AGREEMENT

Confidentiality & Disclaimer

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PROPERTY AT A GLANCE

ADDRESS

**1420 South Ellison Drive
San Antonio, TX**

PRODUCT TYPE

Freestanding Office

TOTAL SIZE

2,460 SF · 0.72 AC Lot

ZONING

C-2 General Commercial

AVAILABILITY

Vacant — Available Now

EXECUTIVE SUMMARY

A move-in-ready office opportunity

1420 Ellison Drive is a freestanding 2,460 SF office building in San Antonio, fully renovated in 2025 and move-in ready. Its efficient single-story layout, on-site parking, and flexible C-2 zoning make it well suited for professional, medical, or service users.

01

Turnkey Layout

Reception and waiting area, five private offices, an open work space, and a breakroom with storage — ready for immediate occupancy.

02

Flexible C-2 Zoning

General commercial zoning supports a wide range of uses; prior tenants include a doctor's office and a daycare.



2,460

TOTAL SF

24

PARKING

2025

RENOVATED

OFFERING SUMMARY

Property highlights

2,460 SF

Total Building Area

Single-story office

\$20.00

Base Rent / SF

Plus NNN

0.72 AC

Lot Size

Fenced yard behind

24

Parking Spaces

12 : 1 ratio

C-2

Zoning

General commercial

1989

Year Built

Solid construction

2025

Renovated

Turnkey condition

Vacant

Availability

Move-in ready

SPACE PROGRAM

Interior configuration

Space	Description	Detail
Reception Area	Welcoming entry with a waiting area for visitors and clients	Front
Private Offices	Enclosed offices for management and staff privacy	× 5
Open Work Space	Flexible area for workstations, desks, and team collaboration	Open
Break Room / Kitchenette	Room for appliances plus dining tables and chairs	+ Storage
Storage / Utility	Dedicated space for supplies, equipment, or an IT / server room	Utility
Site Yard	Large fenced area behind the building for parking or outdoor use	0.72 AC

LEASE TERMS Offered at \$22.00/SF plus NNN. 2,460 SF available now with 24 on-site parking spaces (12 : 1 ratio).

PROPERTY DETAIL

Inside the building



1420 SOUTH ELLISON DRIVE — 2,460 SF OFFICE FOR LEASE

01

Reception & Offices

A welcoming reception and waiting area leads to five private offices designed for management and team privacy.

02

Open Work Space

A large open area supports workstations, cubicles, and collaboration space for teams and meetings.

03

Support Spaces

A breakroom with kitchenette and a dedicated storage / utility room complete the floor plan.

PROPERTY SPECIFICATIONS

Building specifications

BUILDING SIZE

2,460 SF

Single-story office with an efficient, open floor plan.

PARKING

24 Spaces

On-site parking at a 12 : 1 ratio, plus a gated area behind the building.

BUILT / RENOVATED

1989 · 2025

Originally built in 1989 and fully renovated in 2025 for turnkey occupancy.

LOCATION & ACCESS

West San Antonio location

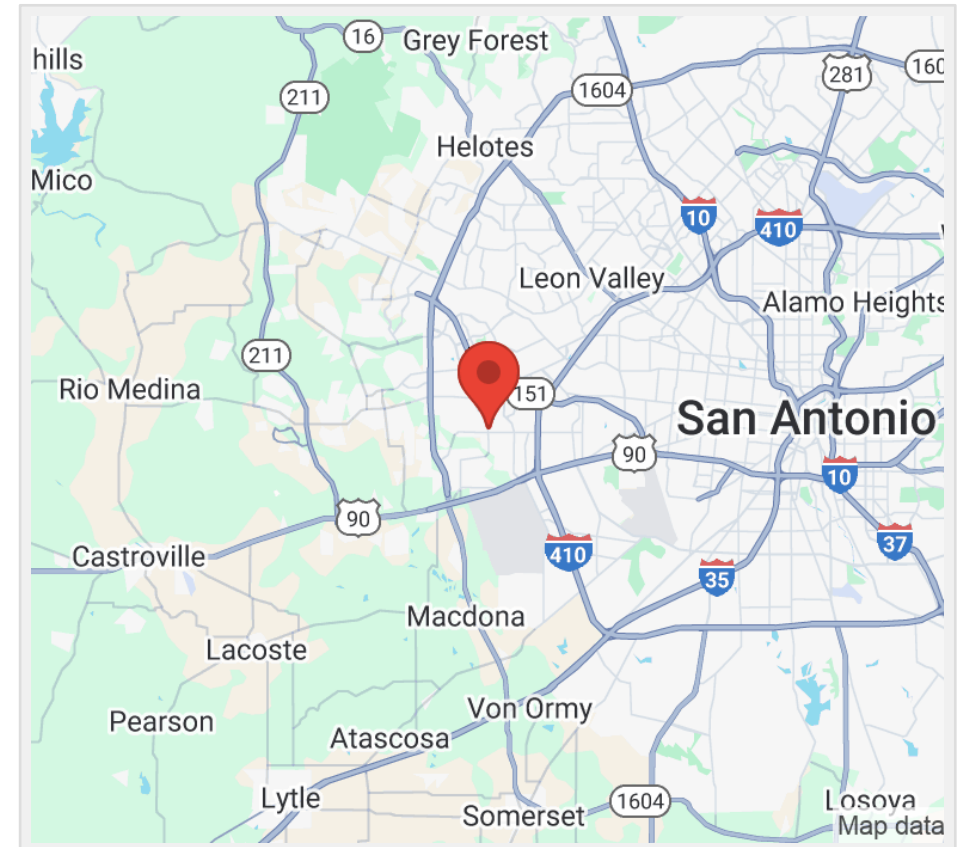
1420 Ellison Drive sits in west San Antonio with convenient access to Loop 1604, Highway 151, and Loop 410 — connecting the property to major employers, SeaWorld San Antonio, Lackland AFB, and the greater metro.

IN THE AREA

- Near Loop 1604 & Highway 151
- Minutes from Loop 410 & US-90
- Established west-side commercial corridor
- Retail, dining, and services nearby

ZONING C-2

General commercial — supports office, medical, and service uses. Prior tenants include a doctor's office and daycare.



Office for Lease

2,460 SF Available

Legend

- 1420 S Ellison Dr
- Parking Lot

In the heart of west San Antonio

- 0.72-acre lot with the office fronting Ellison Drive
- Large fenced yard behind the building for parking or outdoor use
- 24 on-site parking spaces with direct street access

1420 SOUTH ELLISON DRIVE • OFFERING MEMORANDUM

Image Landbot / Copernicus

1420 S Ellison Dr

Marbach Rd

KW COMMERCIAL
300 ft



AREA DEMOGRAPHICS

Population & workforce



1-, 3-, and 5-mile radius estimates

Metric	1 Mile	3 Mile	5 Mile
Total Population	20,273	135,699	253,159
Workforce (Age 25–54)	8,786	61,482	111,834
Median HH Income	\$85,668	\$77,578	\$79,636
Total Housing Units	7,154	50,554	91,123
Owner-Occupied	4,508	27,742	50,060
Renter-Occupied	2,182	19,301	34,484

WHY KW COMMERCIAL

The KW Commercial advantage

KW Commercial pairs deep local market knowledge with a global brokerage network to deliver results across the full property lifecycle.

Local Market Expertise

On-the-ground insight into San Antonio submarkets, pricing, and tenant demand.

Full-Service Representation

Leasing, sales, and advisory support tailored to owners and occupiers alike.

Global Network

Backed by the KW Commercial platform connecting the right tenants to the right space.

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



CONTACT THE LEASING TEAM

Let's discuss the space

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Each Office Independently Owned and Operated

