

EXCLUSIVE

Office Space Leasing Opportunity

6800 Park Ten Blvd, San Antonio, TX, 78213



Flexible Office Suites

452 – 3,383 SF Available



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ENTRUST
COMMERCIAL ADVISORS

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PROJECT OVERVIEW

Entrust Commercial Advisors presents a multi-tenant office leasing opportunity at 6800 Park Ten Blvd in San Antonio. The property offers a functional office environment with flexible suite sizes, ideal for professional users seeking efficiency and value. The project features a well-maintained campus setting with mature landscaping, ample parking, and a practical layout that supports a variety of business needs.

Located in the Northwest San Antonio submarket, the property benefits from strong surrounding density and convenient access to major corridors including Loop 410 and I-10. Tenants can take advantage of flexible suite configurations, a professional setting, and a central location that supports both employee accessibility and client convenience.

For leasing information or to schedule a tour, please contact Yvonne Elizondo.

PROJECT HIGHLIGHTS

- Flexible Suite Sizes: 452 – 3,383 SF
- Professional Office Environment
- Ample Parking | 4.22 | 1,000 SF
- Established Northwest Submarket
- Easy Access to I-10 & Loop 410
- Full Build Out Suites



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA
452 – 3,383 SF

LEASE RATE / SF
\$21.00 – \$26.00

LEASE STRUCTURE
FS Gross *

TENANCY
Multi-Tenant

PARKING
169 Stalls

YEAR BUILT
1980

SUBMARKET
Northwest

BUILD OUT
Full Build Out

PARKING RATIO
4.22 : 1,000 SF

* The lease structure is a Full-Service Gross lease structure with an Expense Stop.

AERIAL

ONE
PARK
TEN
SOUTH DIRECTORY

SOUTH BUILDING





EXTERIOR PHOTOS





EXTERIOR

EXCLUSIVE LEASING OPPORTUNITY



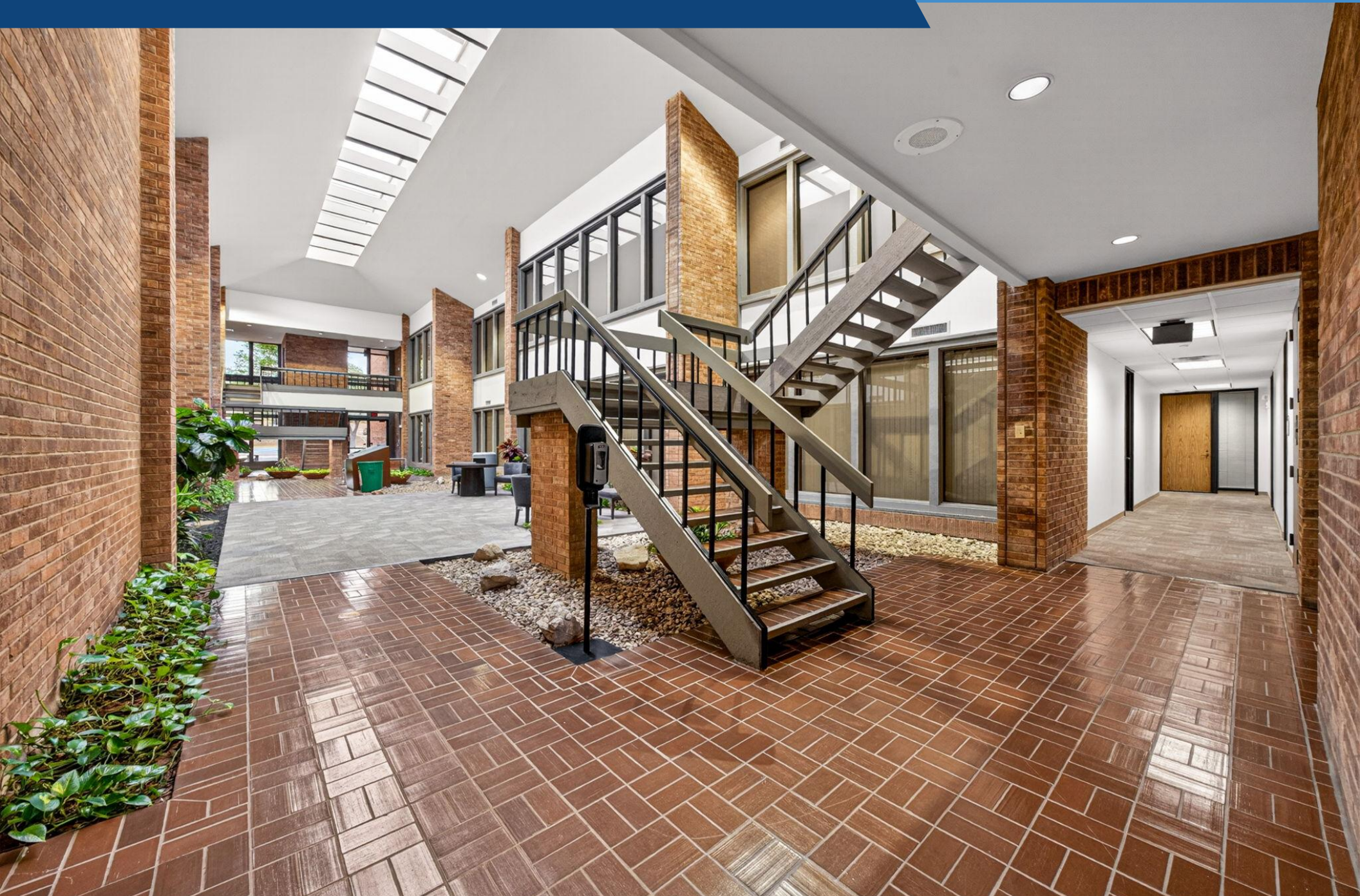
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INTERIOR PHOTOS



































AVAILABILITY



#	Bldg.	Suite	Square Feet	Base Rent Per Mo.	Photos & Floorplan
1	North	108	452	\$979.33	 Folder
2	North	105	476	\$1,031.33	 Folder
3	North	202	670	\$1,395.83	 Folder
4	East	132	717	\$1,434.00	 Folder
5	North	125	791	\$1,582.00	 Folder
6	West	171	909	\$1,742.25	 Folder
7	North	103	910	\$1,744.17	 Folder
8	East	131	920	\$1,763.33	 Folder
9	North	120	932	\$1,786.33	 Folder
10	West	174	938	\$1,797.83	 Folder
11	East	138	1,007	\$1,930.08	 Folder
12	North	220	1,019	\$1,953.08	 Folder
13	North	101	1,020	\$1,955.00	 Folder

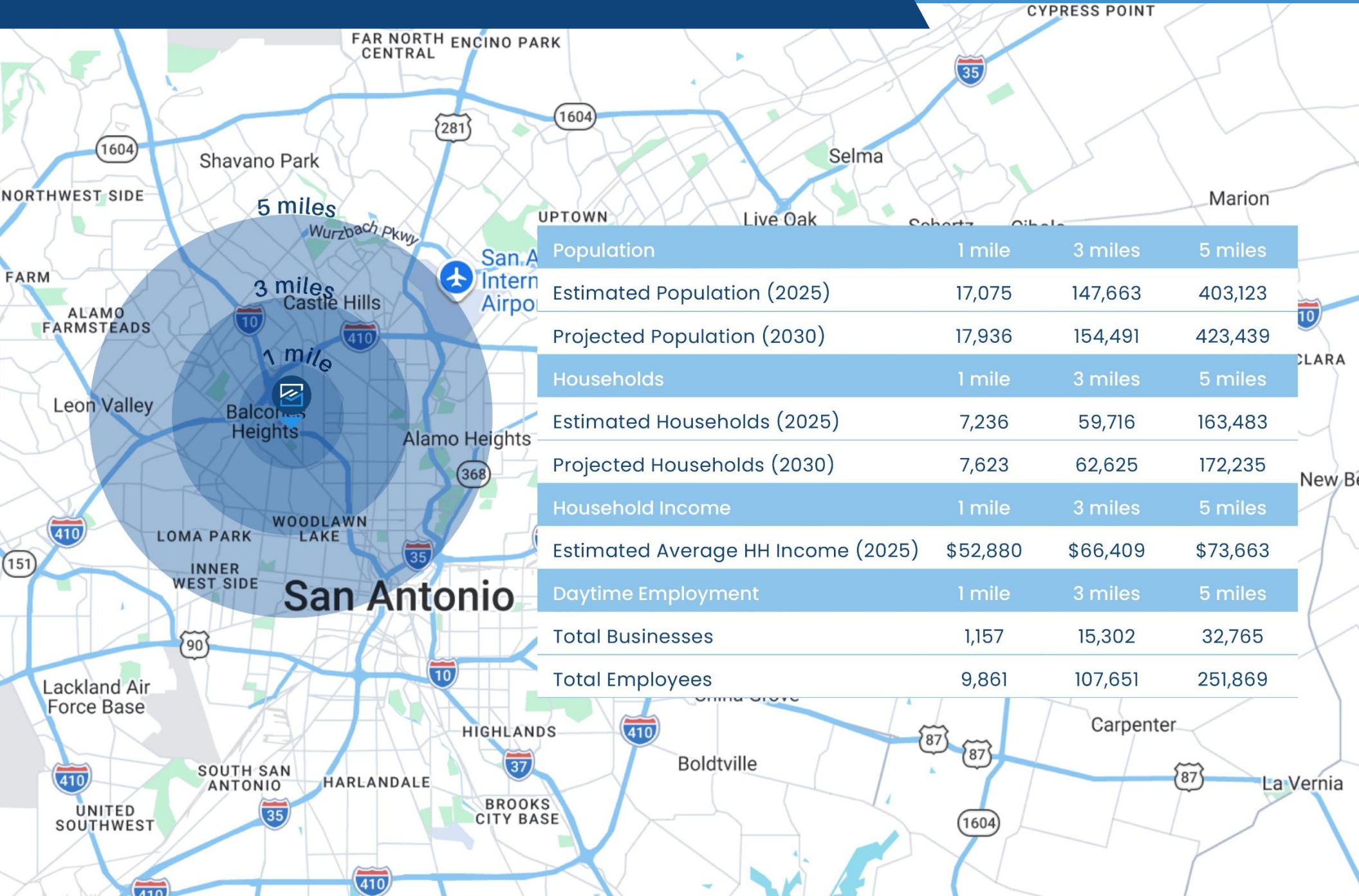
#	Bldg.	Suite	Square Feet	Base Rent Per Mo.	Photos & Floorplan
14	East	230	1,026	\$1,966.50	 Folder
15	North	110	1,104	\$2,116.00	 Folder
16	North	116	1,238	\$2,166.50	 Folder
17	West	186	1,246	\$2,180.50	 Folder
18	North	210	1,453	\$2,542.75	 Folder
19	North	201	1,513	\$2,647.75	 Folder
20	West	192	1,611	\$2,819.25	 Folder
21	East	154	1,871	\$3,274.25	 Folder
22	West	170	1,931	\$3,379.25	 Folder
23	West	292	1,954	\$3,419.50	 Folder
24	North	123	2,034	\$3,559.50	 Folder
25	West	175	2,140	\$3,745.00	 Folder
26	West	290	3,383	\$5,920.25	 Folder

DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2025)	17,075	147,663	403,123
Projected Population (2030)	17,936	154,491	423,439
Households			
Estimated Households (2025)	7,236	59,716	163,483
Projected Households (2030)	7,623	62,625	172,235
Household Income			
Estimated Average HH Income (2025)	\$52,880	\$66,409	\$73,663
Daytime Employment			
Total Businesses	1,157	15,302	32,765
Total Employees	9,861	107,651	251,869

