



KW COMMERCIAL SA

OFFERING MEMORANDUM · FOR LEASE

4525 N. Stahl Park

Flex / Industrial Lease Opportunity

4525 North Stahl Park · San Antonio, TX 78217

Luke LeGrand 210-843-5853 luke@kwcommercialsa.com

Cody Murphy 361-215-7457 cody@kwcommercialsa.com

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY
MANAGEMENT



CONFIDENTIALITY AGREEMENT

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by KW Commercial for use by a limited number of parties and is intended solely to assist the recipient in evaluating a possible lease of the property located at 4525 North Stahl Park, San Antonio, TX 78217. It does not purport to be all-inclusive or to contain all of the information a prospective tenant may require.

The information contained herein has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, its accuracy and makes no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

By receipt of this Offering Memorandum, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose, copy or reproduce it, in whole or in part, or use it for any purpose other than evaluating the subject property.

PROPERTY AT A GLANCE

ADDRESS

4525 N. Stahl Park

SUBMARKET

Northeast San Antonio

AVAILABLE SPACE

1,999 – 8,000 SF

LEASE RATE

\$13.50 / SF · NNN

CLEAR HEIGHT

13' – 17'

ROLL-UP DOORS

10' × 10' grade-level

LEASE TERM

36 – 120 months

EXECUTIVE SUMMARY

A flex / industrial lease opportunity

4525 N. Stahl Park delivers efficient, small-bay flex space in Northeast San Antonio — pairing finished office fronts with clear-span warehouse and grade-level loading. Individually metered suites are combinable to fit a wide range of users along the Loop 1604 / O'Connor corridor.

01

Versatile Flex Design

An 80:20 warehouse-to-office ratio with turnkey office finish suits contractors, distributors, and service users alike.

02

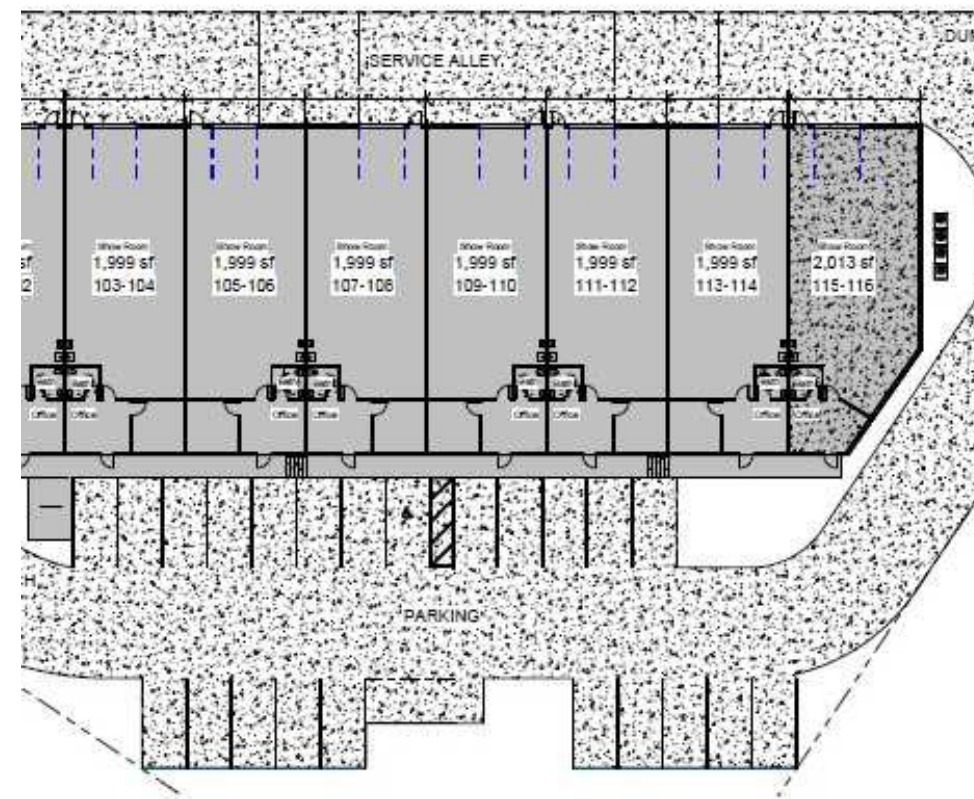
Prime Connectivity

Immediate Loop 1604 access with I-35 and I-10 nearby links tenants across San Antonio and the broader region.

03

Move-In Ready

HVAC, restroom, and utility sink per unit, plus 10' × 10' roll-up doors and individually metered power.



OFFERING SUMMARY

Property highlights

\$13.50 / SF

Lease Rate

NNN lease structure

2,002–4,004 SF

Available Space

Combinable flex suites

13' – 17'

Clear Heights

Vertical storage capacity

10' × 10'

Roll-Up Doors

Grade-level loading

80 : 20

Warehouse : Office

Efficient flex ratio

36–120 mo

Lease Term

Flexible commitments

Metered

Power

Individually metered units

NE SA

Submarket

1604 / O'Connor corridor

LEASE AVAILABILITY

Available flex configurations

SUITE	SPACE TYPE	APPROX. SIZE	LEASE RATE	STATUS
Suite 101	Flex — office + warehouse	± 2,022 SF	\$13.50 / SF NNN	Available
Suite 103	Flex — office + warehouse	± 2,002 SF	\$13.50 / SF NNN	Available
Suite 113	Flex — office + warehouse	± 2,002 SF	\$13.50 / SF NNN	Available
Suite 115	Flex — office + warehouse	± 2,026 SF	\$13.50 / SF NNN	Available
Combined	Contiguous suites	2,002 – 4,004 SF	\$13.50 / SF NNN	Available

Suites are combinable to accommodate 1,999 – 8,000 SF of contiguous space. All rates are NNN; estimated triple-net operating expenses are additional. Sizes are approximate.

UNIT SPECIFICATIONS

Representative unit configuration



01

Office Area

± 390 SF finished office with vinyl floors, rubber cove base, finished drywall and paint.

02

Warehouse Bay

± 1,612 SF clear-span warehouse served by a 10' × 10' grade-level roll-up door.

03

Building Systems

HVAC, one restroom and one utility sink per unit, with individually metered power.

HIGH-EFFICIENCY DESIGN

Building specifications

CLEAR HEIGHTS

13' – 17'

Ceiling heights accommodating diverse vertical storage and mezzanine build-out needs.

LOADING

10' × 10'

Grade-level metal roll-up doors ensuring smooth shipping and receiving operations.

CONSTRUCTION

PBR Steel

PBR panel exterior walls with continuous insulation, weatherproofing, and a finished roof assembly.

LOCATION & ACCESS

Strategic NE San Antonio position



Located in Northeast San Antonio at the 1604 / O'Connor corridor in Bexar County, the property sits within an established mix of retail, office, and industrial users, close to major employers, military installations, and healthcare facilities.

KEY ROUTES

Loop 1604	Immediate access
O'Connor Road	Direct frontage corridor
I-35	Regional connection
I-10	Regional connection
SA Int'l Airport	Northeast quadrant

REGIONAL OVERVIEW

At the center of the Northeast corridor

The Northeast quadrant anchors one of San Antonio's most active flex and light-industrial submarkets, drawing demand from contractors, distributors, and service businesses that value grade-level loading and quick highway access.

01 Highway-connected

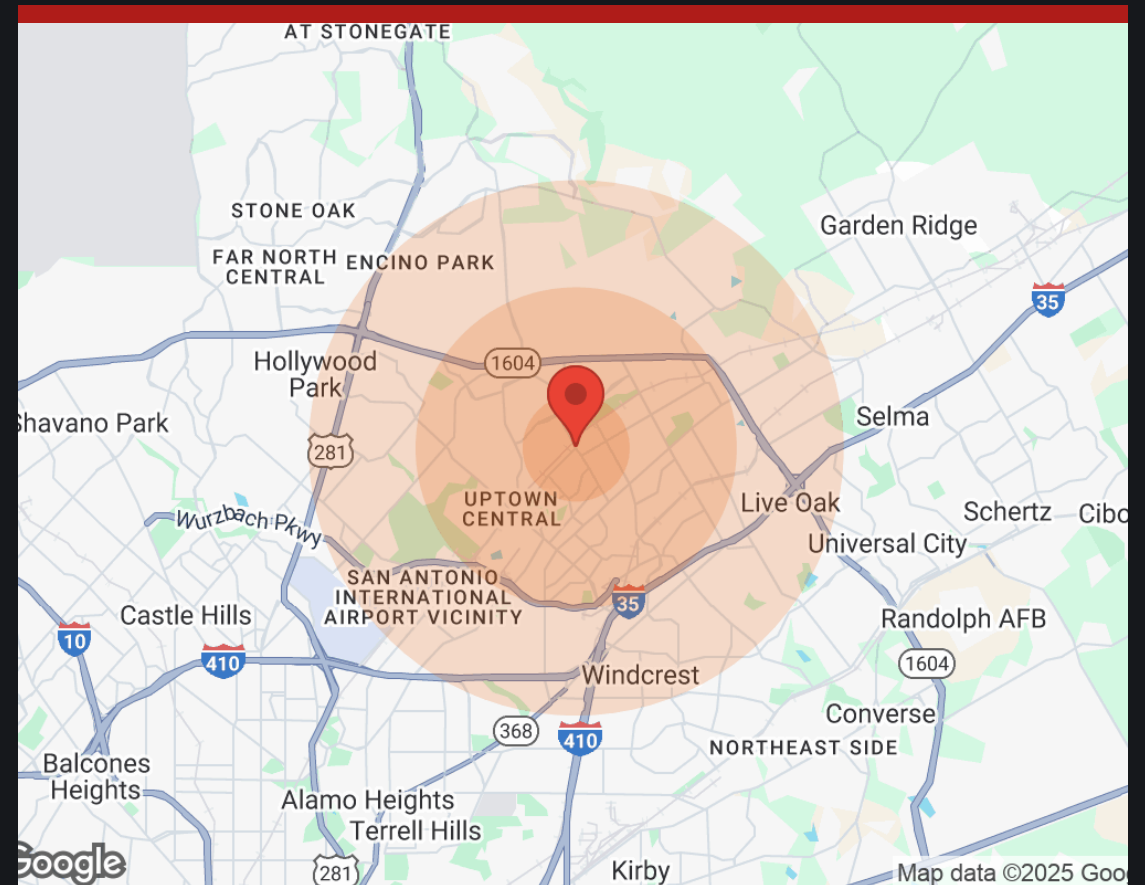
Loop 1604, I-35, and I-10 place the region within reach of the full metro.

02 Employment-rich

Adjacent to military bases, healthcare systems, and major retail employers.

03 Small-bay demand

Persistent demand for combinable, move-in-ready flex space along the corridor.



MARKET OVERVIEW

Northeast San Antonio market

The trade area surrounding 4525 N. Stahl Park is deep and established — a dense, growing population with healthy household incomes supports the service, distribution, and contractor users that flex space is built for.

01 Growing Population

215,116 residents within five miles and 102,813 within three miles of the property.

02 Healthy Incomes

Median household income of roughly \$58,000 – \$61,000 across the one- to five-mile rings.

03 Established Trade Area

A vibrant mix of retail, office, and industrial users near major employers and healthcare.

215,116

POPULATION — 5-MILE RADIUS

\$61,443

MEDIAN INCOME — 3-MILE RADIUS

85,831

OCCUPIED HOUSEHOLDS — 5-MILE RADIUS

THE OPPORTUNITY

Why tenants choose Stahl Park



SCHEDULE A TOUR Luke LeGrand · 210-843-5853

01

Combinable Flex Suites

Contiguous space from 1,999 to 8,000 SF for right-sized occupancy.

02

Grade-Level Loading

10' × 10' roll-up doors with HVAC and power metered per unit.

03

Turnkey Office Finish

Vinyl floors, finished drywall and paint, restroom and utility sink per unit.

04

Connected NE Location

Loop 1604 / O'Connor corridor with I-35 and I-10 nearby.

The KW Commercial SA advantage

A full-service commercial team backed by the KW platform — combining local market depth with the reach and resources to move tenants and transactions forward.

01

Full-Service Brokerage

End-to-end leasing, marketing, and transaction management delivered by an experienced local team.

02

Strategic Tenant Representation

Space programming and negotiation aligned to each tenant's operations, growth, and budget.

03

Market & Valuation Insight

Data-driven pricing and positioning informed by real-time Northeast San Antonio market activity.



CONNECT WITH US

Let's discuss your space requirements

Luke LeGrand

DIRECTOR

O: (210) 843-5853

luke@kwcommercialsa.com

TX License #561816

Cody Murphy

AGENT

O: (361) 215-7457

cody@kwcommercialsa.com

TX License #778764

KW Commercial — Global · 1221 South MoPac Expressway, Austin, TX 78746 · Each Office Independently Owned and Operated

4525 N. Stahl Park



BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT

Each Office Independently Owned and Operated

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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