

# BURNET BUILDING



4410 W PIEDRAS DRIVE - SAN ANTONIO, TX 78228



## OPPORTUNITY

Currently vacant and ready for a new chapter, the Burnet Building represents a rare opportunity at just over 14,000 square feet. This diamond in the rough offers an owner-occupant the opportunity to take control of their real estate needs and immediately create value. Available "as is, where is," the single story building has been well maintained and features a functional layout that is readily adaptable to a variety of utilization requirements. In addition to tax savings, ownership offers added benefits that include: Controlled occupancy cost, market appreciation and equity creation. Located in growing Northwest San Antonio, the building is minutes from USAA's corporate headquarters and the 900-acre South Texas Medical Center. A short distance from IH-410, the Burnet Building offers outstanding access to the vast transportation network that connects greater San Antonio.

## HIGHLIGHTS

- High profile location within Centerview Crossing Office Park.
- Outstanding opportunity for an owner-occupant.
- Currently configured for single tenant occupancy.
- Boutique office building with 4/1,000 SF parking.
- Rare commodity building size at 14,698 SF.
- 1.99 acre land parcel.
- Impressive view corridors and best in class accessibility.
- Proximity to amenities, executive housing, medical and more!
- Significant discount to replacement cost (\$500/sf).

For Additional Information Please Contact:

Scot C. Farber, CCIM

Tel: 972.672.8650

Scot.Farber@youngerpartners.com

Tom Strohbehn, CCIM

Tel: 214.294.4439

Tom.Strohbehn@youngerpartners.com



SIZE	14,698 SF
YEAR BUILT	1976
PARKING	60 SPACES (4/1,000)
SITE AREA	1.99 ACRES

**BURNET BUILDING • 4410 W PIEDRAS - SAN ANTONIO, TEXAS**



 South Texas Medical Center



BURNET BUILDING • 4410 W PIEDRAS - SAN ANTONIO, TEXAS



