

EXCLUSIVE

Flex Space Leasing Opportunity

8114 City Base Landing, San Antonio, TX, 78235



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Move-In-Ready
1,361 – 1,365 SF Available



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This Brochure (the "Brochure") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

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Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors presents a move-in-ready flex space opportunity at 8114 City Base Landing. The property offers a functional mix of office and warehouse space, ideal for service-based users, light industrial operations, or small distribution businesses seeking efficiency and professional presence. Built in 2021, the project features modern construction, clean finishes, and practical layouts designed to support a variety of operational needs. Ample parking and strong visibility enhance day-to-day usability for both employees and customers.

Located in the growing South San Antonio submarket near Brooks, the property benefits from continued area development and convenient access to major transportation corridors including I-37 and Loop 410. Tenants can take advantage of flexible suite sizes, a high-quality storefront appearance, and a strategic location that supports both local service routes and regional connectivity.

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

PROJECT HIGHLIGHTS

- Flexible Suite Sizes: 1,309 – 1,415 SF
- 43% Office / 57% Warehouse Avg.
- Ample Uses Cases
- Growing Southeast San Antonio
- Easy Access to I-37 & Loop 410
- Move-In-Ready Suites



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA

1,361 & 1,365 SF



LEASE RATE / SF

\$16.00



LEASE STRUCTURE

Triple-Net



TENANCY

Multi-Tenant



PARKING

54 Stalls



YEAR BUILT

2021



SUBMARKET

South



BUILD OUT

Full Build Out



PARKING RATIO

2.0 : 1,000 SF



TRIPLE NET EST.

\$3.72 / SF



AVG. PERCENTAGE OFFICE

43.17%



AERIAL



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



AERIAL

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AERIAL

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PHOTOS



INTERIOR

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INTERIOR

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EXTERIOR

EXCLUSIVE LEASING OPPORTUNITY



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EXTERIOR

EXCLUSIVE LEASING OPPORTUNITY

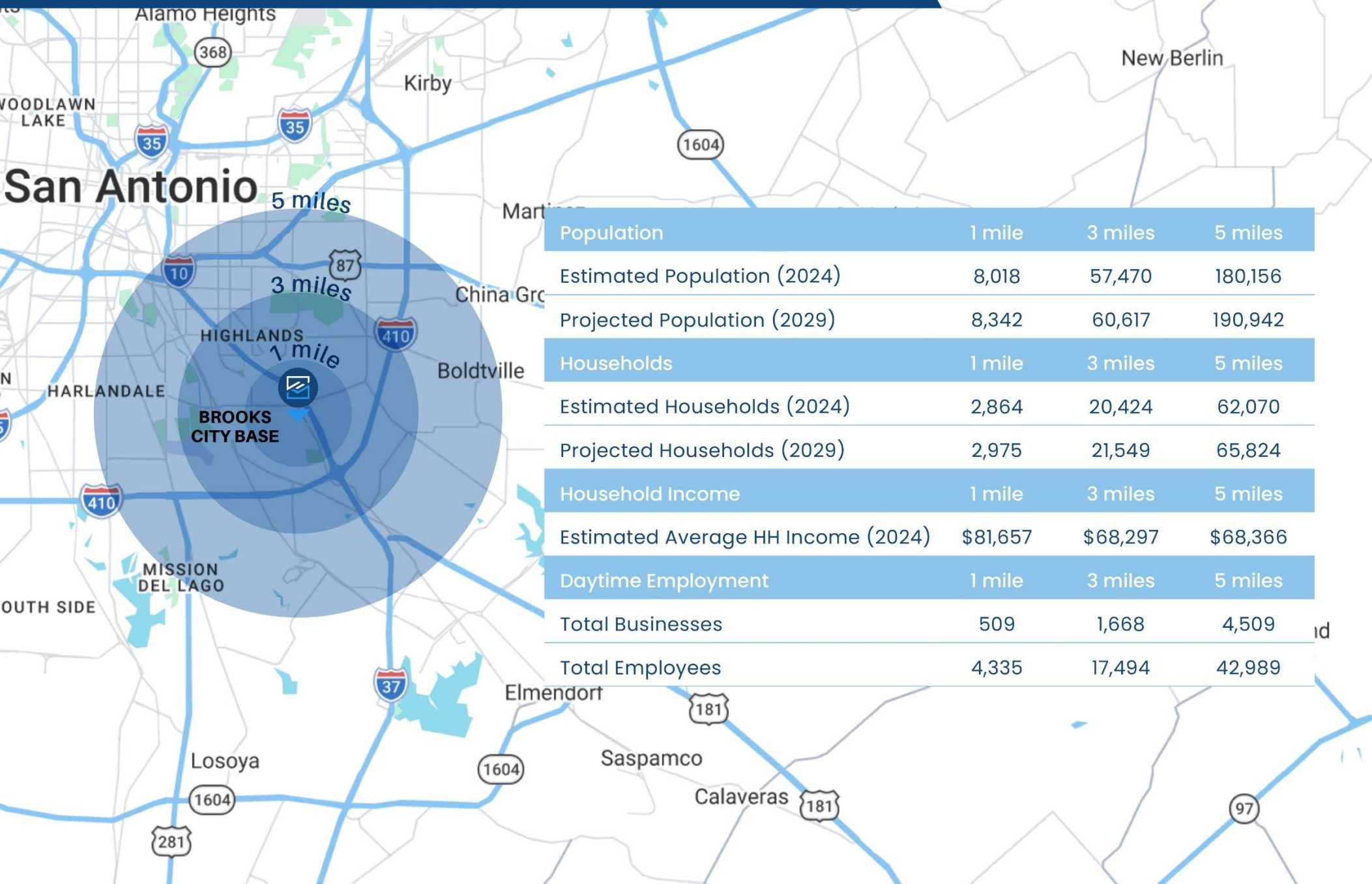


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Suite	Square Feet	Base Rent Per Mo.	NNN Per Mo.	Gross Rent Per Mo.
128	1,365	\$1,820.00	\$547.52	\$2,367.52
203	1,361	\$1,814.67	\$545.95	\$2,360.61
206	1,364	\$1,818.67	\$547.13	\$2,365.79

DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



Population	1 mile	3 miles	5 miles
Estimated Population (2024)	8,018	57,470	180,156
Projected Population (2029)	8,342	60,617	190,942
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	2,864	20,424	62,070
Projected Households (2029)	2,975	21,549	65,824
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2024)	\$81,657	\$68,297	\$68,366
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	509	1,668	4,509
Total Employees	4,335	17,494	42,989



Information About Brokerage Services

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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov