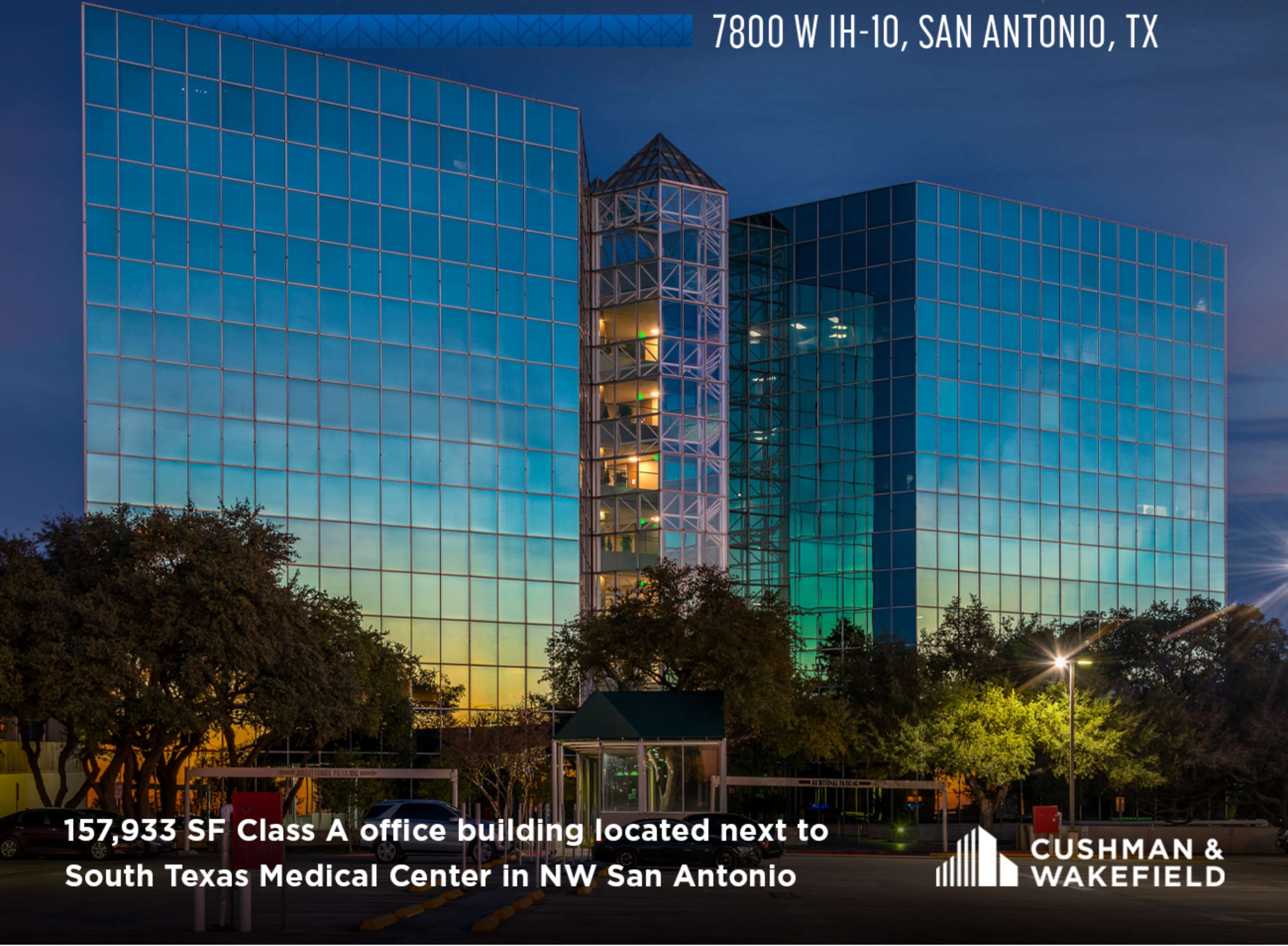


LINCOLN CENTER

7800 W IH-10, SAN ANTONIO, TX



157,933 SF Class A office building located next to South Texas Medical Center in NW San Antonio

CUSHMAN & WAKEFIELD

- SIGN CONFIDENTIALITY AGREEMENT
- VISIT LANDING PAGE
- VIEW ASSET ON MAP

Cushman & Wakefield is pleased to present to the market, Lincoln Center, a 157,933 square foot, prominent Class A office building in Northwest San Antonio, Texas. Lincoln Center features an excellent location in close proximity to the 900-acre South Texas Medical Center, San Antonio International Airport and the majority of San Antonio's executive housing. The property is well positioned to capitalize on the continued growth of the Northwest submarket. Currently 83% leased to a diverse blend of tenants, Lincoln Center provides investors with a predictable cash flow stream with upside through lease up of remaining vacancy. Boasting a 6.5 year weighted average lease term, anchored by the GSA, Lincoln Center is an ideal candidate for favorable debt terms in order to maximize investor returns.

- STABLE OPPORTUNITY WITH UPSIDE
- EXCELLENT NORTHWEST SAN ANTONIO LOCATION
- INVITING WORK ENVIRONMENT



PROPERTY AT A GLANCE



1981
YEAR BUILT



7800 IH-10 W
SAN ANTONIO, TX 78230



83%
OCCUPANCY



157,933 SF
NET RENTABLE AREA

± 4.184 ACRES
LAND SIZE

INVESTMENT CONTACTS

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