



# ONE VILLAGE PARK

14607 San Pedro Avenue  
San Antonio, Texas 78232



VISIT LISTING PAGE



VIEW ON MAP

Cushman and Wakefield's Private Capital Group Team has been retained by the owner as the exclusive marketing advisor for the disposition of One Village Park, a 48,303 square foot, best in class, 89% leased low rise office project. One Village Park provides an opportunity to acquire the preeminent asset along Highway 281 in the booming North Central San Antonio submarket. The asset has a solid cash flow, long term tenancy, minimal capital requirements and tremendous upside in rental growth as leases roll to market rates.



ESTABLISHED TENANCY & SOLID CASH FLOW



DESIRABLE WORK ENVIRONMENT WITH EXCELLENT LOCATION ON HIGHWAY 281



## PROPERTY AT A GLANCE



### ADDRESS

14607 San Pedro Ave  
San Antonio, TX 78232



### NET RENTABLE AREA

48,393 SF



### OCCUPANCY

89%



### PARKING

178 Spaces  
(3.68:1,000 NRSF)



### LAND SIZE

2.883 Acres



### YEAR BUILT

1986

## INVESTMENT CONTACTS



### TEXAS TRIANGLE CAPITAL MARKETS TEAM

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### PRIVATE CAPITAL GROUP

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### ONE TEAM

**PHOENIX, AZ**  
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