

SPACE AVAILABLE

TUSCANY STONE

18618 Tuscan Stone, San Antonio, TX 78258, USA



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PROPERTY HIGHLIGHTS

TUSCANY STONE

SAN ANTONIO, TEXAS

1

Prestigious Stone Oak Address – Located in one of San Antonio’s most sought-after business corridors with immediate access to Loop 1604 and US 281.

2

Exceptional Class A Design – Striking architecture, high-end finishes, expansive windows, and an abundance of natural light to elevate your workplace image.

3

Unmatched Convenience – Ample surface parking and walkable proximity to premier dining, retail, and medical services for clients and employees alike.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	9,305	82,767	205,932
Household Income	\$132,239	\$140,116	\$134,527
Households	4,391	33,88	85,330
Average Age	44.1	40.0	39.7

DESIRED USES

- Medical & Wellness Practices
- Title Company
- Professional Services Firms
- Corporate Satellite Offices



18618 TUSCANY STONE

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Building Size:	24,810 SF
Property Size:	1.5 Acres
Year Built:	2006
Rental Rate:	Contact Broker
Parking:	80 Spaces
Zoning:	C-3



TUSCANY STONE

SAN ANTONIO, TEXAS

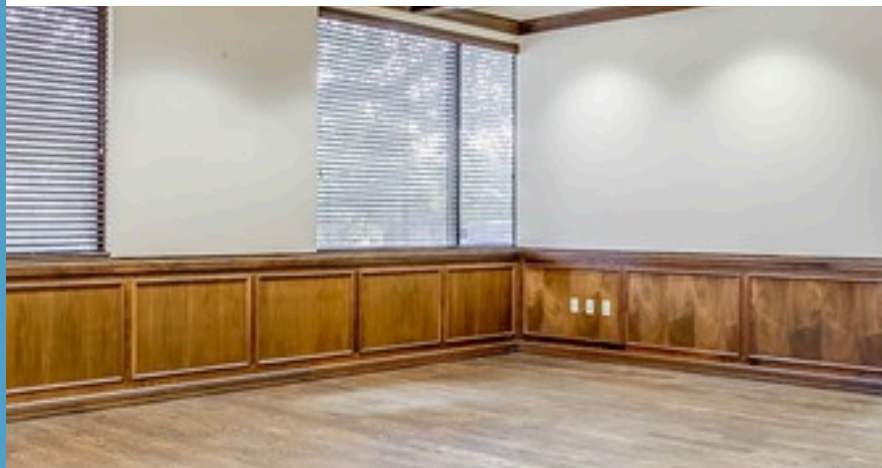
WHAT I LOVE
ABOUT THIS
PROPERTY:

“

It is right in the heart of all the growth of the Alamo Ranch area with amazing access for retailers .

TENANT NAME

”



18618 TUSCANY STONE

SAN ANTONIO, TEXAS



Stone Oak Neighborhood
(16,500 Homes)

Stonehue Shopping Center

- Pizza Hut
- Indopak
- Jersey Mike's Subs
- Studio55
- Elite Karate

Stone Oak Neighborhood
(16,500 Homes)

Stone Oak Square

- El Taco
- STONE OAK LIQUOR
- Liberty Nail & Spa
- Little Caesars
- MOCHINUT

NORTH CENTRAL BAPTIST HOSPITAL
Passionate people. Compassionate care.



Microsoft

FIRST WATCH
THE DAYTIME CAFE

SMASHIN CRAB

DRURY HOTELS

Plains Capital Bank

STARBUCKS COFFEE

Frost Bank

IBC BANK

mellow MUSHROOM

Kirby's
SAN ANTONIO

TORCHY'S TACOS

Lone Star National Bank

North Loop 1604 West (24,192 AADT)

North Loop 1604 East (38,720 AADT)

LOOP 1604

ExtraSpace Storage

RIO BANK

VALERO

TAKE 5

FedEx

Hollywood Park Neighborhood
(1,370 Homes)

FORESITE
COMMERCIAL REAL ESTATE

18618 TUSCANY STONE

SAN ANTONIO, TEXAS

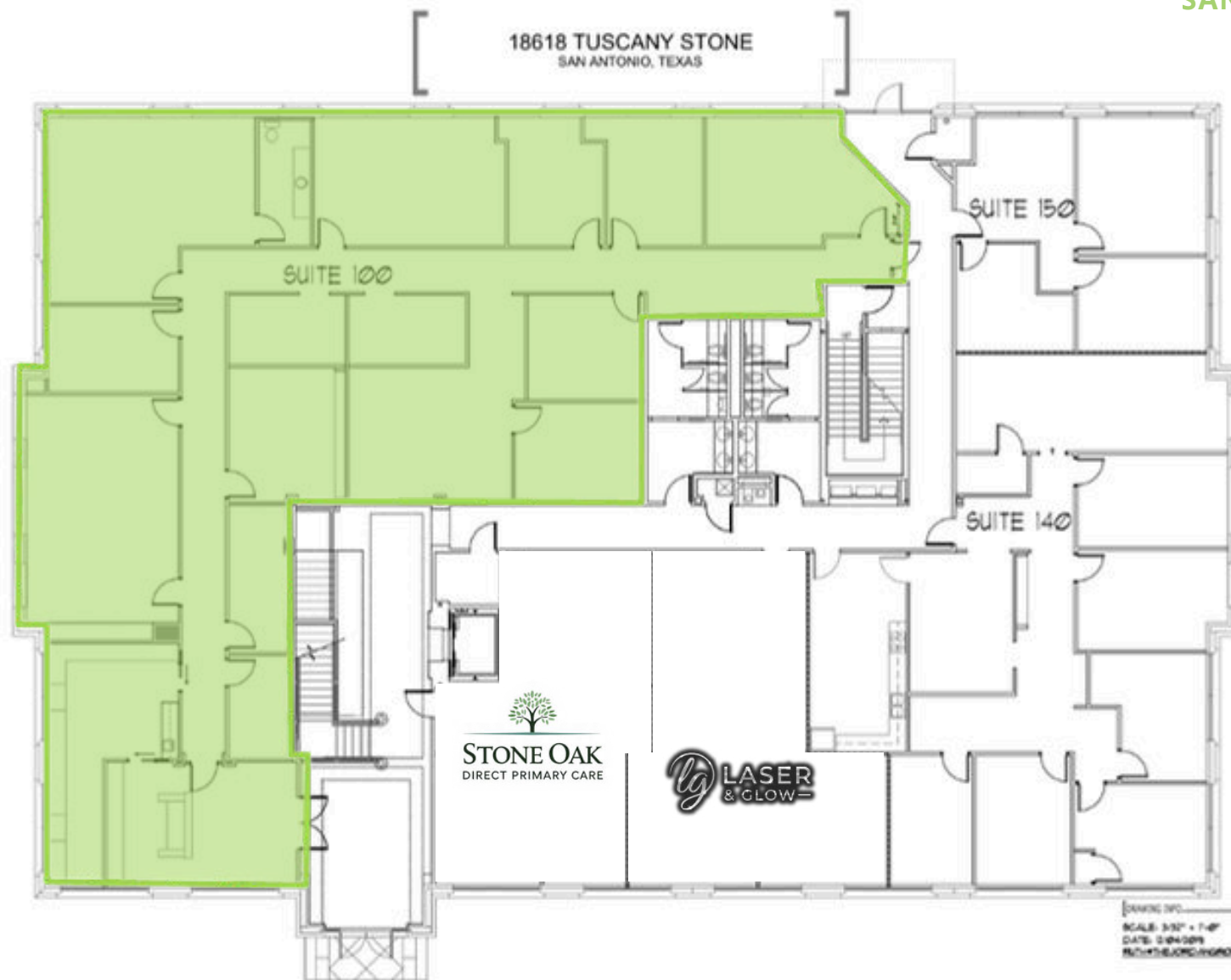
SUITE 100
18618 TUSCANY STONE
4,992 USF / 5,866 RSF



The space can be demised.

18618 TUSCANY STONE

SAN ANTONIO, TEXAS



AVAILABLE SPACE: FIRST FLOOR

Suite Number	SF	Condition
Suite 100	5,866	Second Gen Office



