

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 12703 SPECTRUM DR

SAN ANTONIO, TX 78249



\$1,590,000



0 sqft

## DESCRIPTION

Prime Office Building for Sale - Ideal for Owner-Occupants & Investors. This well-maintained office building is a perfect fit for owner-occupants looking to establish their business or investors seeking a valuable asset with income potential. Property Highlights: - Spacious & Versatile - 8478 SF of office space, ideal for professional services, medical offices, or corporate headquarters. - Turnkey & Well-Maintained - Move-in-ready condition with modern finishes and functional layouts. - Strong Cash Flow Potential - Owner can occupy part of the space while leasing out additional offices for steady rental income. - Prime Location - High-visibility area with easy access to major highways, public transit, and local amenities. - Ample Parking - Dedicated on-site parking for tenants and visitors. - Flexible Use - Perfect for law firms, tech startups, or other professional services. Whether you're looking to grow your business in a prime location or invest in a property with strong returns, this office building presents a rare opportunity.

**PROPERTY TYPE:** Commercial - Office Building

**MLS STATUS:** Active

**MLS:** 1845432

**YEAR BUILT:** 2004

**COUNTY:** Bexar

**TRACT OR SUBDIVISION:**

**LIST DATE:** 02/28/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** 0400

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:**

**LOT SIZE (SQFT):**

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Michael Guerrero

**PHONE:** 210.972.8250

**BROKERED BY:** REsource Realty