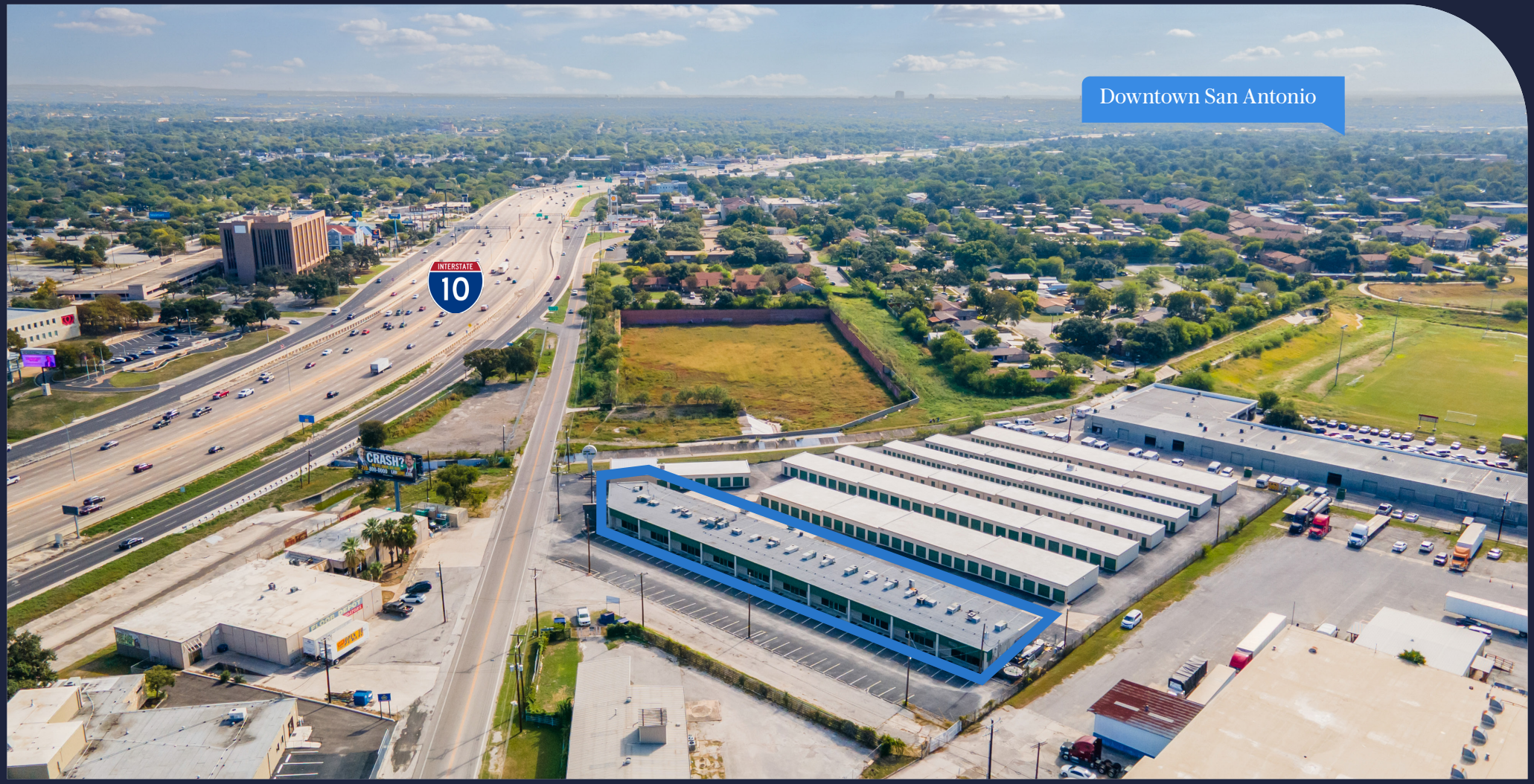


254 Spencer Lane

SINGLE-STORY HEADQUARTERS / OFFICE OPPORTUNITY FOR LEASE

254 Spencer Lane
San Antonio, TX 78201

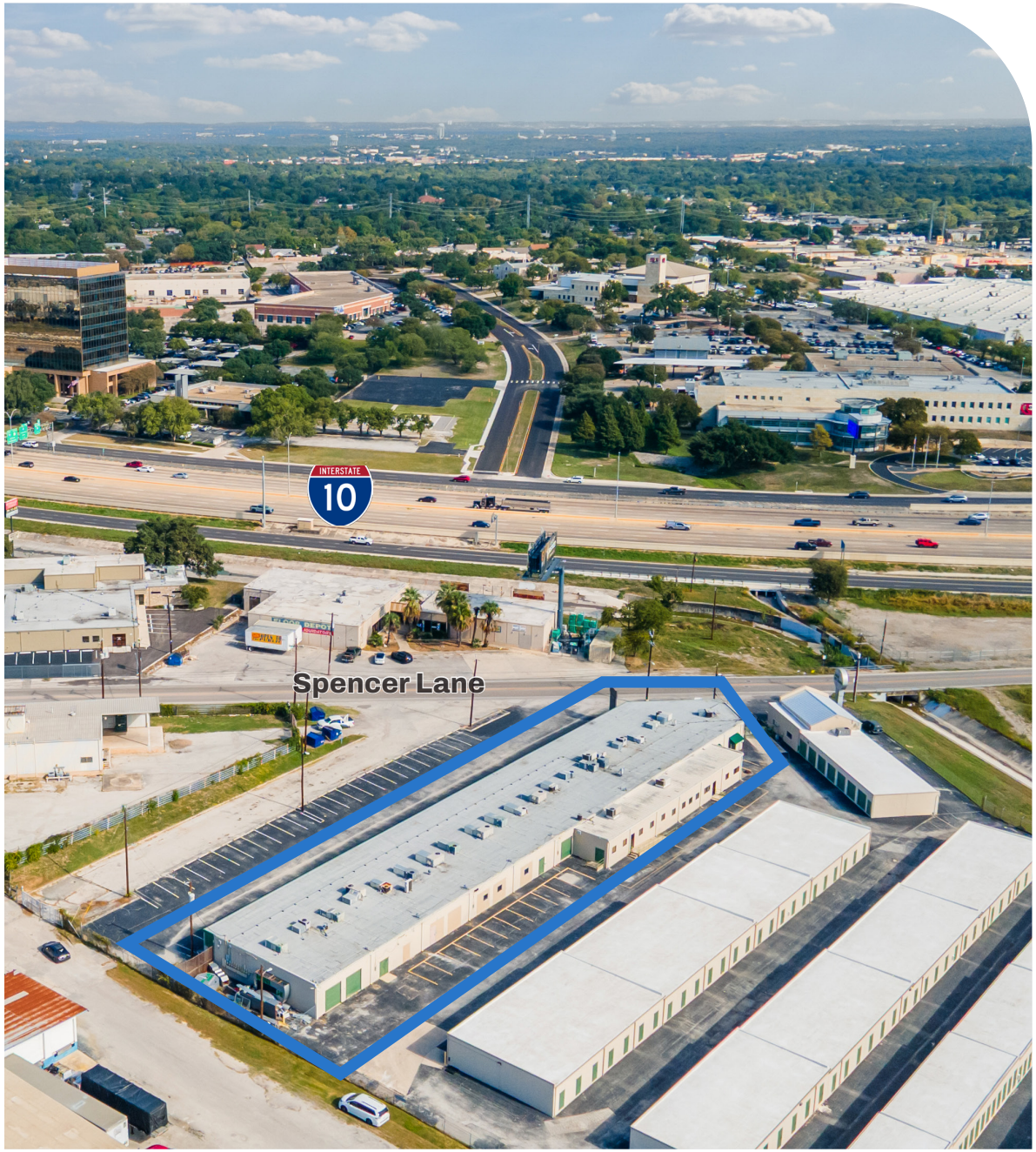
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About the Building

Property Overview

254 Spencer Lane offers a rare opportunity to lease a full-building, single-story office facility in the heart of San Antonio. Historically occupied as the headquarters location for several regional business operations, the property is well suited for organizations seeking efficient office space with a strong corporate identity.

The efficient single-story layout creates an employee-friendly environment while providing the visibility and operational functionality sought by owner-users and headquarters occupiers.



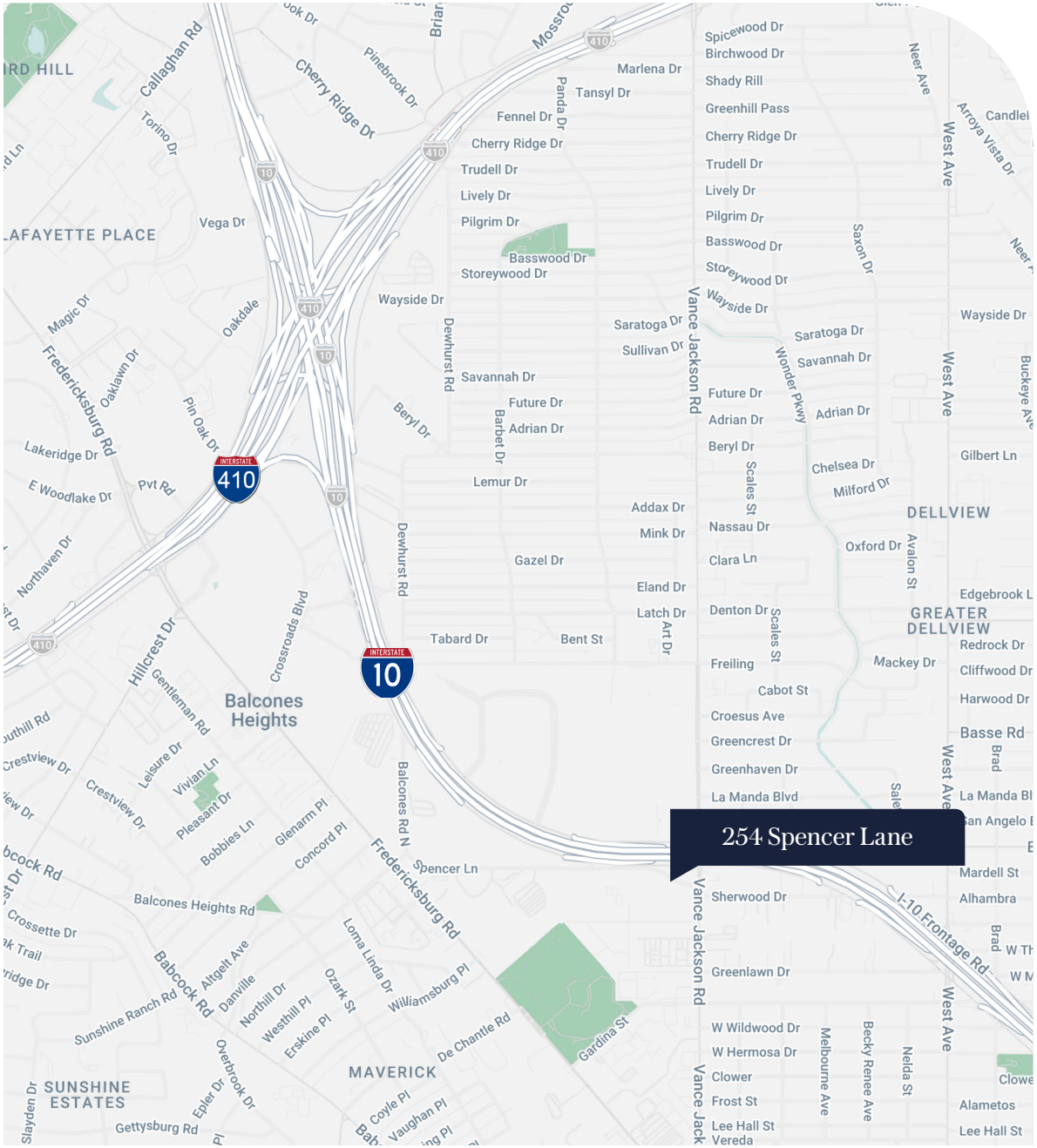
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Property Highlights

- Entire building available for immediate occupancy
- ±21,786 RSF single-story office building
- Highly functional headquarters layout
- Prominent building and monument signage opportunities
- Multiple private offices, conference rooms, training areas, and open workspaces
- Reception area and administrative support areas
- On-site storage capabilities
- Surface parking
- Centrally located with convenient access to Loop 410, IH-10, and US-281
- Ideal for corporate headquarters, professional services, healthcare administration, nonprofit organizations, educational users, government contractors, and operational office users
- Existing floor plan suitable for executive, administrative, and back-office functions
- Easy employee access from throughout San Antonio

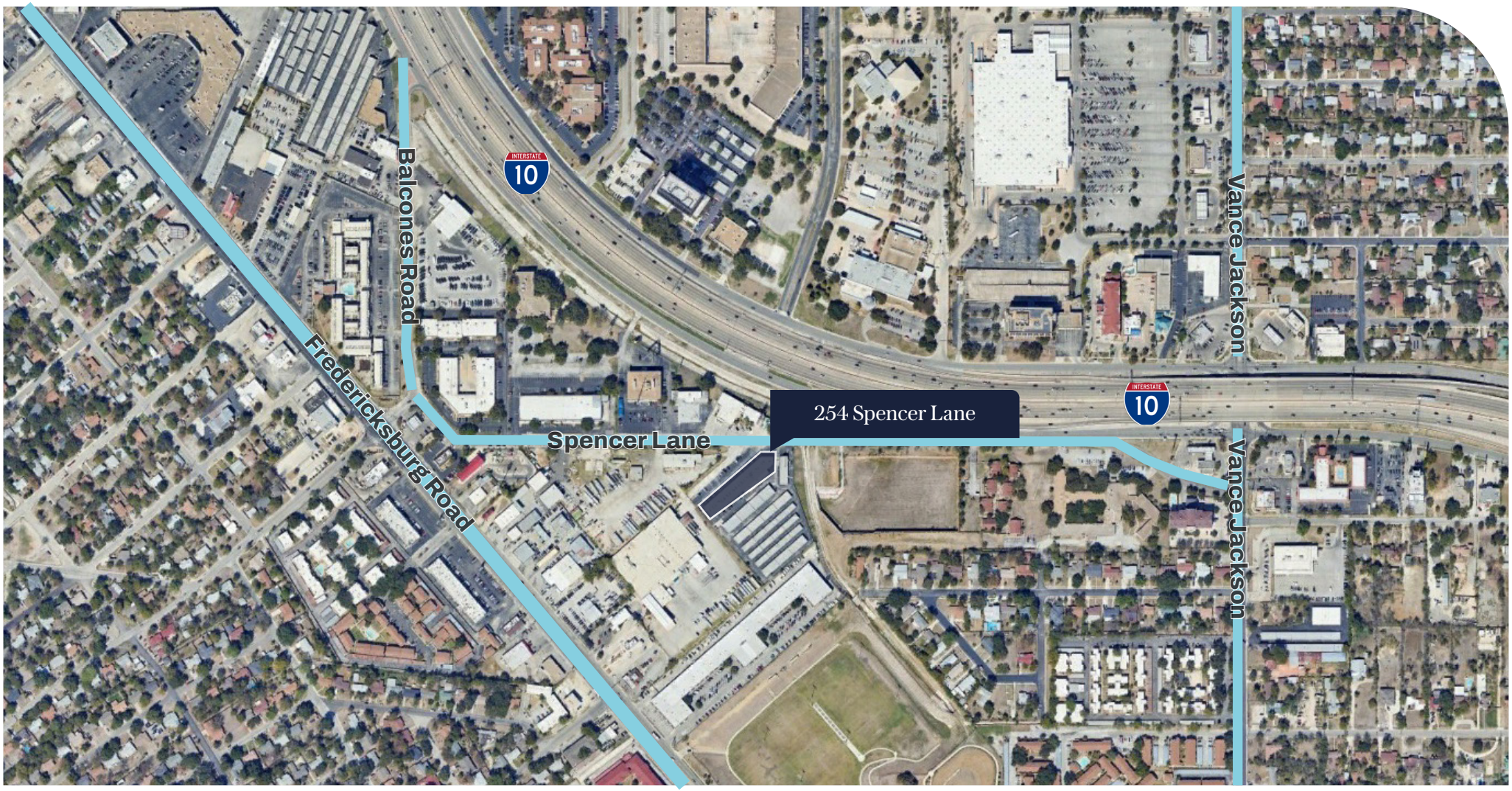


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Aerial

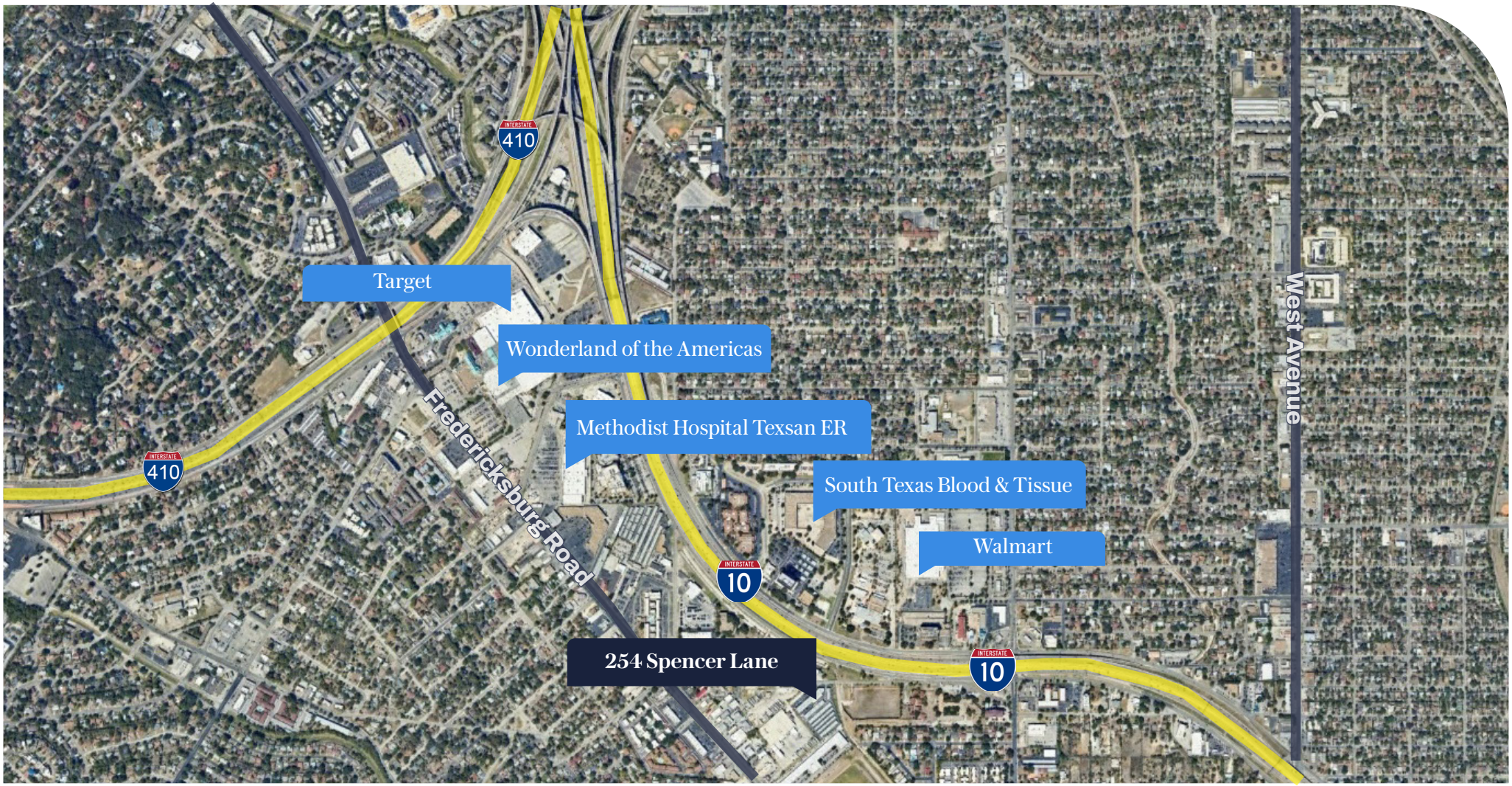


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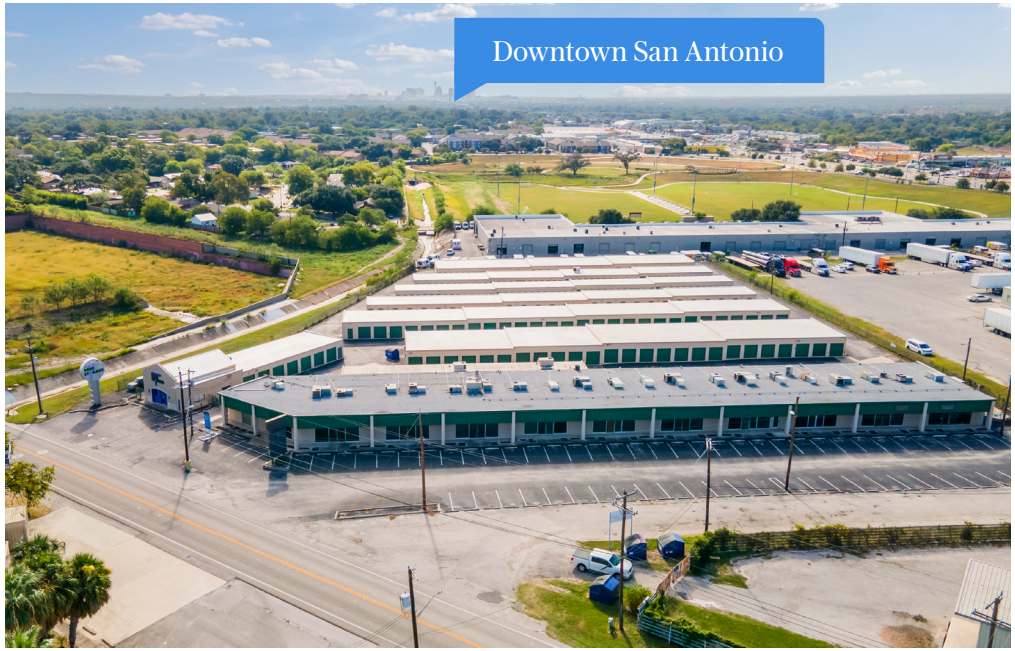
Aerial



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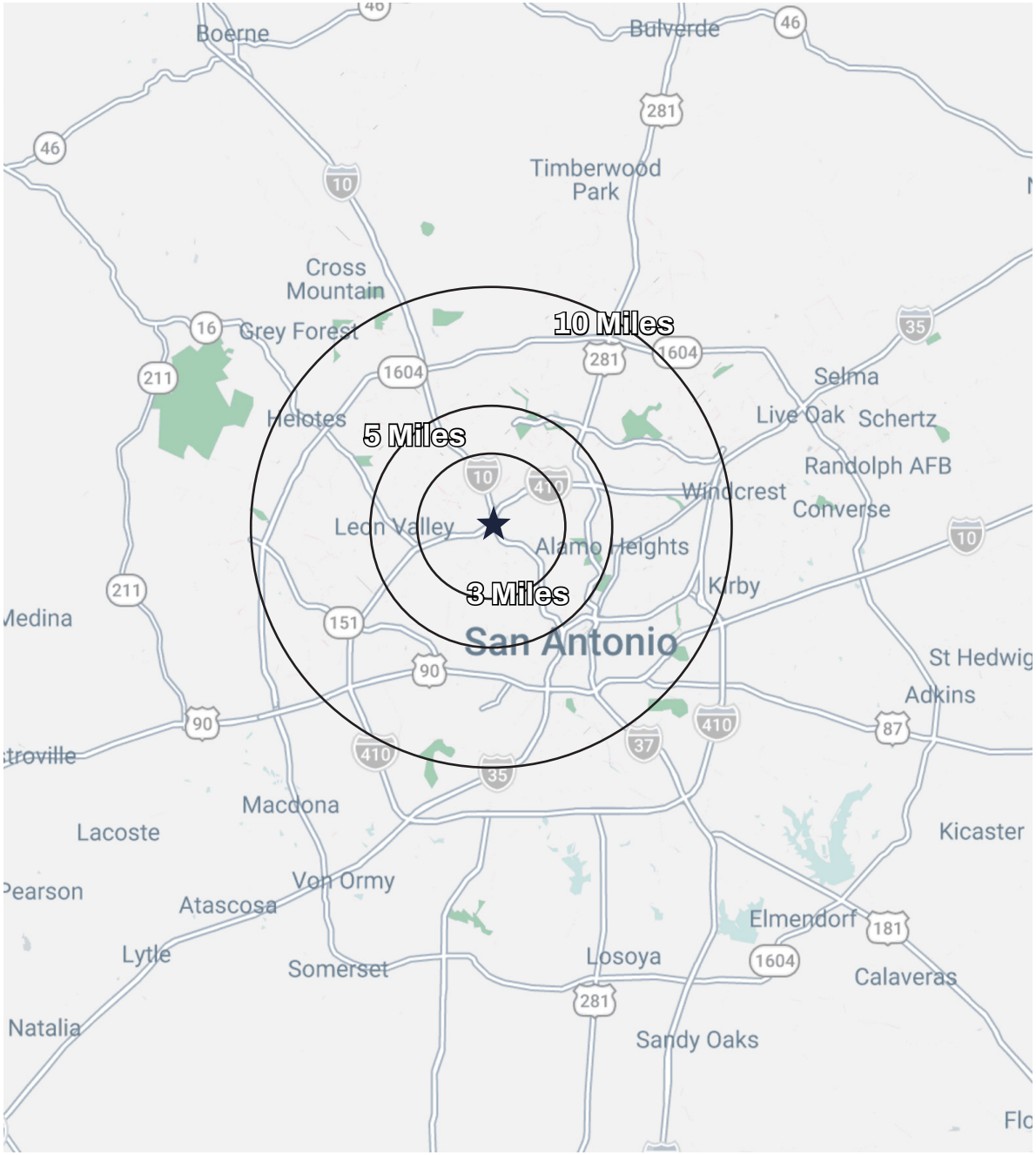
Demographics

Population	3 Miles	5 Miles	10 Miles
2025	149,966	410,381	1,233,324
2030 Projection	156,764	431,374	1,295,978
2025–2030 Annual	0.90%	1.00%	1.00%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	$65,384	$73,727	$83,781
Median Household Income	$50,393	$52,740	$60,561

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	$212,772	$230,310	$250,440

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	28,247	72,419	243,408
Renter-Occupied Housing	34,375	102,015	254,998



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