

FOR SALE
136 KENLEY PL

Class A Flex, Office, Showroom Space for Modern Business

Flexible Space First Class Finishes



THE PROPERTY

The Opportunity

Flex building in the North Central submarket of San Antonio

136 Kenley Pl located in San Antonio is a two-story, Class A flex property. Developed in 2020, the building features high-end finishes a mixture of private and open office, showroom, and a 3,146 SF warehouse make this a highly adaptable building ideal for a variety of business operations.

The property includes 21 surface parking spaces and offers 0.72 acres of improved land. Zoned C-2, the site is centralized with quick access to Hwy 281, Wurzbach Parkway, Loop 410 and Loop 1604 enabling access to all areas of San Antonio within 15-20 minutes.



Property Overview

This premier Class A flex office building in North Central San Antonio offers high-end finish-outs and a versatile layout ideal for a range of business needs. The property features a professional reception area, well-appointed office space, and a showroom designed to impress. A functional warehouse with one ramp and two dock-high doors provides excellent logistical capability, making this space perfect for companies seeking both form and function. Positioned in a prime location, this facility combines accessibility with a polished, professional atmosphere.



PROFESSIONAL AND EFFICIENT
BUILDING DESIGN



A CHANCE TO BE IN THE CENTER OF
SAN ANTONIO'S THRIVING NORTH
CENTRAL SUBMARKET



CENTRALLY LOCATED NEAR
MAJOR THOROUGHFARES FOR
QUICK AND EASY ACCESS TO ALL
AREAS OF SAN ANTONIO



HIGH END FINISHES
NEW CONSTRUCTION COMPLETED
IN 2020



BELOW REPLACEMENT COST WITH
NO TIMELINE OR CONSTRUCTION
RISK. AVAILABLE WITH 90 DAYS
NOTICE

Building Features



2020

Year
Built

10,009

Square
Feet

3,146 SF

Warehouse

21

Parking
Spaces



PROPERTY SPECIFICATIONS

- + Stories: 2
- + Class: A
- + Direct Access to Hwy 281
- + Class A Interior Finish Outs
- + Zoning: C-2
- + Improved Land: 0.72 AC
- + 18 FT Clear Height
- + 1 Ramp, 2 Dock Doors
- + ± 1,958 SF Office
- + ± 4,905 SF Showroom
- + ± 3,146 SF Warehouse

Amenities



Building Highlights



- + **New Construction** – Modern design and infrastructure offering the latest in building efficiency and aesthetics



- + **Interior Finishout** – Class A finishes throughout, including showroom, reception, and office areas



- + **Premier Location** – Strategically located in North Central San Antonio with convenient access to major highways and business hubs



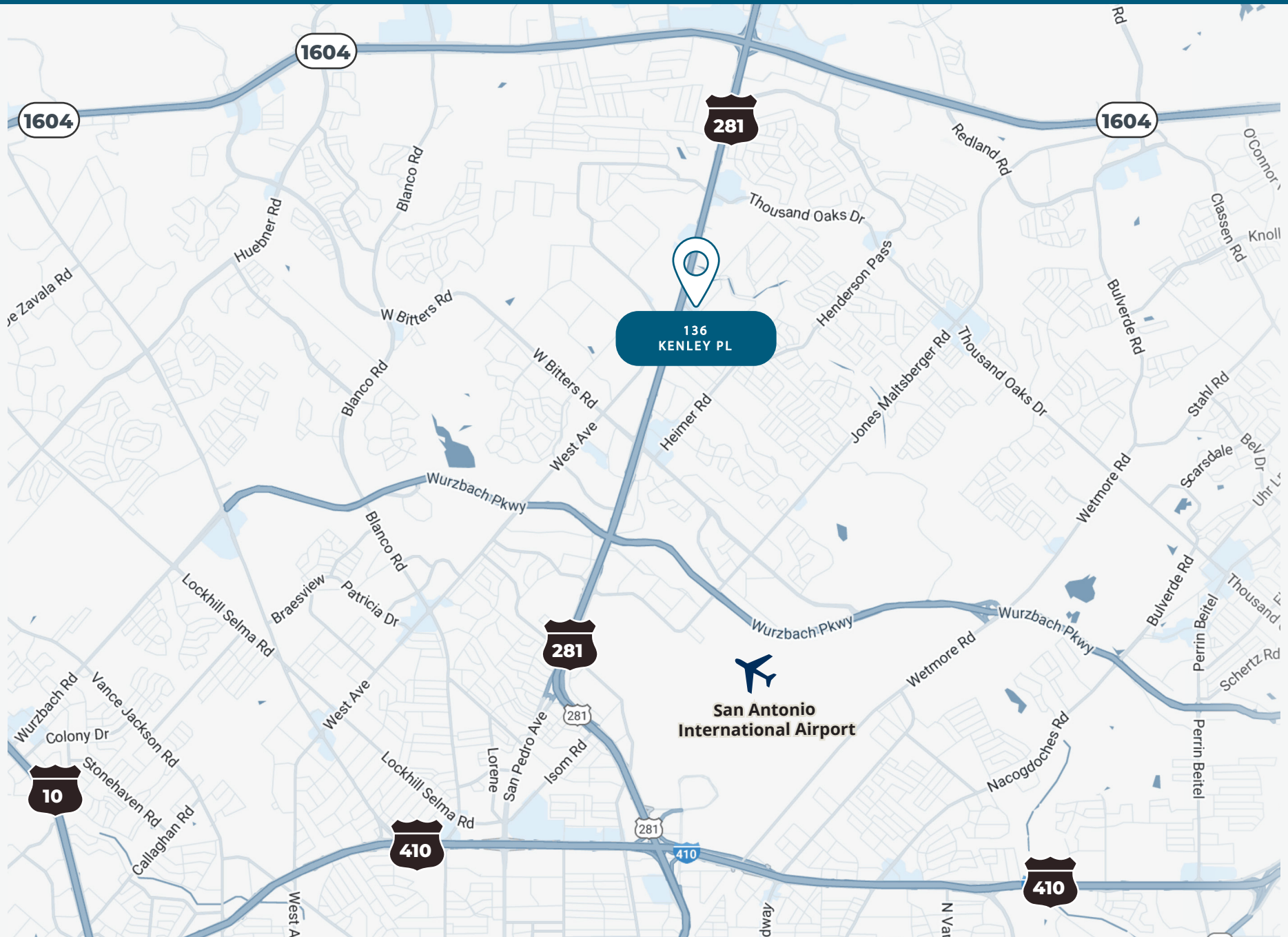
- + **Building Security** – Fully fenced and gated property providing enhanced security and controlled access.



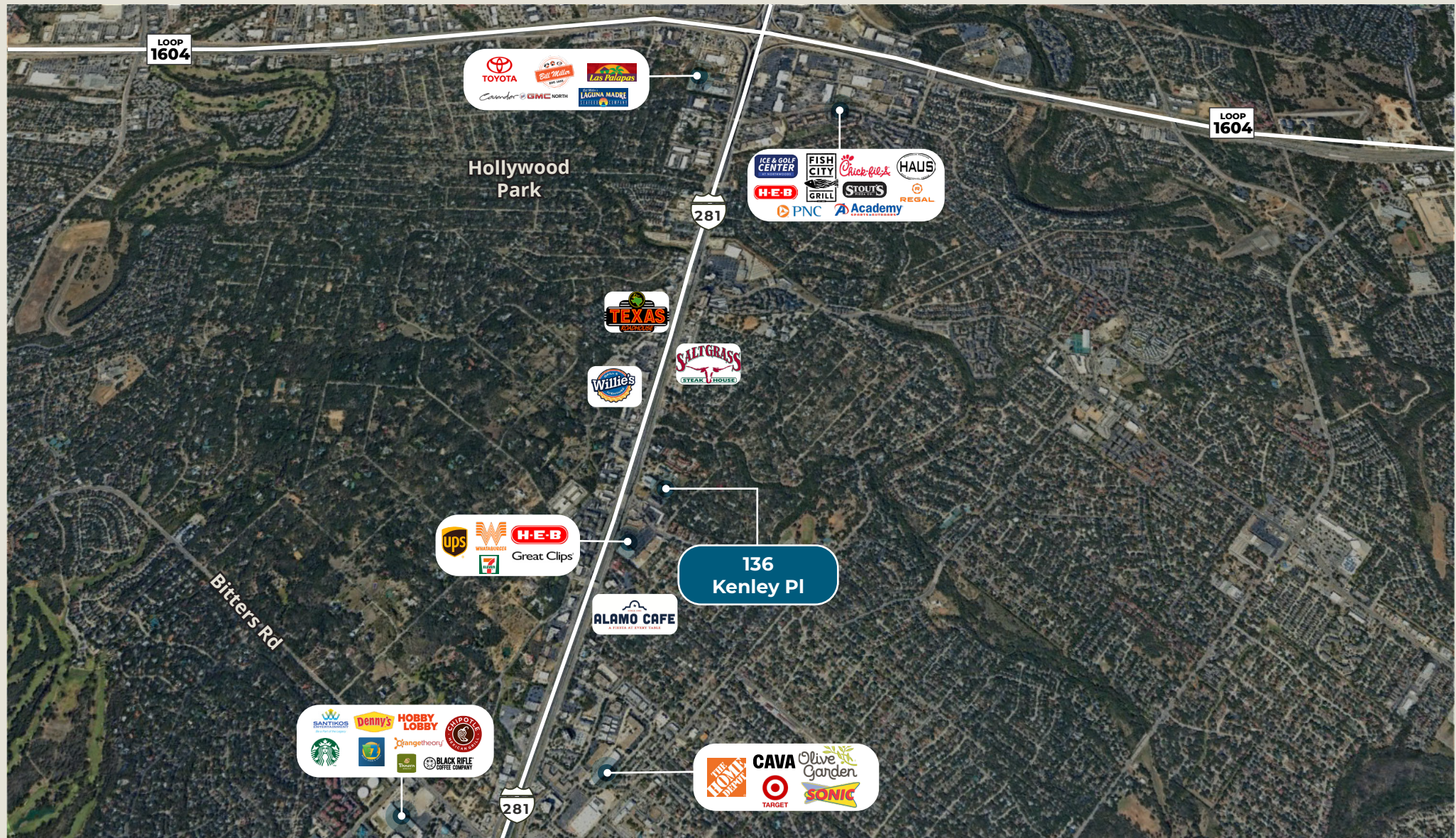
- + **Flexible Use** – Ideal for office, showroom, and warehouse needs, with adaptable layouts to suit various business operations



Map Overview



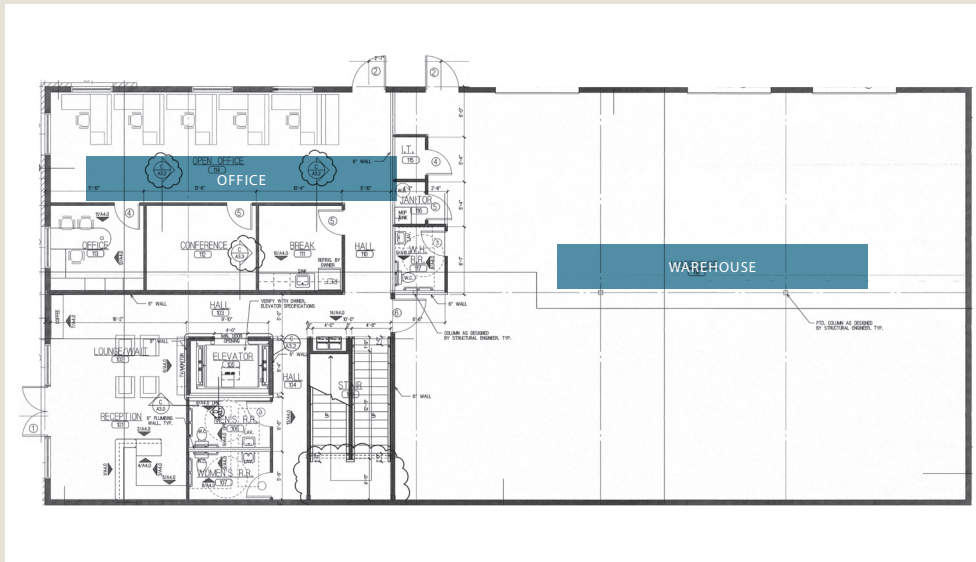
Nearby Amenities



Floor Plan 136 Kenley Pl

- Open and Private Offices
- Conference rooms
- Waiting area
- Reception
- Break room
- Warehouse with 1 ramp, 2 dock doors
- 18 Ft Clear Height in warehouse
- 2nd Floor Showroom
- Elevator & Stairs
- ADA compliant restroom
- Storage
- 21 Parking Spaces
- Gated entrance to the building and Property

Total Building SF: **10,009 RBA**



First Floor



Second Floor

San Antonio Market Statistics

San Antonio, Texas, is one of the fastest-growing cities in the U.S., with a population of approximately 2.6 million in its metro area. Known for its rich Hispanic heritage and deep cultural roots, the city blends historic charm with modern vibrancy. The population is predominantly Hispanic/Latino, creating a bilingual environment that influences everything from business to cuisine. San Antonio offers an affordable cost of living, a young median age of around 34, and a family-friendly lifestyle with attractions like the River Walk, the Alamo, and a robust festival scene, including the iconic Fiesta San Antonio.

Economically, San Antonio is diverse and resilient. Key industries include military and defense (anchored by Joint Base San Antonio), healthcare and biosciences, tourism, cybersecurity, and manufacturing. The city is also home to major employers like USAA, Toyota, and several healthcare systems. Its strategic location along major highways and proximity to the border support strong growth in logistics and industrial real estate. San Antonio's pro-business climate, lower operating costs, and strong support networks for startups make it an attractive hub for both large corporations and small businesses.

Culturally, San Antonio is a vibrant blend of traditions, art, music, and food, heavily influenced by Mexican, German, and Southern American heritage. The food scene thrives on authentic Tex-Mex, barbecue, and a growing base of innovative chefs and local breweries. The city's workforce is large, bilingual, and increasingly skilled, supported by institutions like the University of Texas at San Antonio and various tech incubators. Together, these factors make San Antonio a compelling market for investment, relocation, or business expansion.

WITHIN 5 MILE RADIUS OF 136 KENLEY PL

236,439 **98,087** **18,915** **156,134**

Population

Households

Number of
Businesses

Number of
Employees



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Transwestern ("Agent") has been engaged as the exclusive agent for the sale of 136 Kenley Pl. located in San Antonio, Texas ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Without limiting the foregoing, the materials, information and data contained herein may not account for or reflect the situation surrounding COVID-19 and its effect on local economic, demographic and real estate market conditions. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.



TRANSWESTERN

REAL ESTATE SERVICES

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Property Company SW GP LLC	466196	210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Steve Ash	392519	713-270-7700
Designated Broker of Firm	License No.	Phone
Leah Gallagher	526657	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Charlie Weil	571201	210-341-1344
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0



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Sales Agent/Associate's Name	License No.	Email	Phone	

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