

# \$6,163,816 - 10231 Kotzebue St, San Antonio

MLS® #1464935

## \$6,163,816

Bedroom, Bathroom, 33,499 sqft  
Commercial on 3 Acres

N/A, San Antonio, TX

One-story commercial building was designed as an open-concept industrial style contact center and is complimented by exterior offices. The campus and the facility were remodeled in 2015 and have new interior/exterior energy efficient systems/amenities including lighting, HVAC, solar shades, exercise room with TV monitors, security access, expansive IT capabilities and fire system. The newly paved parking area has new lighting and interior/exterior security cameras w/ options to expand the parking spaces to the greenbelt areas and/or restripe for additional parking. Two large training areas; 8 conference rooms; 1 large break area used as a meeting auditorium includes speakers and an adjoining large side patio area w/extra-long picnic tables; large lobby w/break area includes 2 applicant/kiosk/closing rooms and a large executive conference room. Excellent exterior signage opportunities since the back of the building is adjacent to Wetmore Rd. Beautiful mature drought resistant Xeriscape landscaping (LEED certification initiative in-progress). Convenient 5-minute drive to the airport, easy access to centralized express mail partners and amazing access to major San Antonio highways (i.e.: 410, Wurzbach Pkwy, 281, 1604 and 110) attracts and retains a geographically diverse workforce. Wide variety of nearby restaurants, schools, shopping and entertainment. Located in a quiet commercial area that is not along any flight paths. Surprise details throughout



include the refurbished orange lockers from the prior tenant and the framed controls from the old boiler system. Recent successful environmental study available. Owner is migrating to national branch offices - cubicles and furnishings may be negotiated. \* 3 Zone HVAC, 1 zone controlled by TRANE web-based application \* Badge identification system controls entry to the building and secure parts of the building. Controls entry to the building at 4 locations, controls secure access within the building at 4 additional locations. \* Large lobby with semi-circle 2-station reception desk has an adjacent break room, 2 applicant/kiosk/closing areas. 1 concealed quick lock security button to lock main entry, 2 panic buttons which quickly alert law enforcement, high ceilings and a full exterior window wall. \* Digital Signage system that controls 11 signs (1 video wall with 6 screens, 1 lobby display and 4 other signage screens throughout the building interior) \* 1 large break area used as a meeting auditorium includes speakers, multiple tv monitors and an adjoining large side patio area w/extra-long picnic table. \* 8 conference rooms \* Lactation room \* 3 loading docks under the side patio area \* Exercise facility \* 21 interior and exterior camera security system with 16TB storage \* Data/IT room with raised computer access flooring for upgrading flexibility, cooling efficiency and grounding, if applicable \* AT&T IP Flexible Reach \* 200 Direct Inward Dialing (DID) Numbers \* 2 POTs with pre-existing tie-ins for 4 additional lines \* 5 Polycom SoundStation IP 6000 \* 1 MDF and 2 IDF rooms with SPF uplinks \* Entire building wired for 10/100/1000 RJ45 \* ~1000 Active 1Gbe RJ45 ports \* 11 Wireless Access Points providing 2.4GHz and 5GHz signals \* Ethernet drops at 2 locations designed specifically for time clocks \* Ethernet drops at 5 locations designed specifically for printers \* Shure Microphone/Loudspeaker system in the

breakroom \* Fire/Burglar alarm system with 2  
keypads Other: \* Current Occupancy: \*  
Offices: \* Bathroom stalls: \* Parking: Current  
xx Parking Spaces w/ phase 2 expansion  
opportunities for xx spaces.

Built in 1980

### Essential Information

MLS® #	1464935
Price	\$6,163,816
Square Footage	33,499
Acres	3.46
Year Built	1980
Type	Commercial
Status	Active

### Community Information

Address	10231 Kotzebue St
Area	1500
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78217-4430

### Amenities

Amenities	Controlled Access, Exterior Lighting, High Speed INternet, Inside Storage, Living Area, On-site Security, Public Restroom, Security System, Security Lighting
Utilities	Electricity, Water, Telephone, Sewer, Cable TV
Parking Spaces	137

### Interior

Heating	Central, Individual Meters
Cooling	Central, Individual Meters, Total Area
# of Stories	1.0
Stories	1

### Exterior

Roof	Built-Up/Gravel
Construction	Brick, 4 Sides Masonry
Foundation	Slab

### **School Information**

District	North East I.S.D
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### **Additional Information**

Date Listed	June 19th, 2020
Days on Market	158
Zoning	INDUSTRIAL

### **Listing Details**

Listing Office	RE/MAX Preferred, REALTORS
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