

\$5,128 - 5 Coughran, Boerne

MLS® #1866226

\$5,128

Bedroom, Bathroom, 2,367 sqft
Commercial on 0.00 Acres

N/A, Boerne, TX

NOW AVAILABLE in Boerne, TX, The One 7 Professional Office buildings, with convenient location and access from IH 10 West and Hwy 46 West. Perfect location for many users, Like Attorneys, Financial Advisors, CPA's, Various Medical uses. The Project provides ample parking for clients and staff. All End Caps start at \$28 psf. All Leases are triple net Leases, estimated at \$8.00 psf; Building #300 Completed to Shell Stage, 5 spaces available at 1,500 sf in Bldg #300. Buildings For Sale a too, call for details!

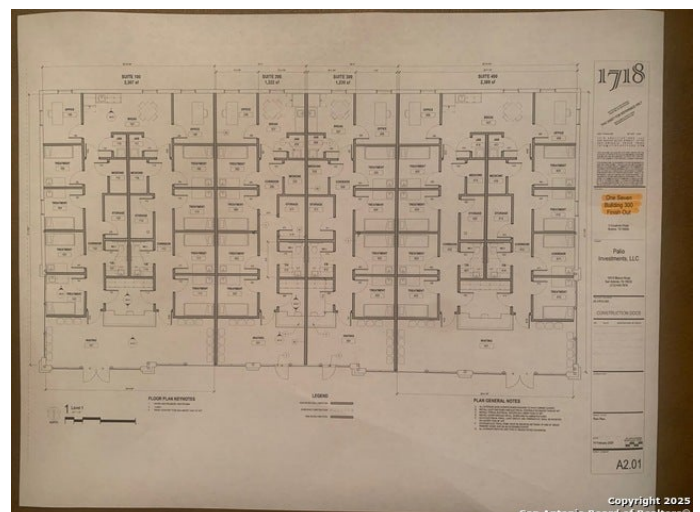
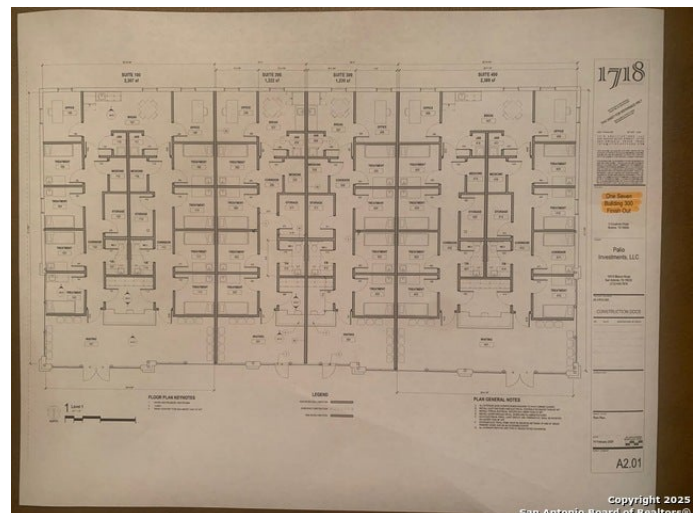
Built in 2025

Essential Information

MLS® #	1866226
Price	\$5,128
Square Footage	2,367
Acres	0.00
Year Built	2025
Type	Commercial
Sub-Type	Office/Medical/Prof Bldg
Status	Active

Community Information

Address	5 Coughran
Area	2501
Subdivision	N/A
City	Boerne
County	Kendall



State	TX
Zip Code	78006

Amenities

Amenities	Exterior Lighting, High Speed INternet
Utilities	Cable TV, Electricity, Telephone, Sewer, Water
Parking Spaces	150

Interior

Heating	Central, Individual Meters, Office Only
Cooling	Central, Individual Meters, Office Only
# of Stories	1.0
Stories	1

Exterior

Roof	Metal
Construction	Metal, Steel Frame, Wood
Foundation	Slab

School Information

District	Boerne
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Additional Information

Date Listed	May 13th, 2025
Days on Market	169
Zoning	COMMERCIAL

Listing Details

Listing Agent	Tony Mangus
Listing Office	Mangus Realty Group

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