



 **TRANSWESTERN**[®]



OFFICE SPACE FOR LEASE

CSS BUILDING

6655 FIRST PARK TEN BLVD | SAN ANTONIO, TEXAS 78213

MASON POLLARD

210.253.2935 | mason.pollard@transwestern.com

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T TRANSWESTERN®

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

T 210.341.1344
F 210.377.2797
www.transwestern.com



ABOUT THE PROPERTY

BUILDING SPECS

- 43,432 SF 2-Story Full Service Office Building
- Flexible Parking
- Key Fob Access
- Newly Renovated Common Areas with Digital Directory
- Responsive Property Management

AVAILABILITIES

- Suite 100 - 8,929 SF
- Suite 102 - 5,783 SF
- Suite 110 - 966 SF
- Suite 112 - 1,930 SF
- Suite 222 - 875 SF

TOTAL CONTIGUOUS
UP TO
14,712 SF



CONTACT INFORMATION

Mason Pollard

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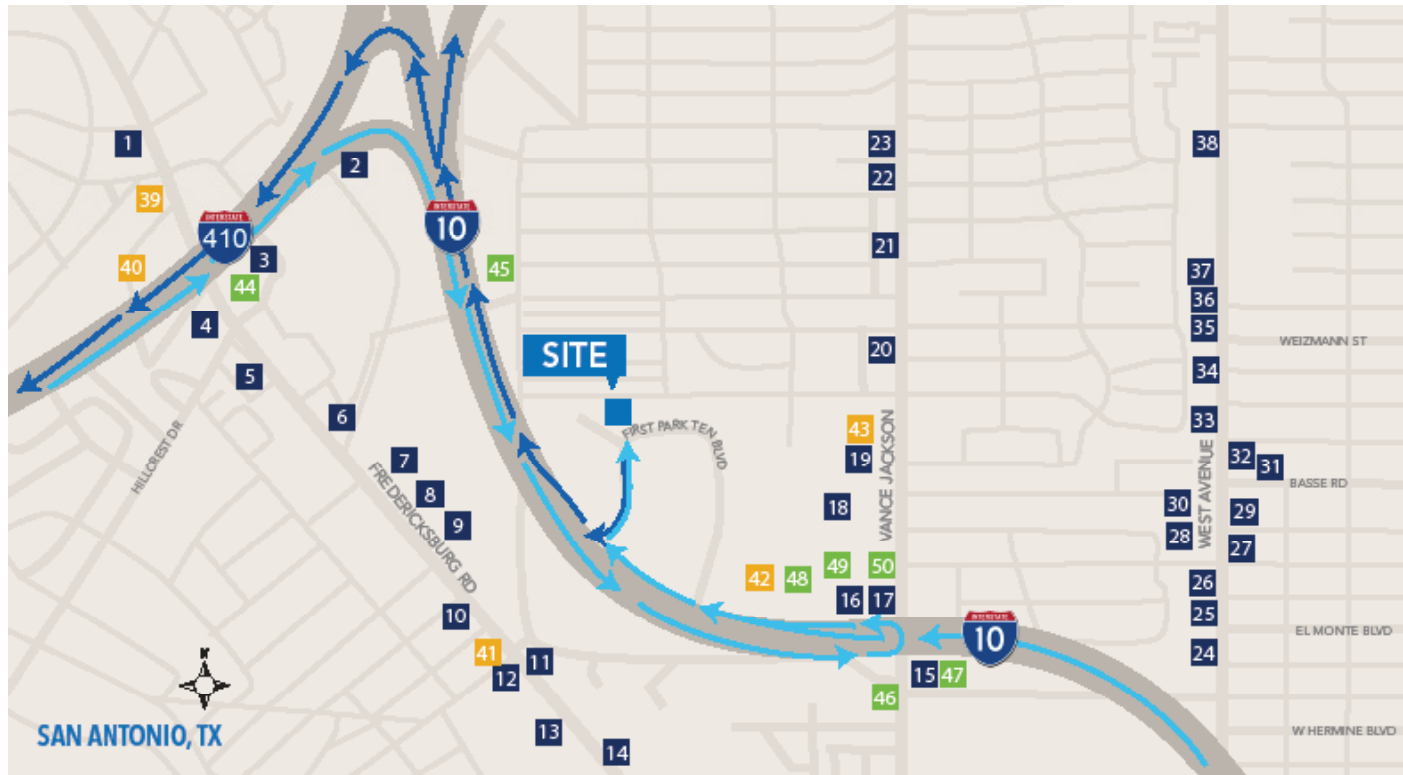
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AMENITIES MAP



DINING

- | | |
|---------------------------|-------------------------------------|
| 1 Dimassi's Mediterranean | 29 El Burrito Tapatio |
| 2 Dave & Buster's | 30 Pizza Patron |
| 3 Jack in the Box | 31 Church's Chicken |
| 4 Jim's Restaurant | 32 Papi's Barbacon & Bakery |
| 5 Babe's Old Fashion | 33 La Cazadora |
| 6 What-A-Burger | 34 Fabitos |
| 7 Peter Piper Pizza | 35 Taqueria Vallarta |
| 8 Golden Kirin | 36 Coquetas Bar |
| 9 Pizza Hut | 37 La Playa Seafood |
| 10 Grady's BBQ | 38 Taqueria El Gallo de Jalisco |
| 11 El Pollo Loco | |
| 12 McDonald's | |
| 13 South Garden Chinese | BANKING |
| 14 Taqueria Jalisco | 39 BBVA Bank |
| 15 Starbucks | 40 Frost Bank |
| 16 IHOP | 41 Generations Federal Credit Union |
| 17 Bill Miller Bar-B-Q | 42 Credit Human |
| 18 McDonald's | 43 Bank of America |
| 19 Panda Express | |
| 20 La Victoria | LODGING |
| 21 Fattboy Burger | 44 Spring Hill Suites |
| 22 La Fogata | 45 Howard Johnson Hotel |
| 23 La Herradura | 46 Holiday Inn Express |
| 24 Lucy's Cafe | 47 La Quinta Inn |
| 25 What-A-Burger | 48 Comfort Inn & Suites |
| 26 Dairy Queen | 49 Days inn |
| 27 Taquitos West Avenue | 50 Motel 6 |
| 28 Wingstop | |

INGRESS



EGRESS



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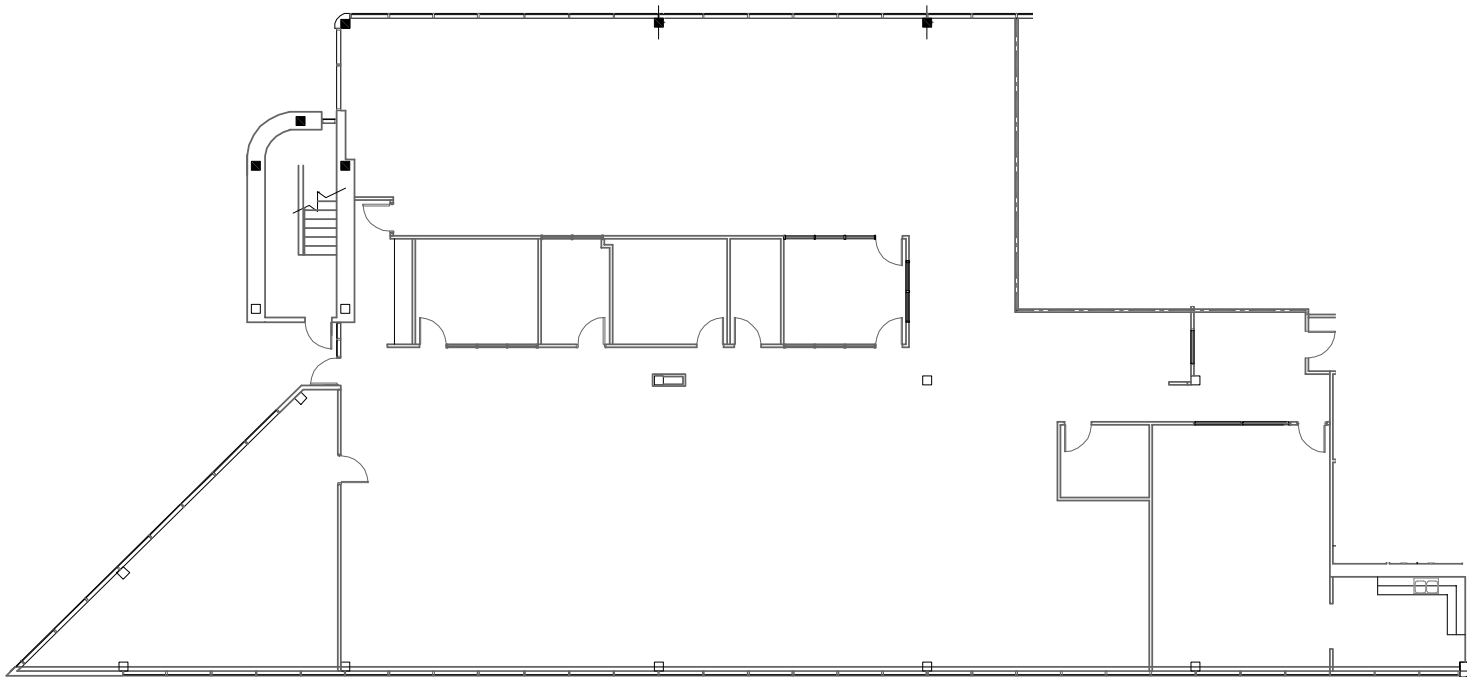
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FLOOR PLAN

SUITE 100: 8,929 SF
14,712 SF CONTIGUOUS



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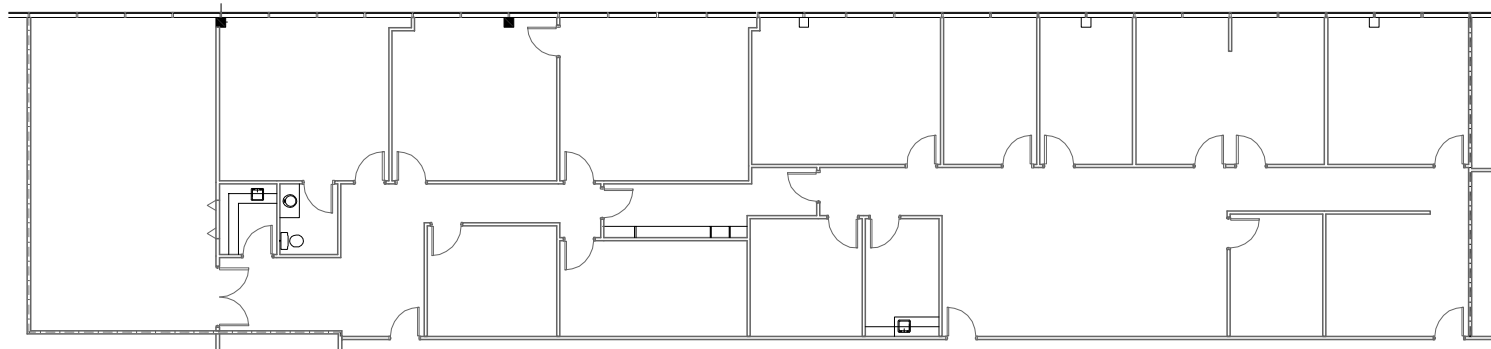
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FLOOR PLAN

SUITE 102: 5,783 SF
14,712 SF CONTIGUOUS



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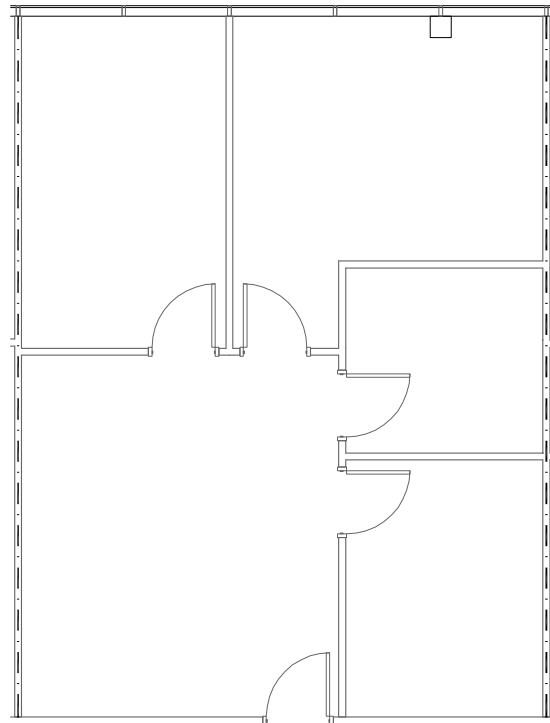
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FLOOR PLAN

SUITE 110: 966 SF



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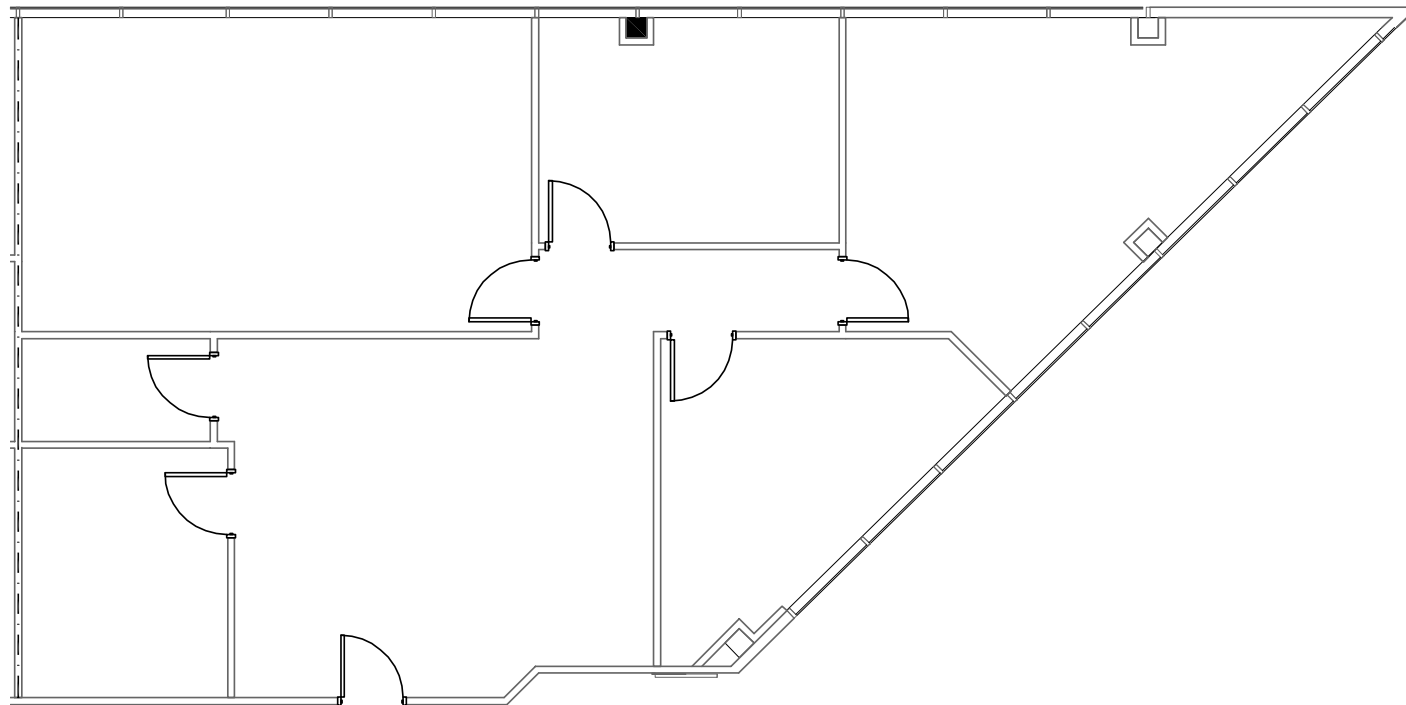
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FLOOR PLAN

SUITE 112: 1,930 SF



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FLOOR PLAN

SUITE 222: 875 SF

