valcor
COMMERCIAL REAL ESTATE

For Lease

21216 GATHERING OAK

LOCATED NEAR BLANCO RD IN THE STONE OAK AREA

21216 Gathering Oak, San Antonio, TX 78260

RENTAL RATE: Call For Pricing **ESTIMATED NNN:** Call For Pricing

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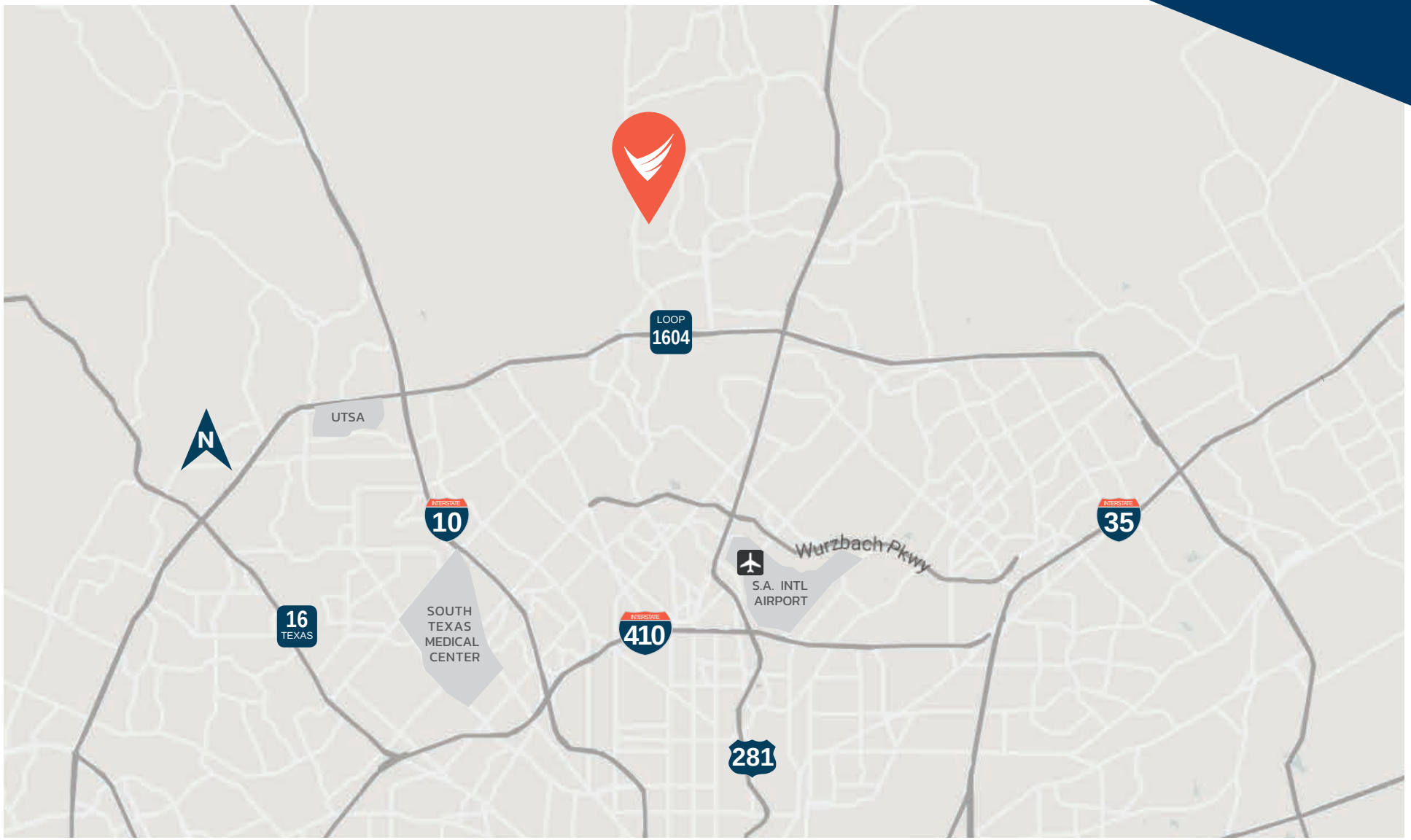
Location Aerial



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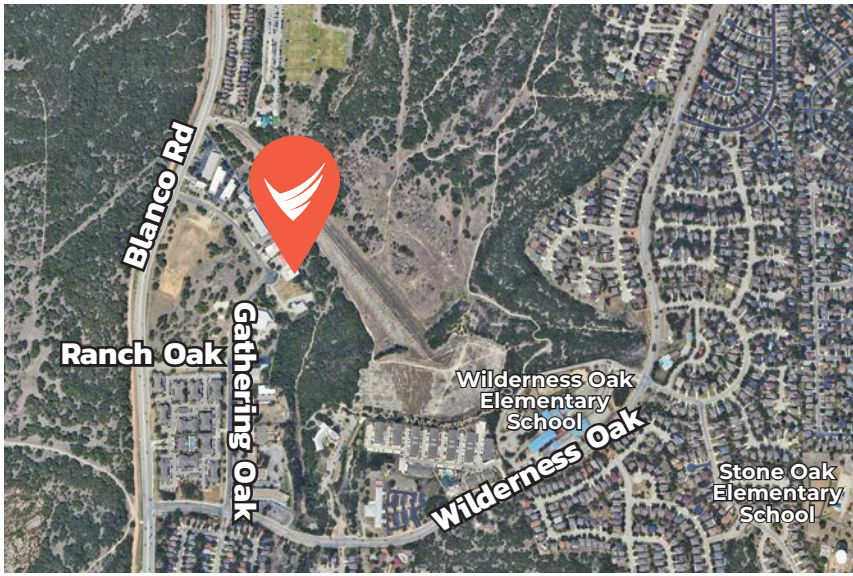
Property Overview

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population:	7,325	59,372	148,843
Average HH Income:	$151,444	$157,016	$144,229
Employees:	7,627	60,597	151,072



PROPERTY HIGHLIGHTS

21216 Gathering Oak is a 6,000 SF retail/flex/industrial building located near Blanco Road in the heart of the highly sought-after Stone Oak submarket. Situated within one of San Antonio's most densely populated and affluent areas, the property offers a unique leasing opportunity for a variety of users.

Currently occupied by a CrossFit gym, the space features a welcoming vestibule with coffee bar, private offices, restrooms with showers, and a large open floor plan. The current tenant's lease expires January 1, 2027, providing future occupancy opportunities for prospective tenants.

The building's flexible layout and overhead door make it well-suited for fitness, showroom, retail, flex, or light industrial uses, offering adaptability to meet a wide range of business needs.

TOTAL SF / 6,000 SF
AVAILABLE SF / 270 - 6,000 SF
RENTAL RATE / Call for Pricing
EST. NNN / Call for Pricing

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Site Map

SUITE	AVAILABLE SPACE
A	5,041 SF
B	681 SF
C	270 SF

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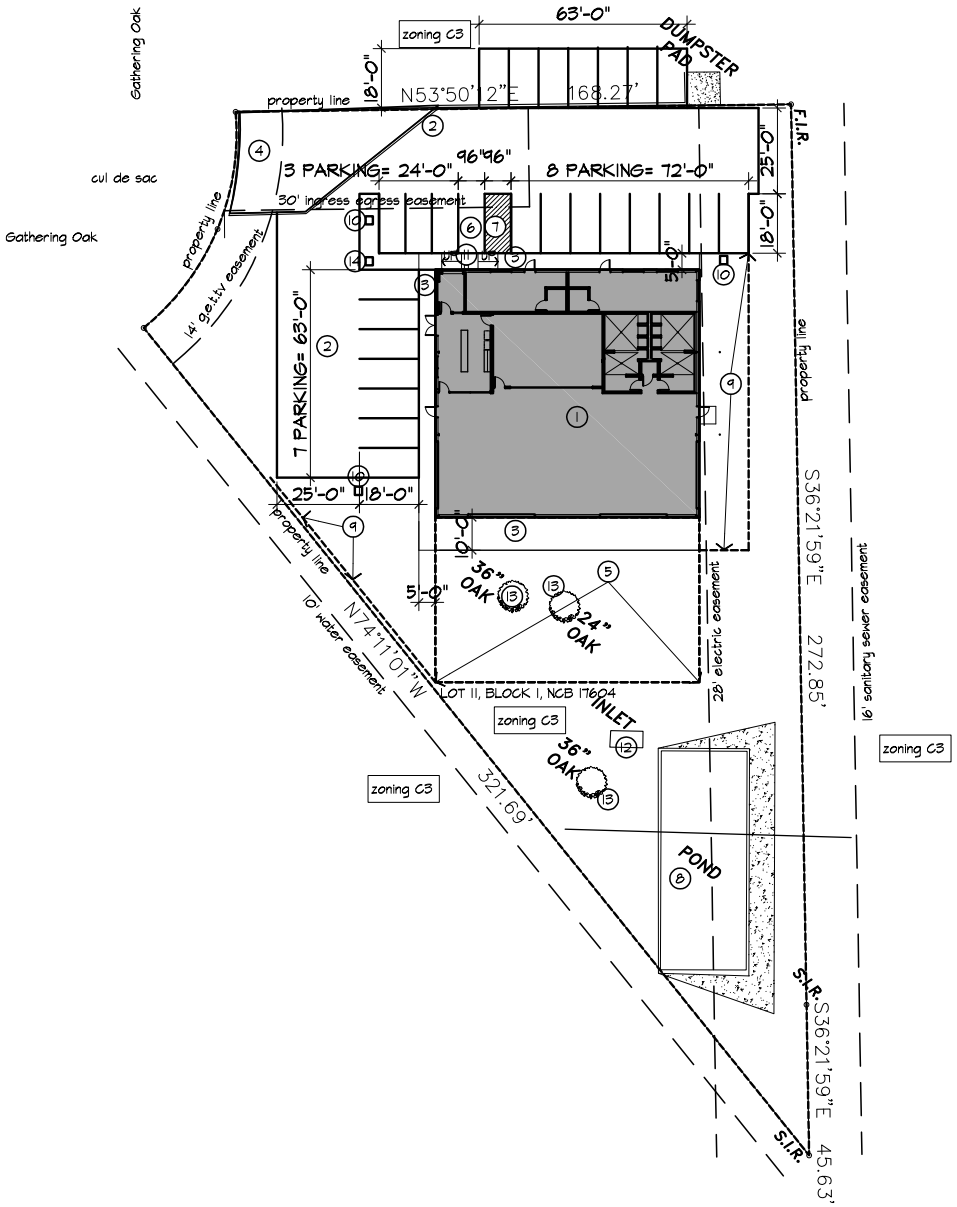
Site Survey / 270 – 6,000 SF



SITE KEY NOTES

1. NEW 6,000 S.F. BUILDING
2. ASPHALT PARKING LOT
3. CONCRETE WALK
4. EXISTING 25'- WIDE CONCRETE DRIVE / ACCESS APRON TO REMAIN
5. FUTURE 2,000 SF EXPANSION
6. UNIVERSAL VAN ACCESSIBLE PARKING SPACE WITH PAINT STRIPE ACCESSIBLE SYMBOL
7. ACCESSIBLE AISLE- PAINT STRIPE
8. EXISTING CONCRETE FILTRATION BASIN TO REMAIN
9. FUTURE IMPERVIOUS COVER AT EXTERIOR WORK-OUT AREA
10. 48" TALL LED LIGHT BOLLARD
11. UNIVERSAL VAN ACCESSIBLE SIGNAGE - WALL MOUNTED
12. EXISTING CONCRETE INLET STRUCTURE TO REMAIN
13. EXISTING TREE TO REMAIN- PROTECT DURING CONSTRUCTION
14. STEEL INVERTED "U" SHAPED BICYCLE RACK- PAINT FINISH

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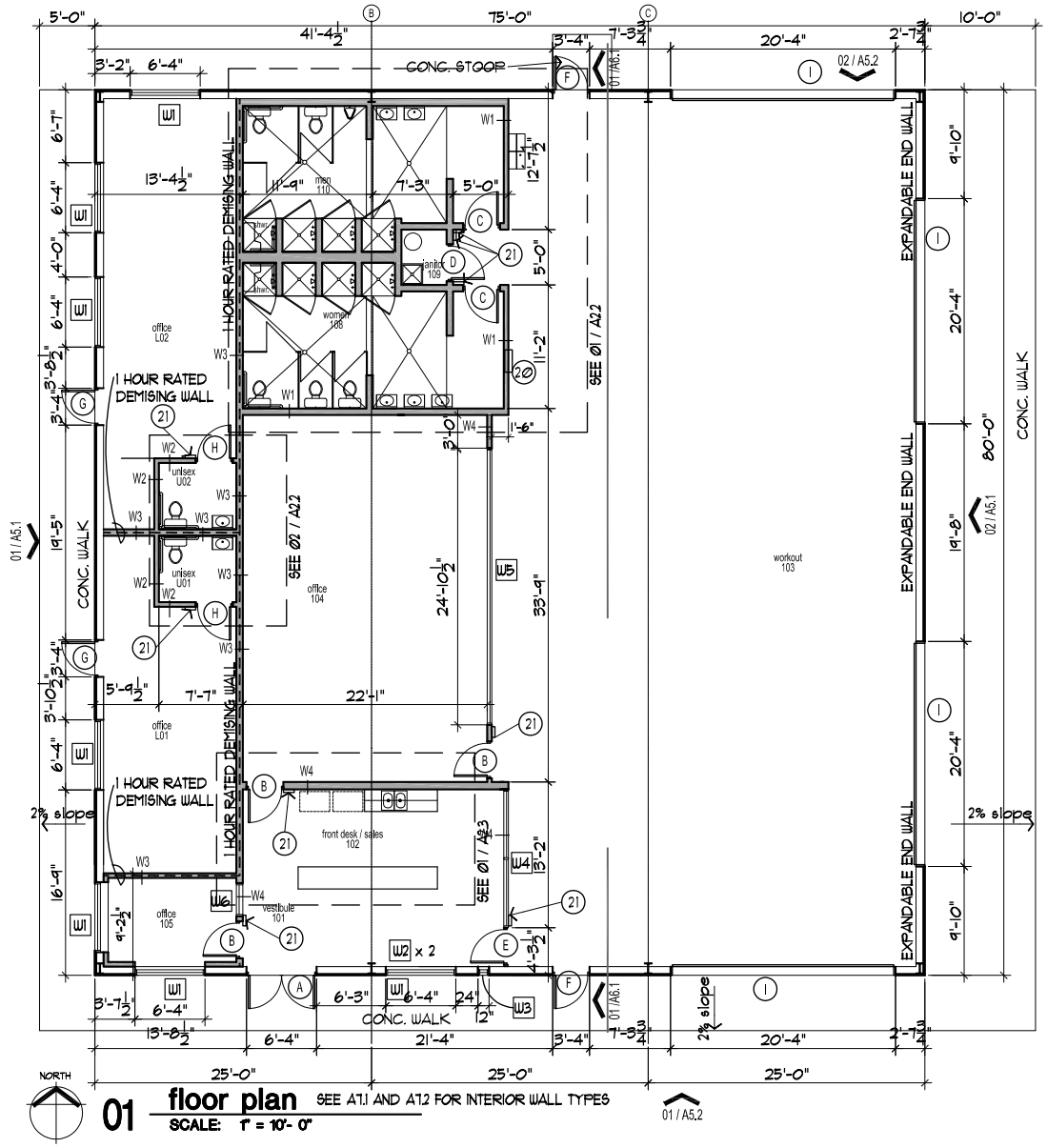
Floor Plan / 270 – 6,000 SF



01 floor plan SEE A1.1 AND A1.2 FOR INTERIOR WALL TYPES
SCALE: 1" = 10'- 0"

W1 WINDOW-
U FACTOR = Ø.65Ø
6'-4" X 2'-Ø" FIXED WINDOW
INSULATED TEMPERED GLAZING WITH TINT

W2 WINDOW
U FACTOR = Ø.65Ø
6'-4" X 1'-4" FIXED WINDOW
INSULATED TEMPERED GLAZING WITH TINT

W3 WINDOW
U FACTOR = Ø.65Ø
1'-4" X 1Ø'-Ø" FIXED WINDOW
INSULATED TEMPERED GLAZING WITH TINT

W4 WINDOW
12'-6" X 1'-2" FIXED WINDOW
CLEAR TEMPERED GLAZING

W5 WINDOW
24'-1Ø" X 2'-Ø" FIXED WINDOW
CLEAR TEMPERED GLAZING

W6 WINDOW
3'-Ø" X 4'-Ø" FIXED WINDOW
CLEAR TEMPERED GLAZING

FLOOR PLAN LEGEND

- NEW INTERIOR WALL CONST. 5/8" GWB BOTH SIDES 3 5/8", METAL STUDS AT 16" O.C.
- NEW INTERIOR WALL CONST.- ONE HOUR FIRE RATED DEMISING WALL- TWO LAYERS 5/8" TYPE "X" GWB BOTH SIDES 6", 20 GA MTL STUDS AT 16" O.C. TO UNDERSIDE OF DECK- UL 412 CONSTRUCTION
- NEW EXTERIOR WALL CONSTRUCTION- METAL WALL PANELS ON STEEL FRAMING

FLOOR PLAN GENERAL NOTES

Ø1. SEE DRAWING A2.2 FOR ACCESSIBILITY GUIDELINES
Ø2. INSTALL TREATED WOOD BLOCKING FOR INSTALLATION OF TOILET ACCESSORIES

KEY NOTES

1. ACCESSIBLE WATER CLOSET
2. ACCESSIBLE LAVATORY
3. TOILET TISSUE DISPENSER
4. GWB - PAINT FINISH
5. INSULATION KIT AT LAVATORY SUPPLY & DRAIN LINES
6. STOREFRONT GLAZING WINDOW SYSTEM
7. 36" SS GRAB BAR
8. 42" SS GRAB BAR
9. 48" X 36" FRAMELESS MIRROR
10. SHOWER
11. 80 GALLON ELECTRIC HOT WATER HEATER
12. PLUMBING CHASE
13. 34" HIGH X 24" WIDE CAST CONCRETE COUNTERTOP
14. ACCESSIBLE SHOWER GRAB BARS
15. BASE AS SCHEDULED
16. FOLD DOWN SHOWER SEAT
17. FLOOR MOUNTED JANITORS MOP SINK
18. ELECTRIC PANEL
19. 48" X 36" FRAMELESS MIRROR
20. INTERIOR ELECTRIC PANEL
21. ROOM NAME SIGNAGE
22. HI LOW ELECTRIC WATER COOLER
23. WATER CLOSET
24. LAVATORY
25. ACCESSIBLE SHOWER
26. ACCESSIBLE URINAL
27. ACCESSIBLE SHOWER WAND AND CONTROLS
28. SS DUAL COMPARTMENT SINK
29. PAINTED METAL TOILET PARTITION
30. FLOOR DRAIN
31. 34" HIGH X 24" WIDE CAST CONCRETE RECEPTION COUNTERTOP
32. CERAMIC WALL TILE AND FLOOR TILE

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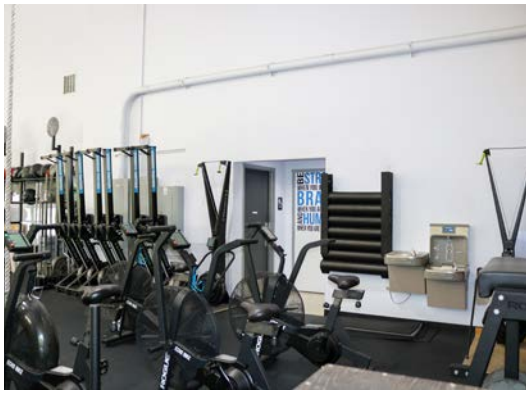
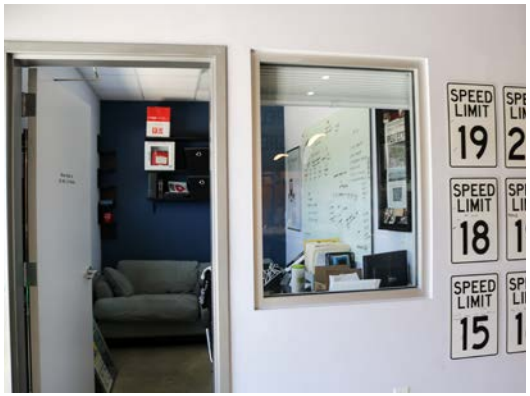
Property Photos





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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.

EQUAL HOUSING OPPORTUNITY

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.

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Buyer / Tenant / Seller / Landlord Initials — *Date*

Regulated by the Texas Real Estate Commission ***Information available at www.trec.texas.gov***

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