



SILVER STAR — PROPERTIES —



ENERGY PLAZA I & II

8610 & 8620 North New Braunfels
San Antonio, TX 78217

YEAR BUILT 1982

FLOORS 7

ELEVATORS 6

PARKING 3.36/1,000 SF

 210.714.5548

 leasing@hi-reit.com

 www.hi-reit.com

BUILDING AREA

180,119 SF

FLOOR PLATE

12,780 SF

BUILDING HOURS

M - F: 7a - 6p | Sat: 8a - 1p

SECURITY HOURS

M - Sat: 6p - 11p

AFTER HOURS HVAC

\$50 per hour

2023 ESTIMATED EXPENSES

CAM = \$9.93 | TI = \$3.64 | Total OPEX = \$13.57

DATA PROVIDER

AT&T, Timewarner, Logix

LANDLORD

Silver Star Properties REIT, Inc.

BUILDING AMENITIES

Move-in Ready Suites

Free Initial Test Fits

On-site Professional Management and Leasing

After-hours Controlled Access

On-site Courtesy Guard and Monitored
Surveillance

On-site Building Engineer

Renovated Conference Facility (coming soon)

Tenant Lounge (coming soon)

Newly Renovated Lobby and Common Areas

Home of the San Antonio Petroleum Club

Renovated Restrooms & Updated Elevators
(coming soon)

CLOSE PROXIMITY TO

Loop 410/US Hwy 281