

FOR SUBLEASE
13,247 SF



University Heights Business Park, Bldg. 2

5563 DE ZAVALA ROAD, SUITE 200

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PROPERTY HIGHLIGHTS

Building Size: 34,200 SF

Space Available: 13,247 SF

- 7,516 SF Office
 - 5,731 SF Warehouse
-

4 dock high with 1 edge of dock levelers

1 drive up ramp

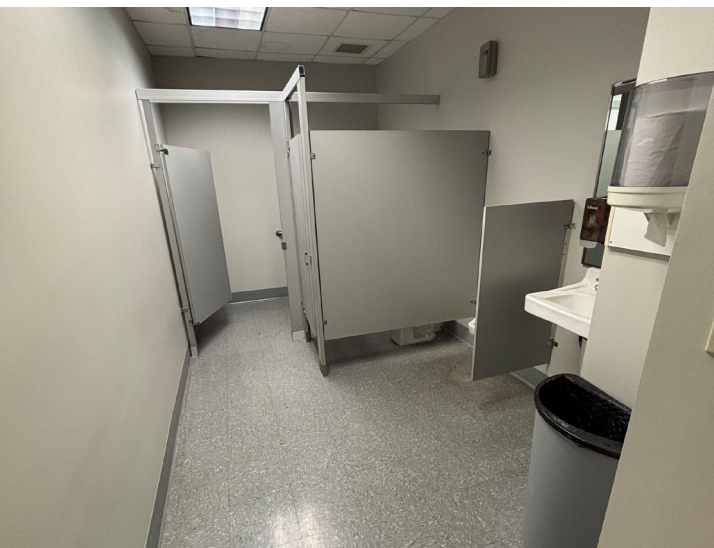
16' clear height

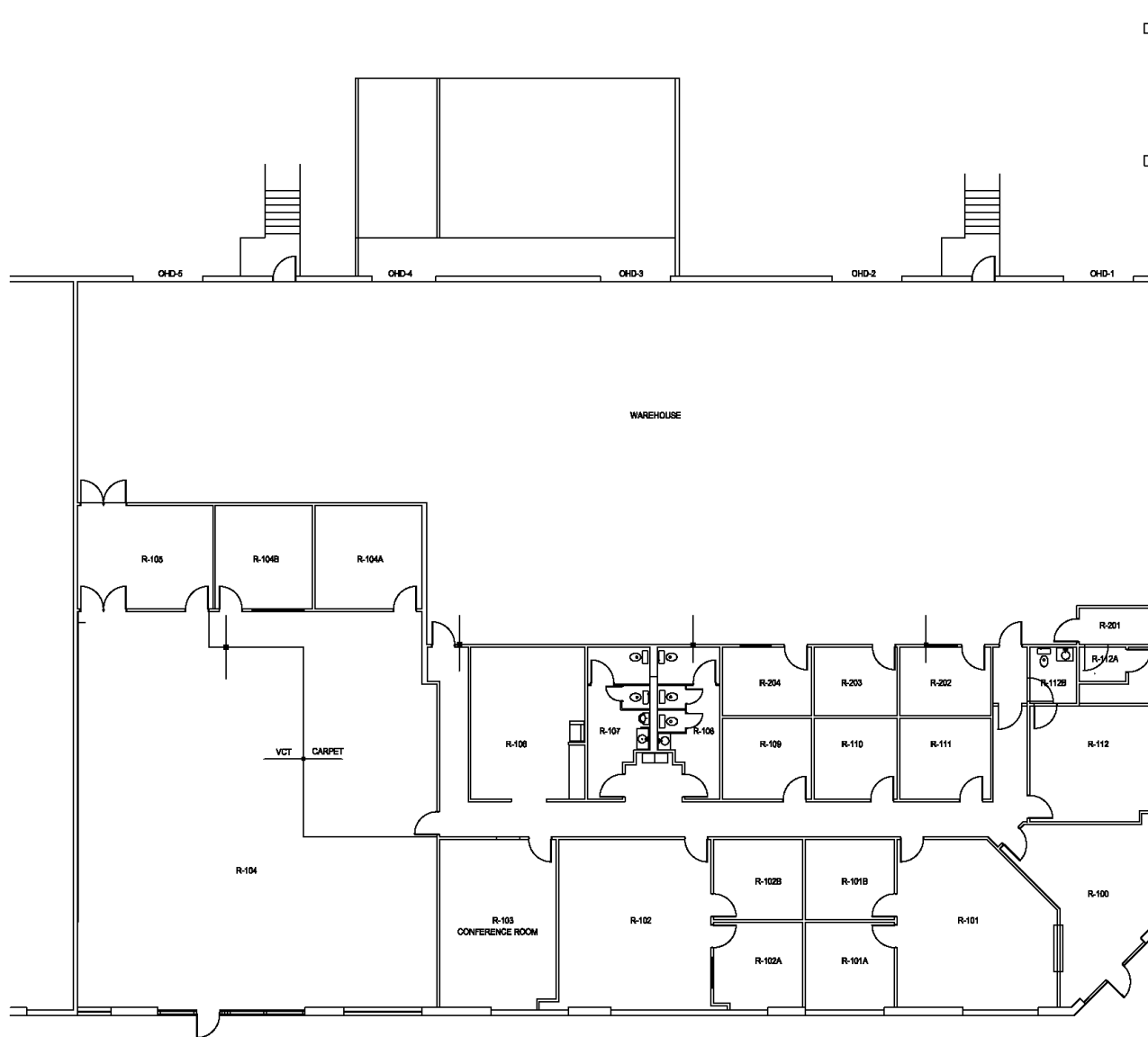
Ample parking (4:1,000 SF)

Monument signage

Sublease Expiration: 05/31/2031







UNIVERSITY HEIGHTS BUSINESS PARK
SUITE 200

SCALE 1/8" = 1'-0"



FLOOR PLAN
13,247 SF





5563 De Zavala Road

0.5 MILES
TO INTERSTATE 10

3.0 MILES
TO UTSA

5.6 MILES
TO SAN ANTONIO
MEDICAL CENTER

11.0 MILES
TO SAN ANTONIO
AIRPORT



Amenity
MAP



Median Household Income	1 mile	3 miles	5 miles
2024 Median Household Income	\$80,695	\$71,578	\$73,116
2029 Projected Median Household Income	\$86,172	\$78,031	\$80,222
2023-2028 Annual Rate	1.32%	1.74%	1.87%

Average Household Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$103,895	\$97,458	\$102,149
2029 Projected Average Household Income	\$116,270	\$108,252	\$114,420
2023-2028 Annual Rate	2.28%	2.12%	2.29%

Population	1 mile	3 miles	5 miles
2024 Population	10,959	105,093	275,128
2029 Projected Population	11,931	107,408	276,873

DEMOGRAPHICS

CONTACT INFORMATION

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