FOR SUBLEASE 13,247 SF



University Heights Business Park, Bldg. 2

5563 DE ZAVALA ROAD, SUITE 200



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

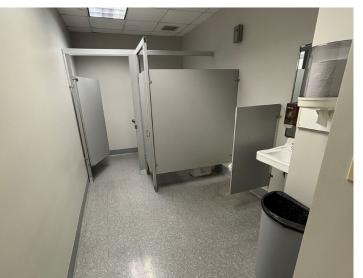




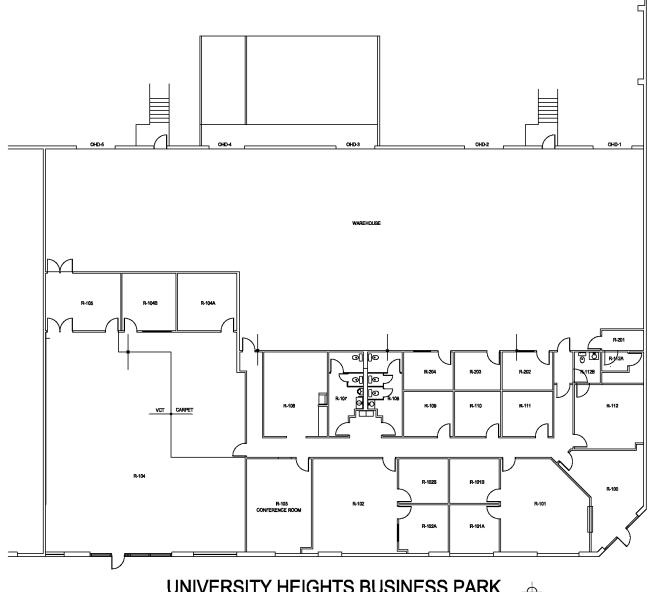










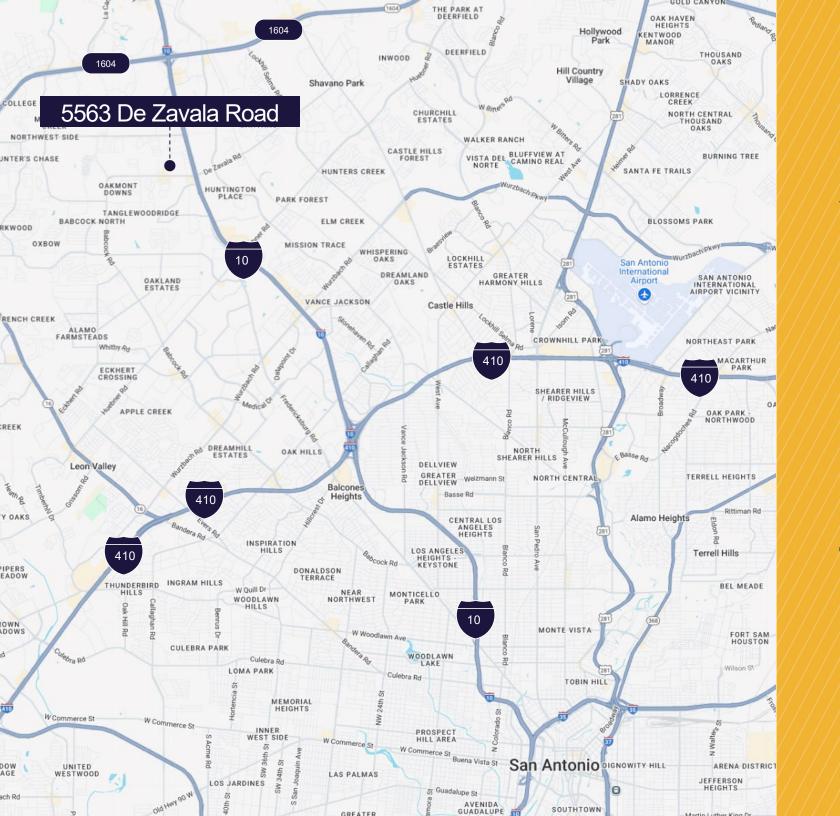


UNIVERSITY HEIGHTS BUSINESS PARK
SUITE 200 SCALE 1/8" = 1'-0"





FLOOR PLAN **13,247 SF**



0.5 MILESTO INTERSTATE 10

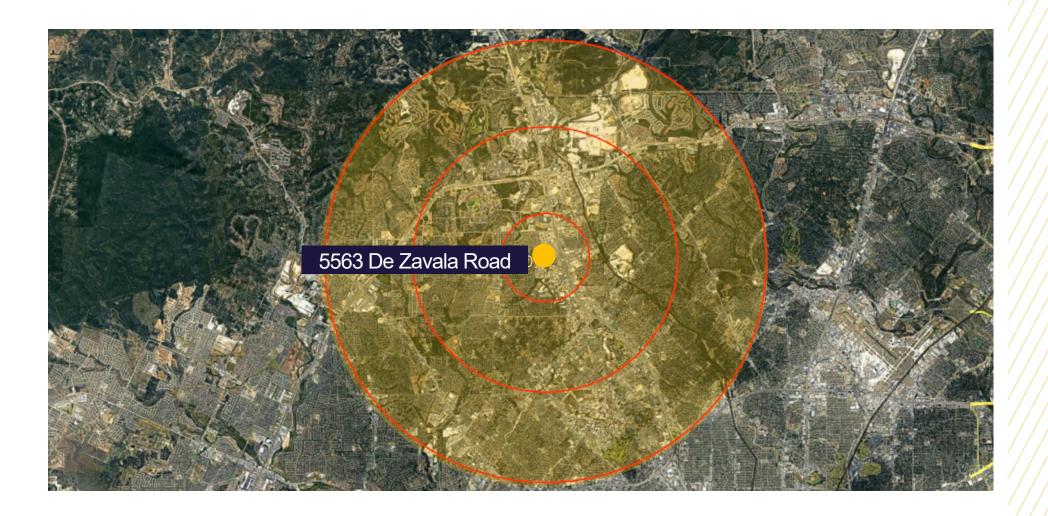
3.0 MILES

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%

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

Average Household Income

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%



CONTACT INFORMATION

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