



2806 W. BITTERS RD | SAN ANTONIO, TX 78248

MOVE-IN READY OFFICE SUITES



WORTH
& ASSOCIATES



INWOOD VILLAGE • BUSINESS PARK •

BUILDING INFORMATION

- CLASS A OFFICE BUILDING
- TWO STORIES
- 74,265 RSF
- 4/1000 PARKING RATIO
- MONUMENT SIGNAGE AVAILABLE
- NORTH CENTRAL SUBMARKET
- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604



MOVE-IN READY OFFICE SUITES



AVAILABLE NOW



AVAILABLE SPACE

- SUITE 110 - **1,201 SF** — **MOVE-IN READY SUITE**
- SUITE 120 - **7,977 SF** — **SHELL**
- SUITE 201 - **2,071 SF**
- SUITE 223 - **1,732 SF**
- SUITE 225 - **2,008 SF**

**MOVE-IN
READY
SUITES**

BUILDING AMENITIES

CONFERENCE CENTER

- TWO CONFERENCE ROOMS WITH STATE OF THE ART AUDIO AND VISUAL EQUIPMENT



TENANT LOUNGE

- INDOOR SEATING WITH SELF SERVE MICRO MARKET



COURTYARD

- BEAUTIFULLY LANDSCAPED GREENSPACE WITH OUTDOOR SEATING AND MEETING AREAS

PATIO & DECK

- COVERED PATIO AND DECK WITH SEATING AND OUTDOOR KITCHEN AND ENTERTAINMENT AMENITIES



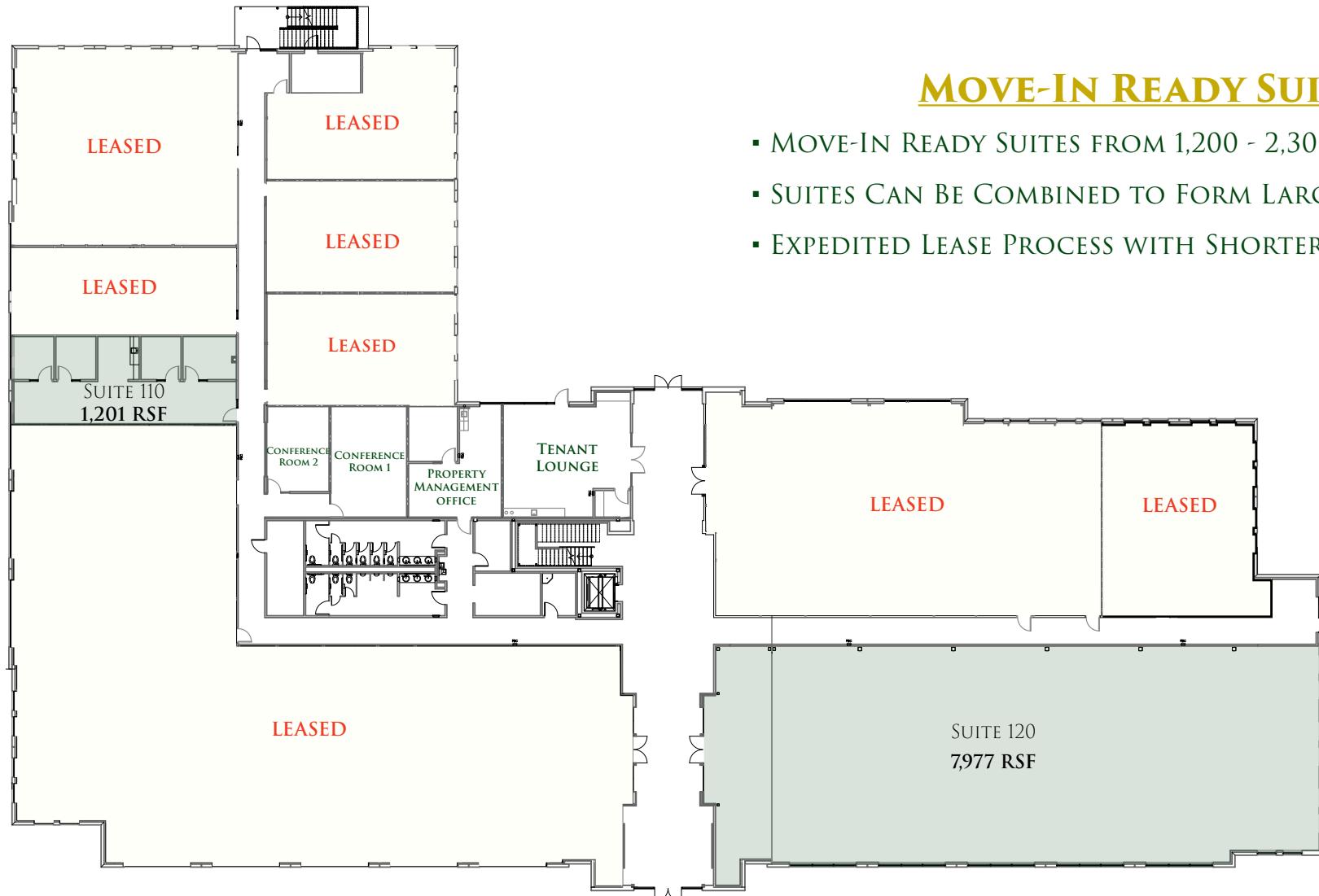
CONTROLLED ACCESS

- OPENPATH ACCESS SYSTEM PROVIDING TOUCHLESS, CLOUD-BASED, MOBILE AND SECURE BUILDING ACCESS

PROPERTY MANAGEMENT

- ON-SITE MANAGEMENT TEAM

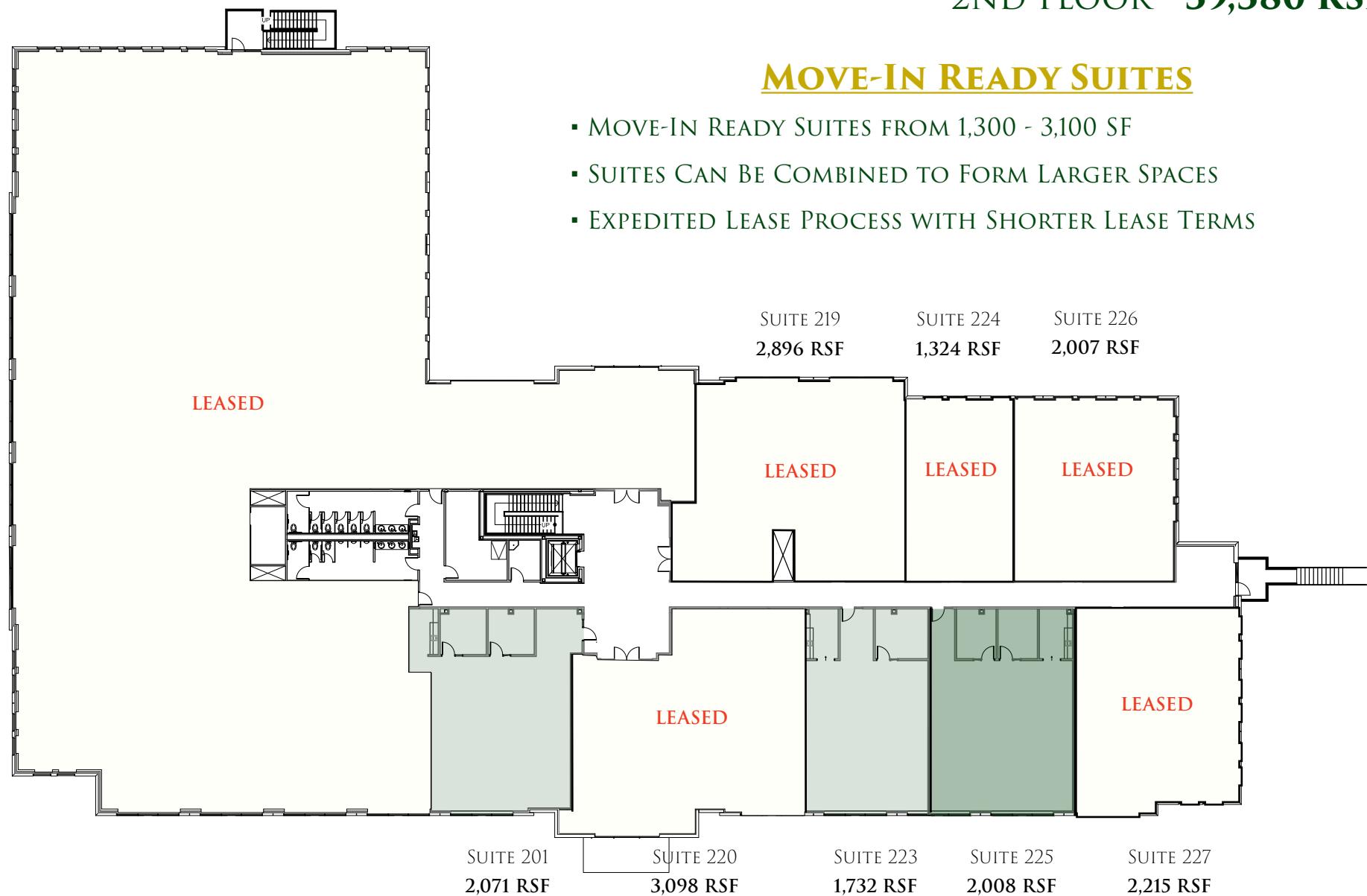
1ST FLOOR - **34,885 RSF**



MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,200 - 2,300 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS

2ND FLOOR - 39,380 RSF



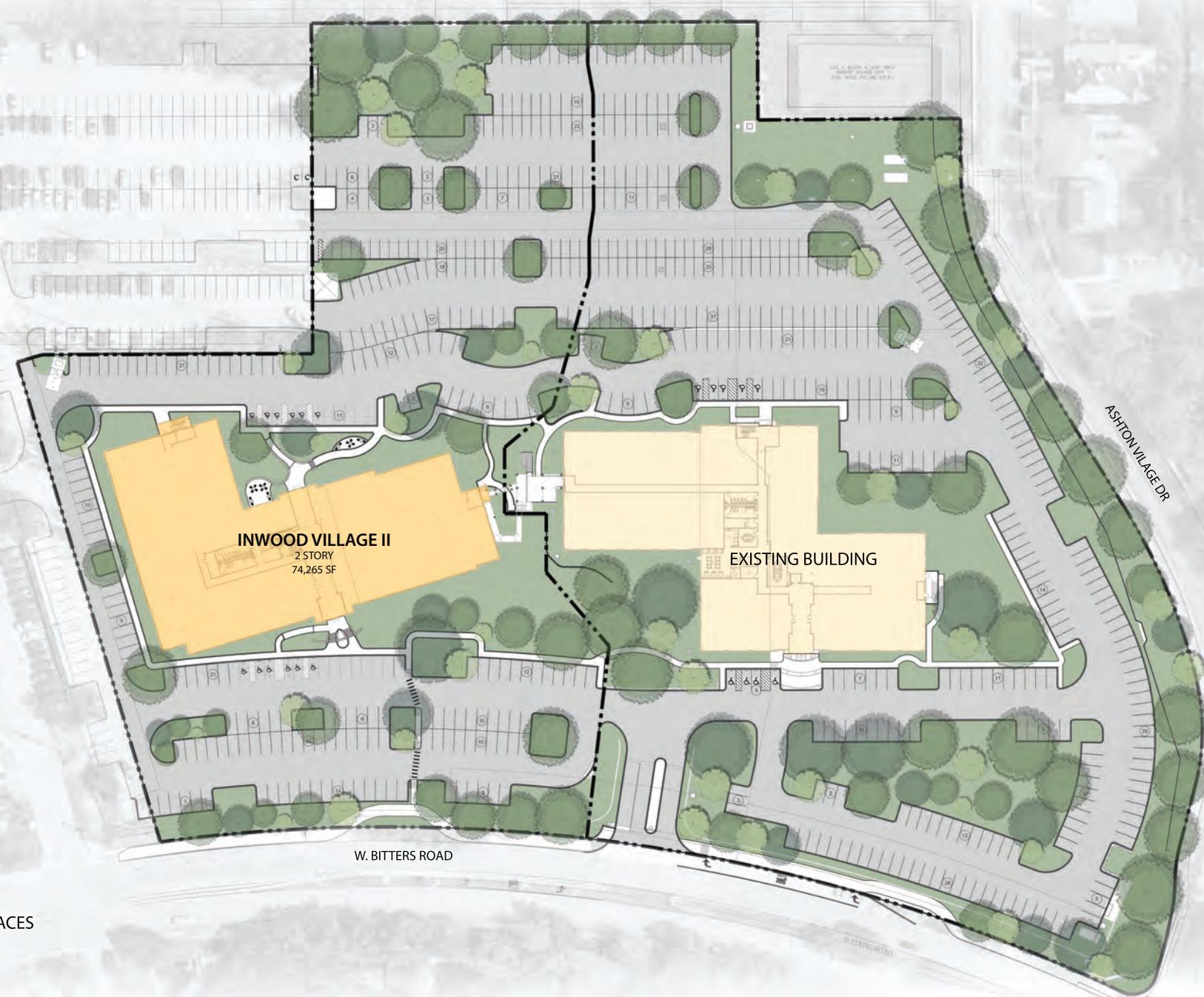
MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,300 - 3,100 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS



INWOOD VILLAGE
• BUSINESS PARK •

▪ SITE PLAN ▪

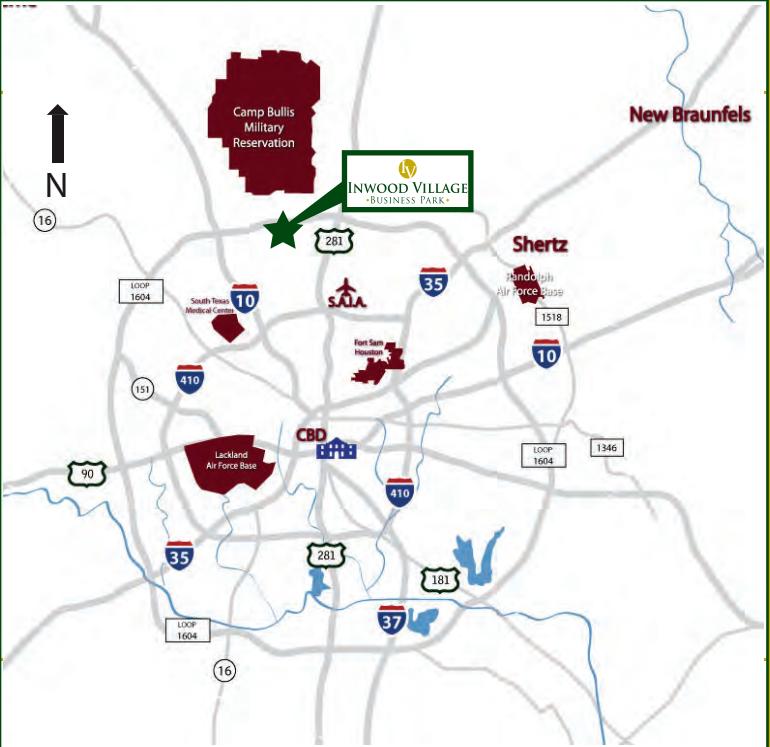


697 TOTAL PARKING SPACES



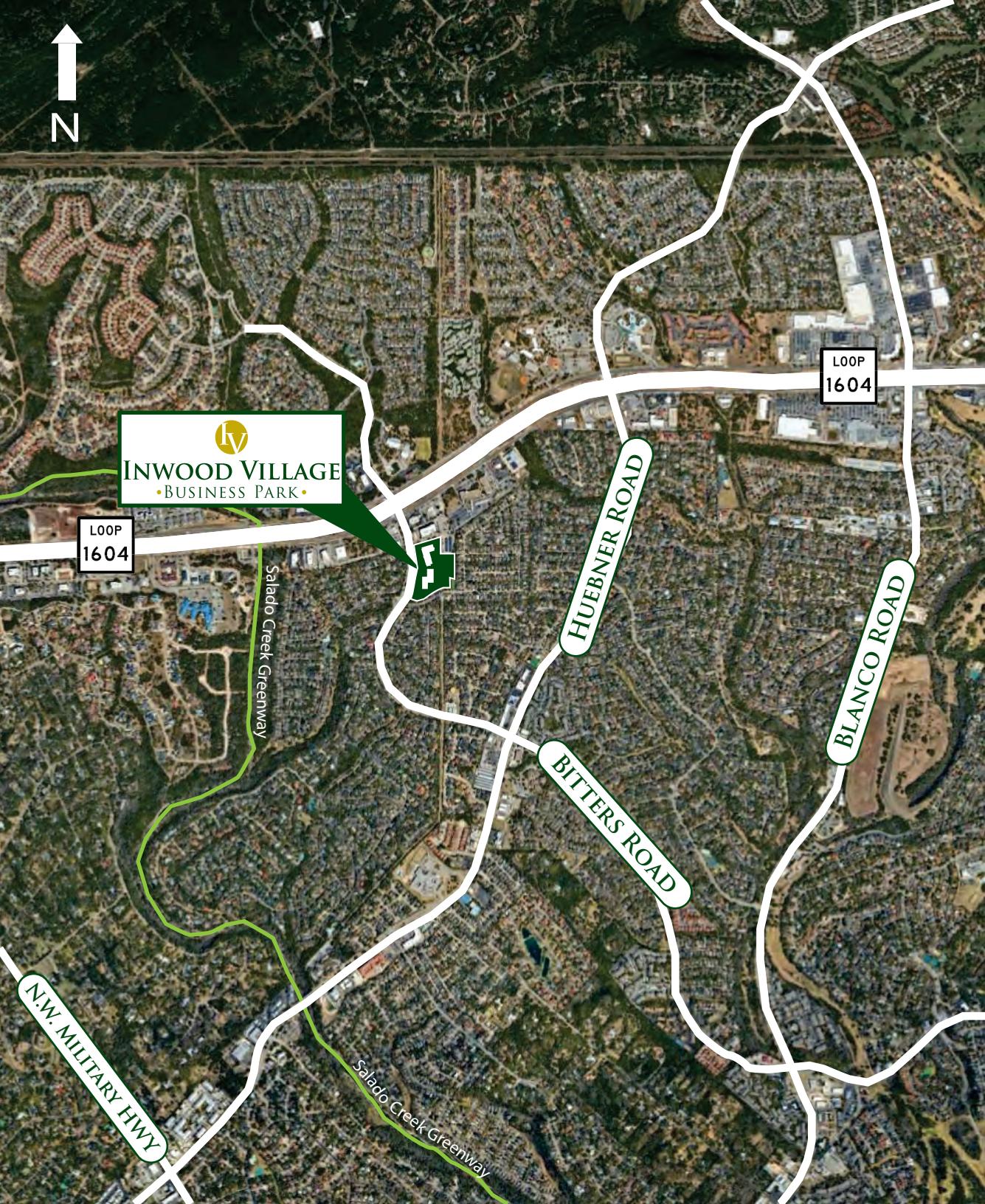
- PRIME OFFICE CAMPUS LOCATED IN NORTH CENTRAL SAN ANTONIO
- INWOOD VILLAGE I & II FEATURES 151,300 SQUARE FEET OF CLASS A OFFICE SPACE
- PARK HIGHLIGHTS INCLUDE SOLAR COVERED CARPORTS AND FOUR ACTIVATED GREENSPACES INCLUDING MULTIPLE SEATING AREAS, COVERED DECK, OUTDOOR KITCHEN, LAWN AND NUMEROUS OTHER ENTERTAINMENT AMENITIES





INWOOD VILLAGE • BUSINESS PARK •

- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604 IN THE FAR NORTH CENTRAL SUBMARKET OF SAN ANTONIO
- A PART OF THE HERITAGE OAKS BUSINESS PARK, WHICH AT BUILD OUT WILL FEATURE FIVE OFFICE BUILDINGS TOTALING AROUND 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES





DRIVE TIMES

LOOP 1604

- UNDER 1 MINUTE

HIGHWAY 281 & LOOP 1604

- 6 MINUTES

IH-10 & LOOP 1604

- 10 MINUTES

STONE OAK

- 13 MINUTES

LA CANTERA

- 13 MINUTES

SAN ANTONIO
INTERNATIONAL AIRPORT

- 14 MINUTES

DOWNTOWN SAN ANTONIO

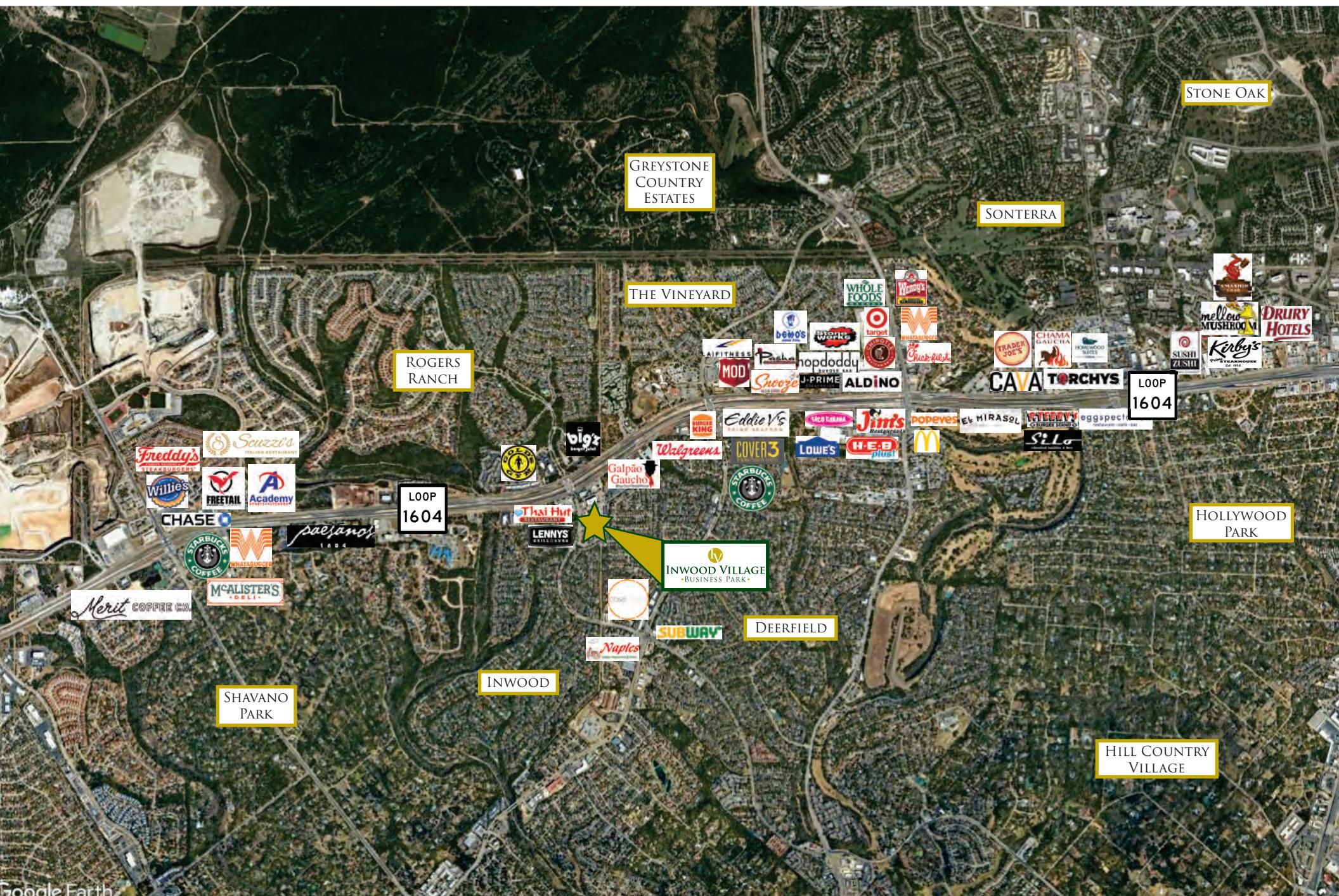
- 23 MINUTES





INWOOD VILLAGE • BUSINESS PARK •

■ AMENITY MAP ■





INWOOD VILLAGE

•BUSINESS PARK•

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

FOR LEASING INFORMATION:

ROB GISH
210.805.3370
ROBG@WORTHSA.COM

SHAWN GULLEY
210.805.3333
SHAWN@WORTHSA.COM



WORTH
& ASSOCIATES