

*Superior Location  
& Access*



**ONE THOUSAND OAKS**

16414 SAN PEDRO AVE.  
SAN ANTONIO, TEXAS 78232

Owned and Managed By

**GEMINI  
ROSEMONT**  
COMMERCIAL REAL ESTATE®



## *One Thousand Oaks*

is a 10-story office building consisting of approximately 140,980 square feet and is conveniently located in North Central San Antonio at Highway 281 & Thousand Oaks. The property offers a sophisticated atmosphere with numerous nearby and on-site amenities.

**Lease Rate:** \$26.00/SF Full Service

**Typical Floor:** 14,500 RSF

**Parking:** 3.39/1,000



## *Superior Location*

One Thousand Oaks is highly visible, fronting Highway 281 just minutes from Loop 1604, Loop 410 & the San Antonio International Airport.



**Building Lobby**

## **Highlights** & Availabilities

### *What's Available?*

Annex Building: 5,262 RSF  
Suite 200: 2,079 RSF  
Suite 203: 2,195 RSF  
Suite 300: 14,747 RSF  
Suite 455: 2,395 RSF  
Suite 500: 1,533 RSF  
Suite 525: 1,473 RSF

Suite 600: 2,191 RSF  
Suite 610 B: 933 RSF  
Suite 635: 3,111 RSF  
Suite 645: 1,025 RSF  
Suite 665: 1,737 RSF  
Suite 710: 1,845 RSF  
Suite 775: 1,922 RSF



**2nd Floor Lobby**

### *Property Highlights*

- Full-service bank, motor bank and drive-thru
- Easily accessible to all major thoroughfares
- On-site deli with break room
- Building access control card system
- Building conference room
- Storage space available
- Free covered parking
- Convenient to SA International Airport
- Fed Ex, UPS and Lone Star drop boxes accessible

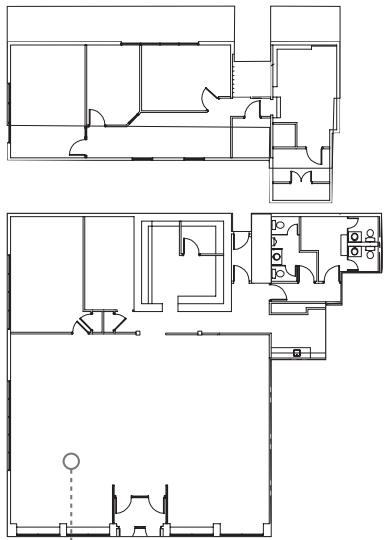


**Break Area & Deli**

(Download Floor Plans & View Virtual Tours Below)

**Available**  
Floorplans

## Annex Building



Annex Building - 5,262 RSF

[Floor Plan](#)

## Level 2

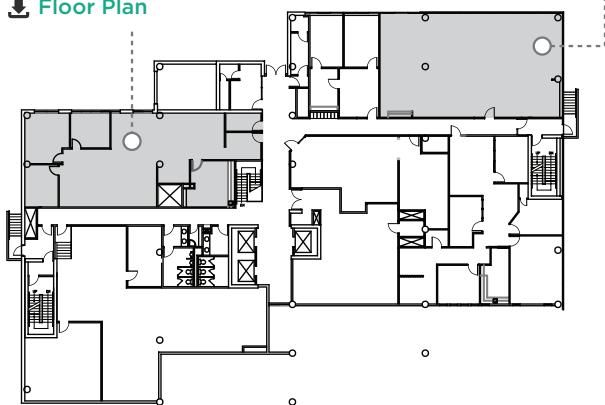
Suite 203 - 2,195 RSF

[Floor Plan](#)

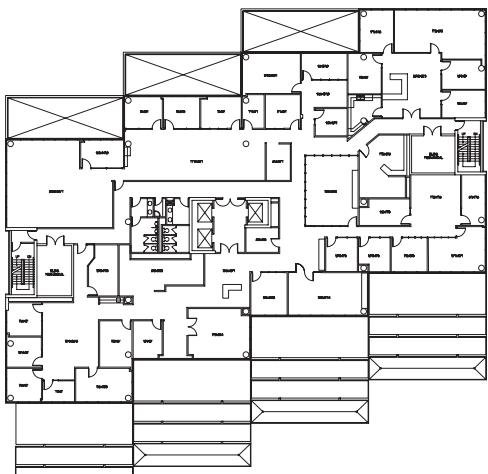
Suite 200 - 2,079 RSF

[Floor Plan](#)

[Virtual Tour](#)



## Level 3

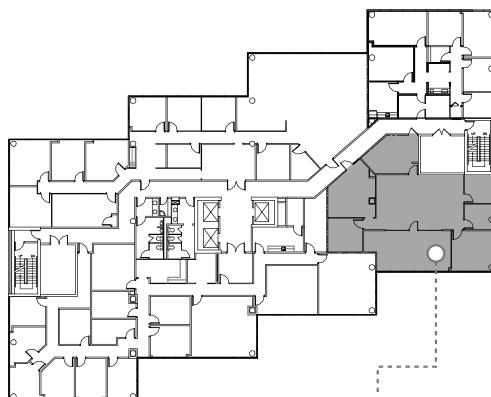


Suite 300 - 14,747 RSF

[Floor Plan](#)

[Virtual Tour](#)

## Level 4



Suite 455 - 2,395 RSF

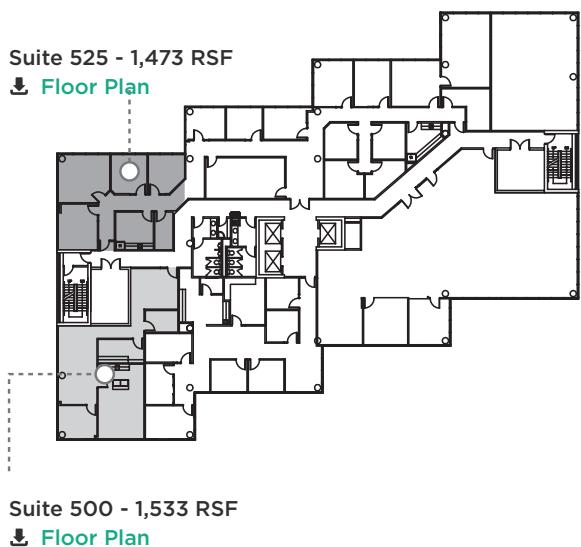
Avail. 8/1/24

[Floor Plan](#)

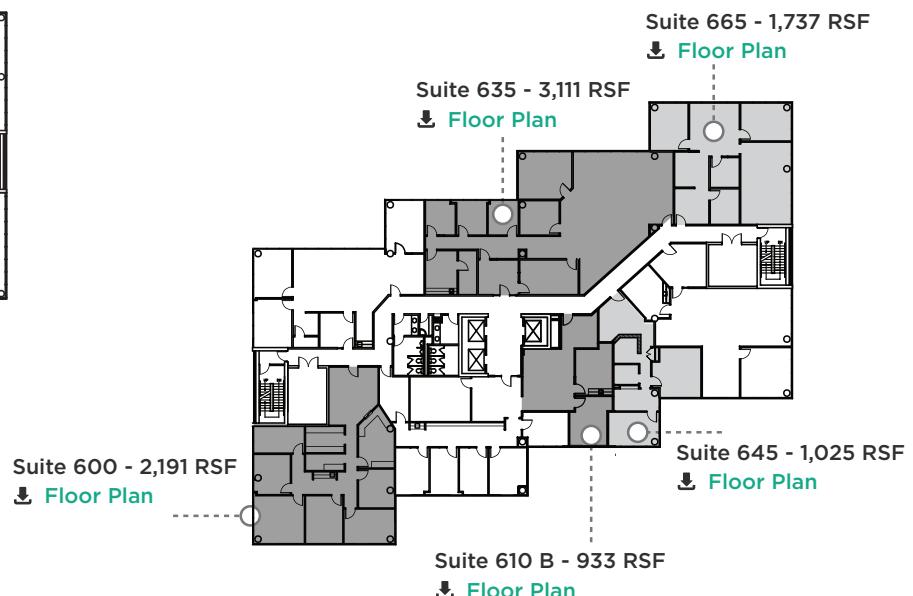
(Download Floor Plans & View Virtual Tours Below)

**Available**  
Floorplans

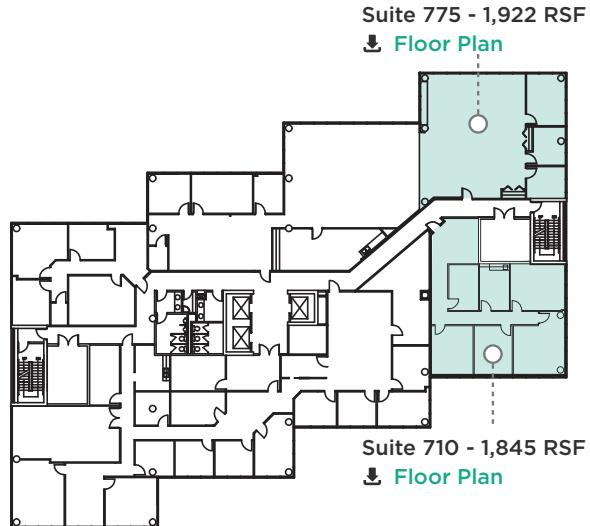
## Level 5



## Level 6



## Level 7



The Property is in close proximity to numerous retail amenities, restaurants, hotels, housing options & business support services.

**What's  
Nearby?**  
(Within a 5-mile radius)

#### HOTELS

Holiday Inn Express & Suites  
Microtel Inn & Suites by Wyndham  
Motel 6  
Comfort Suites  
Hilton Garden Inn  
Extended Stay America

Hampton Inn  
Days Inn Suites  
Staybridge Suites  
Best Western Plus  
Courtyard by Marriott  
Residence Inn by Marriott

#### RESTAURANTS

The Egg & I  
Sonic Drive-In  
IHOP  
Olive Garden  
Los Balito's Taco Shop  
Two Bros BBQ  
Losoya's Mexican Restaurant  
Hooters  
Grady's Bar BQ  
Alamo Cafe  
Pollo Tropical  
Subway  
Panera Bread  
Domino's Pizza  
Lung Fung Chinese Restaurant  
Texas Roadhouse  
Chester's Hamburgers  
Tang Street  
Habanero's GrillEl Bucanero  
Bagel Factory

Capparelli's Restaurant  
John The Greek Restaurant  
Pacific Moon  
Saltgrass Steakhouse  
Chilis Grill & Bar  
Red Lobster  
Chuy's  
Zio's Italian Kitchen  
Fish City Grill  
La Madeleine  
The Hoppy Monk  
Chick-Fil-A  
Genghis Grill  
Tilted Kilt Pub & Eatery  
Willie's Grill & Ice House  
Pizza Hut  
Wingstop  
Luby's Cafeteria  
Beijing Restaurant

#### FINANCIAL

Wells Fargo Bank  
Frost Bank  
Lone Star Capital Bank  
Texas Champion Bank  
Prosperity Bank  
Commerce Bank Texas  
BBVA Compass  
Chase Bank  
Firstmark Credit Union  
RBFCU Credit Union  
Comerica Bank  
TexStar National Bank  
Bank of America Financial Ctr  
River City Federal Credit Union

#### GAS STATIONS

Shell (4)  
Valero (2)  
Chevron (3)  
Exxon

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(Within a 5-mile radius)



PROFESSIONALLY LEASED BY



*For Information, or  
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