

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



Spec Suites Available/Move-In Ready



Numerous On and Off-Site Amenities

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



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



Break Area & Deli



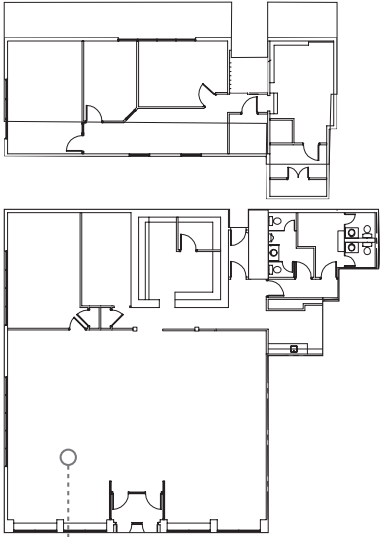
Property Highlights

- 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

(Download Floor Plans & View Virtual Tours Below)

Available
Floorplans

Annex Building



Annex Building - 5,262 RSF

↓ [Floor Plan](#)

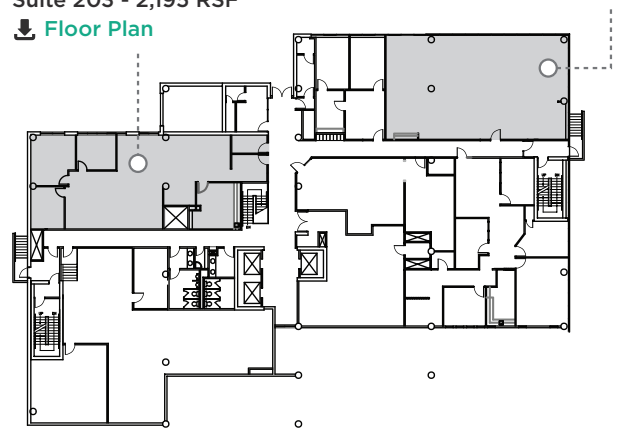
Level 2

Suite 203 - 2,195 RSF

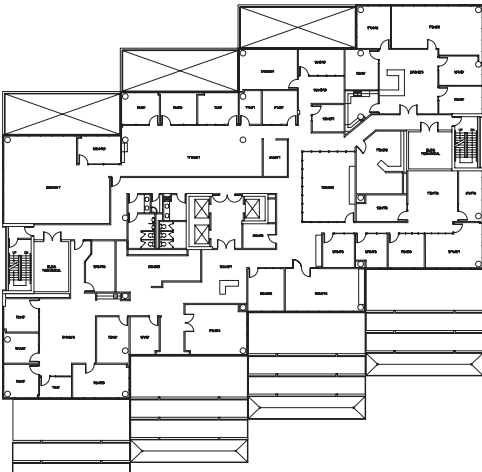
↓ [Floor Plan](#)

Suite 200 - 2,079 RSF

↓ [Floor Plan](#) ▶ [Virtual Tour](#)



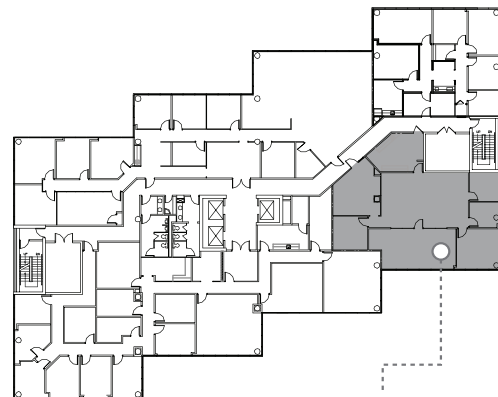
Level 3



Suite 300 - 14,747 RSF

↓ [Floor Plan](#) ▶ [Virtual Tour](#)

Level 4

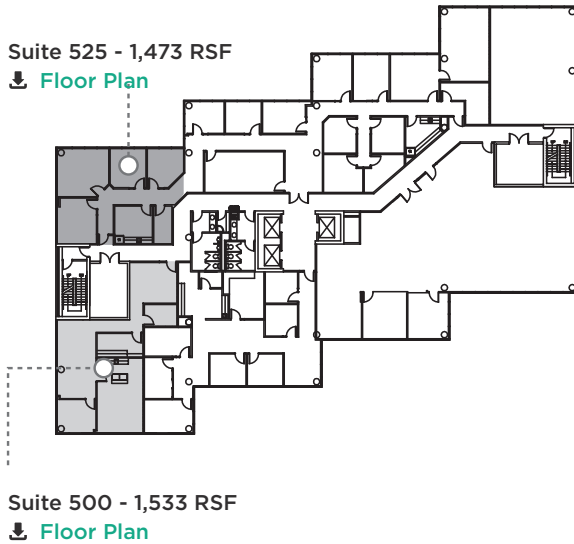


Suite 455 - 2,395 RSF

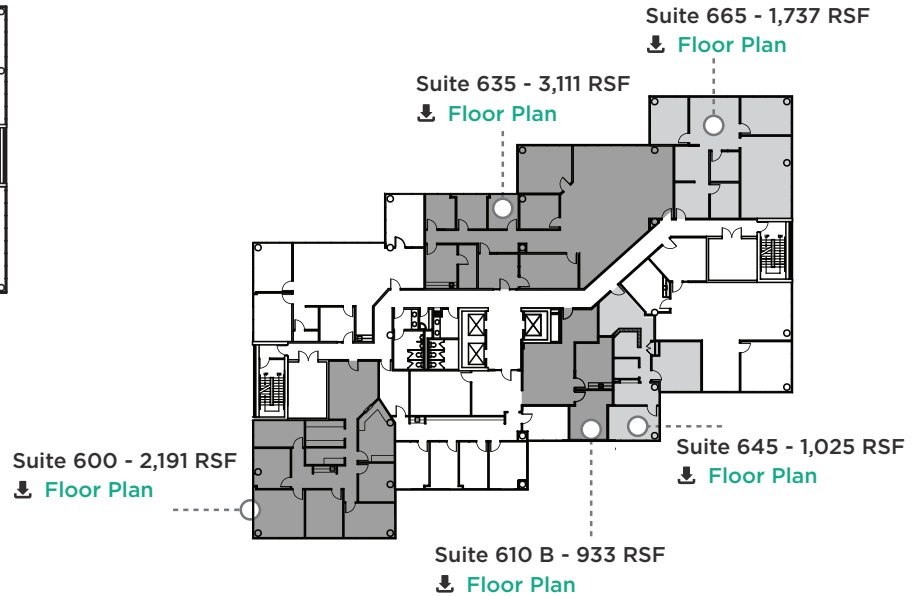
Avail. 8/1/24

↓ [Floor Plan](#)

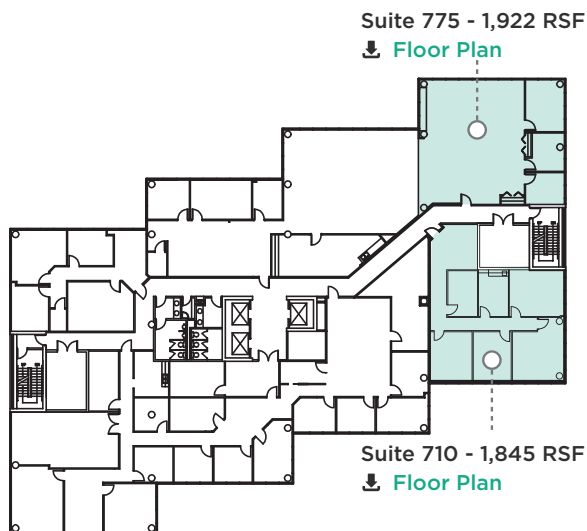
Level 5



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	Capparelli's Restaurant
Sonic Drive-In	John The Greek Restaurant
IHOP	Pacific Moon
Olive Garden	Saltgrass Steakhouse
Los Balito's Taco Shop	Chilis Grill & Bar
Two Bros BBQ	Red Lobster
Losoya's Mexican Restaurant	Chuy's
Hooters	Zio's Italian Kitchen
Grady's Bar BQ	Fish City Grill
Alamo Cafe	La Madeleine
Pollo Tropical	The Hoppy Monk
Subway	Chick-Fil-A
Panera Bread	Genghis Grill
Domino's Pizza	Tilted Kilt Pub & Eatery
Lung Fung Chinese Restaurant	Willie's Grill & Ice House
Texas Roadhouse	Pizza Hut
Chester's Hamburgers	Wingstop
Tang Street	Luby's Cafeteria
Habanero's GrillEl Bucanero	Beijing Restaurant
Bagel Factory	

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



PROFESSIONALLY LEASED BY



***For Information, or
To Schedule a Tour,
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