

# TECH RIDGE I & II



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***12668 & 12672***

***SILICON DRIVE***

San Antonio, TX 78249

For Lease

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Sanjay Misra  
tm@qpmenterprises.com



## STRATEGIC NORTHWEST LOCATION

- Premier location within University Business Park, two miles from the intersection of IH 10 and Loop 1604, featuring over 200 restaurants, 3,500 units of multifamily, Top Golf and La Cantera Golf Course and Resort
- Ease of access to the highest end residential in San Antonio and Boerne
- Corporate national and regional neighbors within 5 miles of Tech Ridge include USAA, The South Texas Medical Center, Hulu, NuStar and Valero demonstrating the long-term viability and prospects for value appreciation
- Located less than five miles from South Texas Medical Center which spans over 900 acres and includes 12 major hospitals 45 clinics, 75 medically related institutions and one higher education institution
- Less than three miles from UTSA housing over 34,000 students and multiple top rated educational programs offering tenants at Tech Ridge the ability to recruit directly from the University



## SAN ANTONIO: A TOP U.S. MARKETPLACE

- Highly desirable Central U.S. location and the 7th largest city in the nation
- Unparalleled quality of life that is a leading draw for young professionals
- Pro-business environment with low costs of living and doing business
- Steady population growth with a 20.6% overall population increase in the San Antonio MSA from 2010-2020 and an average 37 new residents per day between 2020-2021
- High-growth diversified economy, with a focus on technology, education, government, and health services
- San Antonio Economic Development Foundation plans to invest \$38 million over the next five years for expansion and business recruitment efforts with a goal of gaining \$55 billion in total economic impact with 140,000 new jobs and \$8 billion in new wages



TECH RIDGE I & II

PROPERTY  
OVERVIEW





## SITE DESCRIPTION

### ADDRESS

12668 & 12672 Silicon Dr  
San Antonio, TX

### ACCESS

There are two points of direct access to Silicon Drive from the property located on the northwest and southwest corners of the property. Direct access to IH-10 is 0.5 miles away from the property

### ZONING

Building 1: I-1 (General Industrial)  
Building 2: I-1

### AMENITIES

Metal picnic table areas between building I & II

## BUILDING DESIGN & CONSTRUCTION

### FRAME

Concrete tilt-up perimeter walls with interior steel columns supporting the roof. Roof structure is constructed of open-web steel joists topped with metal decking

### FAÇADE DESCRIPTION

Painted concrete tilt-up panels with caulked joints at each panel intersection. Soffits are painted stucco. Windows are full height, low-e or solar-tinted

### SIGNAGE

Property has metal monument signage near the property entrance, and façade mounted tenant specific signage near entrance to tenant spaces

### FOUNDATION

Reinforced concrete slab-on-grade and continuous grade beams at the perimeter and isolated spread footings or piers at bearing locations

### LOADING DOCK

There is one grade level overhead door in Building 1

### ROOF

Single-ply thermoplastic membrane (TPO) over low-slope roof construction. Both roofs installed in 2017, with 20-year warranties by Carlisle



### NET RENTABLE AREA

Building 1: 70,562 SF  
Building 2: 48,769 SF  
Total: 119,331 SF



### OCCUPANCY

45%



### PARKING

557 Total Spaces  
(4.67:1,000 NRSF)



### FLOORS

1



### LAND SIZE

±10.09 Acres



### YEAR BUILT

Building 1: 2001  
Building 2: 2003



# FINISH OUT

### TENANT FINISHES

Main entrances to each tenant space consists of aluminum framed doors with full height glazing set with direct access to parking lot/ exterior. Spaces consist of carpet, vinyl plank, ceramic tile, wood, and stained concrete flooring. Ceilings are suspended acoustical tiles and painted gypsum board. Interior doors are stained, solid core wood in metal frames.

# BUILDING SYSTEMS

### LIFE SAFETY

Automatic fire protection system consists of wet-pipe automatic sprinkler system manufactured by Tyco and Central. Alarm system consists of heat detectors, pull stations, and alarm horn/strobes by Honeywell. Smoke detectors are in each tenant's space

### SECURITY

Property has metal chain-link fencing along the south and east perimeter, and wood fencing along the north perimeter.

### HVAC

Systems are HVAC packaged units located on the roof and manufactured by Trane. Their input capacity ranges from 7 to 1A tons, and the refrigerant is either R22 or R410A. Each tenant has their own thermostat, and tenant specific areas have heating, and cooling provided by HVAC split systems

### RESTROOMS

Restrooms are within the individual suites

### SUPPLIED VOLTAGE

208V/120 and 240V/120Volt

### UTILITIES

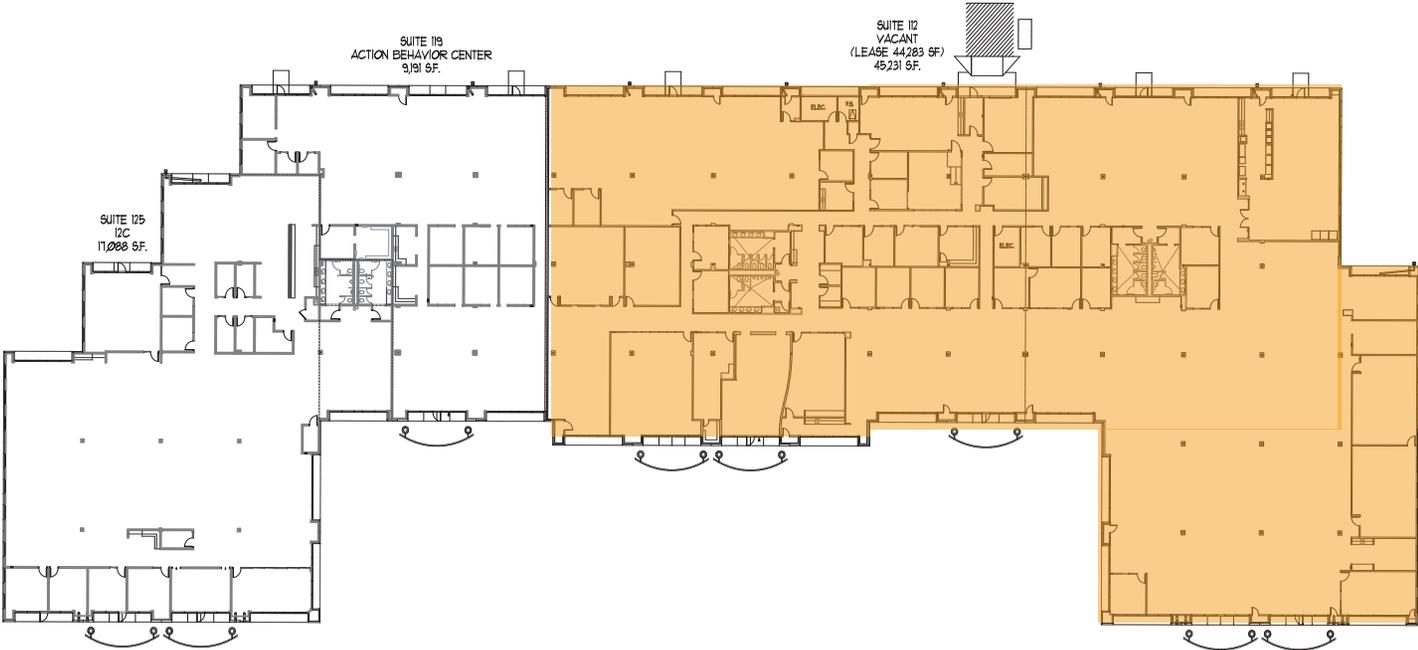
Electricity - CPS Energy  
Water/Sewer - San Antonio Water Systems (SAWS)  
Gas - N/A  
Fiber/Telephone

# SITE PLAN



# Site Plan

Total Area 44,283 SF



 = AVAILABLE



# RETAIL PARADISE

Landmark One has an unmatched amenity base in the immediate area with two of the city's top retail destinations in The RIM and the Shops at La Cantera, which offer 3.3M square feet of retail including many first to market stores.

## RIM

The **LARGEST** Power Center in Texas

### FEATURING:

- ✓ 2M SF of retail space with 118 retailers
- ✓ 40 restaurants
- ✓ 4 Hotels (600+Rooms)
- ✓ 1,382 Multifamily Units

### FEATURED RETAILERS





## — LA CANTERA —

### FEATURING:

- ✓ 623 Luxury Multifamily Units - The Residences & Celeste Communities
- ✓ 258,000 SF of Class A Office - Westridge at La Cantera



- ✓ AAA Four Diamond Rating
- ✓ 496 Guest Rooms
- ✓ 127,000 SF Event Space
- ✓ World class golf course
- ✓ 12 restaurants including *Signature by Chef Andrew Weissman*
- ✓ Loma de Vida Spa & Wellness Center

## — THE SHOPS AT LA CANTERA —

- ✓ 1.3M SF world-class retail with 194 retailers
- ✓ First to Market: Warby Parker, YETI, Tecovas, Ted Baker London, Fabletics

### FEATURED RETAILERS

Neiman Marcus

NORDSTROM



RH  
RESTORATION HARDWARE

POTTERY  
BARN



Perry's  
STEAKHOUSE & GRILLE



# TECH RIDGE I & II



# AREA OVERVIEW



# SAN ANTONIO, TX

San Antonio has emerged as a high-growth hub for companies due to its business-friendly climate, low cost of operating and exceptional quality of life. There are over 160,000 college students enrolled in San Antonio's 16 colleges and universities, allowing employers access to an exceedingly educated workforce. Escalated growth in fields such as Aerospace/Aviation, Biosciences & Healthcare, along with Cybersecurity, will ensure the future growth of the market for years to come.

For a city with such rich history, San Antonio is undergoing a renaissance period as new life is brought to its downtown, as well as the Pearl District. For a growing wave of young professionals, the revitalization of San Antonio marks the introduction of exciting new amenities and restaurants, while preserving the native spirit. Three out of four millennials born and raised between 1984 and 1992 in San Antonio end up staying in the city by the time they turned 26, which is higher than the national average of 54%. San Antonio was ranked as the fastest-growing US city in terms of numeric population growth between 2021 and 2022, according to the US Census. San Antonio has a bright future with the combination of population growth, low cost of living, and great school systems.

## DEMOGRAPHICS

- 20.6%**  
POPULATION GROWTH (2010-2020)
- 3.1%**  
UNEMPLOYMENT RATE (DECEMBER 2022)
- 90**  
COST OF LIVING INDEX
- \$80,440**  
AVERAGE FAMILY INCOME
- 2.57M**  
ESTIMATED POPULATION

**SAN ANTONIO IS OUTPERFORMING BOTH TEXAS AND THE UNITED STATES IN UNEMPLOYMENT RATE.**

## EMPLOYMENT TREND GRAPH



# SAN ANTONIO ACCOLADES

#2 LARGEST GROWTH  
IN MILLENNIAL  
POPULATION 

0% !!  
STATE AND LOCAL  
INCOME TAX

3<sup>RD</sup> FASTEST  
GROWING ECONOMY  
IN THE UNITED STATES

#9 BIGGEST   
BOOMTOWN  
IN AMERICA

2.5 MILLION  
SAN ANTONIO  
MSA POPULATION  


### ATTRACTIONS FOR THE WHOLE FAMILY

- WORLD FAMOUS RIVERWALK
- THE PEARL
- LA CANTERA SHOPS & DINING
- MUSEUMS
- PROFESSIONAL SPORTS TEAMS

8<sup>TH</sup> 

BEST PLACE TO  
RETIRE IN THE  
COUNTRY

#1 EXPORTING  
STATE  
IN THE  
UNITED STATES

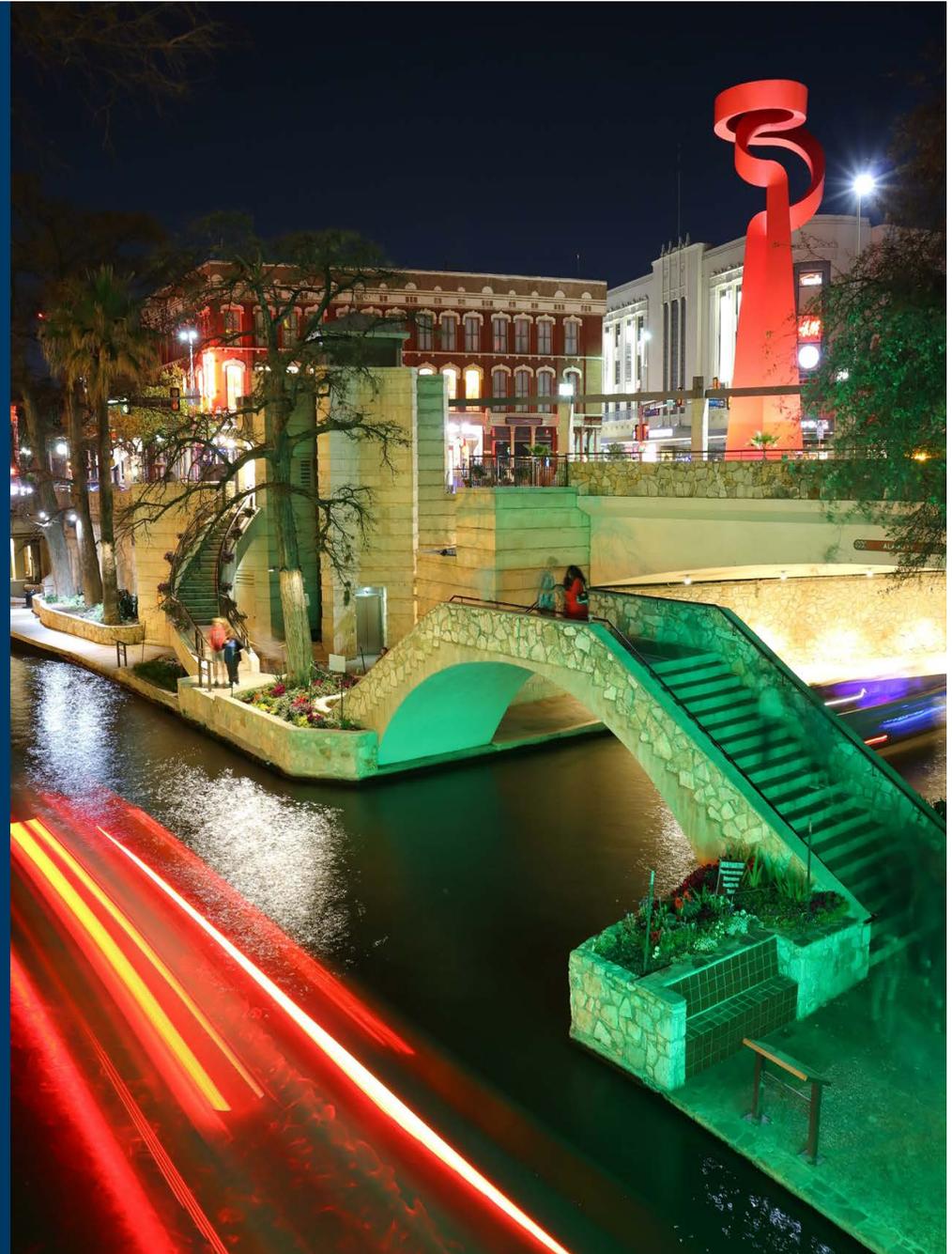
150K+  
STUDENT  
POPULATION 

 #5 BEST CITY  
FOR YOUNG  
GRADUATES

MOST STABLE TEXAS  
RENTAL MARKET 

TOP 10 U.S. METRO  
AREA FOR  
MILLENNIALS 

#1 STATE FOR  
DOING  
BUSINESS 



## HIGHER EDUCATION

- San Antonio and its surrounding communities are home to 16 colleges and universities with a student population of over 160,000. San Antonio's higher education institutions offer a diverse range of studies, providing the area with the continual growth of a robust, educated workforce.
- San Antonio has invested more than \$200 million in the community towards Ready to Work, a reskilling and training program for in-demand careers in the area. Another communal program is AlamoPROMISE, a local education program at participating high schools that helps students cover tuition for an associate's degree or academic certificate at one of five San Antonio colleges.
- University of Texas San Antonio has the #1 Cybersecurity program in the U.S. and was also selected as a member of the USCYBERCOM Academic Engagement Network, one of the eleven unified combatant commands of the U.S. Department of Defense, focused on cyberspace operations and capabilities, cyber expertise, and cyberwarfare
- The National Security Agency and Department of Homeland Security have designated St. Mary's University as a National Center of Academic Excellence in Cyber Defense



## PRIMARY INDUSTRIES

### HEALTHCARE & BIOSCIENCE

- The Life Science and Healthcare sector has an annual \$42.4 billion economic impact on San Antonio, according to an economic survey completed in 2020
- The leading employment sector with more than 187,000 employed and has added 50,000 net new jobs over the past decade
- The Life Science and Healthcare industry employs one out of every six San Antonian, and employees are paid \$10.4 billion in wages
- San Antonio is home to the largest military health complex in the U.S. that includes U.S. Air Force's 59th Medical Wing, Navy Medicine Education and Training Command, and Brooke Army Medical Center, which allows for more than 2,000 public & private collaboration projects
- Brooke Army Medical Center has more than 8,000 medical professionals on staff and contains the U.S. Institute of Surgical Research, the military's only burn unit



### MILITARY AND DEFENSE

- San Antonio is known as "Military City USA" with one of the nation's largest active and retired military populations, and a consistent military presence for nearly 300 years
- Joint Base San Antonio (JBSA), the military's largest joint base, hosts over 200 missions from all services, including the Brooke Army Medical Center, the 16th Airforce, and the Navy Medicine Education, Training and Logistics Command. The JBSA has an annual economic impact of \$48.7 billion on San Antonio and across Texas
- The city capitalizes on 2,000 veteran annually transitioning out of the military with an average of 25% who choose to stay in the area

## PRIMARY INDUSTRIES

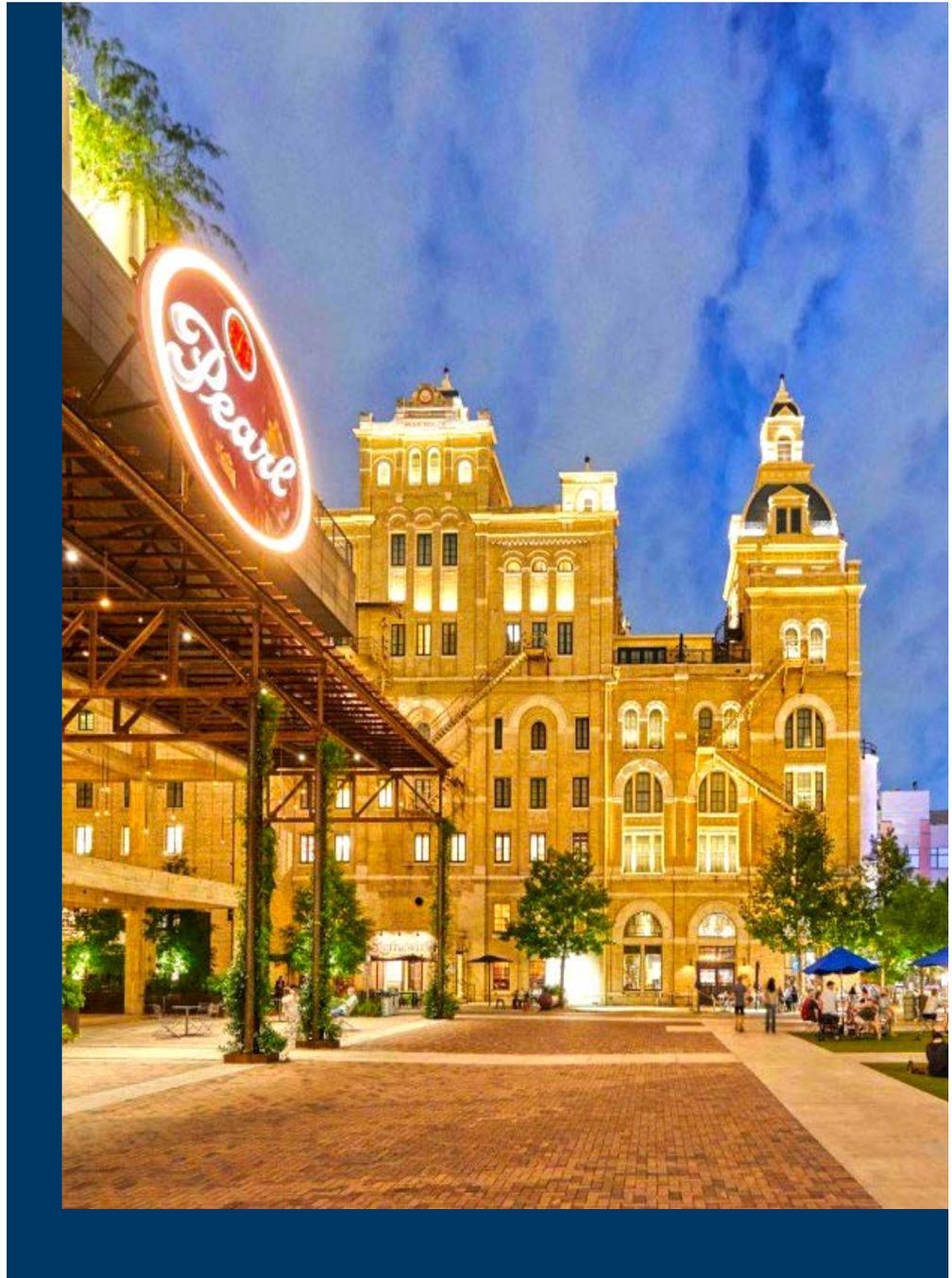
### AEROSPACE & AVIATION

- San Antonio has a long history in flight with the city being the birthplace of Military Aviation
- The sector has billions in active military contracts supporting the San Antonio area with more than 13,000 employed locally in the industry
- Over the last 25 years, Aerospace & Aviation in San Antonio has experienced 400% growth with an estimated \$1.6 billion in GRP
- Industry giants such as StandardAero, Boeing, Knight Aerospace, and others have a strong presence in the area supporting the region's military bases at Port San Antonio

### QUALITY OF LIFE

San Antonio provides the “good life” for doing business and a relaxed, inviting atmosphere:

- San Antonio's cost of living is 9% below the national average, and the housing is 18% cheaper than the U.S. average according to rentcafe.com
- As of September 2022, the median home price in San Antonio was \$313,900
- San Antonio's CBD is bookended by Pearl Brewery and Southtown, two of the most unique gathering places in Texas. Young professionals seeking excellent restaurants/bars in eclectic areas will continue to be drawn to this spot
- Substantial growth in lifestyle amenities, both outdoor and indoor. San Antonio is quickly emerging as a food and drink mecca, topping the charts for both award-winning restaurants and breweries
- The Alamo, River Walk, Market Square (El Mercado), Sea World, Schlitterbahn Waterpark, and Six Flags Fiesta Texas provide entertainment unmatched by other cities in the U.S.
- Home to the 5-Time NBA World Champion, San Antonio Spurs and the Minor League Baseball team, San Antonio Missions
- Home of largest Mexican market outside of Mexico and is ranked nationally as #1 city for BBQ according to Clever





# — LA CANTERA —

## FEATURING:

- ✓ 623 Luxury Multifamily Units - The Residences & Celeste Communities
- ✓ 258,000 SF of Class A Office - Westridge at La Cantera



- ✓ AAA Four Diamond Rating
- ✓ 496 Guest Rooms
- ✓ 127,000 SF Event Space
- ✓ World class golf course
- ✓ 12 restaurants including *Signature by Chef Andrew Weissman*
- ✓ Loma de Vida Spa & Wellness Center

## — THE SHOPS AT LA CANTERA —

- ✓ 1.3M SF world-class retail with 194 retailers
- ✓ First to Market: Warby Parker, YETI , Tecovas, Ted Baker London, Fabletics

### FEATURED RETAILERS

TECH RIDGE I & II



MARKET  
OVERVIEW



OVERALL SAN ANTONIO  
OFFICE MARKET OVERVIEW

**49.9M**  
SF OF INVENTORY

**84%**  
OCCUPANCY

**\$24.64<sup>PSF</sup>**  
AVG. RENTAL RATES

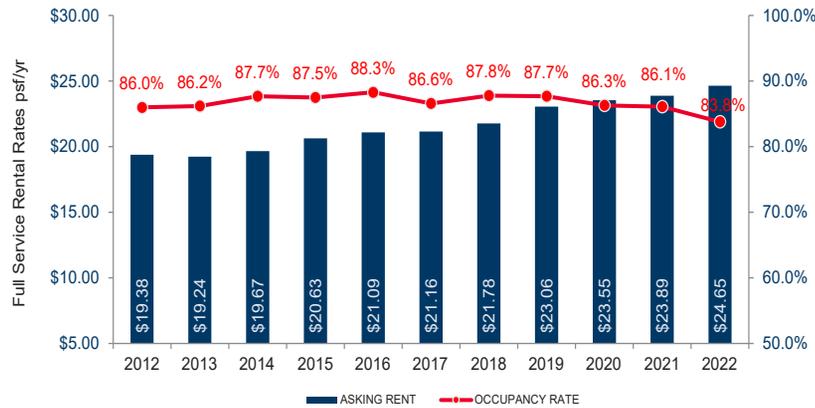
NORTHWEST SAN ANTONIO  
OFFICE SUBMARKET OVERVIEW

**16.0M**  
SF OF INVENTORY

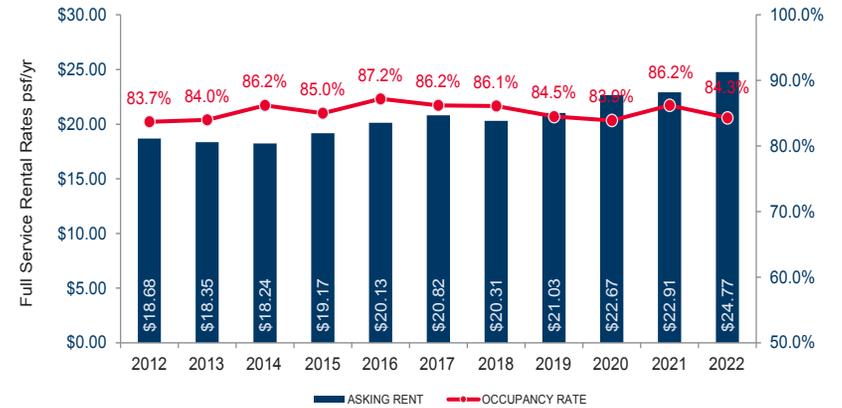
**85%**  
OCCUPANCY

**\$24.77<sup>PSF</sup>**  
AVG. RENTAL RATES

CLASS A AVERAGE RENTAL RATES VS. OCCUPANCY



CLASS A AVERAGE RENTAL RATES VS. OCCUPANCY



**ECONOMIC OVERVIEW: SAN ANTONIO'S STABLE EMPLOYMENT SECTORS PROVIDE ECONOMIC STABILITY**

San Antonio continued to weather the uncertain economic conditions due to the market's diverse yet stable employment sectors. Despite many companies looking to cut costs, the San Antonio unemployment rate remained level at 3.7%. Employment levels increased by 4.5% year-over-year (YOY), ending 2022 with a total employment of just over 1.1 million jobs. As the economy continues to shift, San Antonio's strong defense and healthcare sectors should provide economic stability which will help the market outperform other large cities going forward. While several economic challenges arose across the United States in the final quarter, San Antonio reported little to no slowdown as each of their key economic indicators improved.

**SUPPLY AND DEMAND: NET POSITIVE ABSORPTION EVEN WITH VACANCY RATE INCREASES**

Net absorption remained positive to end the year as 47,000 square feet (sf) of positive net absorption was recorded citywide. San Antonio ended 2022 with just under 2.3 million sf of total leasing activity for the year. Leasing activity increased by 9% YOY. Overall vacancy levels rose 20 basis points from

(cont.)

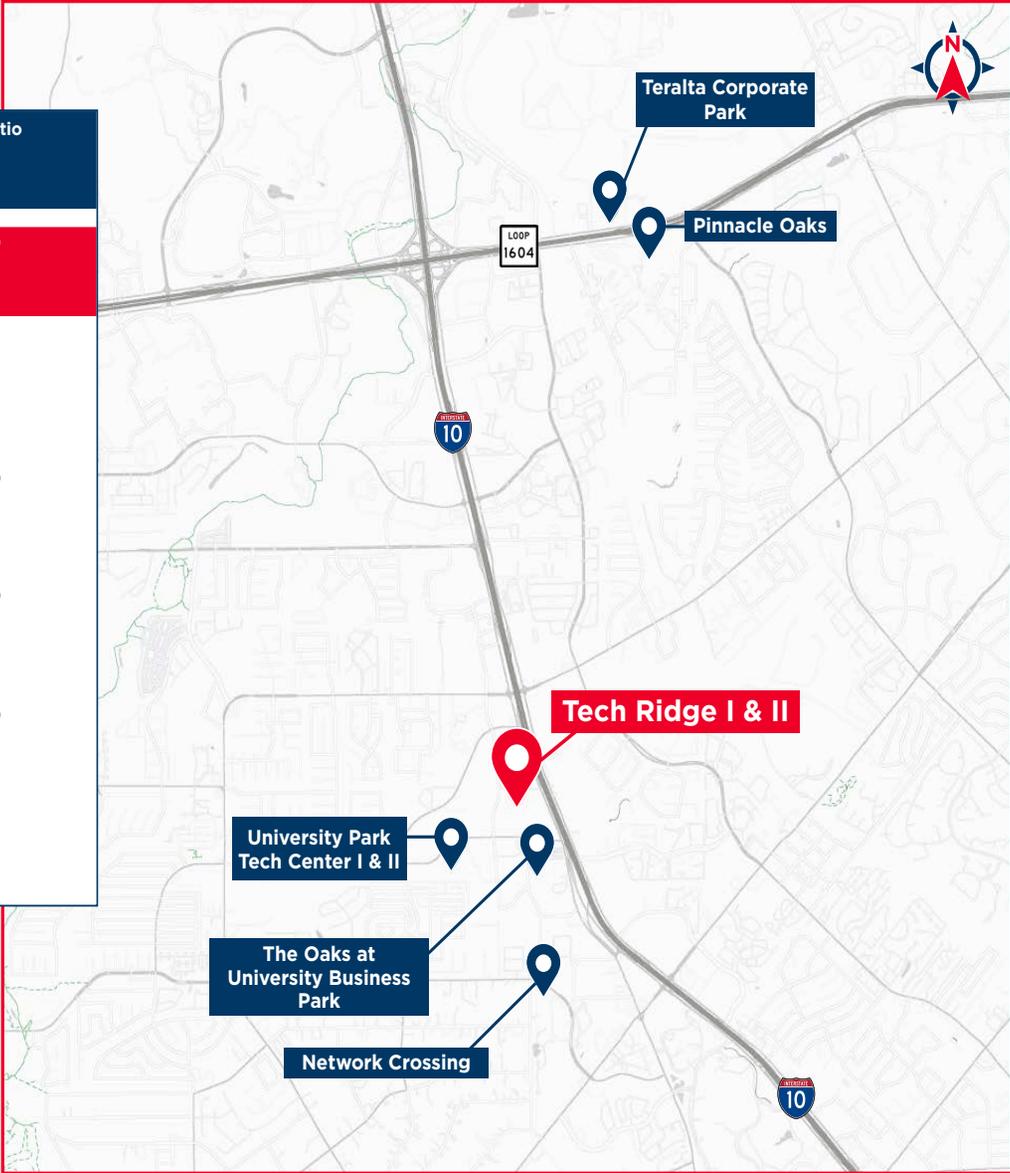
the prior quarter to close the year at 15.7%, with direct vacancy coming in at 13.9%. Vacancy rates were higher in the CBD, coming in at 17.1% as opposed to 15.5% in the suburban areas. This was due to a much higher sublease vacancy rate in the CBD versus the suburbs. As of Q4 2022, 1.1 million square feet (msf) of office space was under construction citywide with nearly all the construction taking place in suburban submarkets. Most of the new construction is occurring in the Far Northwest and South submarkets, with 550,000 sf and 200,000 sf, respectively.

**PRICING: RENT GROWTH TRENDS UPWARD**

After a slight decline in asking rates during the third quarter, rates trended upward once again in the fourth quarter. Citywide average full-service rents remained stable throughout 2022, topping out at \$24.64 per square foot (psf) to close the year. The citywide Class A space trended upward as well, increasing to \$28.47 psf. Average full-service rents in the San Antonio CBD closed the quarter at \$26.42 psf, with Class A rents in that submarket coming in at \$30.57 psf. Year-over-year rent growth was 3.1% as rates increased \$0.75 psf from the end of 2021.

# PEER GROUP

Project Name Address	Area Year Built Occupancy	Asking Rental Rate Recoveries	Parking Ratio Stories
<b>Tech Ridge I-II</b> 12668 & 12672 Silicon Dr San Antonio, TX	121,243 SF 2001-2003 45%	\$17.50 PSF NNN	5.00: 1,000 1 2
<b>University Park Tech Center I &amp; II</b> 5800 & 6000 Northwest Pkwy San Antonio, TX	190,762 SF 1999 89%	\$18.00 PSF NNN	6.26:1,000 1 2
<b>The Oaks at University Business Park</b> Multiple - Network Blvd San Antonio, TX	249,097 SF 2013-2015 96%	\$18.50 PSF NNN	5.00: 1,000 1 & 2 3
<b>Teralta Corporate Park</b> 4949 N Loop 1604 W San Antonio, TX	58,389 SF 2017 88%	\$20.00 PSF NNN	5.00: 1,000 1 2
<b>Pinnacle Oaks</b> 4830 N Loop 1604 W San Antonio, TX	79,369 SF 2018 100%	\$18.00 PSF NNN	5.00: 1,000 1 1
<b>Network Crossing</b> 5250 & 5253 Prue Rd San Antonio, TX	143,831 SF 2008 85%	\$18.00 PSF NNN	5.19: 1,000 1 5





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