

THE  OAKS  
AT UNIVERSITY BUSINESS PARK

BUILDING 3 - 19,690 - 80,569 SF AVAILABLE



 | WORTH  
& ASSOCIATES

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# THE OAKS

AT UNIVERSITY BUSINESS PARK

CLASS A OFFICE AND FLEX OFFICE COMPLEX TOTALING 394,000 SF

## FIVE (5) BUILDINGS

BUILDING 1 - SINGLE STORY, 114,433 SF

BUILDING 2 - SINGLE STORY, 103,480 SF

**BUILDING 3 - TWO STORY, 80,569 SF**

BUILDING 4 - SINGLE STORY, 65,048 SF

BUILDING 5 - SINGLE STORY, 30,554 SF

## AVAILABLE SPACE

### FULL BUILDING OPPORTUNITY

- FULL BUILDING - 80,569 SF
- SUITE 101 - 19,883 SF
- SUITE 136 - 19,690 SF
- 2nd FLOOR - 40,996 SF

PARKING RATIO: 5/1000

LARGE 40,000 SF FLOOR PLATES

BACKUP GENERATOR

AMENITY CENTER WITH CONFERENCE FACILITY AND KITCHEN

ON-SITE PROPERTY MANAGEMENT

RETAINING POND WITH WALKING TRAIL

BUILDING & MONUMENT SIGNAGE

GATED OFFICE PARK WITH CONTROLLED ACCESS

MULTIPLE GREENSPACES WITH SEATING AND MEETING AREAS

NORTHWEST SUBMARKET

EXCELLENT ACCESS TO IH-10, DEZAVALA RD & HUEBNER RD

WITHIN MINUTES TO UNIVERSITY OF TEXAS AT SAN ANTONIO AND THE SOUTH TEXAS MEDICAL CENTER





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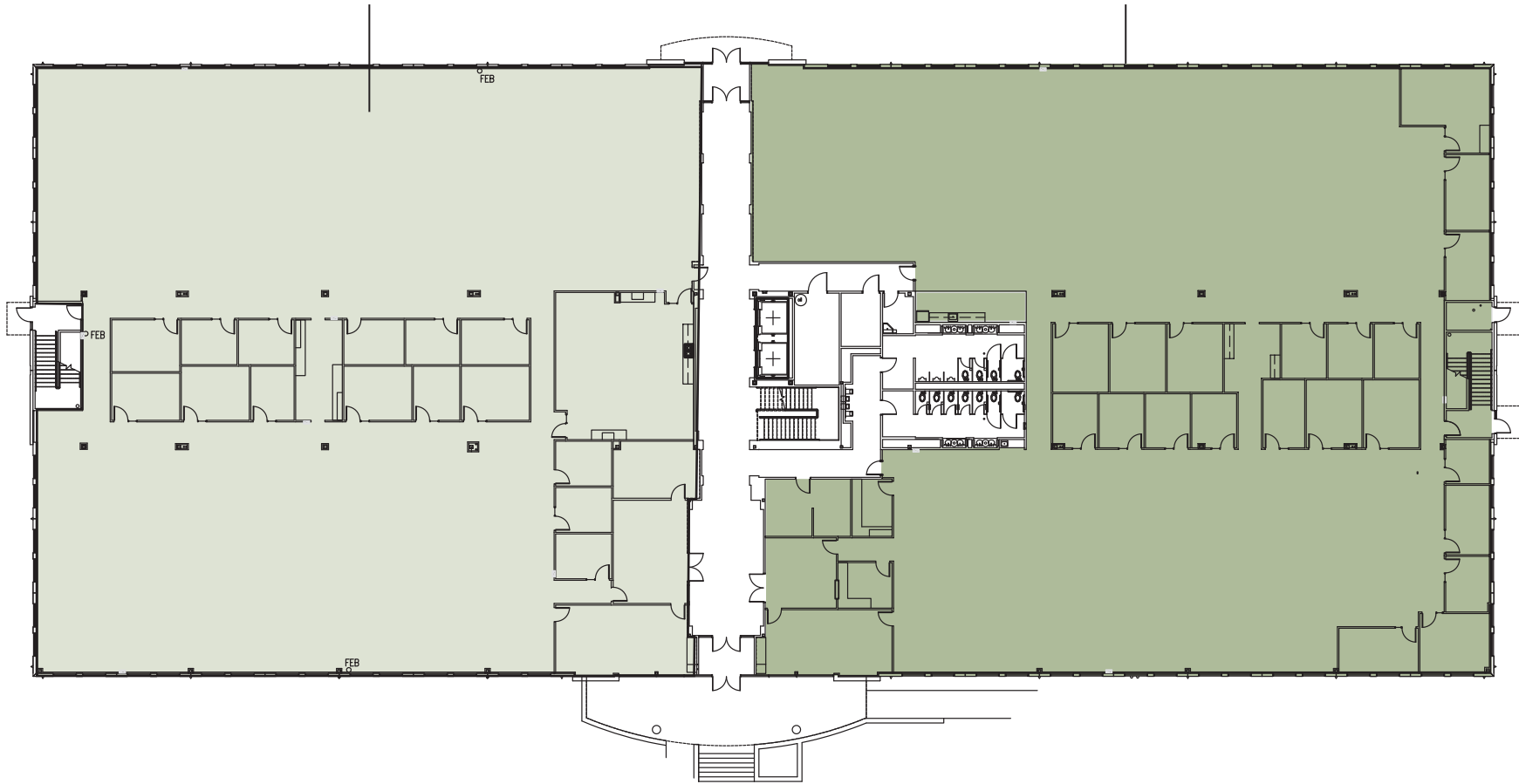
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SUITE 101 - 19,883 SF

SUITE 136 - 19,690 SF



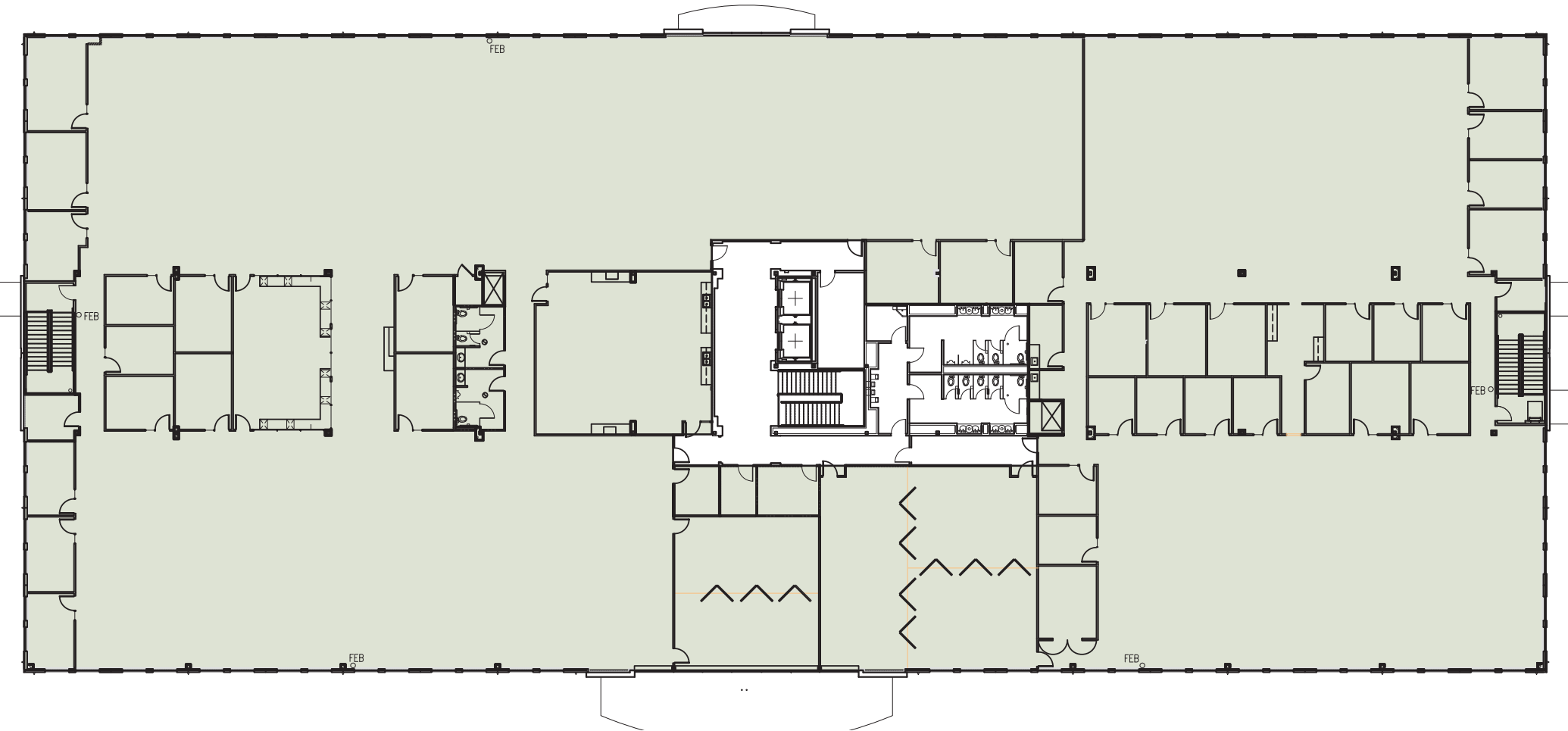
#### Suite 101 Updates

- New lobby entrance with two herculite doors
- Added small meeting room

#### Lobby Updates

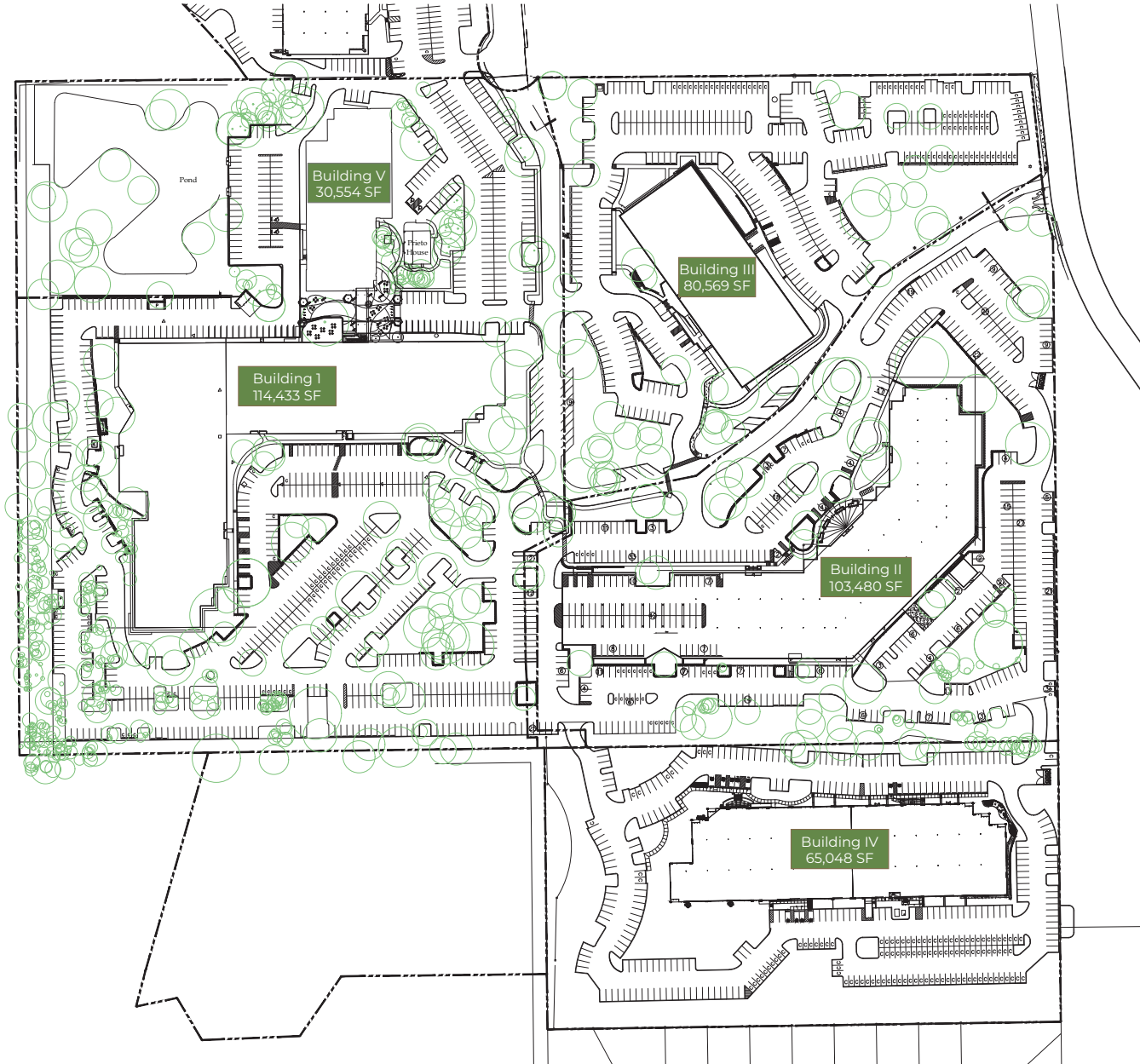
- Installed four new automatic door openers on both primary entrances.
- New signage, furniture, electronic directory and LED lighting



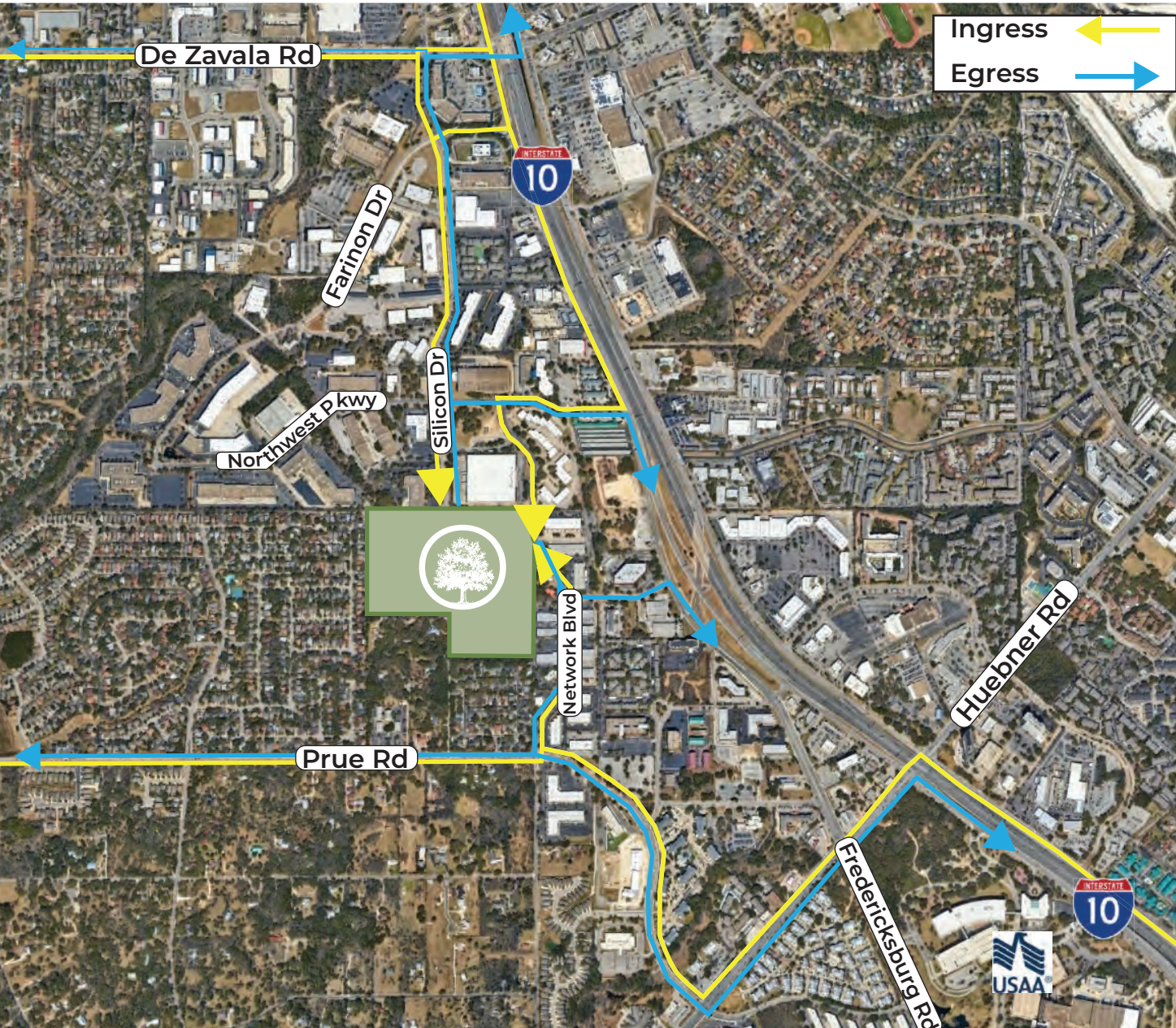


BUILDING 3  
INTERIOR PHOTOS





# INGRESS/EGRESS MAP



- Located in University Business Park Just South of the De Zavala Rd and IH-10 Intersection
- Northwest Submarket
- Two (2) Access Points to the Site from Silicon Drive and Network Blvd
- Multiple Entry/Exit Routes to IH-10
- Close to Numerous Restaurant, Retail, Hospitality and Entertainment Amenities

## DRIVE TIMES

**UTSA**  
8 Min

**South Texas Medical Center**  
8 Min

**La Cantera**  
9 Min

**San Antonio International Airport**  
16 Min

**Downtown San Antonio**  
19 Min







RESTAURANTS

- 1 Cracker Barrel
- 2 Bill Miller
- 3 Jims Restaurant
- 4 Luce Ristorante E Enoteca
- 5 Flying Saucer
- 6 Pericos
- 7 Panera Bread
- 8 Fire Wok
- 9 California Pizza Kitchen
- 10 Saltgrass Steakhouse
- 11 Romanos Maccaroni Grill
- 12 La Madeline
- 13 Ihop
- 14 Einsteins Bros Bagel
- 15 HuHot Mongolian Grill
- 16 Whataburger
- 17 Matamoros Restaurant
- 18 Zios Italian Kitchen
- 19 Sapporro Sushi
- 20 Picnicks
- 21 Espana Bar De Tapas
- 22 McDonalds
- 23 Five Guys Burger and Fries
- 24 Burger King
- 25 Wendys
- 26 Chick Fil A
- 27 Taco Cabana
- 28 Outback Steakhouse
- 29 Carrabbas Italian Grill
- 30 Logan's Roadhouse
- 31 Chilli's
- 32 Joe's Crabshack
- 33 Starbucks
- 34 Cheddar's
- 35 Chuy's
- 36 Olive Garden
- 37 Red Lobster
- 38 Longhorn Steakhouse
- 39 Culvers
- 40 Buffalo Wild Wings

BANKS

- 1 Wells Fargo
- 2 BBVA Compass
- 3 Bank of America
- 4 Chase Bank
- 5 Frost Bank
- 6 Security Service Federal Credit Union
- 7 United SA Federal Credit Union
- 8 Firstmark Credit Union
- 9 San Antonio Credit Union
- 10 Randolph Brooks Federal Credit Union

HOTELS

- 1 La Cantera Resort
- 2 Drury Inn & Suites
- 3 DoubleTree by Hilton
- 4 Holiday Inn & Suites
- 5 Hampton Inn & Suites
- 6 Towneplace Suites
- 7 La Quinta Inn and Suites
- 8 Holiday Inn Express & Suites
- 9 Studio 6
- 10 Best Western
- 11 Aloft
- 12 Embassy Suites by Hilton

ENTERTAINMENT

- 1 Top Golf
- 2 Chicken & Pickle
- 3 Six Flags Fiesta Texas
- 4 iFly
- 5 Huebner Oaks Theater
- 6 University Bowl
- 7 The Shops at LaCantera
- 8 Andretti Indoor Karting & Games

RETAIL

- 1 Wal Mart
- 2 Sam's Club
- 3 Birkenstock
- 4 New Balance
- 5 Half Price Books
- 6 REI
- 7 Ann Taylor
- 8 Banana Republic
- 9 Talbots
- 10 Bed Bath and Beyond
- 11 Pier 1 Imports
- 12 Old Navy
- 13 Gap
- 14 Jos. A. Bank
- 15 Target
- 16 HEB
- 17 Home Depot
- 18 Golds Gym
- 19 Ashley Furniture
- 20 Marshalls
- 21 Office Max
- 22 La Z Boy Furniture
- 23 Petco
- 24 Stein Mart
- 25 Party City
- 26 Good Sports
- 27 Rooms To Go
- 28 Costco
- 29 Ross Dress for Less
- 30 Lenscrafters
- 31 Gymboree
- 32 Game Stop
- 33 Eddie Bauer
- 34 Ethan Allen
- 35 Havertys
- 36 Americus Diamond
- 37 Louis Shanks
- 38 PetSmart
- 39 Specs
- 40 Bath and Body Works



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- BUILDING 1 - 12238 Silicon Drive, San Antonio, TX 78249
- BUILDING 2 - 12451 Network Blvd, San Antonio, TX 78249
- BUILDING 3 - 12459 Network Blvd, San Antonio, TX 78249
- BUILDING 4 - 12447 Network Blvd, San Antonio, TX 78249
- BUILDING 5 - 12302 Silicon Drive, San Antonio, TX 78249

**FOR LEASING INFORMATION, CONTACT:**

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