

FAR NORTHWEST SAN ANTONIO'S
NEW SINGLE-STORY CLASS A OFFICE/FLEX COMPLEX

PHASE II
UP TO 75,000 SF
AVAILABLE



TERALTA
CORPORATE PARK

4949 N. LOOP 1604 W.
SAN ANTONIO, TEXAS 78249

A Development of



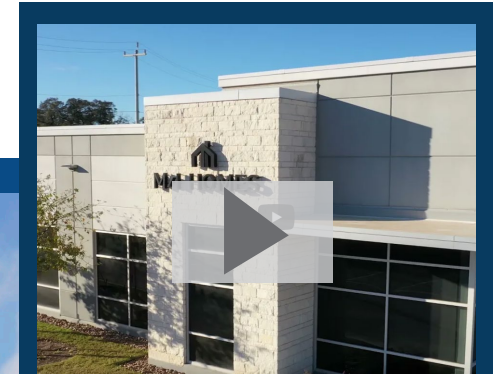
Leased By





TERALTA

CORPORATE PARK



TAKE THE TOUR HERE

Check Out The Beautifully
Landscaped, Park-Like Property
& See What Spaces Are Available!



LOCATION

4949 N. Loop 1604 W.
San Antonio, Texas 78249
Far NW Submarket, 1 Mile east of IH-10 on North Loop 1604



SIZE

Single story class A office/flex complex. Building 1: 28,594 SF,
Building 2: 29,795 SF

Conceptual Phase II

6.3 acres, Up to 75,000 SF contiguous; For Lease or Build-To-Suit



UTILITIES

Energy management systems will allow users to digitally control their own premises temperature and utility costs. Tenant maintains 24-hour control of premises. Project has access to fiber already in place in COM rooms provided by both AT&T and Grande Communications.



PARKING

Surface parking ratio of 5+/-/1,000 SF



FACADE

Dual-pane 9-foot glass windows will offer plenty of natural light to office occupiers.



INTERIOR FINISHES
Class A interior finish packages.

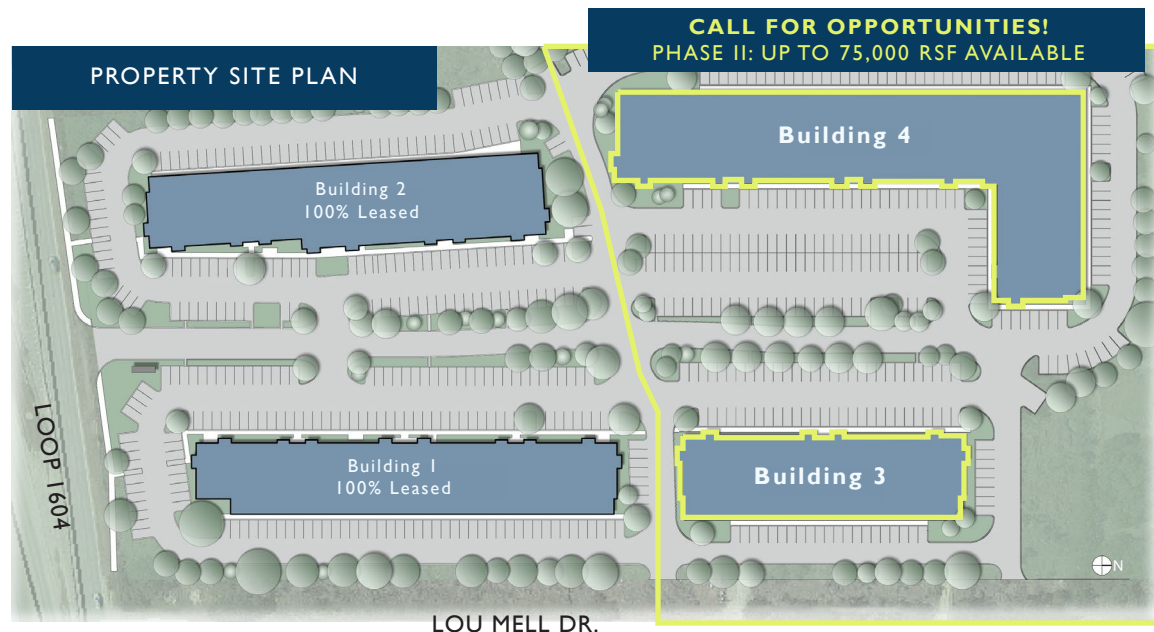
CEILINGS
Interior clear heights of over 13 feet allow for flexible and efficient space uses. Users will have the option for a finished ceiling of up to 10 feet.

SPACE FLEXIBILITY
Phase I
Designed to accommodate users in size up to 29,000 square feet.

ENVIRONMENT
Beautifully landscaped, park-like grounds with benches and walking paths.

Phase II
Potential buildings can feature 30' bay widths and depths of 80 feet.
Up to 75,000 square feet available for occupancy within 9 months.

SIGNAGE
500' of Loop 1604 frontage offers unique "retail type" corporate signage opportunities.
Visible to over 125,000 cars daily.

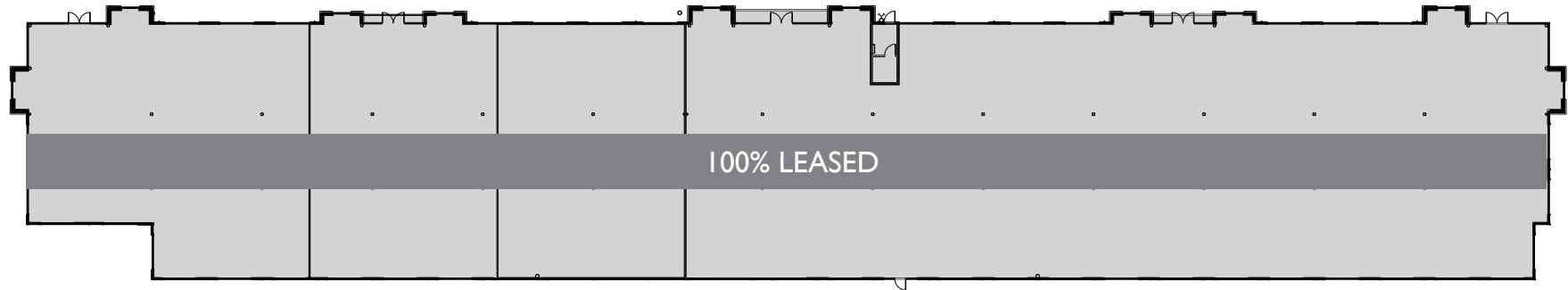


AVAILABILITIES
Phase I
100% Leased
Phase II
Buildings 3 & 4
Up to 75,000 SF Available

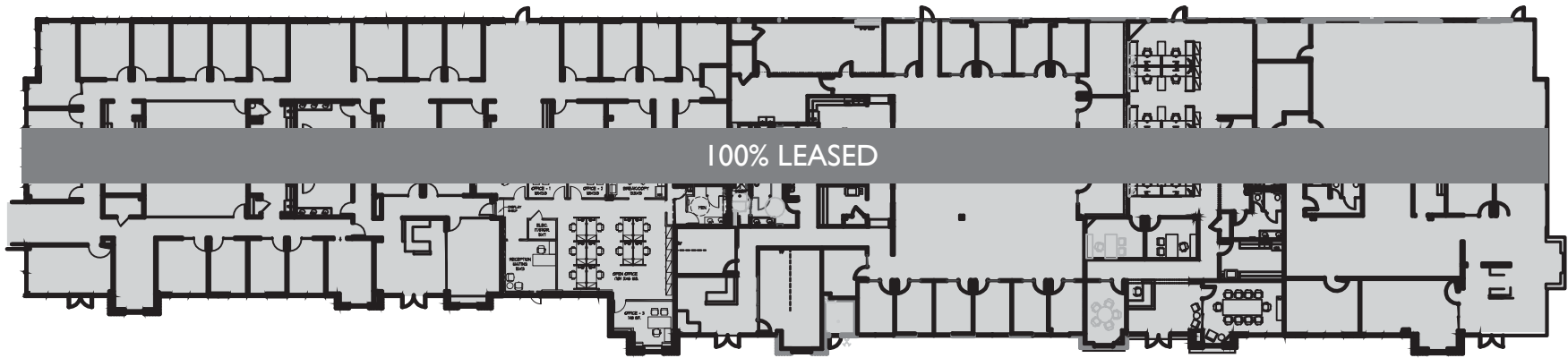
LEASE RATE
Contact Broker
For Details

OPEX
\$7.00/SF/YR





BUILDING 1: 28,594 RSF



BUILDING 2: 29,795 RSF



NORTH



10

RETAIL

Vance Jackson Rd.



1604



Old Fredericksburg Rd.

10

RETAIL

RETAIL

Presidio Parkway

HERE'S WHAT'S NEARBY

RESTAURANTS

- Tacos N'Salsa Mexican Cafe
- Pappadeaux Seafood Kitchen
- Olive Garden
- Red Lobster
- Cheddar's
- 54th Street Restaurant & Drafthouse
- Gloria's Latin Kitchen
- Maggiano's Little Italy
- Merit Cafe
- Starbucks
- Fajita Taco Place
- Pizza Hut
- Yard House
- Ruth's Chris Steakhouse
- Piatti
- & More

HOTELS

- Embassy Suites by Hilton
- Drury Inn & Suites
- Hilton Garden Inn
- Courtyard by Marriott
- Residence Inn by Marriott
- Home2 Suites by Hilton
- SpringHill Suites by Marriott
- Comfort Inn & Suites

FITNESS

- Champion Fit Gym
- Anytime Fitness (2)
- Lifetime Fitness
- Gold's Gym
- Crossfit Optimistic
- Black Stallion Boxing Plus

SHOPPING

- The Shops at La Cantera** (191 Stores such as: Macy's, Dillard's, Victoria Secret, Banana Republic, Barnes & Noble, & Much More)
- The Rim** (Over 100 Stores such as: Best Buy, Ross Dress For Less, Dicks's Sporting Goods, World Market & Much More)
- Ridge

GAS STATIONS

- 7-Eleven
- Valero (3)
- Shell (2)
- Texaco
- Crown Ridge

RIM

PROPERTY INGRESS / EGRESS

INGRESS
EGRESS

From IH-10
Going
East



RETAIL

Vance Jackson Rd.

TERALTA
CORPORATE PARK

From Loop
1604 Going
West



1604

Lockhill Selma

From Loop
1604 Going
East

Vance Jackson Rd.

RETAIL

Old Fredericksburg Rd.

NEARBY DRIVE TIMES

3 MINUTES
THE SHOPS AT
LA CANTERA

3 MINUTES
THE RIM
SHOPPING CENTER

9 MINUTES
DOMINION
THE DOMINION

15 MINUTES
SAN ANTONIO
INT'L AIRPORT

17 MINUTES
FAIR OAKS RANCH

20 MINUTES
DOWNTOWN
SAN ANTONIO

RETAIL

Presidio Parkway

From IH-10
Going
West

10



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