

AVAILABLE FOR LEASE



# NORTHBROOK BUSINESS CENTER

140 Heimer Rd. | San Antonio, Texas 78232







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**Northbrook Business Center** is a seven building office complex located on Heimer Road, close to Bitters Rd and Highway 281. The complex offers drive-up office or retail buildings with great visibility, signage opportunities, and abundant parking.

## Availabilities:

**Building 1:** Suite 195 - 1,590 SF (Avail. 1/2025)

**Building 3:** Suite 300 - 6,865 SF

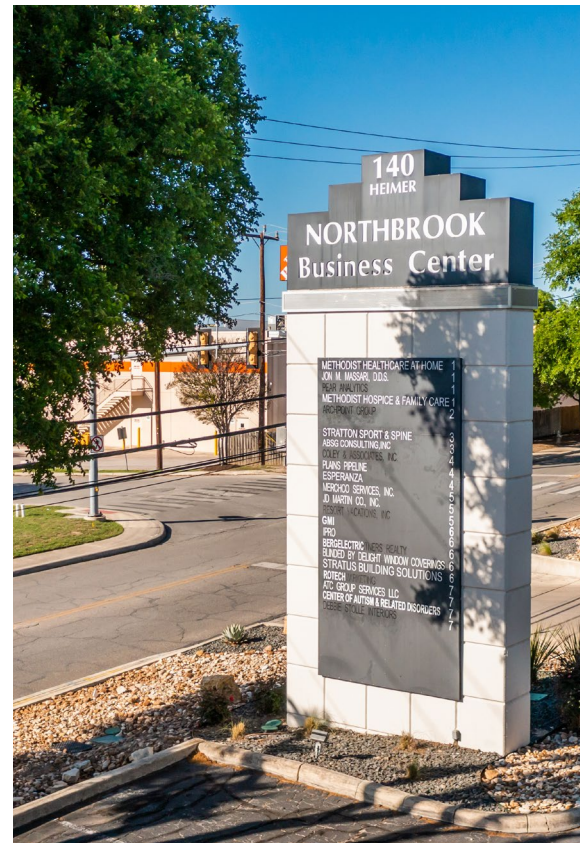
**Building 7:** Suite 700 - 1,935 SF  
Suite 775 - 2,581 SF  
Suite 795 - 3,095 SF

\*Suite 775 & 795 are contiguous  
for up to 5,676 SF

## For More Information, Contact:

**Kenneth Hartmann** | 210.298.8536 | kenneth.hartman@streamrealty.com

**Scott Ferguson** | 210.298.8531 | scott.ferguson@streamrealty.com







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## Property Highlights:

- Drive-up offices
- Great access to Highway 281 and Wurzbach Pkwy
- 3.6/1000 parking ratio
- Building and Monument signage along Heimer Rd.
- Multiple points of egress and ingress
- Close proximity to San Antonio International Airport, restaurants, banks, and North Central neighborhoods

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Site Plan



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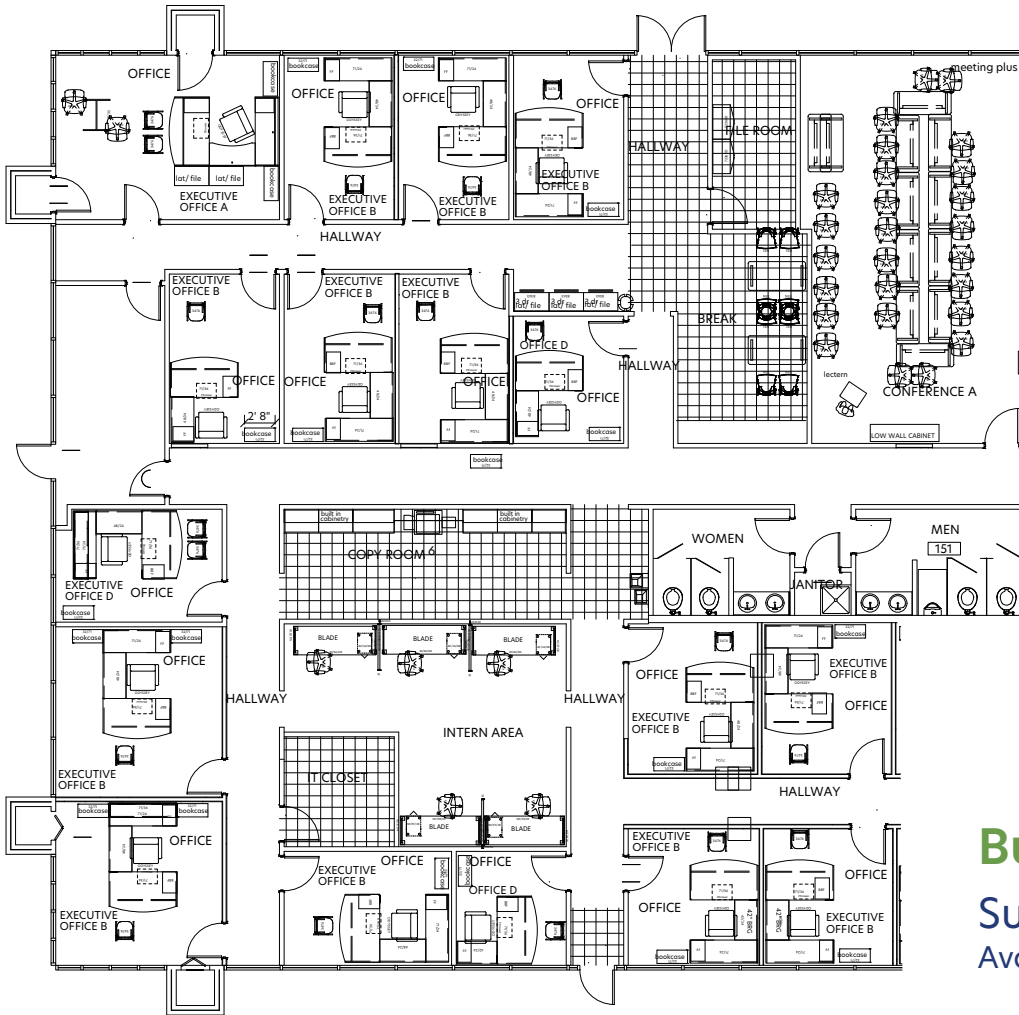
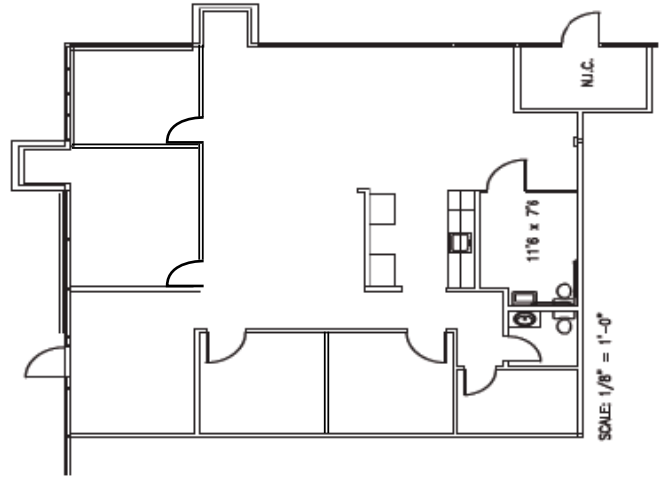
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Available Floor Plans

## Building 1

Suite 195 - 1,590 SF  
Avail. 1/1/25



## Building 3

Suite 300 - 6,865 SF  
Avail. 11/1/24

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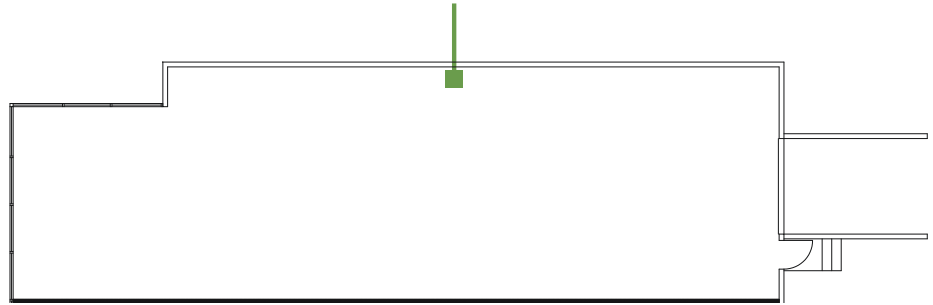
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Available Floor Plans

## Building 7

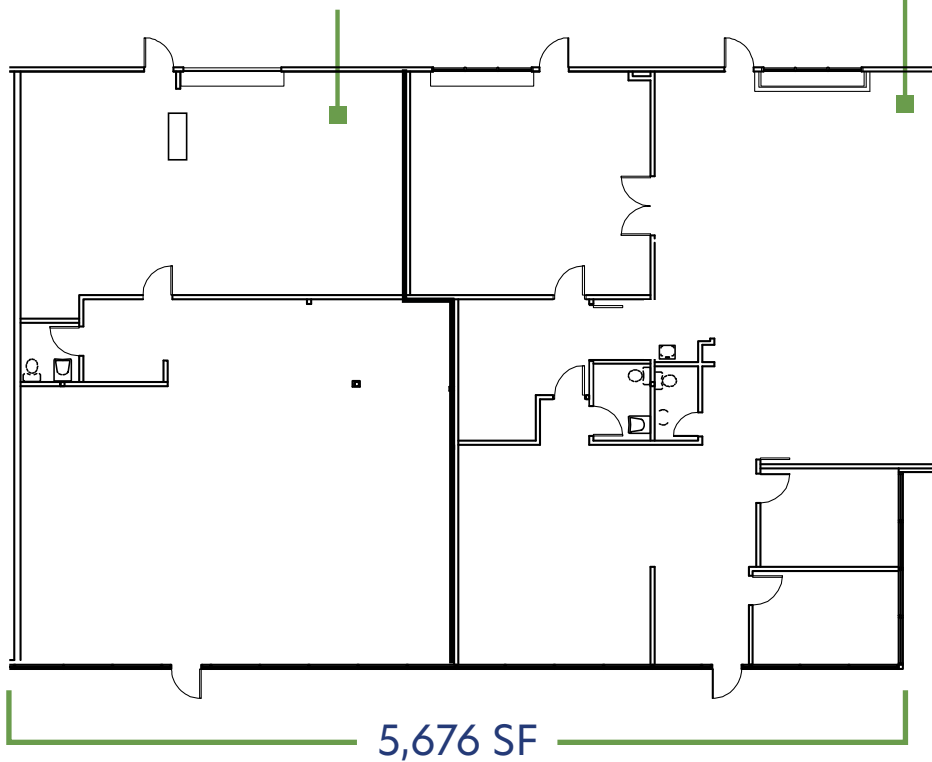
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## Drive Times:

US-281 - 3 Minutes

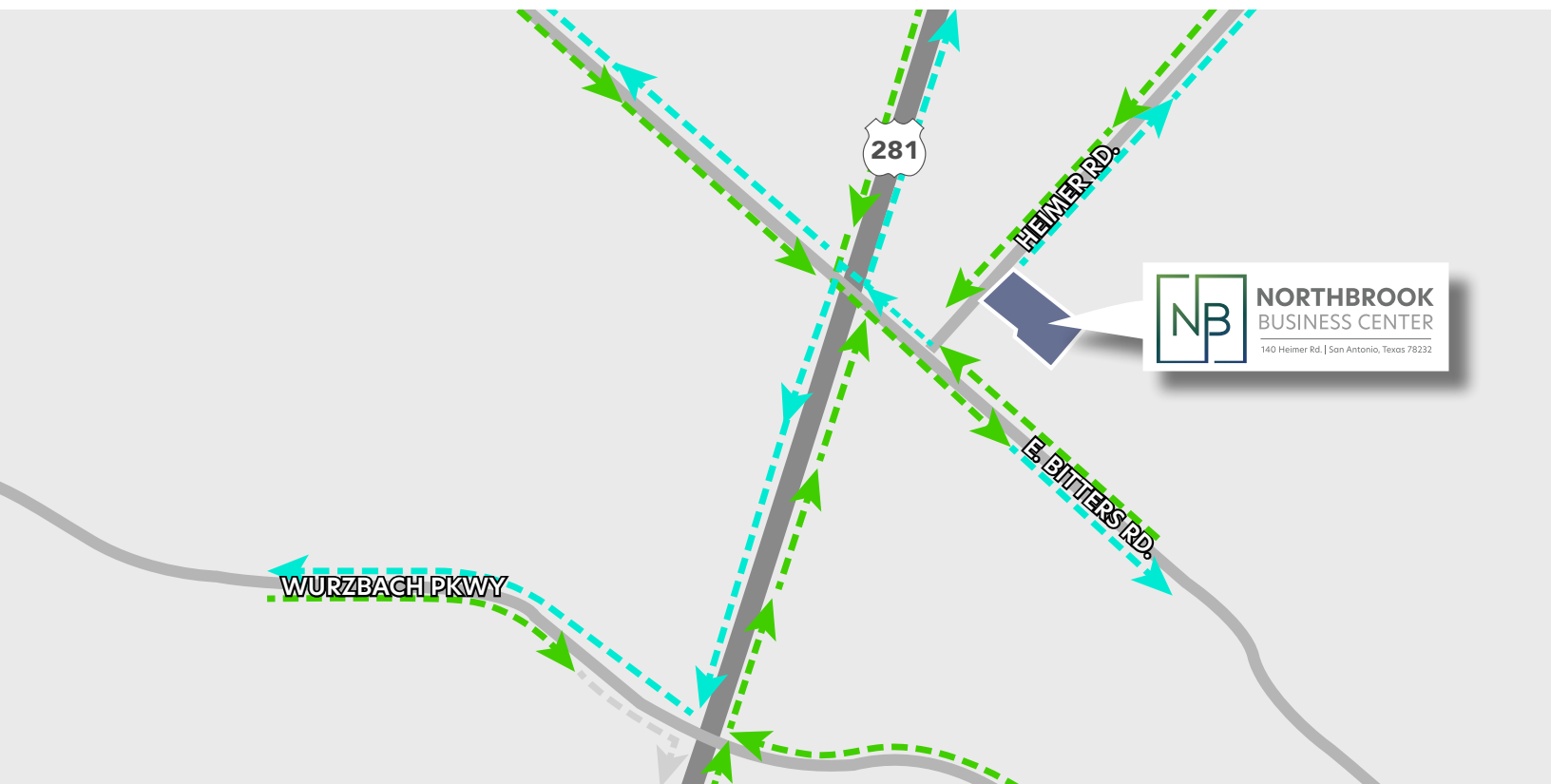
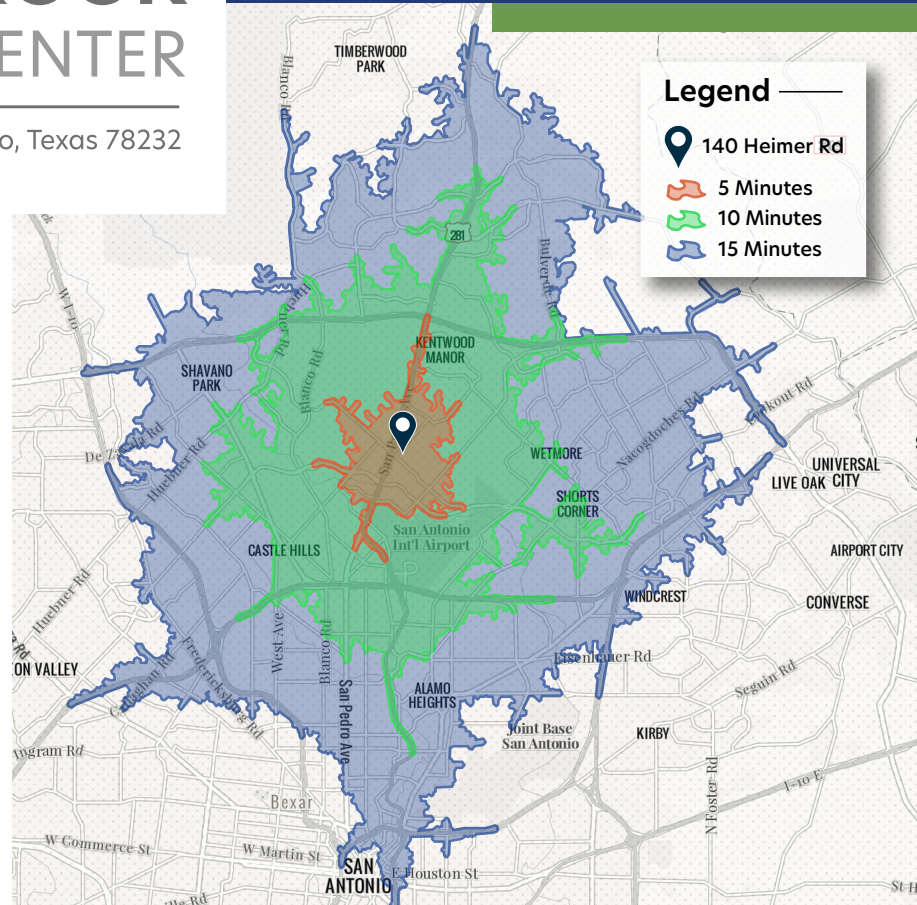
Wurzbach Pkwy - 4 Minutes

San Antonio Int'l Airport - 7 Minutes

Loop 410 - 7 Minutes

I-10 - 10 Minutes

I-35 - 12 Minutes



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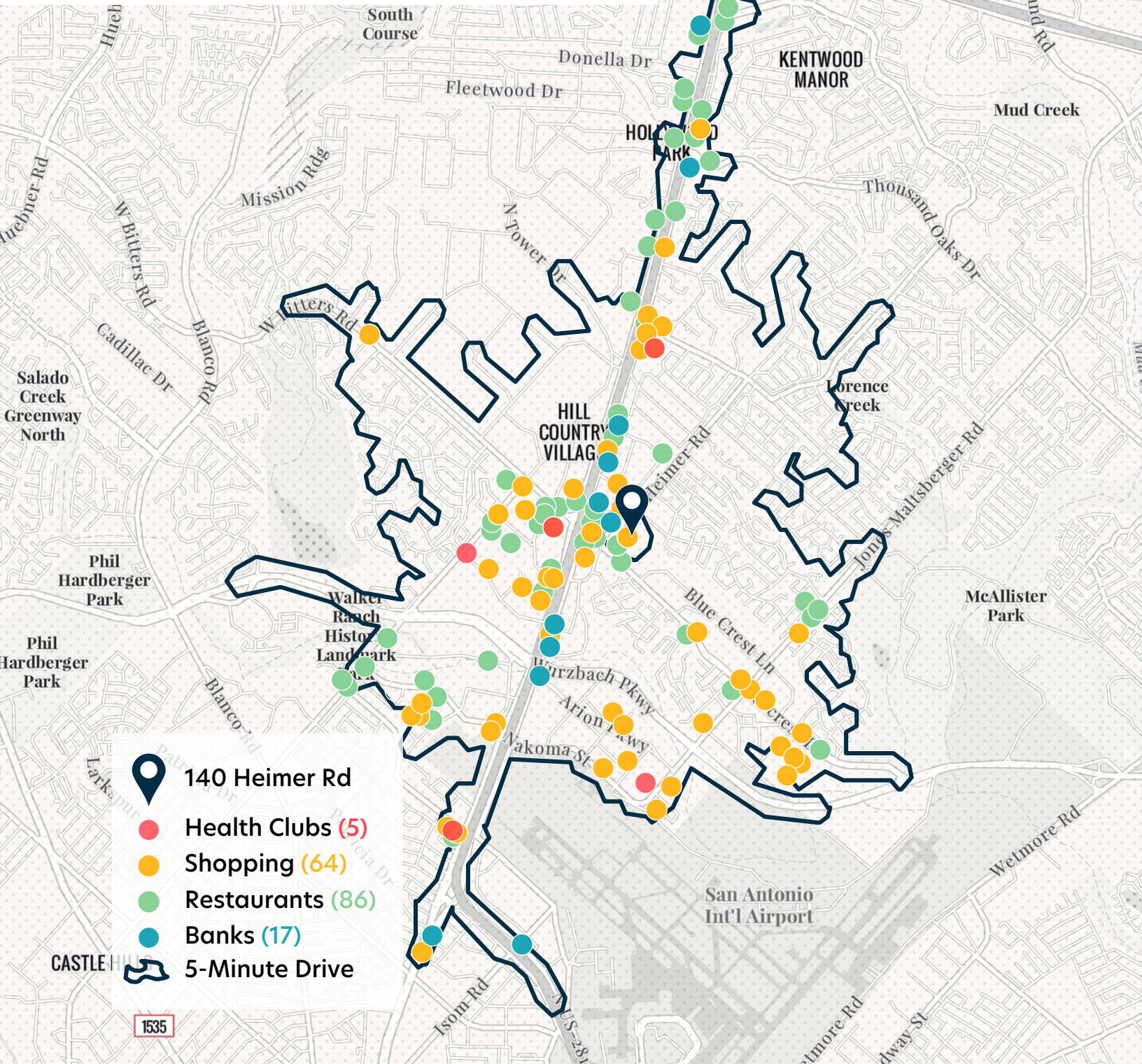


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## Amenities Map 5-Minute Radius



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