

44,616 SF AVAILABLE FOR LEASE AND 76,216 SF FULL BUILDING USER OPPORTUNITY



SALE / USER SALE OPTION

151 TECHNOLOGY

**1560 CABLE RANCH ROAD B
SAN ANTONIO, TX 78245**



**CUSHMAN &
WAKEFIELD**

151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

Property Features

Providing an unparalleled parking ratio, loading dock doors and back up generator, 151 Technology is 100% climate controlled and can serve as office, flex, industrial, production and lab space. Located in the fastest growing workforce area of San Antonio, 151 Technology provides easy access to HWY 151 and Loop 410. The building is located on a VIA Bus Stop offering approximately 98 bus routes to accommodate employees across the city.

Net Rentable Area:	44,616 SF available for lease 76,216 SF available for full user opportunity
Site Area (Acres):	±8.904 acres
Year Built:	1986
Parking Spaces:	524 spaces, 20 of which are handicapped 6.8:1,000 NRSF
Typical Column Spacing:	36 x 40
Standard Tenant Finish:	Open Layout
Air Conditioned Premises (% or SF):	100% Building B - total of 394 tons of cooling capacity
Dock High:	1
Zoning:	I-1: General Industrial Zoning
Fire Protection System/Sprinklers	100% fully sprinklered
Power Features: Building B	400/277 volts, four-wire and 208/120 three phase



151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

Property Overview



WESTOVER HILLS

Westover Hills has become a hub for many major corporations including Nationwide Insurance, Wells Fargo, The Capital Group, The Hartford, JP Morgan Chase, QVC, Kohl's, Baptist Health Care, Christus Santa Rosa Hospital and data center operations for Microsoft, Lowes, Christus Health Care, Frost Bank, Chevron, Cyrus One, Stream and Valero.

151
TECHNOLOGY
CENTER

151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

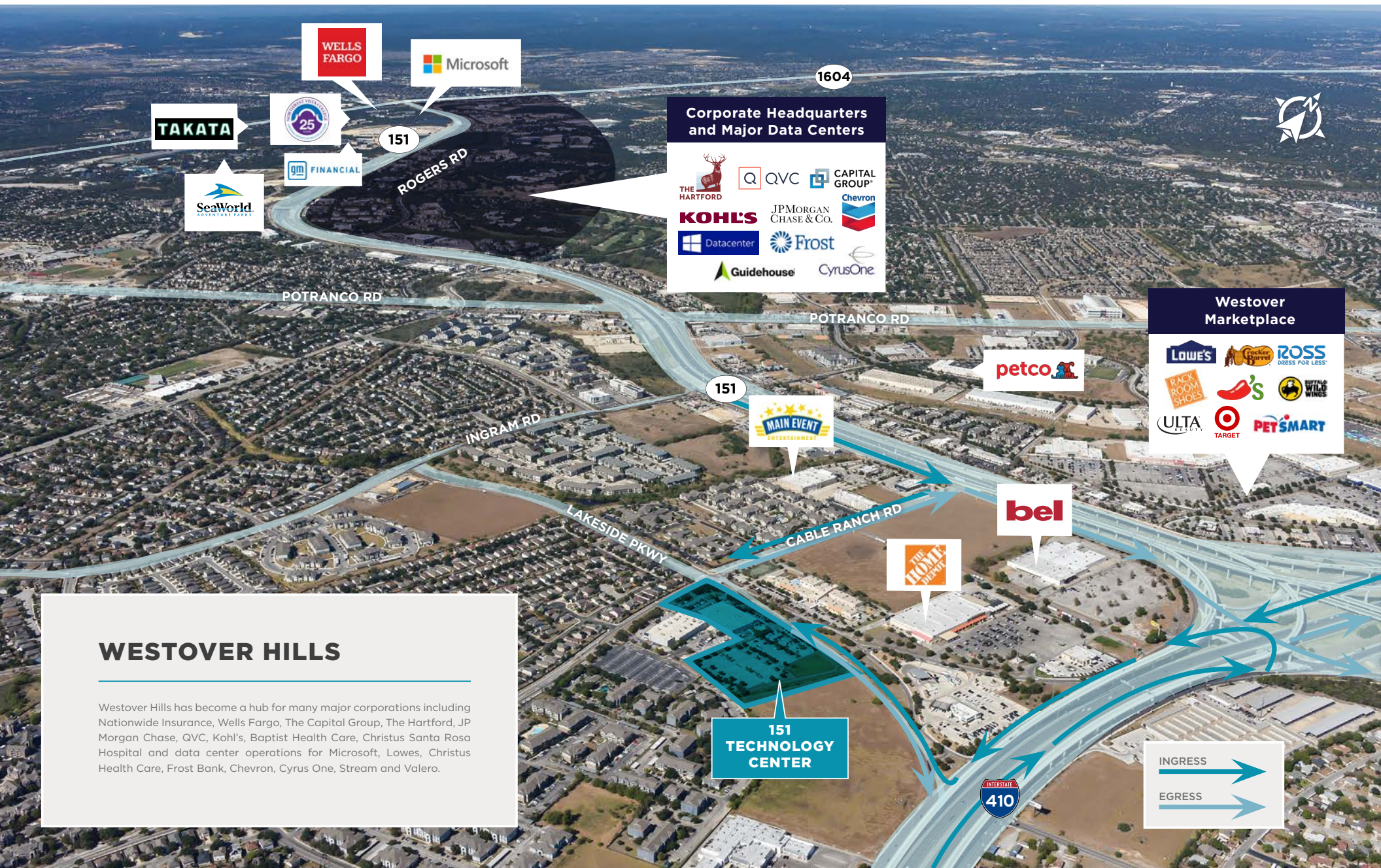
LOCATION MAP



151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

INGRESS / EGRESS MAP





HIGH GROWTH LOCATION

- Located in Westover Hills, amongst San Antonio's largest base of fortune 500 companies including USAA, Valero Energy, Tesoro, GM Financial, and a multitude of others
- Ability to recruit talented graduates from UTSA's nearly 35,000 students is a major driver for corporations in West San Antonio
- Close proximity to military bases allow for employers to tap into retiring military personnel entering the civilian workforce
- Medical workers, college students and employees of large corporate users has driven massive retail amenity growth in the area providing a multitude of options



IDEAL LOCATION WITH EXCELLENT VISIBILITY

- Expansive 8.904 acre site at one of the most heavily traveled intersections in San Antonio
- Multiple points of ingress & egress from both Highway 151 and Loop 410
- Less than 3-miles from Lackland Airforce Base and 5-miles from JBSA Kelly Field Annex, providing steady demand for projects in West San Antonio
- Close proximity to some of San Antonio's highest grossing retail developments
- Ability to convert to service oriented flex in a location surrounded by housing developments



130,756
POPULATION
5-MILE RADIUS



89,590
AVG INCOME
5-MILE RADIUS



187,965
HOME VALUE
5-MILE RADIUS



ENTRANCE



ENTRANCE



REAR VIEW



OUTDOOR ATRIUM

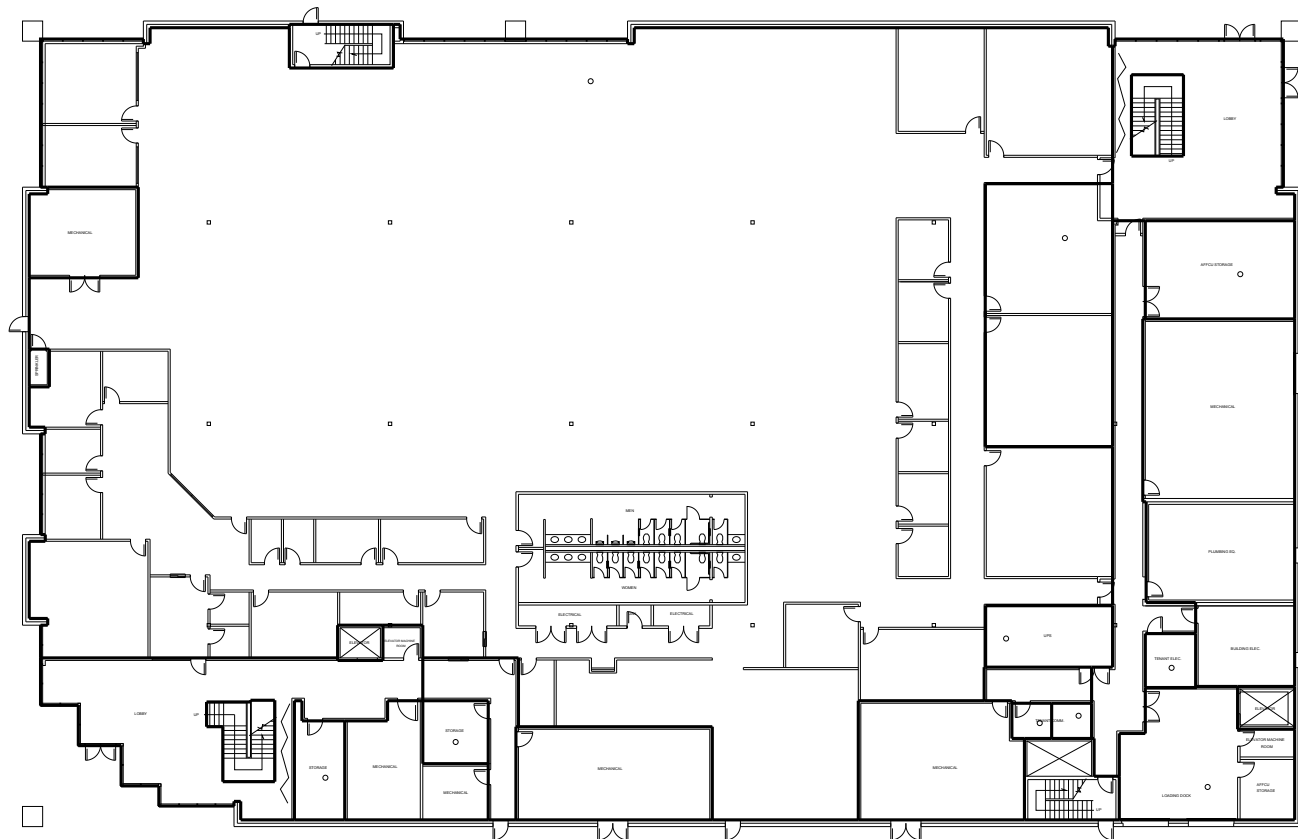


151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

FLOOR PLAN

SPACE OCCUPIED AND PART OF BUILDING SALE



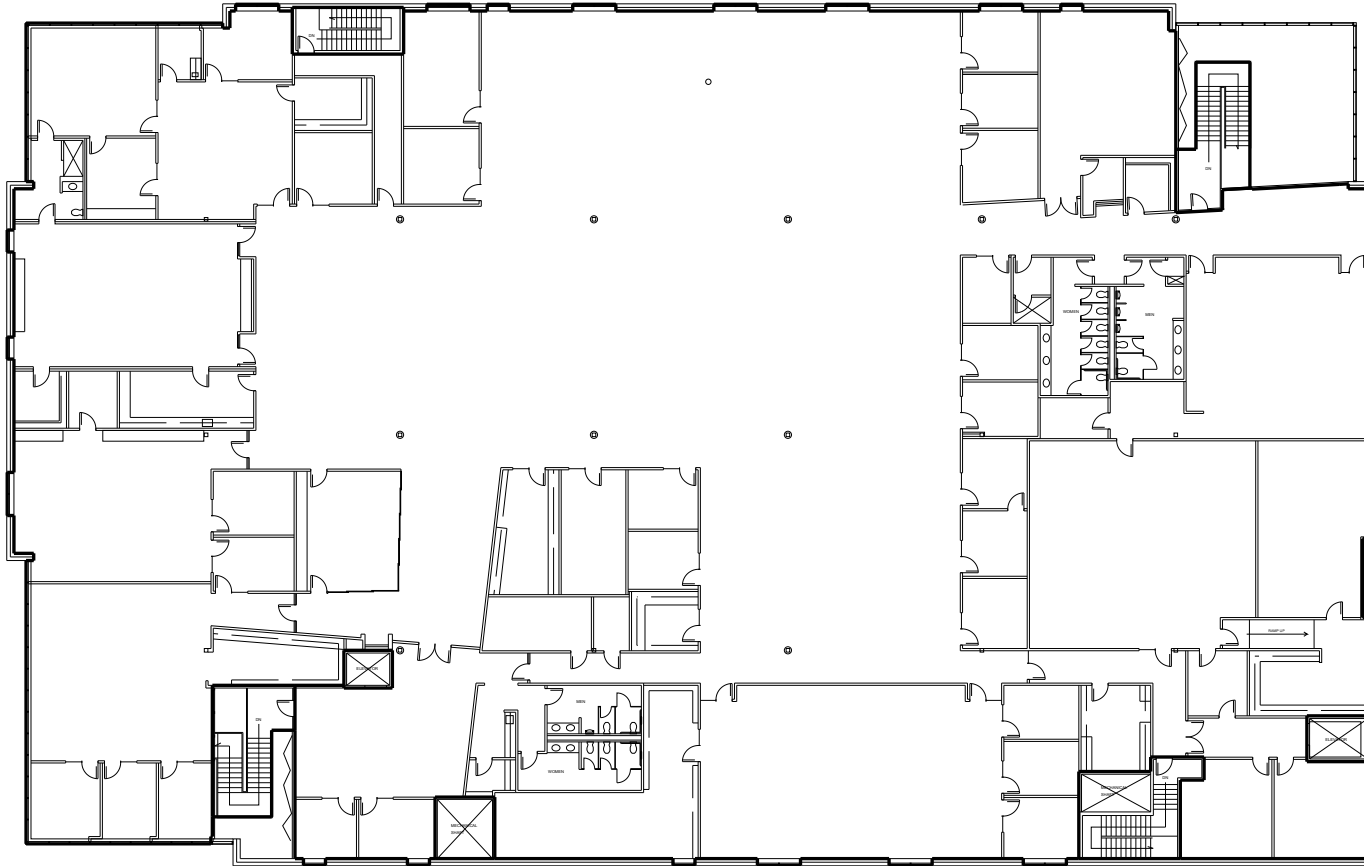
1ST FLOOR
31,600 RSF

151 TECHNOLOGY

1560 CABLE RANCH ROAD B, SAN ANTONIO, TX 78245

FLOOR PLAN

EXISTING OFFICE FURNITURE AVAILABLE



2ND FLOOR
44,616 RSF

BUILDING B PHOTOS





FOR MORE INFORMATION, CONTACT:

BRYAN SETHNEY
MANAGING DIRECTOR
+1 210 305 4280
bryan.sethney@cushwake.com

MEREDITH MUECKE HOWARD
DIRECTOR
+1 512 804 9116
meredith.howard@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-39352-V28

