



UNIVERSITY HEIGHTS

Service Center



WORTH
& ASSOCIATES

***Flex/Service Center Development
4,000 - 15,000 SF Available***

- University Heights Service Center is a three building flex/service center complex featuring 126,976 SF of space
- 18' Clear Height
- Dock, Semi Dock & Grade Level Loading doors
- 96' - 128' Bay Depths, 32' Bay Width
- 3,072 SF - 4,096 SF bay sizes
- Parking for Buildings I, II & III:
 - 5/1000 Parking Ratio (based on 60% office buildout)
 - 6/1000 Parking Ratio (based on 50% office buildout)
 - Flexibility to add additional parking in truck courts
- Zoned I-1 - General Industrial District
- Ingress/Egress to site at University Heights Blvd, DeZavala Rd. and Cogburn Avenue
- Gated with Card Key Access
- Close to many restaurants, shops, hotels, and other area amenities
- Excellent access to IH-10 via DeZavala and University Heights Blvd.



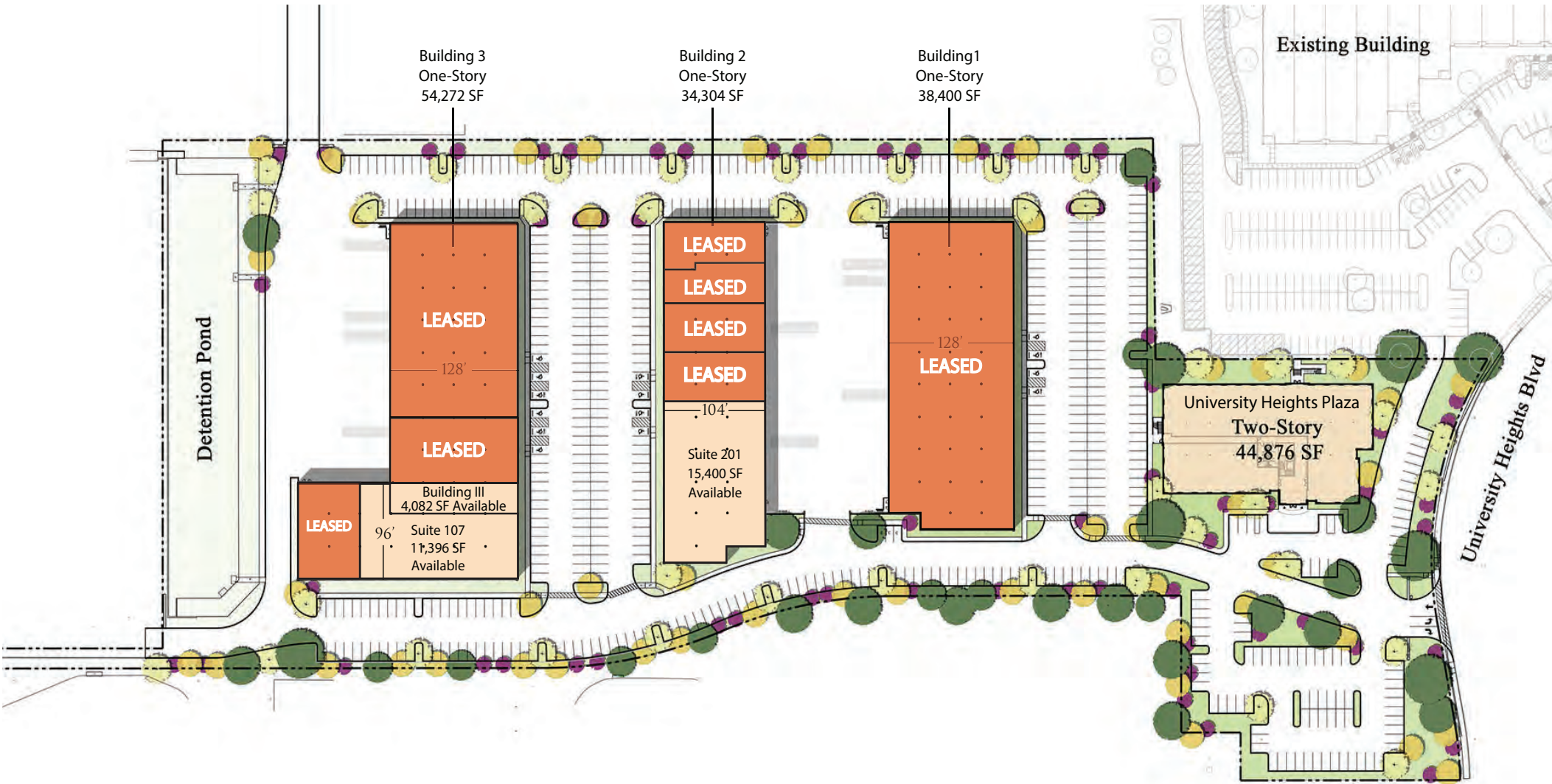
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AVAILABLE SPACE

- **BLDG 2 - Suite 201 - 15,400 SF**
- **BLDG 3 - Suite 107 - 11,396 SF**
- **BLDG 3 - Suite 110 - 4,082 SF**
- *BLDG 3 - Suite 107/110 - 15,478 SF*



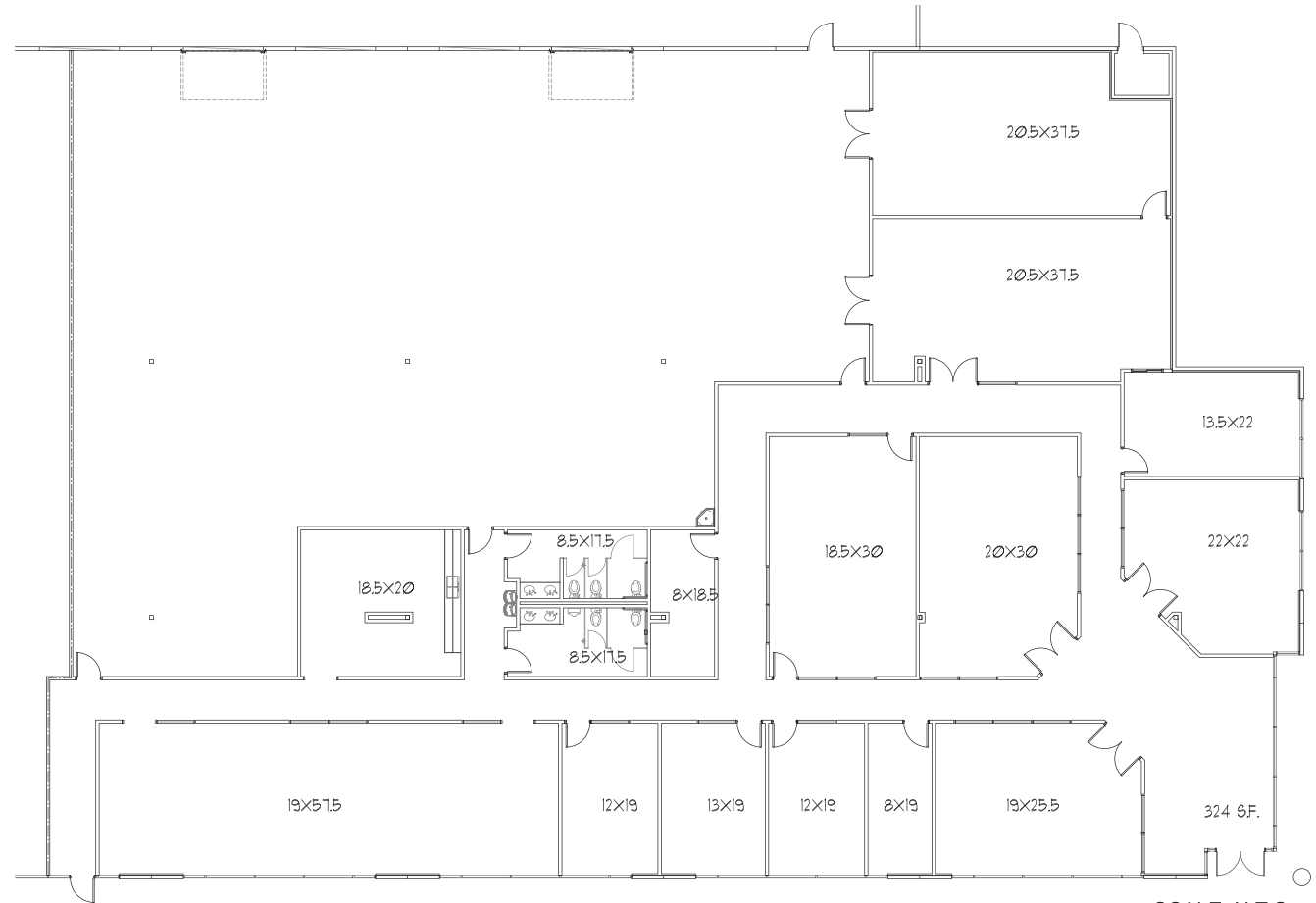


Bldg. 2

AVAILABLE SPACE

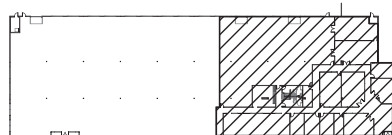
• Suite 201 - 15,400 SF

- 7,663 SF Office
- 7,737 SF Warehouse



SCALE: N.T.S.

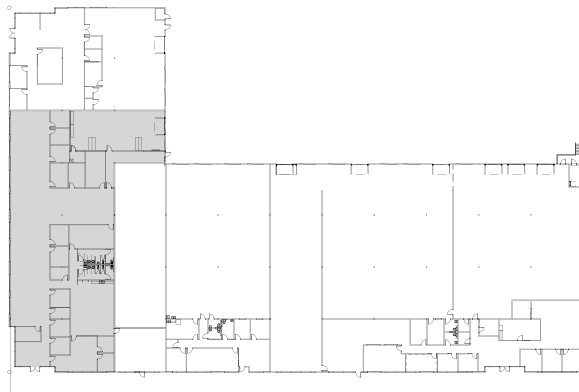
LOCATION MAP



Bldg. 3

AVAILABLE SPACE

- **Suite 107 - 11,396 SF**
 - 9,943 SF Office
 - 1,453 SF Warehouse



② Key Plan
1" = 40'-0"



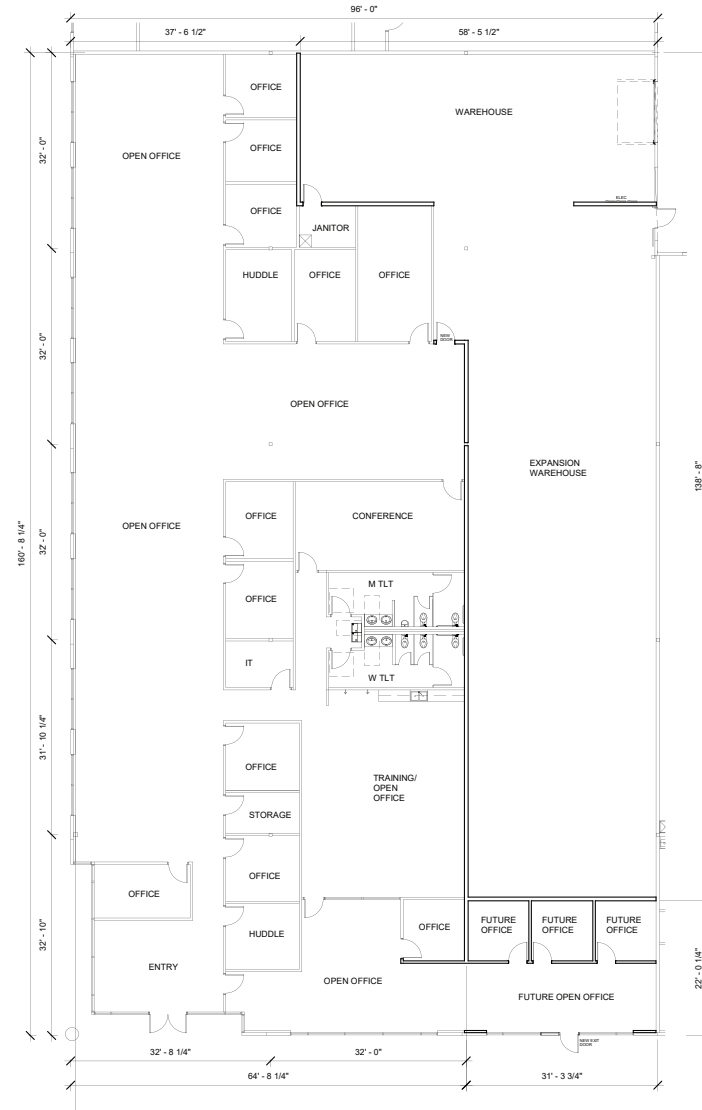
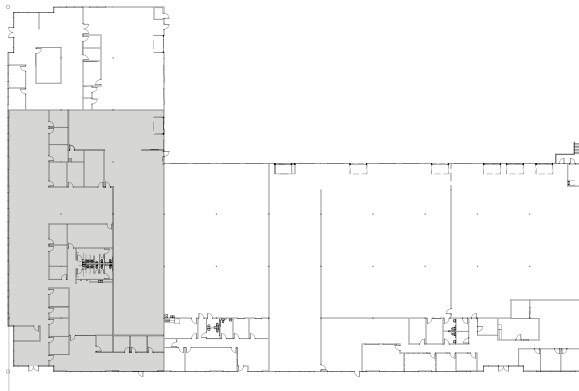
① Existing Floor Plan
3/32" = 1'-0"



Bldg. 3

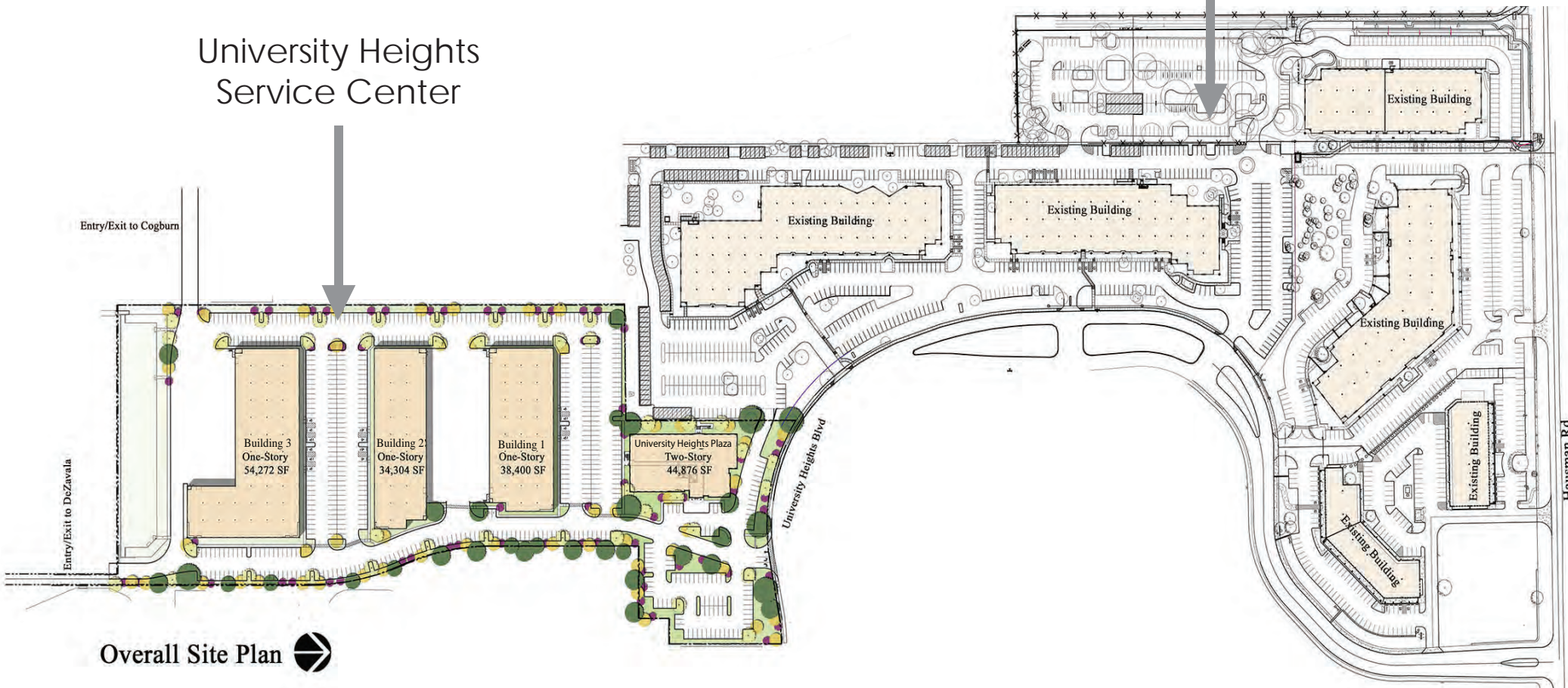
AVAILABLE SPACE

- **Suite 107/110 - 15,478 SF**
 - 10,343 SF Office
 - 5,135 SF Warehouse



University Heights
Service Center

University Heights
Tech Center



Overall Site Plan 



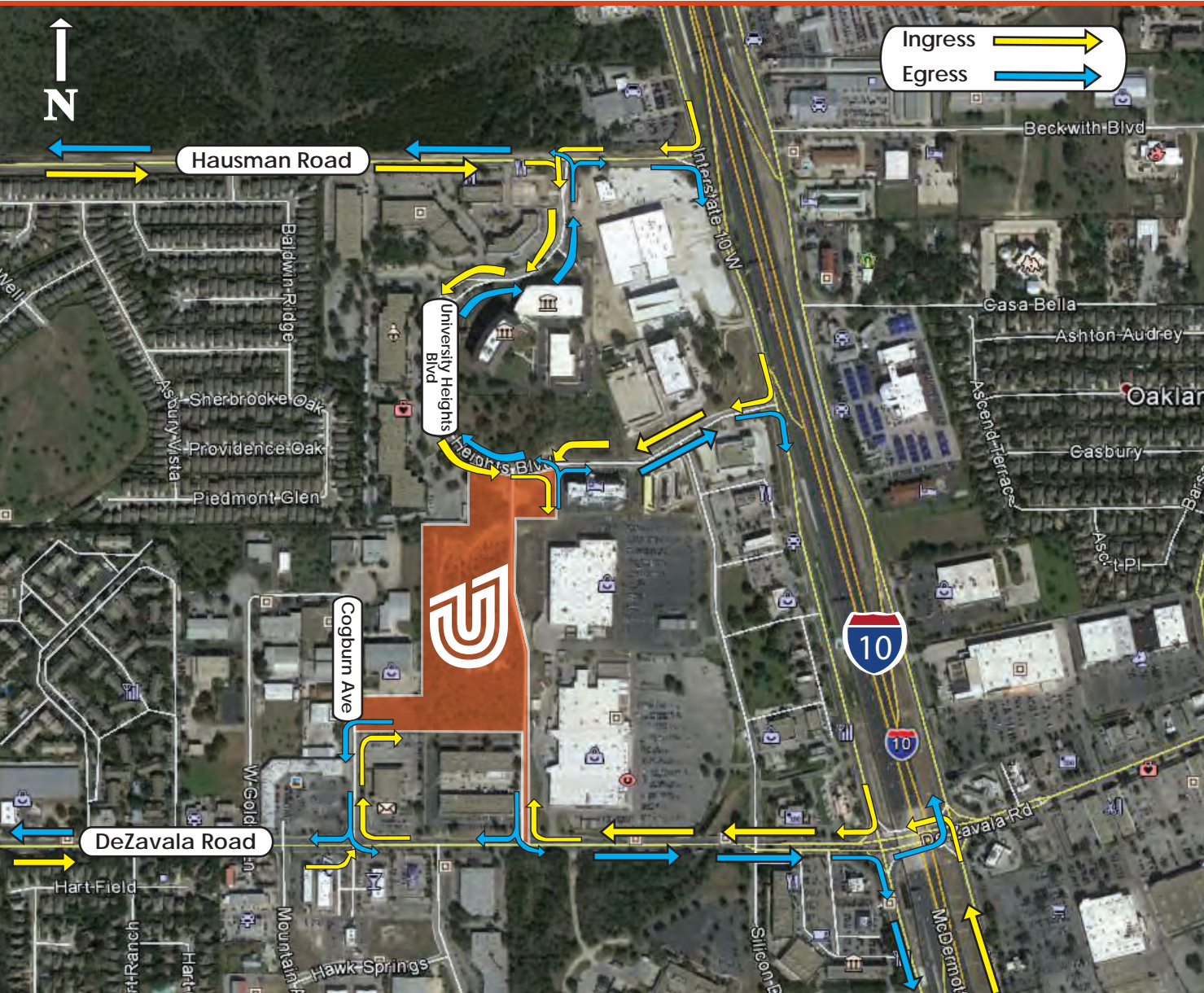


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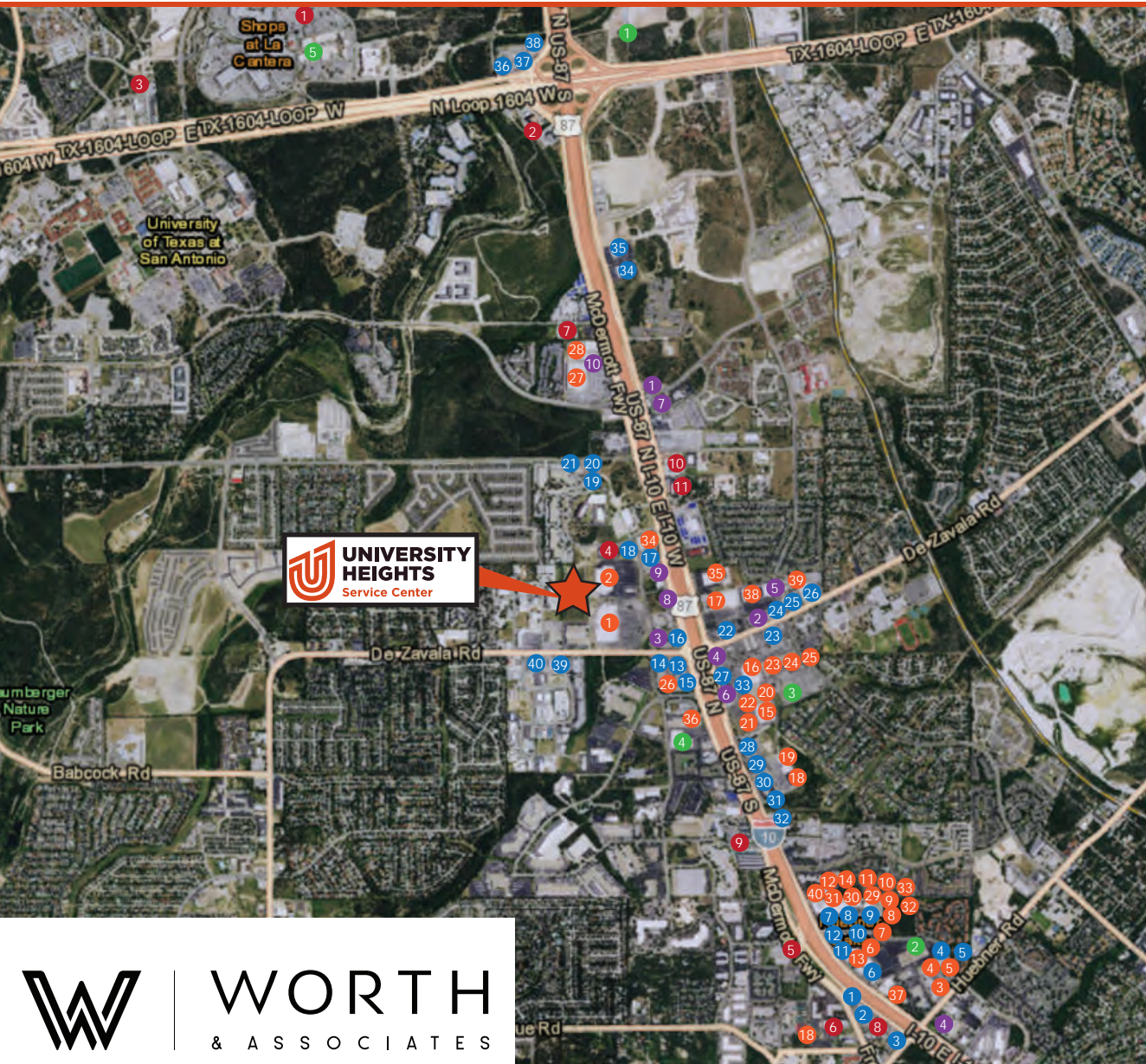
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- LOCATED IN BETWEEN UNIVERSITY HEIGHTS BLVD AND DEZAVALA ROAD
- **3** ACCESS POINTS TO THE SITE FROM UNIVERSITY HEIGHTS BLVD, DEZAVALA ROAD AND COGBURN AVENUE
- **11** MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- **4** MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- **2.7** MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- **5** MILES FROM LOOP 410/ IH 10 INTERCHANGE



RESTAURANTS

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

HOTELS

- 1 La Cantera Resort
- 2 Drury Inn & Suites
- 3 Four Points by Sheraton
- 4 Holiday Inn
- 5 Springhill Suites
- 6 TownePlace Suites
- 7 La Quinta Inn and Suites
- 8 Quality Inn
- 9 Studio 6
- 10 Best Western
- 11 Super 8

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

RETAIL

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

ENTERTAINMENT

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at La Cantera