



# INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

**BUILDING II - AVAILABLE NOW**







# INWOOD VILLAGE

• BUSINESS PARK •

## BUILDING INFORMATION

- CLASS A OFFICE BUILDING
- TWO STORIES
- 74,265 RSF
- 4/1000 PARKING RATIO
- MONUMENT SIGNAGE AVAILABLE
- NORTH CENTRAL SUBMARKET
- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604

## AVAILABLE SPACE

- SUITE 110 - 1,201 SF
  - SUITE 112 - 1,201 SF
  - SUITE 120 - 7,977 SF
  - SUITE 129 - 1,809 SF
  - SUITE 201 - 2,071 SF
  - SUITE 220 - 3,098 SF
  - SUITE 223 - 1,732 SF
  - SUITE 225 - 2,008 SF
  - SUITE 226 - 2,007 SF
  - SUITE 227 - 2,215 SF
- MOVE-IN READY SUITES
- SHELL
- MOVE-IN READY SUITES



**AVAILABLE NOW**







# INWOOD VILLAGE

• BUSINESS PARK •



## BUILDING AMENITIES

### CONFERENCE CENTER

- TWO CONFERENCE ROOMS WITH STATE OF THE ART AUDIO AND VISUAL EQUIPMENT

### TENANT LOUNGE

- INDOOR SEATING WITH SELF SERVE MICRO MARKET

### COURTYARD

- BEAUTIFULLY LANDSCAPED GREENSPACE WITH OUTDOOR SEATING AND MEETING AREAS

### PATIO & DECK

- COVERED PATIO AND DECK WITH SEATING AND OUTDOOR KITCHEN AND ENTERTAINMENT AMENITIES

### CONTROLLED ACCESS

- OPENPATH ACCESS SYSTEM PROVIDING TOUCHLESS, CLOUD-BASED, MOBILE AND SECURE BUILDING ACCESS

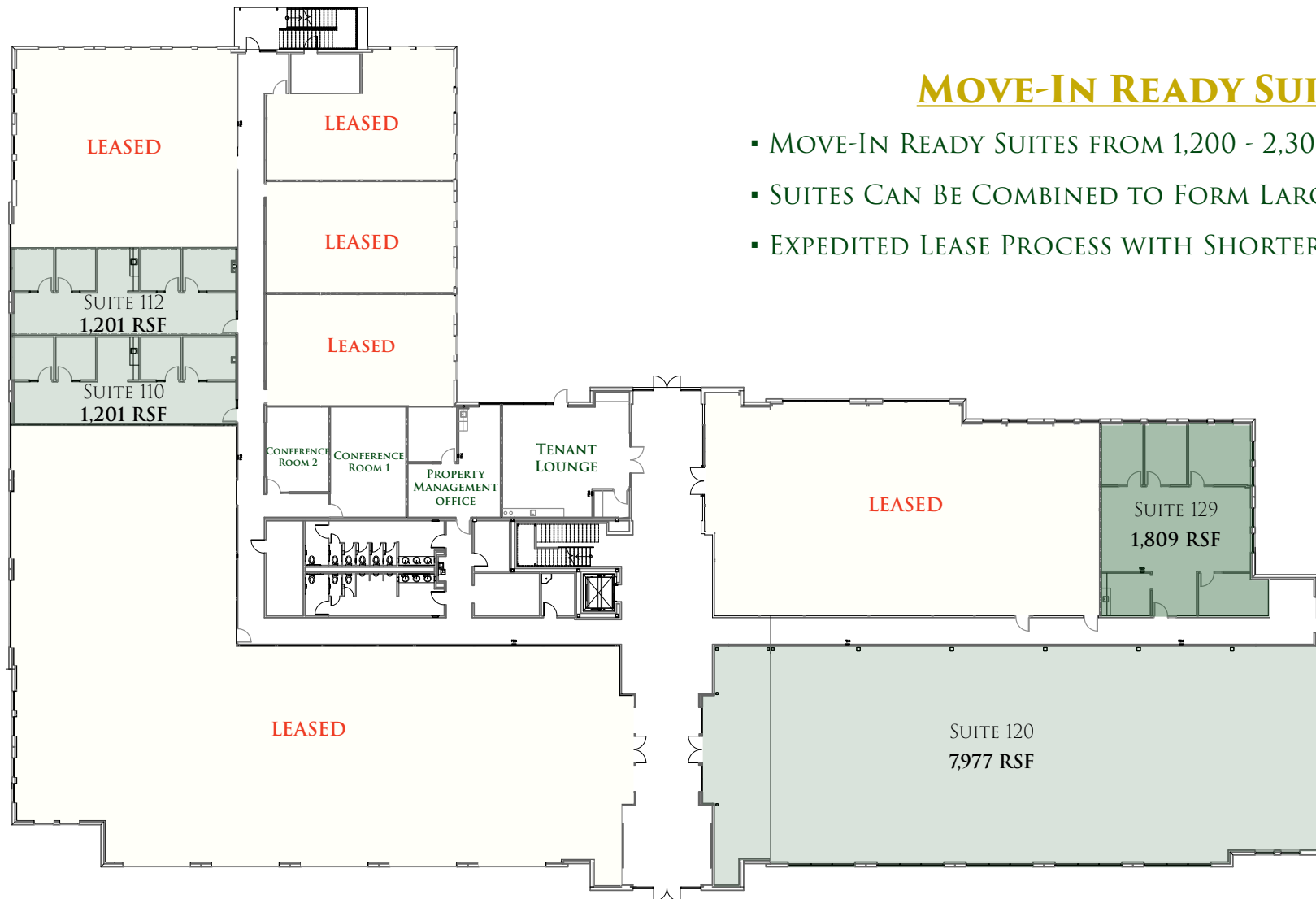
### PROPERTY MANAGEMENT

- ON-SITE MANAGEMENT TEAM

1ST FLOOR - **34,885 RSF**

**MOVE-IN READY SUITES**

- MOVE-IN READY SUITES FROM 1,200 - 2,300 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS



**CONTACT:** SHAWN GULLEY  
210.805.3333  
SHAWN@WORTHSA.COM

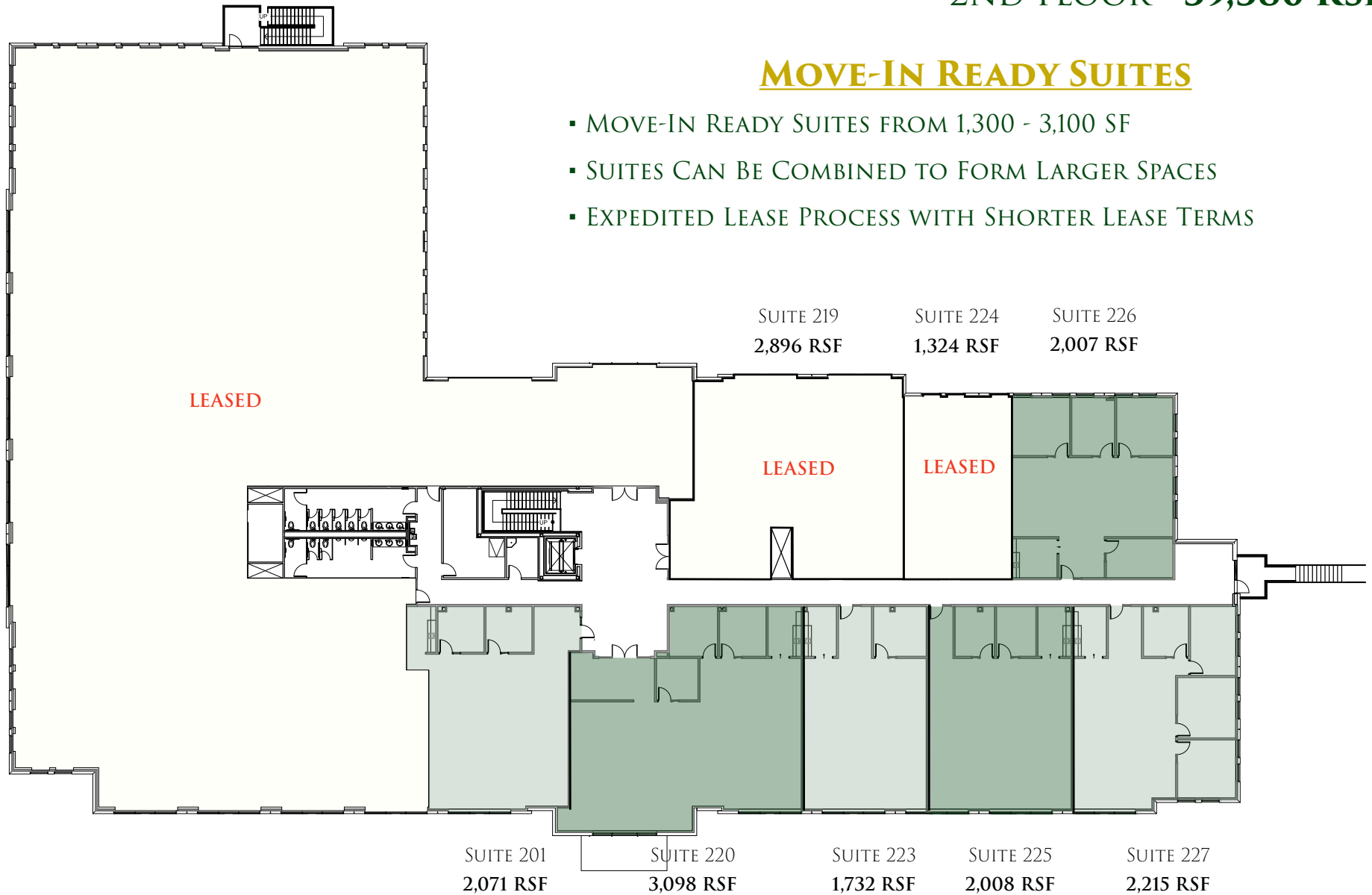
ROB GISH  
210.805.3370  
ROBG@WORTHSA.COM



2ND FLOOR - **39,380 RSF**

**MOVE-IN READY SUITES**

- MOVE-IN READY SUITES FROM 1,300 - 3,100 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS



**CONTACT:** SHAWN GULLEY  
 210.805.3333  
 SHAWN@WORTHSA.COM

ROB GISH  
 210.805.3370  
 ROBG@WORTHSA.COM



# INWOOD VILLAGE

• BUSINESS PARK •

## ▪ SITE PLAN ▪



**INWOOD VILLAGE II**  
2 STORY  
74,265 SF

**EXISTING BUILDING**

W. BITTERS ROAD

ASHTON VILAGE DR

697 TOTAL PARKING SPACES





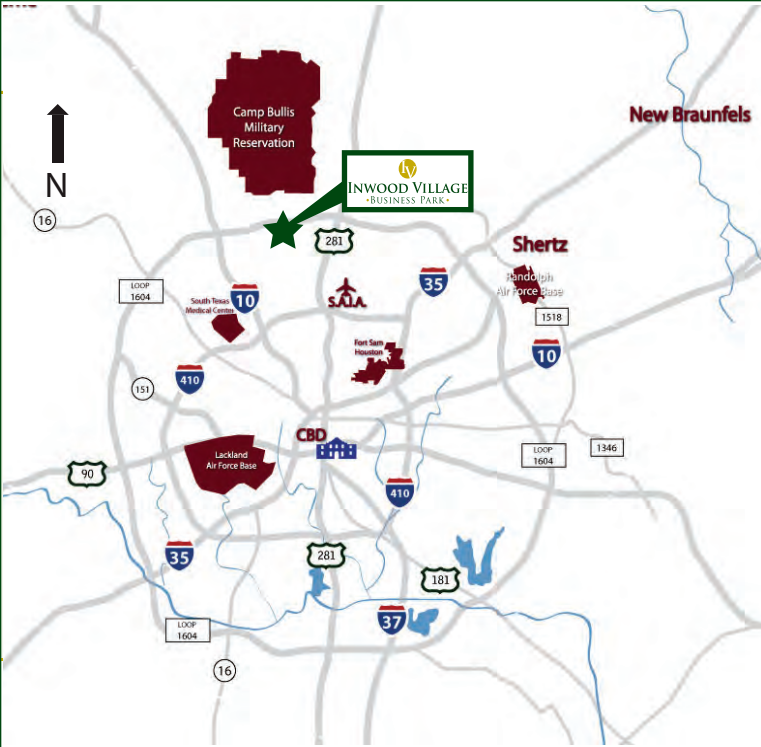
# INWOOD VILLAGE

• BUSINESS PARK •

- PRIME OFFICE CAMPUS LOCATED IN NORTH CENTRAL SAN ANTONIO
- INWOOD VILLAGE I & II FEATURES 151,300 SQUARE FEET OF CLASS A OFFICE SPACE
- PARK HIGHLIGHTS INCLUDE SOLAR COVERED CARPORTS AND FOUR ACTIVATED GREENSPACES INCLUDING MULTIPLE SEATING AREAS, COVERED DECK, OUTDOOR KITCHEN, LAWN AND NUMEROUS OTHER ENTERTAINMENT AMENITIES

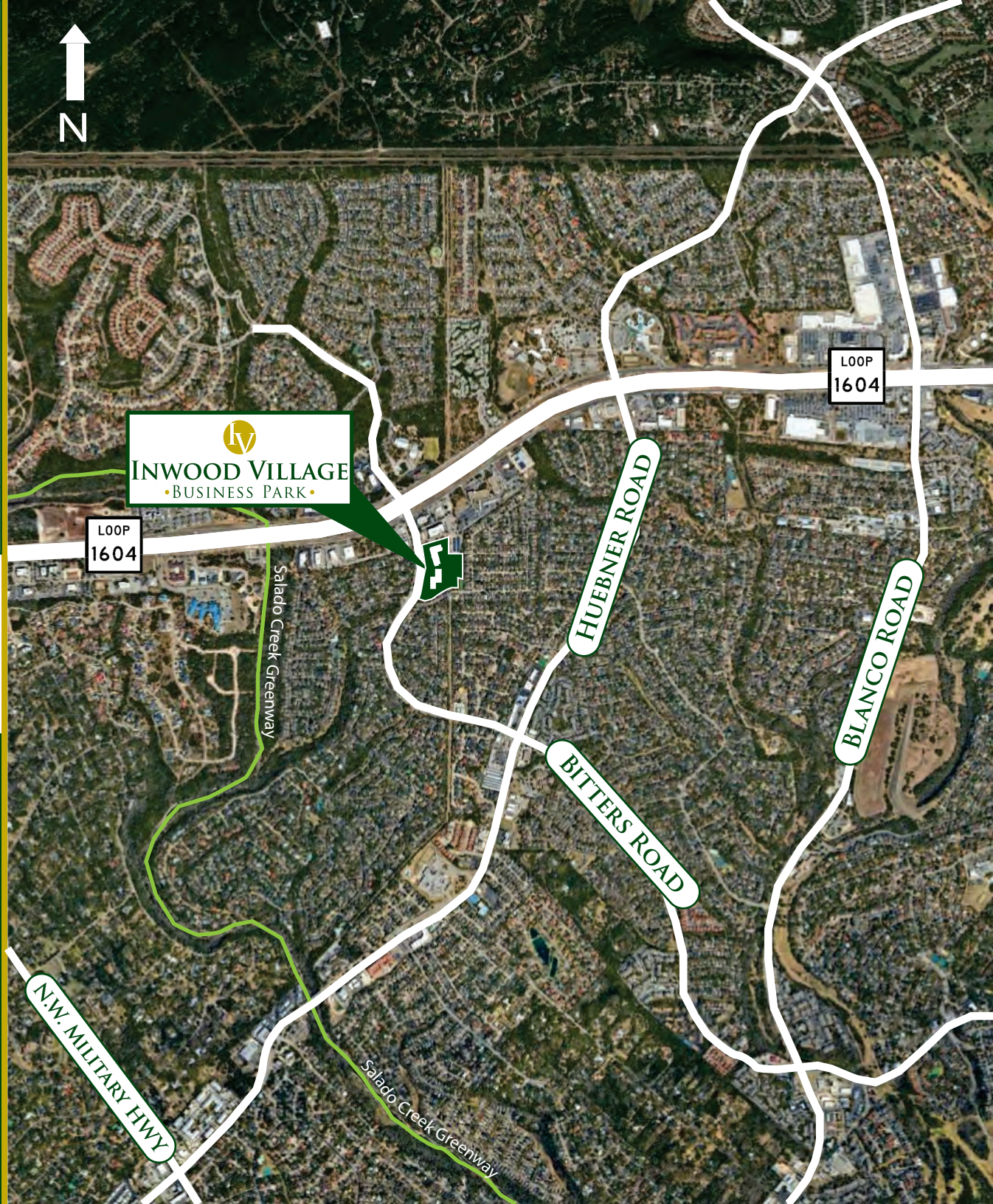






  
**INWOOD VILLAGE**  
 • BUSINESS PARK •

- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604 IN THE FAR NORTH CENTRAL SUBMARKET OF SAN ANTONIO
- A PART OF THE HERITAGE OAKS BUSINESS PARK, WHICH AT BUILD OUT WILL FEATURE FIVE OFFICE BUILDINGS TOTALING AROUND 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES







# INWOOD VILLAGE • BUSINESS PARK •

## DRIVE TIMES

LOOP 1604

- UNDER 1 MINUTE

HIGHWAY 281 & LOOP 1604

- 6 MINUTES

IH-10 & LOOP 1604

- 10 MINUTES

STONE OAK

- 13 MINUTES

LA CANTERA

- 13 MINUTES

SAN ANTONIO  
INTERNATIONAL AIRPORT

- 14 MINUTES

DOWNTOWN SAN ANTONIO

- 23 MINUTES



 **INGRESS**  
 **EGRESS**

LOOP 1604

LOOP 1604

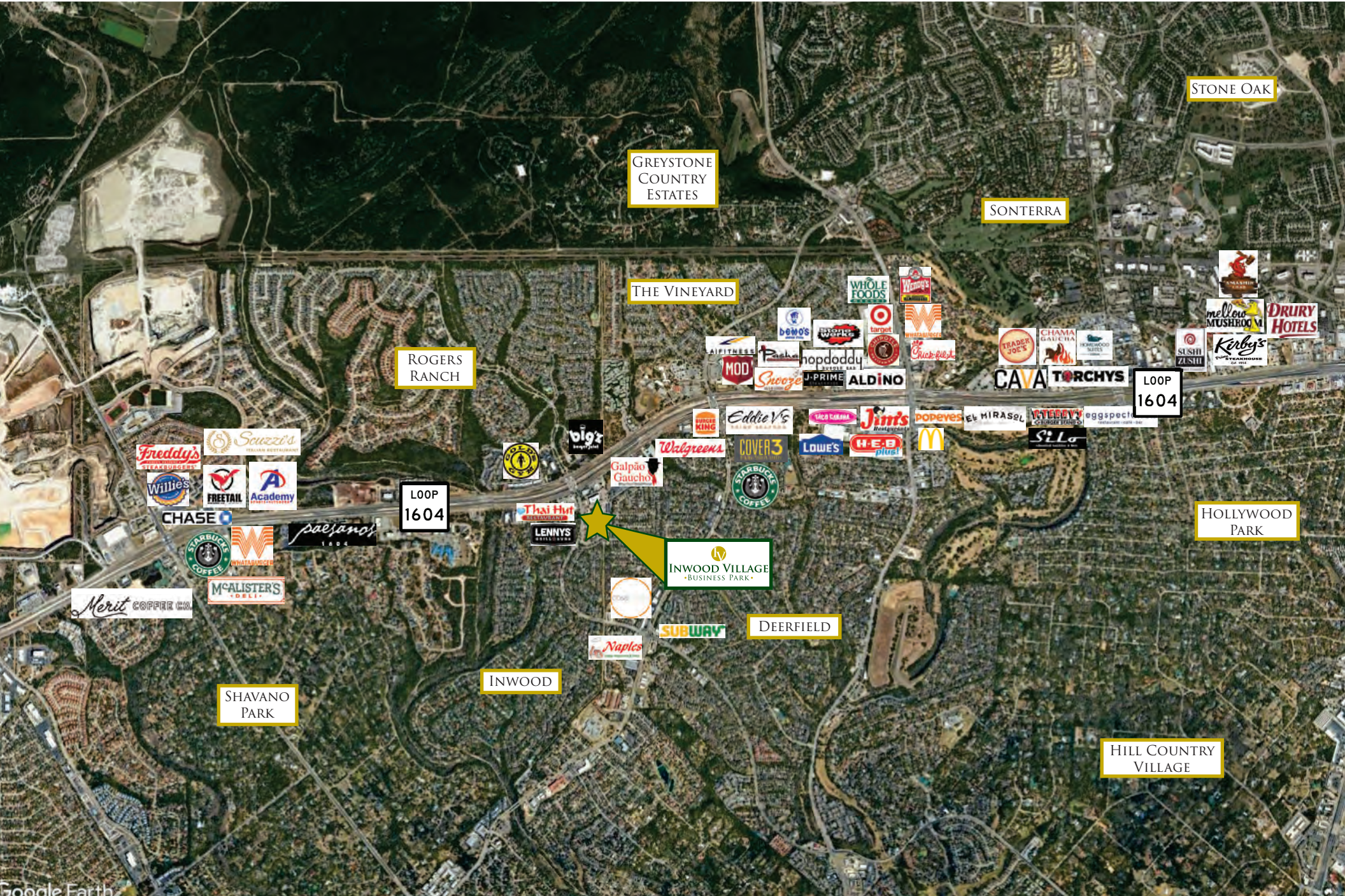






**INWOOD VILLAGE**  
• BUSINESS PARK •

▪ AMENITY MAP ▪



STONE OAK

GREYSTONE  
COUNTRY  
ESTATES

SONTERRA

THE VINEYARD

ROGERS  
RANCH

LOOP  
1604

LOOP  
1604

HOLLYWOOD  
PARK

INWOOD VILLAGE  
BUSINESS PARK

DEERFIELD

INWOOD

HILL COUNTRY  
VILLAGE

SHAVANO  
PARK





# INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

**FOR LEASING INFORMATION:**

**SHAWN GULLEY**

**210.805.3333**

**SHAWN@WORTHSA.COM**

**ROB GISH**

**210.805.3370**

**ROBG@WORTHSA.COM**



**WORTH**  
& ASSOCIATES

7373 BROADWAY, SUITE 201 | SAN ANTONIO, TX 78209 | 210.822.5220 | WWW.WORTHSA.COM