



# WALKER RANCH

B U S I N E S S   P A R K



## BUILDING I

**CLASS A OFFICE SPACE FROM 2,074 - 81,004 SF**



WORTH  
& ASSOCIATES

7373 Broadway, Suite 201 • San Antonio, TX 78209 • 210.822.5220 • Fax 210.822.5224 • [www.worthsa.com](http://www.worthsa.com)

**EXTERIOR RENDERING**



**VIEW FRONT ENTRANCE PANORAMA**  
 CLICK HERE

**AVAILABLE SPACE**

**Move-In Ready Suites**

2,047 - 4,257 SF

**Class A Office**

3,600 - 81,004 SF

**NOW PRE LEASING**

**PROPERTY INFORMATION - BUILDING I**

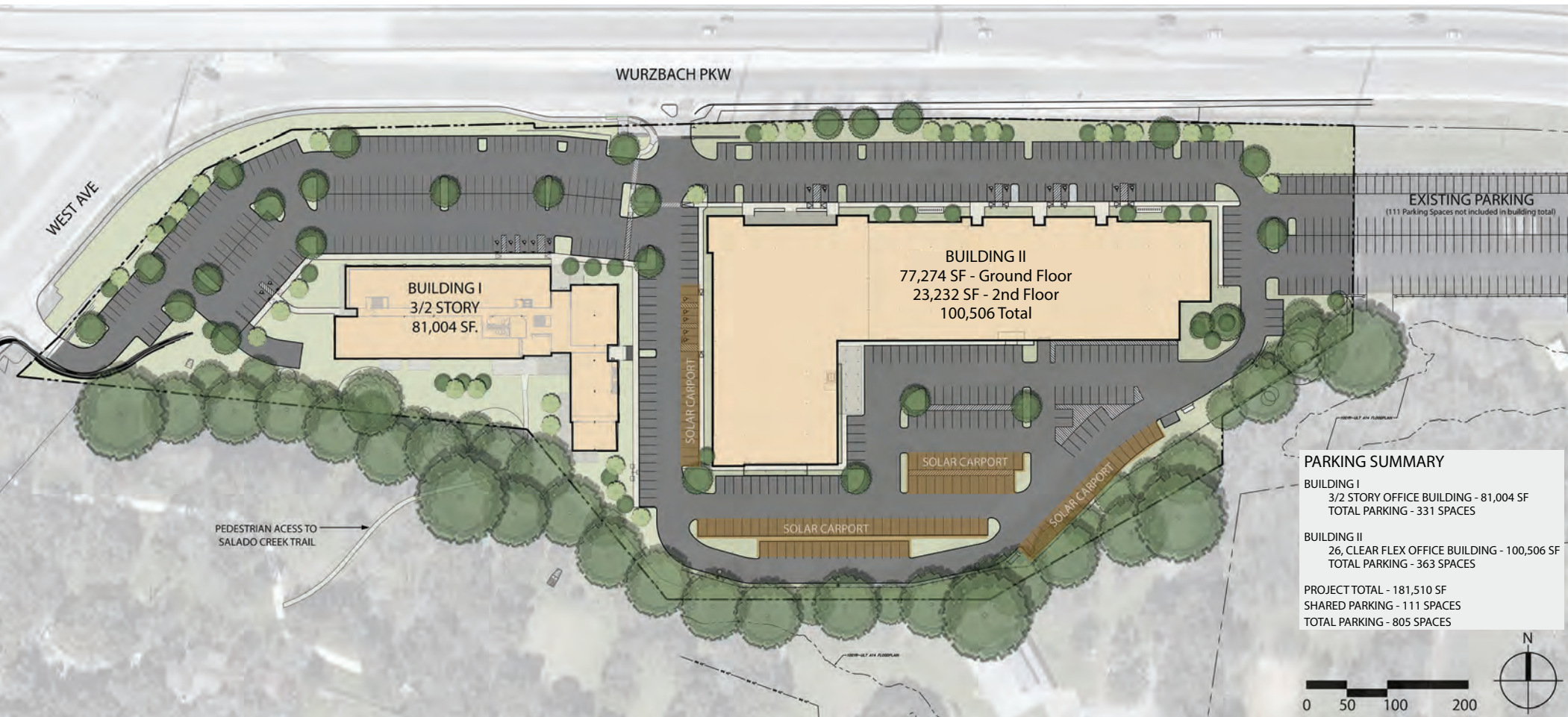
- THREE STORY, 81,004 SQ. FT. CLASS A OFFICE BUILDING
- CLASS A OFFICE RANGING IN SIZE FROM 2,000 - 81,000 SQ. FT.
- FULLY EQUIPPED BREAK ROOM
- STATE OF THE ART CONFERENCE ROOM
- EXTERIOR COURTYARD ALONG SALADO CREEK GREENWAY
- PRIVATE AND COMMON AREA PORCHES
- 4/1000 PARKING
- COMMON AREA WI-FI
- GATED OFFICE PARK WITH CONTROLLED ACCESS
- NORTH CENTRAL SUB MARKET
- LOCATED AT THE INTERSECTION WEST AVENUE AND WURZBACH PARKWAY
- DIRECT ACCESS TO SALADO CREEK GREENWAY HIKE AND BIKE TRAILS
- ADJACENT TO THE 30+ ACRE WALKER RANCH HISTORIC LANDMARK PARK
- CONVENIENT ACCESS TO WEST AVENUE, WURZBACH PARKWAY, HWY 281 AND LOOP 410
- SURROUNDED BY DINING, SHOPPING, OUTDOOR ACTIVITIES AND DESIRABLE NEIGHBORHOODS

CONTACT:

Shawn Gulley  
 210.805.3333  
 shawn@worthsa.com

Rick Littleton  
 210.805.3380  
 rickl@worthsa.com





**BREAK ROOM**



**BUILDING LOBBY**



**MOVE-IN READY SUITE**



**CONFERENCE ROOM**





**VIEW COURTYARD PANORAMA**  
CLICK HERE



CONTACT:

Shawn Gulley  
210.805.3333  
shawn@worthsa.com

Rick Littleton  
210.805.3380  
rickl@worthsa.com



 **VIEW LOBBY PANORAMA**  
CLICK HERE



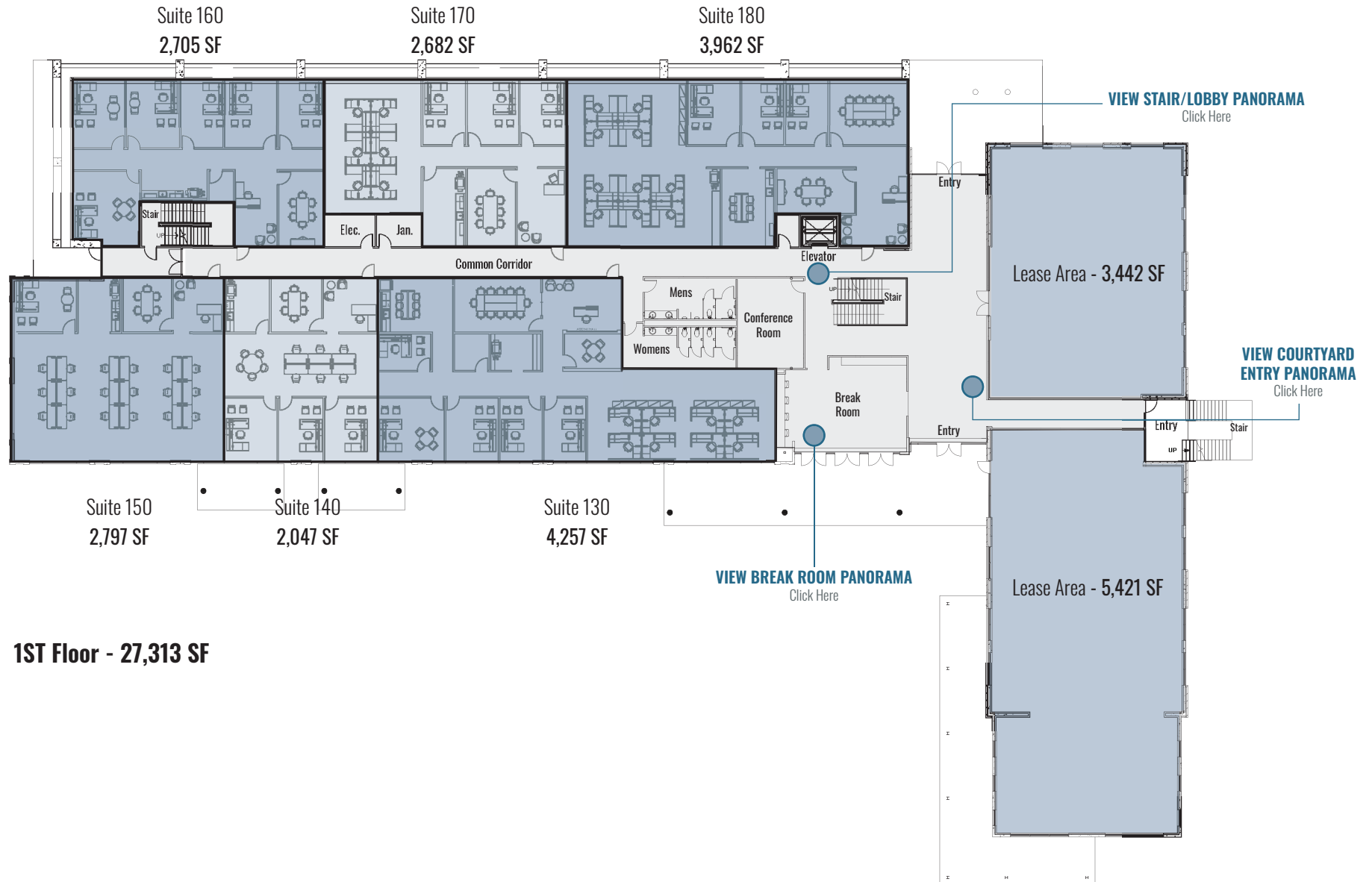
CONTACT:

Shawn Gulley  
210.805.3333  
shawn@worthsa.com

Rick Littleton  
210.805.3380  
rickl@worthsa.com



# FLOOR PLAN 1ST FLOOR



**1ST Floor - 27,313 SF**

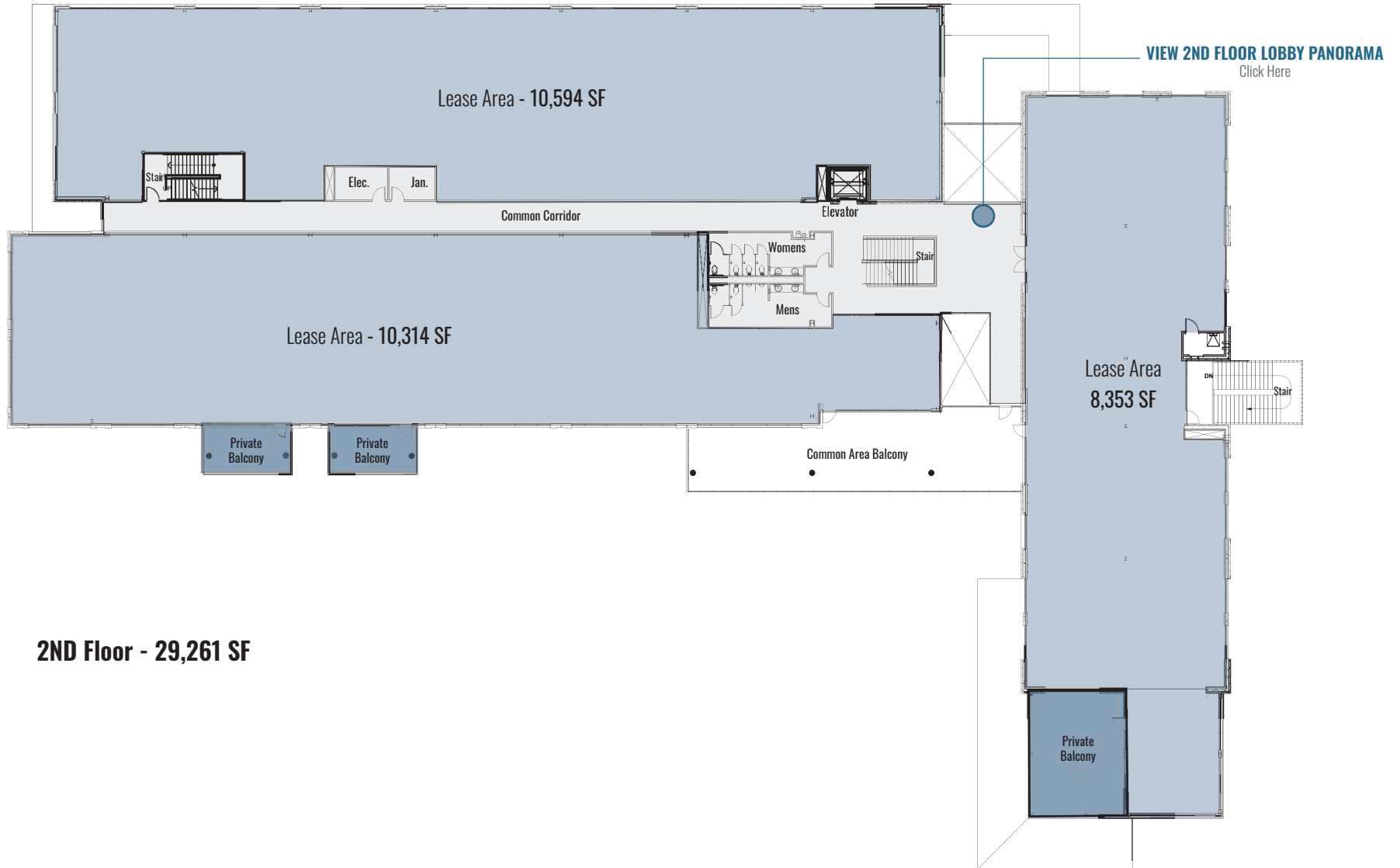
CONTACT:

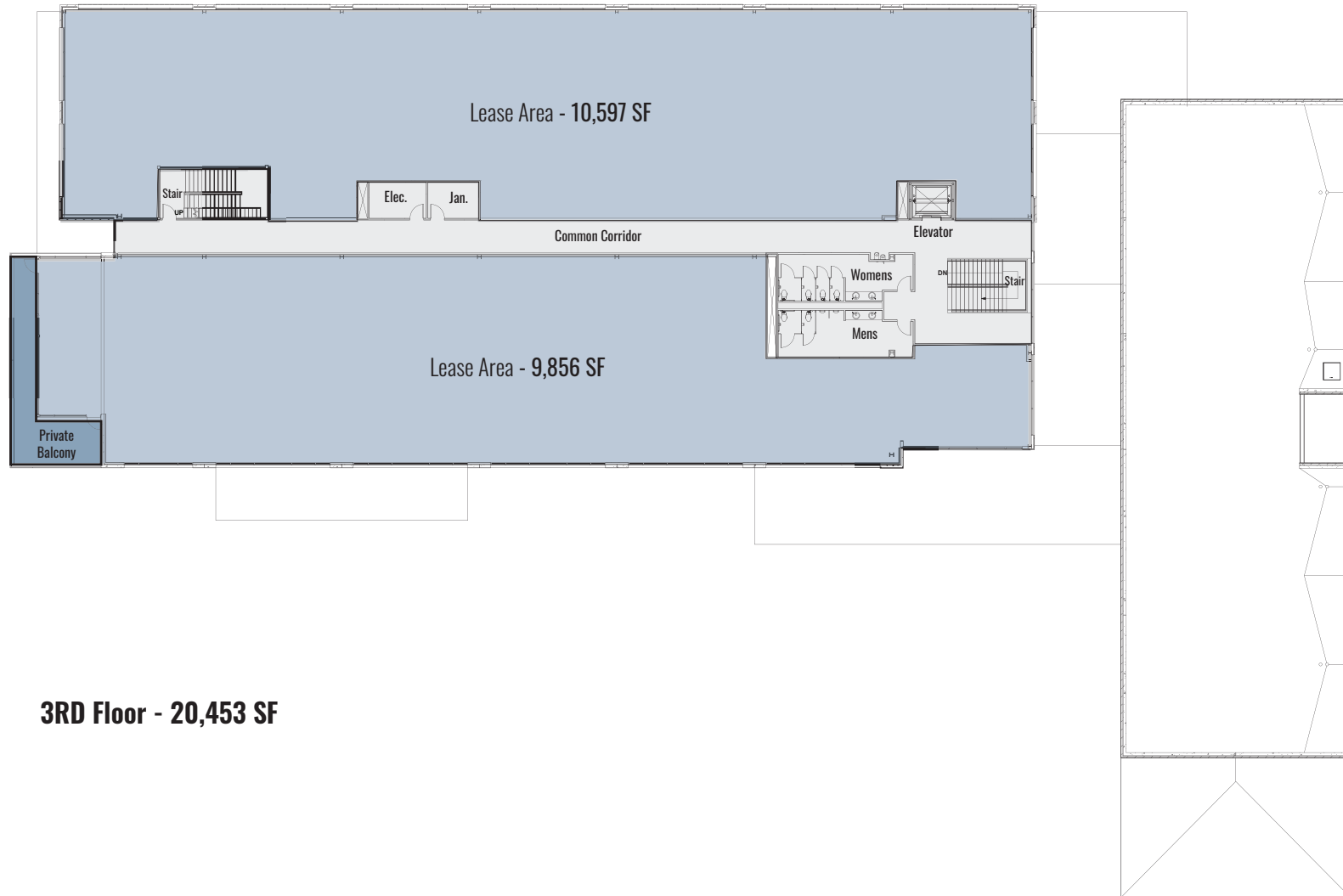
Shawn Gulley  
 210.805.3333  
 shawn@worthsa.com

Rick Littleton  
 210.805.3380  
 rickl@worthsa.com



# FLOOR PLAN 2ND FLOOR

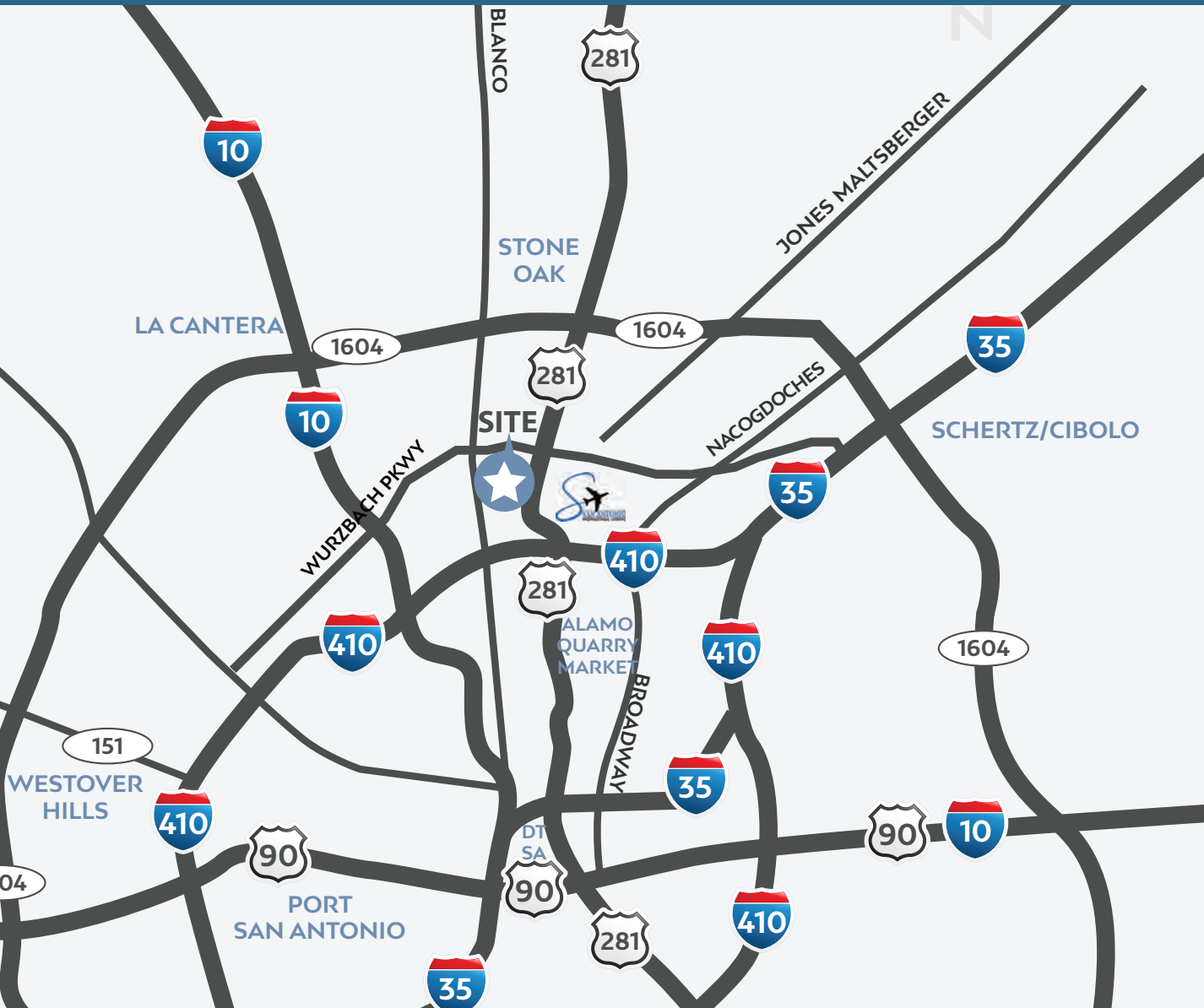




**3RD Floor - 20,453 SF**



## LOCATION ANALYSIS



- Located at the Corner of Wurzbach Parkway and West Avenue
- North Central Submarket
- Excellent Access & Visibility
- Conveniently Located Near Retail, Restaurant and Hospitality Amenities

### DRIVE TIMES

|                     |            |
|---------------------|------------|
| Airport             | 6 Minutes  |
| Alamo Quarry Market | 9 Minutes  |
| Stone Oak           | 11 Minutes |
| Downtown            | 15 Minutes |
| La Cantera          | 18 Minutes |
| Westover Hills      | 22 Minutes |
| Schertz/Cibolo      | 22 Minutes |
| Port San Antonio    | 23 Minutes |

CONTACT:

Shawn Gulley  
210.805.3333  
shawn@worthsa.com

Rick Littleton  
210.805.3380  
rickl@worthsa.com





### **Phil Hardberger Park**

Phil Hardberger Park is a 311-acre park that features trails, playscapes, dog parks, picnic facilities, basketball courts, outdoor classrooms, urban ecology center, future land bridge and access to Salado Creek Greenway.

### **Walker Ranch Park**

Walker Ranch Park is a 70-acre park that features walking trails, playscapes, pavilion, picnic tables and access to the Salado Creek Greenway.

### **Salado Creek Greenway**

Salado Creek Greenway is part of the Howard Peak Greenway System that features a growing network of 69 miles of multi-use and accessible trails that circle San Antonio connecting neighborhoods and local parks.

CONTACT:

Shawn Gulley  
 210.805.3333  
 shawn@worthsa.com

Rick Littleton  
 210.805.3380  
 rickl@worthsa.com





