



KW COMMERCIAL SA

OFFERING MEMORANDUM • FOR LEASE

Premier Flex

Flex • office • showroom • warehouse

3415 Woodlake Parkway

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**BROKERAGE • LEASING • DEVELOPMENT •
PROPERTY MANAGEMENT**



CONFIDENTIALITY AGREEMENT

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by KW Commercial SA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the property. The information contained herein has been obtained from sources believed to be reliable; however, KW Commercial SA has not verified, and will not verify, any of the information contained herein, nor has KW Commercial SA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All financial projections, rental rates, and estimated operating expenses are provided for general reference and are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Broker and Owner. Prospective tenants and purchasers should conduct their own independent investigation and rely solely on their own analysis and professional advisors.

This document is confidential and is furnished solely for the purpose of evaluating a potential lease or acquisition. By accepting this Offering Memorandum, the recipient agrees to keep its contents confidential and to return it upon request.

PROPERTY AT A GLANCE

ADDRESS

**3415 Woodlake Pkwy.
Converse, Texas 78109**

PRODUCT TYPE

Class A Flex Industrial

TOTAL SIZE

34,777 SF · 4 Buildings

ZONING

C-3 General Commercial

DELIVERY

Q1 2027

EXECUTIVE SUMMARY

A versatile flex & commercial opportunity

Premier Flex at 3415 Woodlake Parkway delivers highly adaptable space with direct Woodlake Parkway visibility — engineered for flex industrial, corporate office, high-end showroom, and specialty commercial finish-outs.

01

Versatile Configuration

Highly adaptable floor plans suited for flex industrial, office, showroom, or specialty commercial users.

02

Prime Connectivity

Immediate proximity to key arterial roadways, regional highways, and established commercial business hubs.



\$14 to 16/SF

LEASE RATE

Flex

ASSET TYPE

Q1 - 2027

STATUS

OFFERING SUMMARY

Property highlights

\$14 to 16 / SF

Lease Rate

Plus NNN

Flex

Asset Type

Warehouse · Office · Showroom

Active

Availability : Q1 2027

Leasing now

Corner

Frontage

Direct Woodlake Pkwy exposure

Open Design

Floor Plan

Multi-tenant

Additional TI allowances
available for qualified
leases.

Finish-Out

Office / warehouse split

BUILDING SPECIFICATIONS

Specifications at a glance

Key building metrics for 3415 Woodlake Parkway.

34,822 SF

Total SF

Total rentable area

Range from:
1,502 to 12,102 SF

Unit Sizes

Flexible configurations

18–22 ft

Clear Heights

Vertical storage capacity

C-3

Zoning

General Commercial

LEASE AVAILABILITY

Available flex configurations

18 units · 34,822 SF total · all flex, office, & warehouse · available **Q1 2027**.

BUILDING 1

1,636–3,271 SF

3 units · 6,547 SF total

BUILDING 2

1,502–3,006 SF

3 units · 6,011 SF total

BUILDING 3

1,650–1,714 SF

6 units · 10,156 SF total

BUILDING 4

1,508–3,016 SF

6 units · 12,063 SF total

Building / Unit	Size (SF)	Type	Status
Bldg 1 · 101	3,271	Flex	Q1 2027
Bldg 1 · 102	1,641	Flex	Q1 2027
Bldg 1 · 103	1,636	Flex	Q1 2027
Bldg 2 · 201	1,503	Flex	Q1 2027
Bldg 2 · 202	1,502	Flex	Q1 2027
Bldg 2 · 203	3,006	Flex	Q1 2027
Bldg 3 · 301	1,650	Flex	Q1 2027
Bldg 3 · 302	1,714	Flex	Q1 2027
Bldg 3 · 303	1,714	Flex	Q1 2027

Building / Unit	Size (SF)	Type	Status
Bldg 3 · 304	1,714	Flex	Q1 2027
Bldg 3 · 305	1,714	Flex	Q1 2027
Bldg 3 · 306	1,650	Flex	Q1 2027
Bldg 4 · 401	3,016	Flex	Q1 2027
Bldg 4 · 402	1,508	Flex	Q1 2027
Bldg 4 · 403	1,508	Flex	Q1 2027
Bldg 4 · 404	1,508	Flex	Q1 2027
Bldg 4 · 405	2,263	Flex	Q1 2027
Bldg 4 · 406	2,261	Flex	Q1 2027

DEVELOPMENT SPECIFICATIONS

Adaptable floor plans & finish-out potential



Open-span flex layout offering multi-tenant or single-tenant adaptability, generous clear heights, and dedicated loading — with flexible buildouts for office / warehouse split configurations.

PROPERTY ATTRIBUTES

Built for versatile users

Three attributes that make Premier Flex a standout leasing opportunity in the corridor.

01

Prime Visibility

Direct exposure along Woodlake Parkway & Binz Engleman with prominent monument and exterior signage opportunities for maximum brand presence.

02

Versatile Space

Highly adaptable floor plan seamlessly suited for flex industrial, corporate office, high-end showroom, or specialty finish-outs.

03

Regional Connectivity

Immediate logistical proximity to key arterial roadways, major regional highways, and established commercial business hubs.

LOCATION & ACCESS

Strategic positioning & submarket connectivity

The property sits within a rapidly expanding commercial corridor, offering direct connectivity to the region's primary roadways and business hubs.

Access & Infrastructure

Excellent ingress/egress engineered for commercial logistics, providing direct routes to regional highway corridors.

Submarket Dynamics

Converse bills itself as the largest and one of the fastest-growing submarkets in Bexar County, with abundant developable land along the 1604, USAA, Toyota, HOLT Group), supporting a stable, military-tied workforce. corridor. Local economy skews toward professional services, personal services/consultants, restaurants, retail, construction trades, and storage/logistics — exactly the small-bay flex, showroom, and office/warehouse tenants this project targets. Broader region anchored by Joint Base San Antonio (JBSA-Randolph borders Converse; Fort Sam Houston nearby) plus major metro employers (H-E-B).



LOCATION & ACCESS



LOCATION & ACCESS



REGIONAL POSITION

At the center of a growing corridor

- Immediate proximity to key arterial roadways and regional highways
- High-visibility monument and exterior signage along Woodlake Parkway
- Surrounded by established commercial, retail, and service business hubs



WHY KW COMMERCIAL SA

The KW Commercial SA advantage

We provide comprehensive commercial real estate solutions tailored to the San Antonio market. Our deep local roots and global network ensure maximum asset performance across the full property lifecycle.

Full-Lifecycle Development

End-to-end support from site selection and entitlement through construction and lease-up.

Strategic Tenant Representation

Data-driven positioning that connects the right tenants with the right space.

Market Data & Valuation

Advanced analytics and local intelligence guiding pricing and investment decisions.

BROKERAGE · LEASING · DEVELOPMENT · PROPERTY MANAGEMENT



CONTACT THE LEASING TEAM

Let's discuss your space requirements

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Role / Description	Name	License No.	Email	Phone
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	Keller Williams Legacy	504634	stevengragg@kw.com	210-482-3200
Designated Broker of Firm	Steven Gragg	315791	stevengragg@kw.com	210-482-3200
Licensed Supervisor of Sales Agent / Associate	Luke LeGrand	561816	luke@kwcommercials.com	210-843-5853
Sales Agent / Associate's Name	Cody Murphy	778764	cody@kwcommercials.com	361-215-7457

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