

WatersEdge

BUILDINGS I & II



 **TRANSWESTERN** REAL ESTATE SERVICES

CLASS A+ OFFICE | FOR LEASE

WATERSEDGE I | 7515 INNER CIRCLE DR, SAN ANTONIO, TX 78235

WATERSEDGE II | 7611 INNER CIRCLE DR, SAN ANTONIO, TX 78235

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC



PRESTON | HOLLOW
COMMUNITY CAPITAL

WHY BROOKS?



World-Class Community, Building on Vibrant History

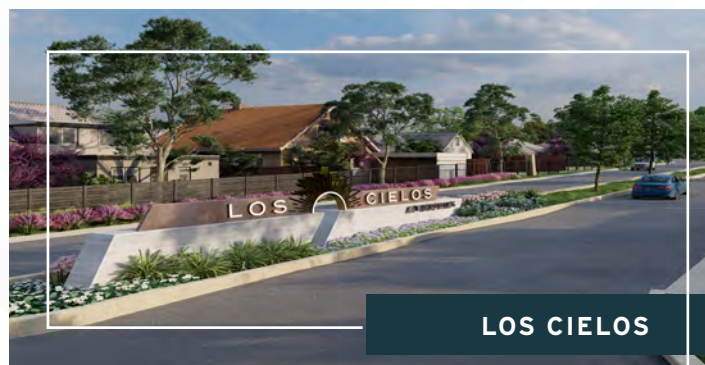
Watersedge campus is located in the Southside of San Antonio, in the middle of the Brooks campus. The community boasts an impressive 1,308 acre mixed-use community which is home to 50+ businesses, 1,700+ residential units, a 43 acre waterfront linear park featuring jogging trails & dog park, and an abundance of retail & dining options.

EVERYTHING AT REACH

- ◆ Multiple established multifamily communities
- ◆ 4 campuses - Pre-K through graduate students LEARN at Brooks
- ◆ Newly constructed Embassy Suites Hotel & Spa - Conference center on-campus, 156-rooms, 9 meeting rooms & 21,453 SF of event space
- ◆ Completed projects improving connectivity on the Brooks campus
- ◆ Hangar 9, Air Force relic turned event venue at Brooks
- ◆ Nearby access to both Loop 410 and Interstate 37
- ◆ The Greenline Park features pavilions for rent, trails, dog park, & outdoor games



THE GREENLINE



LOS CIELOS



LA PICOSA

La Picoso is the retail and entertainment district of the Brooks Town Center and will include **250,000 SF of restaurant and shop space**. BJ's Restaurant & Brewhouse and Pluckers Wing Bar have been announced as tenants.

Los Cielos is a 500-unit luxury residential rental community planned to include one- and two-story, single-family homes and duplex buildings with unit sizes ranging from 1,200 to 1,900 square feet, each designed with a 2-car garage and an enclosed, back yard area. The Los Cielos community will include a resort-style amenity center/clubhouse with fitness center and pool, a co-working center, dog parks, playground and walking trails that will provide connectivity throughout Brooks.

BROOKS

THE NUMBERS

LIVE 6 CURRENT & 4 FUTURE RESIDENTIAL OPTIONS
1,400 RESIDENTS 7,500+ PROJECTED

WORK 50+ BUSINESSES
3,000+ JOBS
4,400+ PROJECTED

LEARN 5 SCHOOLS & TX FAME
3,000+ STUDENTS
4,400+ PROJECTED

STAY 3 HOTELS INCLUDING REGION'S ONLY FULL-SERVICE HOTEL

GIVE BROOKS GIVES BACK HAS GIFTED NEARLY \$500,000 TO AREA NONPROFITS

PLAY

15+ DINING OPTIONS

43-ACRE

GREENLINE PARK

9 PUBLIC ART PIECES

FUTURE ARBORETUM & GREEN LOOP

WATERSEEDGE I 7515 INNER CIRCLE DR

PARKING RATIO: 5.5/1,000 RSF

WATERSEEDGE II 7611 INNER CIRCLE DR

PARKING RATIO: 5.5/1,000 RSF

WatersEdge
BUILDINGS I&II
A 200,000 SF OFFICE CAMPUS



LEVEL 4

26,595 SF

LEVEL 3

26,644 SF

LEVEL 2

11,731 SF

LEASED

UP TO 64,970 SF
CONTIGUOUS

UP TO 101,935 SF
CONTIGUOUS

LEVEL 4

26,584 SF

LEVEL 3

26,634 SF

LEVEL 2

26,687 SF

LEVEL 1

22,030 SF

Your *Future*
is *Here*

WatersEdge
BUILDINGS I&II



Join the Brooks Vision and Shape Tomorrow.



A Look into Brooks Dynamic Growth

2023

WatersEdge opens elevating the Brooks community with 2 state-of-the-art office buildings.

2022

Five international businesses have opened at Brooks - three of them also moving their US headquarters to campus

2018

43 acres of green space known as The Greenline opened in the heart of Brooks. The linear waterfront park features one-of-a-kind public art installations throughout.

2017

Brooks opens the Embassy Suites by Hilton San Antonio Brooks Hotel & Spa, the only full service hotel or conference and event center south of downtown.

2013

Brooks redefines its Mission and Vision in to serve as a catalyst for economic development that continues to enhance opportunities for those who live, work, learn and play here.

2011

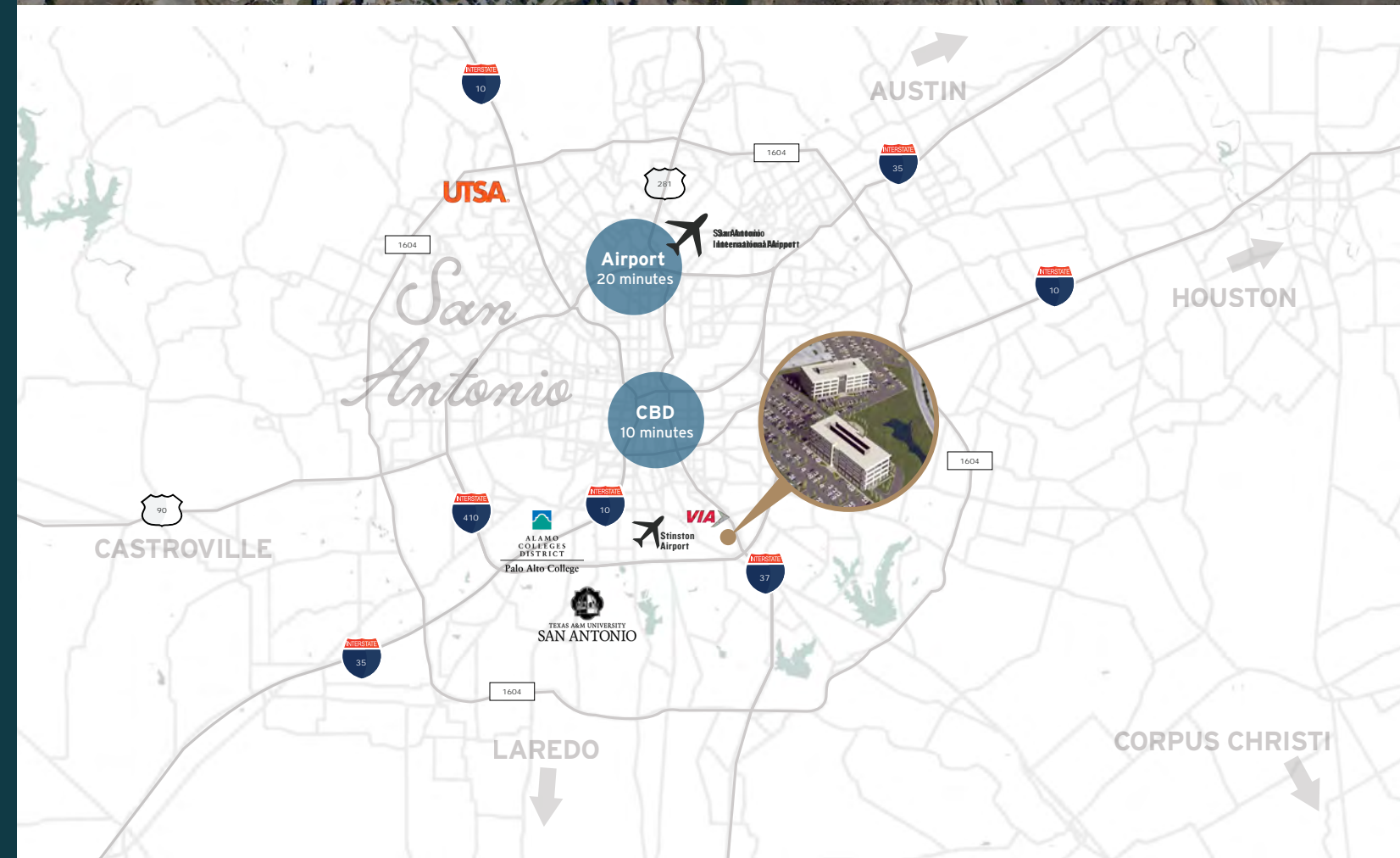
Brooks Air Force Base closed after being placed on the Base Realignment and Closure (BRAC) list. A year later, the concept for Brooks was born. Mission Trail Baptist Hospital opens.

1917

Brooks first established as an Army Air Corps installation

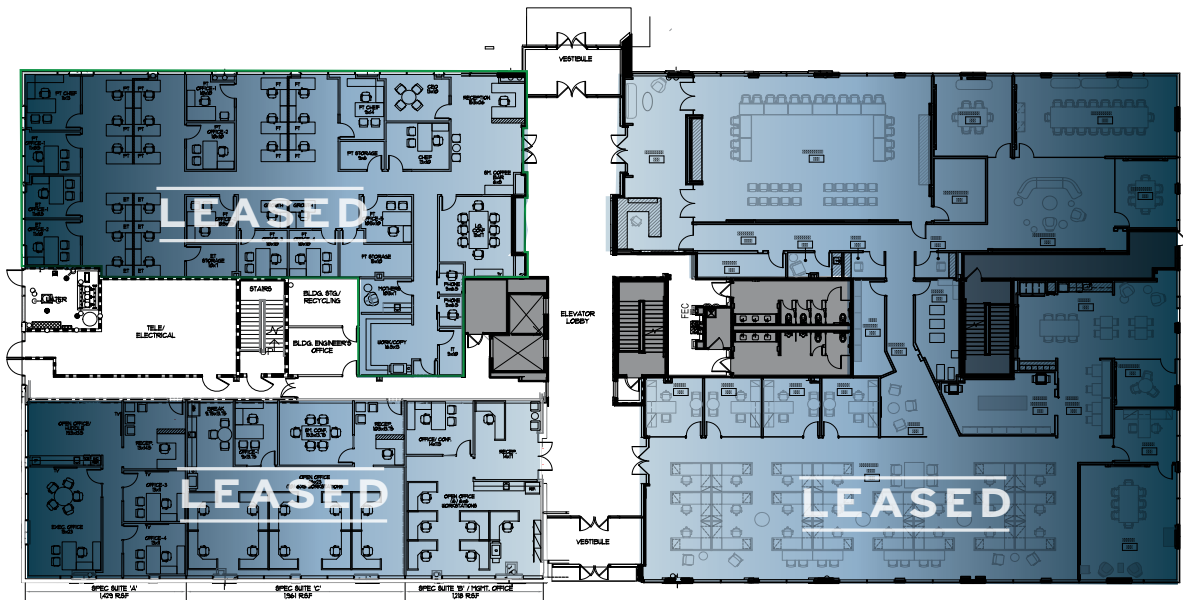
WatersEdge
BUILDINGS 1&11

A Region to Watch



BUILDING I

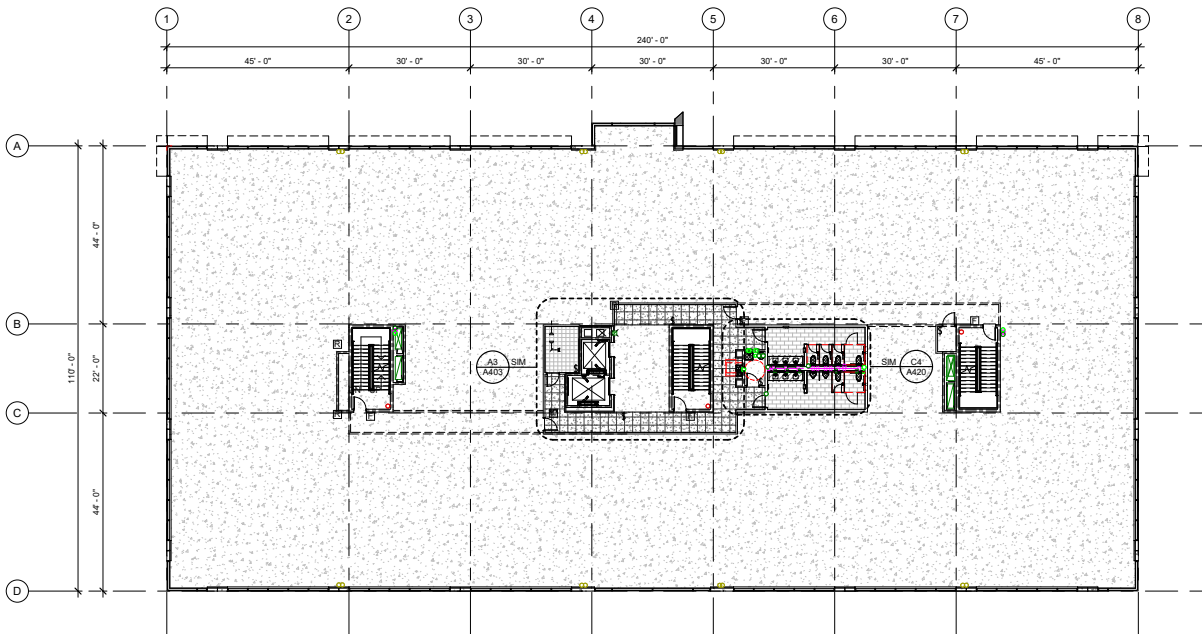
LEVEL 1 | LEASED



LEVEL 1
WATERSEDGE I

BUILDING I

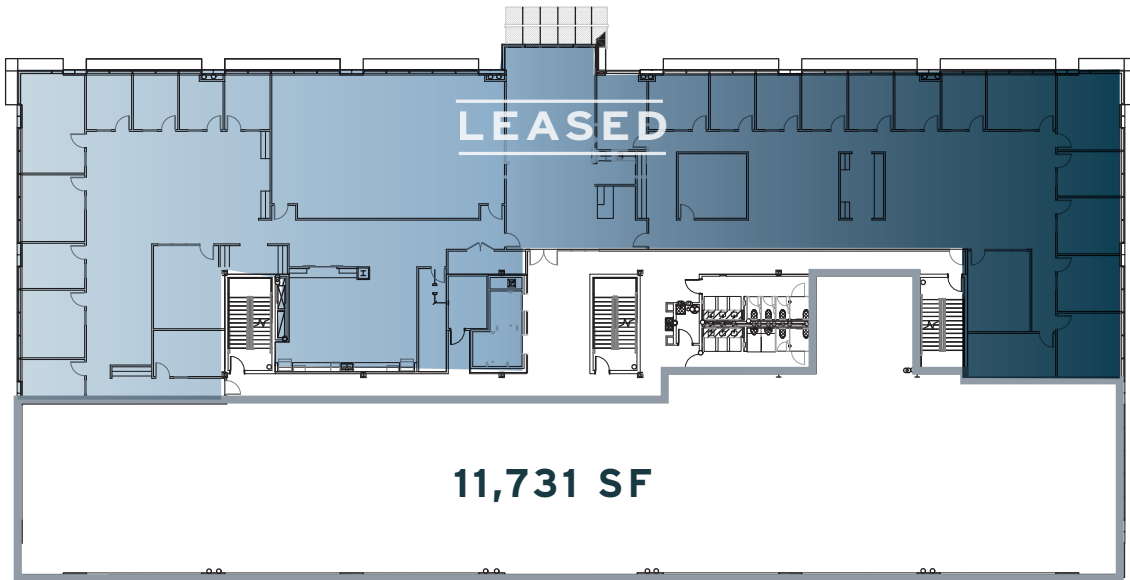
LEVEL 3 | ±26,644 SF AVAILABLE



LEVEL 3
WATERSEDGE I

BUILDING I

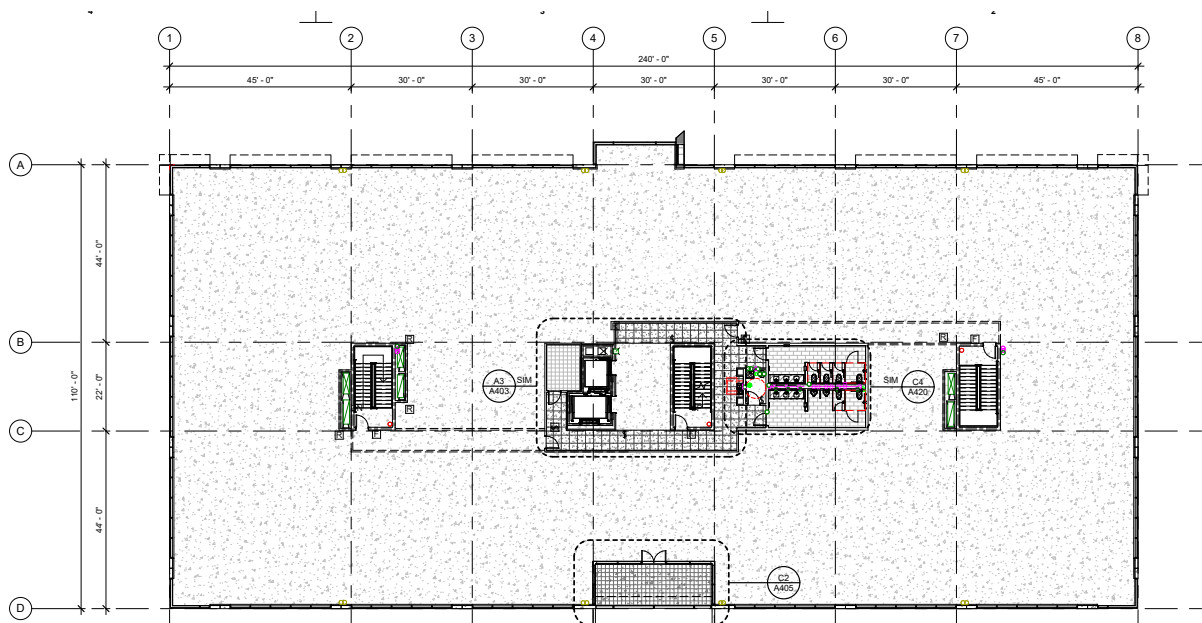
LEVEL 2 | ±11,731 SF AVAILABLE



LEVEL 2
WATERSEDGE I

BUILDING I

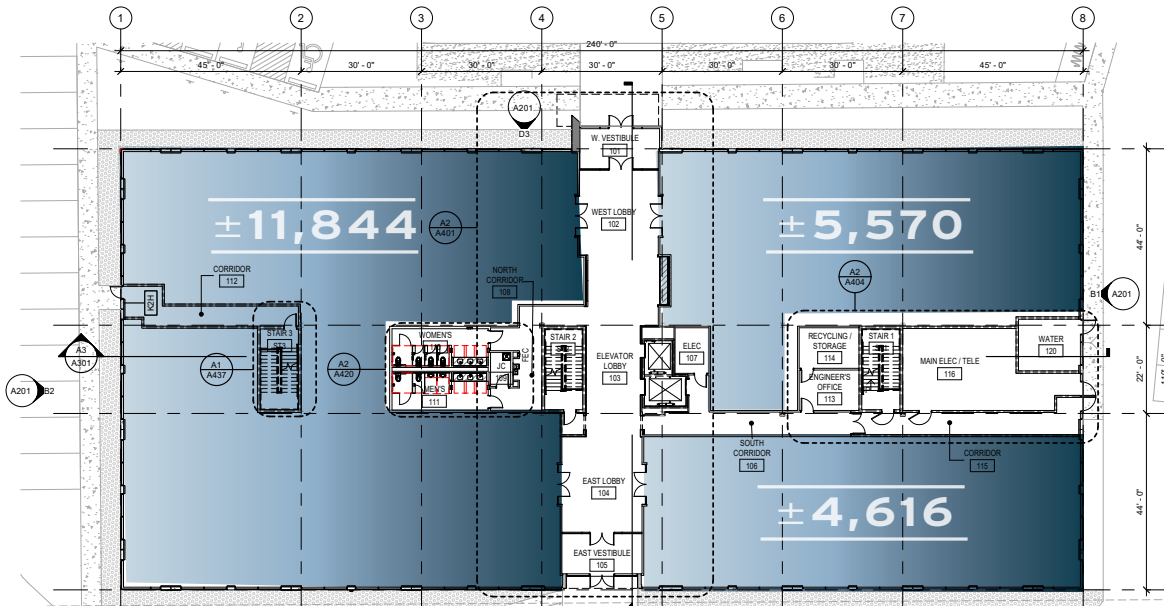
LEVEL 4 | ±26,595 SF AVAILABLE



LEVEL 4
WATERSEDGE I

BUILDING II

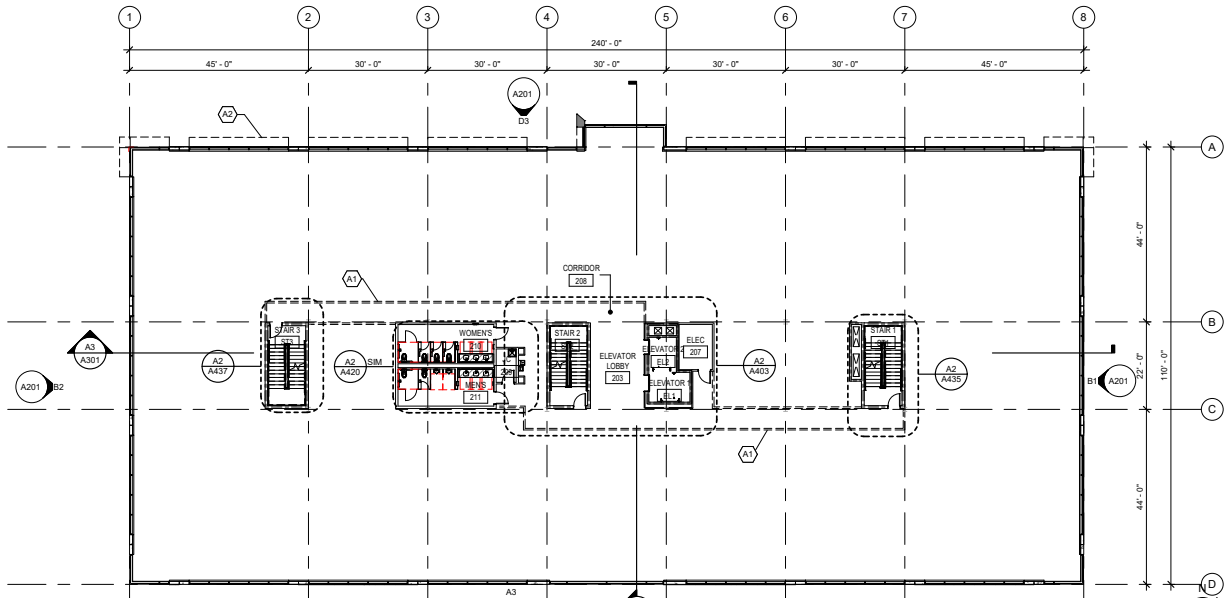
LEVEL 1 | $\pm 4,616$ -22,030
SF AVAILABLE



LEVEL 1
WATERSEDGE II

BUILDING II

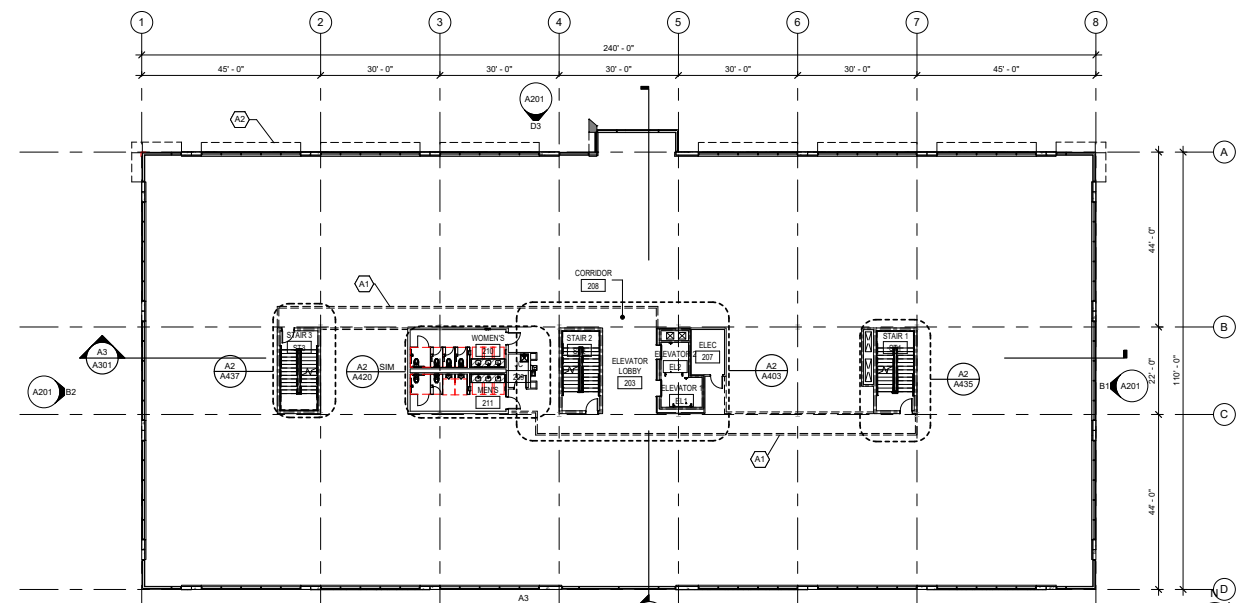
LEVEL 3 | $\pm 26,634$
SF AVAILABLE



LEVEL 3
WATERSEDGE II

BUILDING II

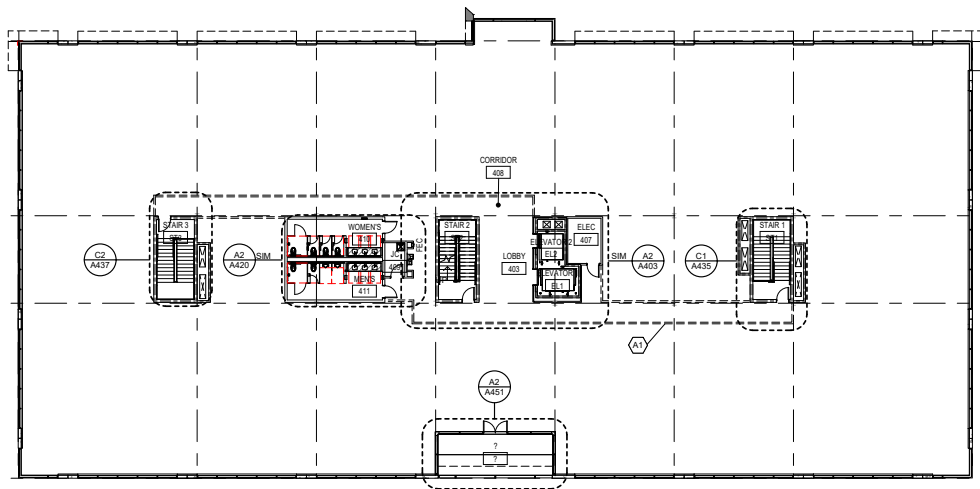
LEVEL 2 | $\pm 26,687$
SF AVAILABLE



LEVEL 2
WATERSEDGE II

BUILDING II

LEVEL 4 | $\pm 26,584$
SF AVAILABLE



LEVEL 4
WATERSEDGE II

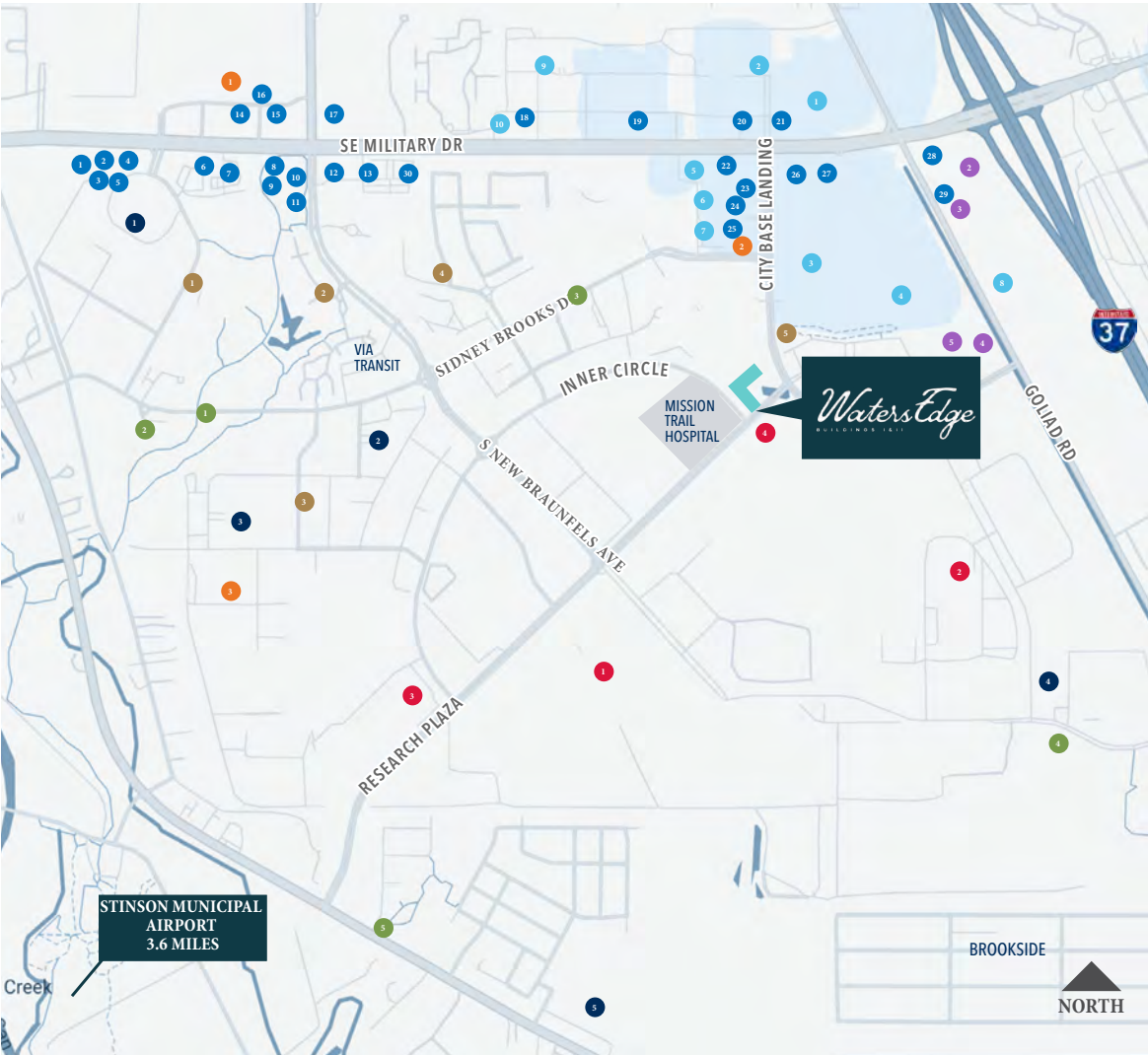
AMENITIES

RESTAURANTS

- 1. McAlister's Deli
- 2. Rasing Cane's
- 3. Jimmy John's
- 4. Sakana Sushi Hibachi Bar
- 5. Tia's Taco Hut
- 6. La Gloria
- 7. Bubba's 33
- 8. Plucker's
- 9. Jersey Mike's Subs
- 10. Stout House
- 11. Dave's Hot Chicken
- 12. Outback Steakhouse
- 13. BJ's Brewhouse
- 14. Black Bear Diner
- 15. Texas Roadhouse
- 16. 54th Street
- 17. Cheddar's
- 18. IHOP
- 19. Olive Garden
- 20. Whataburger
- 21. Cracker Barrel
- 22. Buffalo Wild Wings
- 23. Starbucks
- 24. Chaba Thai
- 25. Longhorn Cafe
- 26. Chick-Fil-A
- 27. Chili's
- 28. Burger King
- 29. Sonic

RETAIL

- 1. HEB
- 2. Target
- 3. Walmart
- 4. Sam's Club
- 5. AT&T
- 6. Office Depot
- 7. Best Buy
- 8. Lowe's
- 9. Home Depo
- 10. FedEx



SCHOOLS

- 1. UIW School of Osteopathic Medicine
- 2. Compass Rose Academy
- 3. CAST Med San Antonio ISD
- 4. Brooks Academy of Science and Engineering
- 5. Mission Academy

HOTELS

- 1. Embassy Suites Hotel & Spa
- 2. La Quinta Inn
- 3. Fairfield Inn & Suites
- 4. Hampton Inn & Suites
- 5. Holiday Inn Express & Suites

LEISURE

- 1. City Base Entertainment
- 2. Anytime Fitness
- 3. MixFit SA

PARKS + TRAILS

- 1. The Greenline
- 2. Paw Park at The Greenline
- 3. Darryl Lyons Park
- 4. Brooks Park
- 5. Mission Creek Park

RESIDENTIAL

- 1. The Kennedy
- 2. Landings Apartments
- 3. Aviator at Brooks
- 4. Los Cielos
- 5. The Anderson

MAJOR EMPLOYERS

- 1. Mission Solar Energy
- 2. Cuisine Solutions San Antonio
- 3. Bakerly Ranch
- 4. Brooks Development



VIEW PROPERTY SPECIFICATIONS

WatersEdge
BUILDINGS | & IT

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC



PRESTON | HOLLOW
COMMUNITY CAPITAL

WatersEdge
BUILDINGS I & II



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TRANSWESTERN

REAL ESTATE SERVICES