

“
One of San
Antonio’s
Premier Office
Destinations.
”

CORPORATE CAMPUS AVAILABLE
UP TO 143,053 SF

WESTRIDGE ONE & TWO

15935 / 15955 La Cantera Parkway
San Antonio, Texas 78256



STREAM

 SAGEVIEW
PARTNERS



WESTRIDGE TWO

WESTRIDGE ONE

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WESTRIDGE - Live. Work. Play. where you have access to everything within minutes, all without the need for a highway or a long commute. The twin buildings are both premium Class A buildings and are part of the Best Office Development according to the San Antonio Business Journal.

La Cantera Parkway

SEE NEARBY
AMENITIES LIST



(1 Mile Radius)

La
Cantera Pkwy

Babcock Rd.

10

La
Cantera
Hill Country
Resort
& Golf Course

Mira Vista
Apartments

Six Flags
Fiesta Texas

- 33 Restaurants
- 21 Shopping

Town Center
(Planned)

Spurs Practice
Facility
Event Plaza
22-acre Park

The Rock
(Planned)

Celeste
At La Cantera

The Residences
At La Cantera

The Shops At
La Cantera

- 36 Restaurants
- 81 Shopping

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La
Cantera
Crossing
Retail Development
2027 Completion

1604

JUST A FEW OF THE LARGER RETAILERS
LOCATED IN THE LA CANTERA MASTER-
PLANNED COMMUNITY

NORDSTROM
KENDRA
SCOTT
Six Flags

Neiman Marcus
LA CANTERA
RESORT & SPA

Chick-fil-A

SECURITY SERVICE
FEDERAL CREDIT UNION

lululemon
Microsoft
TECOVAS

UTSA
College

- 19 Restaurants
- 2 Shopping

NEARBY AMENITIES



Live.

There are several coveted neighborhoods within minutes of the development including The Dominion, Stone Oak, Fair Oaks Ranch, and Cross Mountain. High end apartment complexes are also within a short drive of the complex including The Rim, Eilan, and The Residences at La Cantera.

More than 32,000 people live within a two-mile radius of the development, with an annual growth of 4.4% over the past 10 years. More than 49% have a bachelor's degree or higher. The area has quick and easy access to I-10 and Loop 1604 for those who live in other parts of San Antonio for easy commuting.



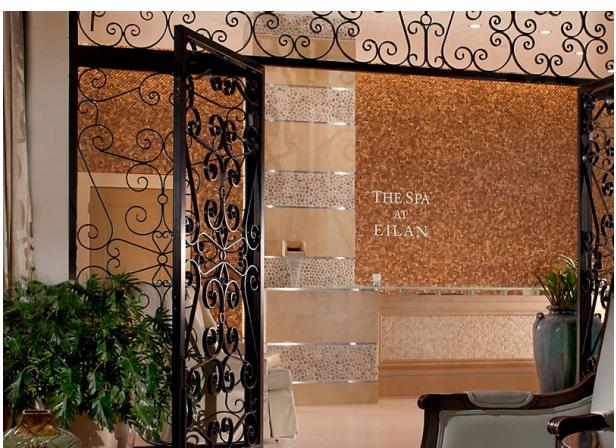


Work.

The neighborhood is home to many of San Antonio's largest and most influential companies including: 3M, Forge Energy, Howard Energy, Hulu, Grainger, Methodist Healthcare, Medtronic, NuStar, Raytheon, Security Service, US Department of Justice, Valero, Vericast, Victory Capital, and WellMed.

The buildings were completed in 2014 and 2016 and are certified LEED Silver with floor-to-ceiling glass windows featuring an unmatched view of rolling hills, lush green landscapes, and Downtown San Antonio. The interior features marble flooring accented with hardwood finished, best-in-class cafeterias, ample meeting space, and covered parking.

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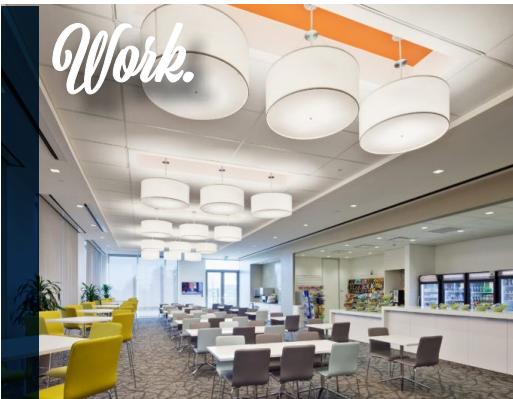
Play

There are plenty of options for fun after work in the immediate area including high-end shopping at La Cantera, relaxing at Eilan Spa, exploring at Friedrich Wilderness Park, dining at Signature or another of a wide variety of restaurants, exercising at Leon Creek Greenway, hitting the links at Top Golf or the renowned Palmer and Resort Courses at La Cantera, or having a blast at Six Flags Fiesta Texas.



PROPERTY SITE AERIAL / INGRESS-EGRESS

WESTRIDGE ONE & TWO



PROPERTY DETAILS

Building One:	129,491 rentable square feet
Building Two:	129,468 rentable square feet
Year Built:	2014/2016
Parking:	Up to 5/1,000 covered

AVAILABILITIES

Westridge One

Level 3: 35,096 SF*

Level 4: 35,014 SF*

* Available 2/1/27

Westridge Two

Level 3: Up to 36,477 SF

Level 4: Up to 36,466 SF

LEASING RATE

\$28.00/SF/YR NNN

PROPERTY HIGHLIGHTS

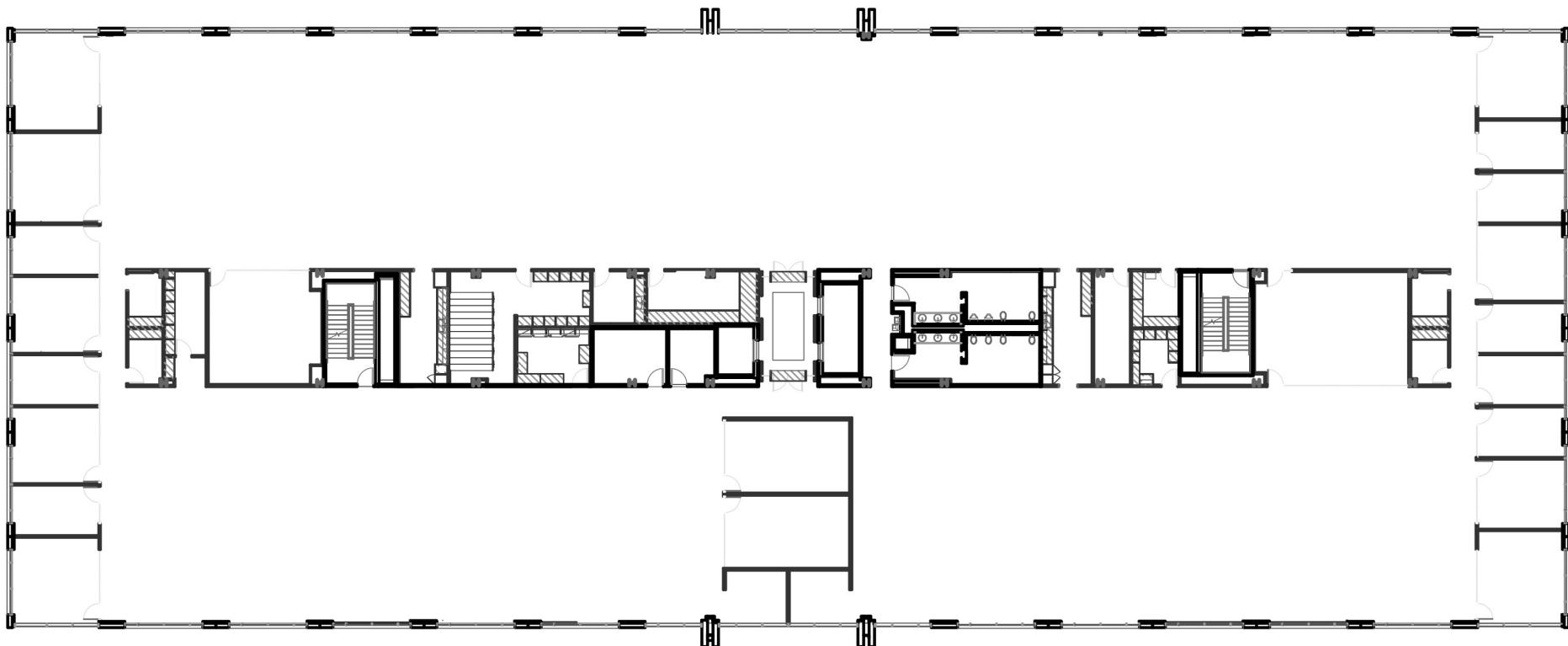
- Class A office in dynamic Far Northwest Submarket
- Prime corporate campus destination
- Signage opportunities
- LEED Silver certified building
- Modern interior design
- First class gym & locker rooms
- Mother's room
- Fresh food market

AVAILABLE FLOORPLAN

LEVEL 3

* Available 2/1/27

WESTRIDGE ONE



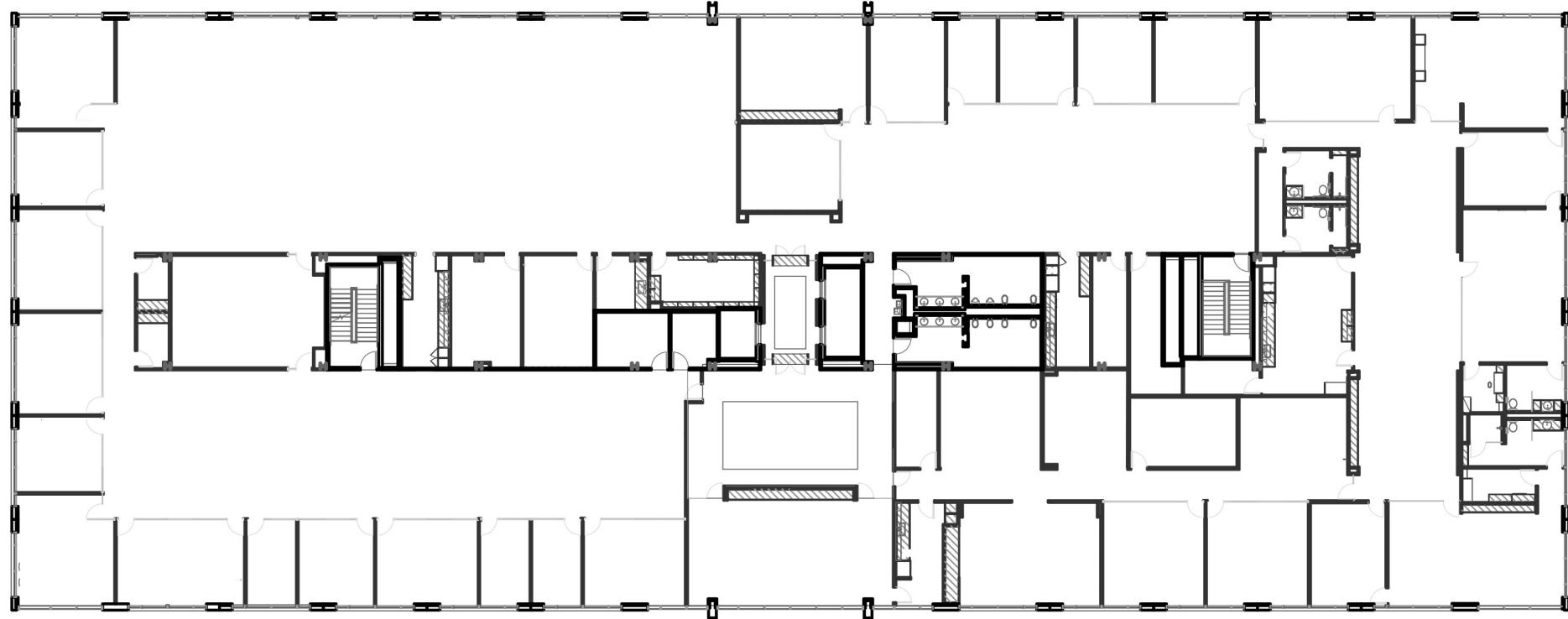
**35,096 SF
AVAILABLE**

AVAILABLE FLOORPLAN

WESTRIDGE ONE

LEVEL 4

* Available 2/1/27

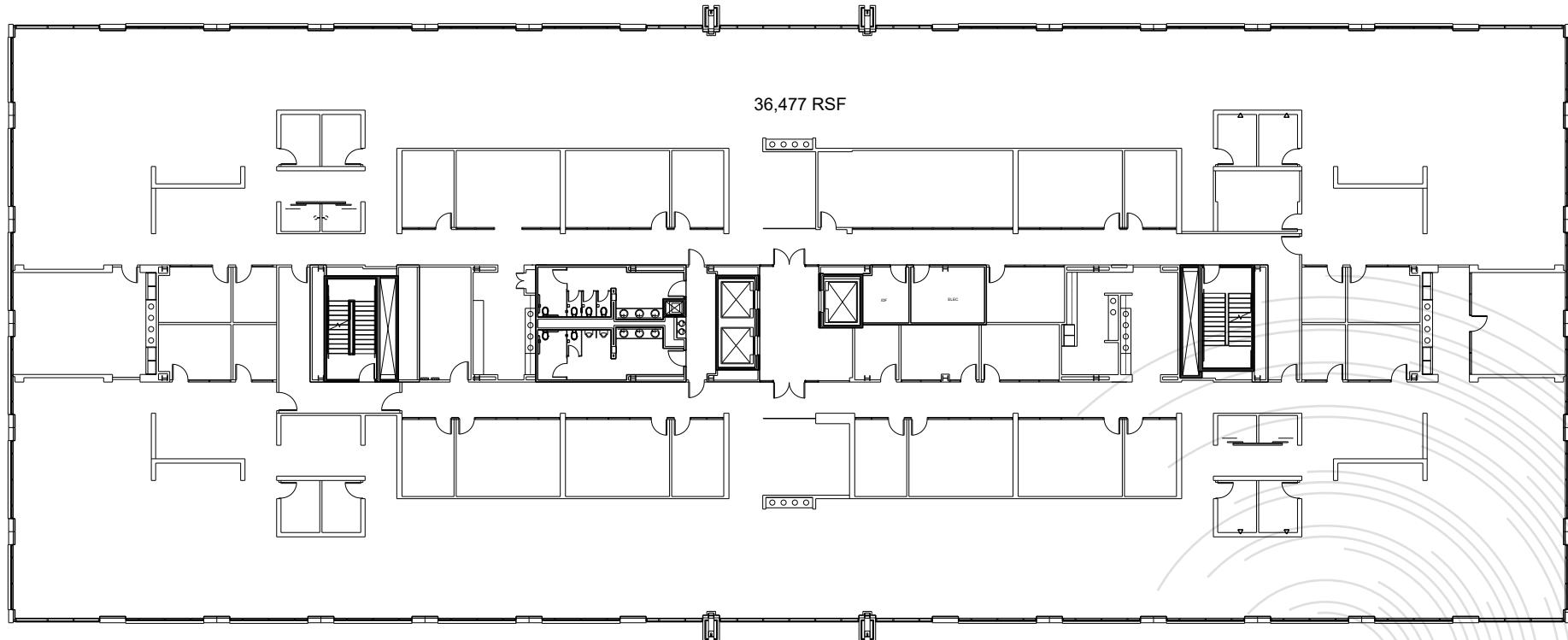


**35,014 SF
AVAILABLE**

AVAILABLE FLOORPLAN

WESTRIDGE TWO

LEVEL 3

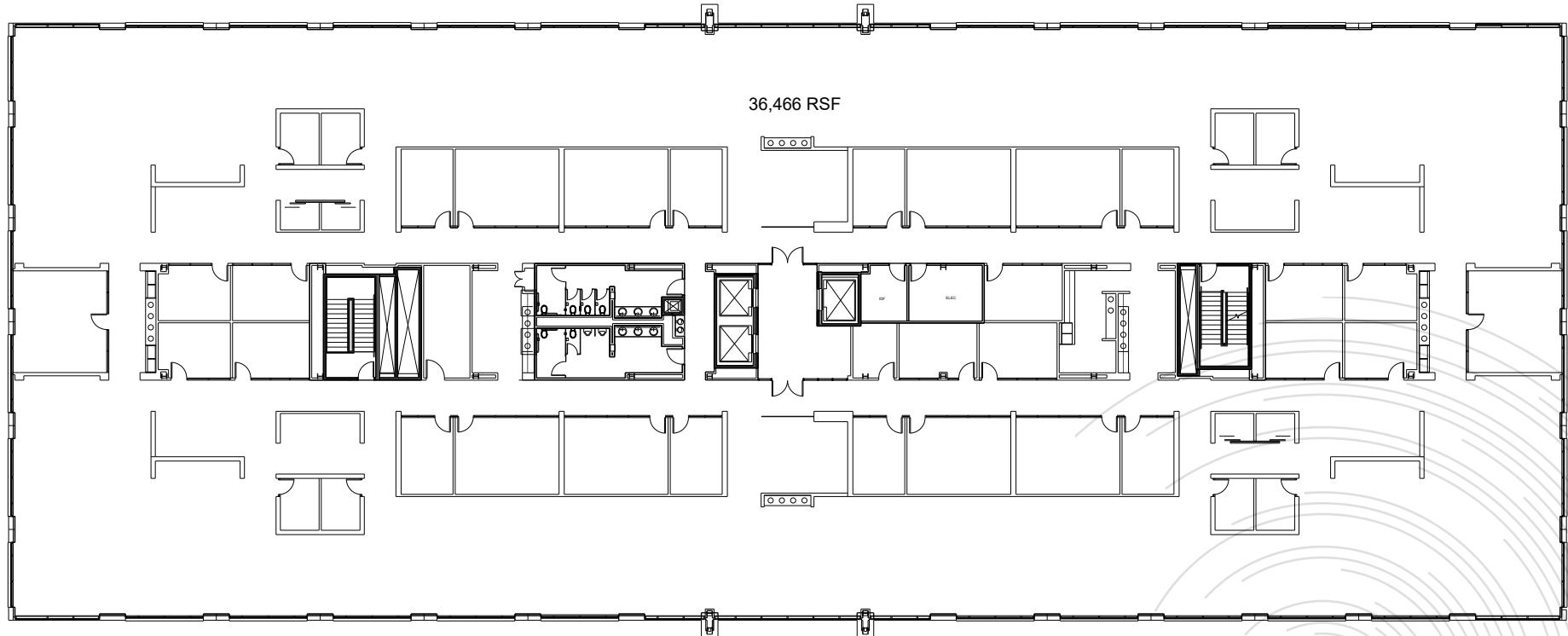


Up to 36,477 SF
AVAILABLE

AVAILABLE FLOORPLAN

WESTRIDGE TWO

LEVEL 4



Up to 36,466 SF
AVAILABLE



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TWO

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STREAM

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