



**PINNACLE OAKS**  
TECH CENTER

4830 N Loop 1604 W  
San Antonio, TX 78249

MOVE-IN READY

**12,127 SF**  
**OFFICE/FLEX SPACE**  
**SCHEDULE TOUR TODAY**

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# BUILT FOR YOUR BUSINESS



12,127 SF  
office/flex space



Premier location  
surrounded by  
rooftops, retail &  
restaurants



High traffic counts  
with over 113,184  
VPD on Loop 1604 @  
Tradesman



Centralized in one  
of the highest  
income areas in  
San Antonio

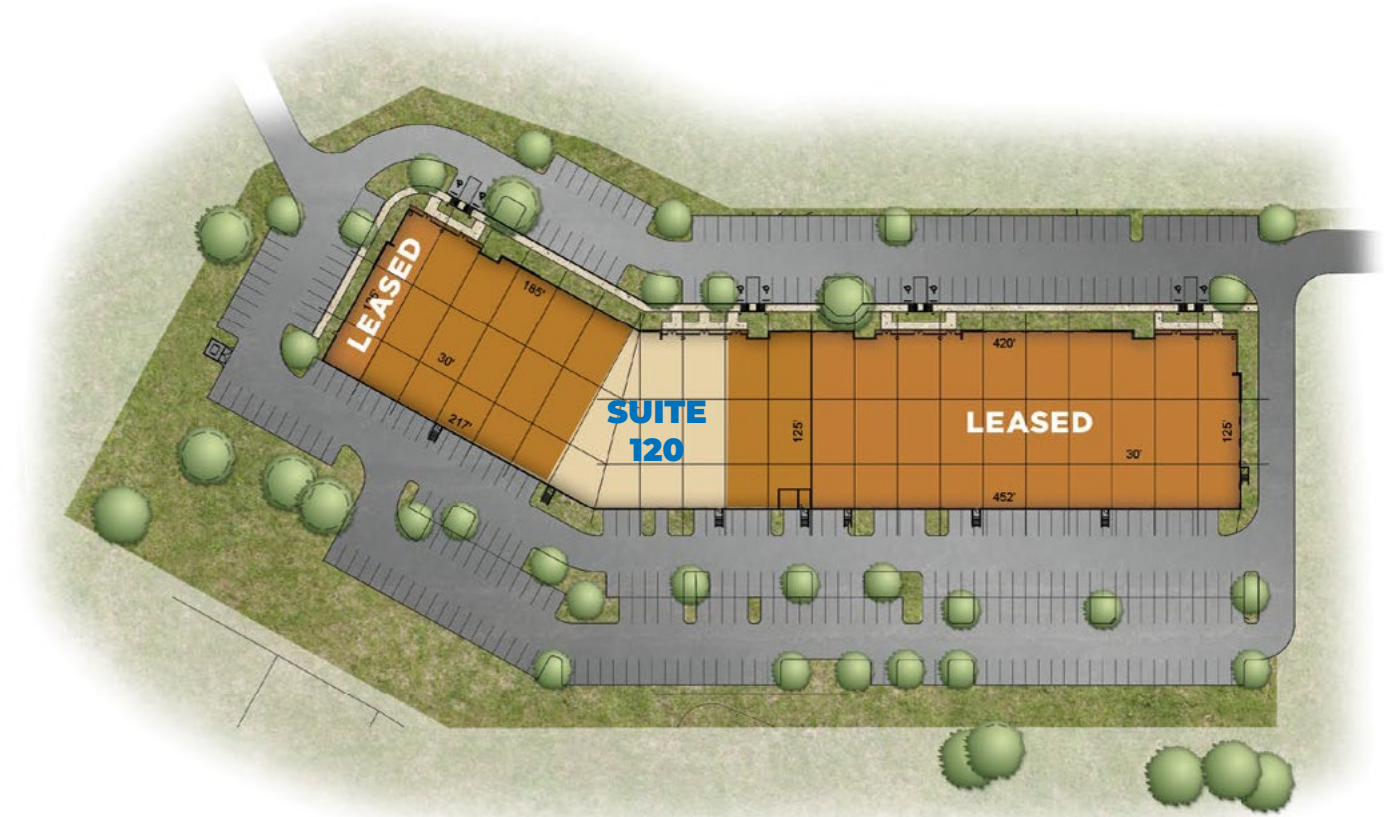


# BUILDING HIGHLIGHTS

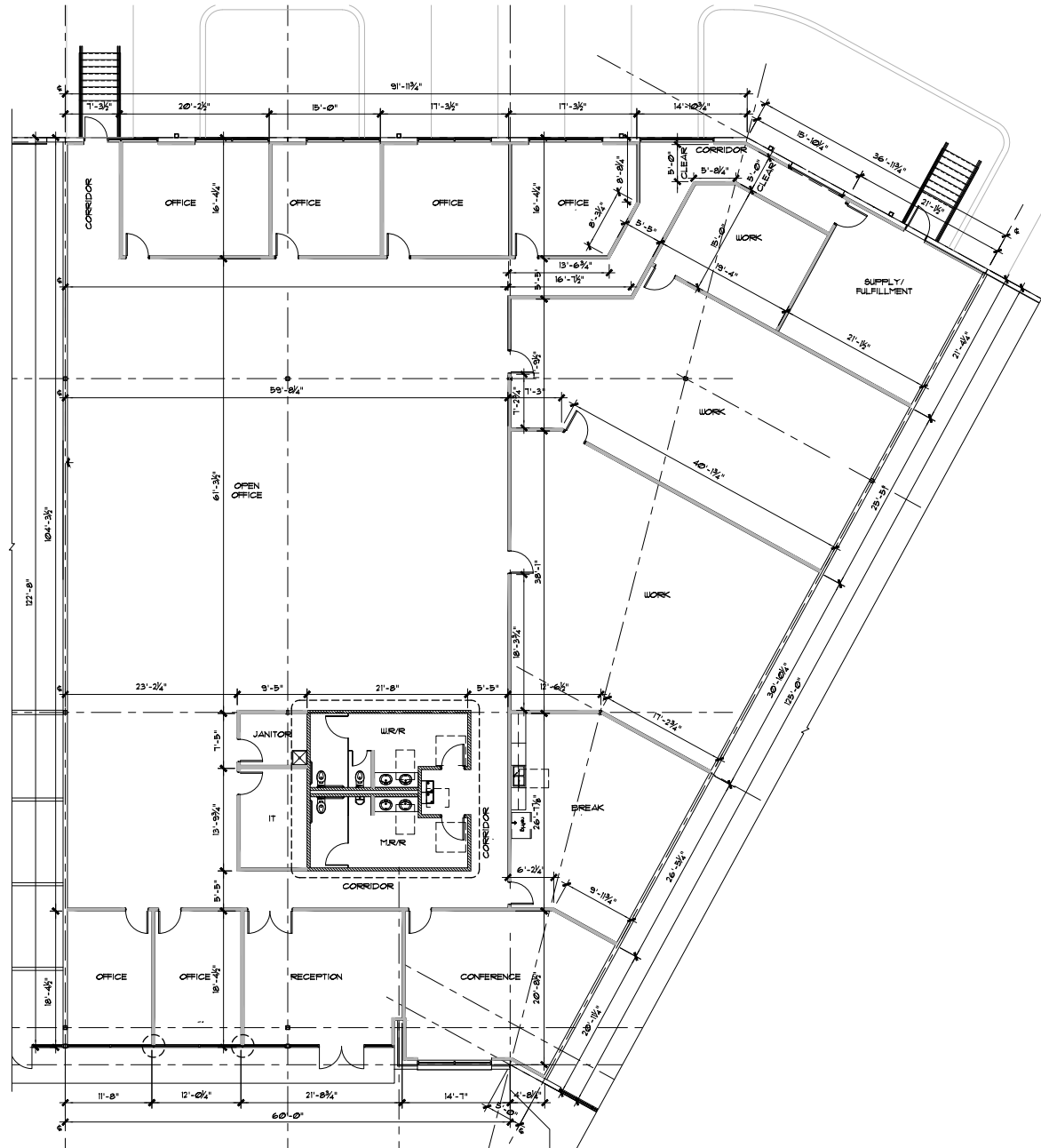
- » Newer construction high quality office/flex product
- » Building and monument signage available
- » Parking Ratio: 4.64:1,000
- » Direct access to Loop 1604 and great access to IH-10

# SPACE HIGHLIGHTS

- » Suite 120: 12,127 SF available immediately
- » 2nd generation office suite in move-in ready condition
- » Highly efficient space with flex loading potential
- » 100% climate controlled
- » Contact broker for rates



# FLOOR PLAN & DEMOGRAPHICS



	2 Mile	5 Miles	10 Miles
2022 Total Population	24,269	238,275	861,240
2022 Households	11,356	97,611	329,806
2022 Avg Income	\$91,617	\$95,918	\$89,131



Highest population increase in Texas



32,256 available workforce



Direct access to North Loop 1604



5 minute drive to La Cantera Amenities



# NEARBY AMENITIES





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Owned & Managed By:

