

BRAZOS BUILDING

4318 WOODCOCK DRIVE | SAN ANTONIO, TX 78228

A CUSHMAN & WAKEFIELD PRIVATE CAPITAL GROUP INVESTMENT OPPORTUNITY



USER AND INVESTOR OPPORTUNITY | TWO STORY OFFICE | NORTHWEST SUBMARKET



**CUSHMAN &
WAKEFIELD**
Private Capital Group

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EXECUTIVE SUMMARY

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market the Brazos Building, a 49,881 square foot, two-story office building located in the Centerview Crossing Office Park in Northwest San Antonio. The project is an excellent investor or user opportunity on a 2.98-acre site with surface parking. Minutes from USAA's corporate headquarters, the 900-acre South Texas Medical Center and the vast majority of San Antonio's corporate presence, this building benefits from proximity to a variety of strong industry representation.



**Quality Investor and
User Opportunity**



**Above Market Parking Ratio
(4.21:1,000)**



**Located in Centerview
Crossing Office Park in
Northwest San Antonio**



**Ease of Accessibility From Loop
410, Babcock & Callaghan Roads**



Owner User Opportunity
75% leased with 24,379 SF
near term expiration



**Premier location near the
South Texas Medical Center**

OFFERING OVERVIEW



YEAR BUILT:
1975; Ren 2022



PARKING:
4.21:1,000 Parking Ratio



PROPERTY SIZE:
49,881 SF



OCCUPANCY:
75%
*24,972 SF with near term expiration;
remaining tenants could be relocated in the Park



LAND AREA:
2.98 Acres



ZONING:
C3 General Commercial



CENTRAL TEXAS PRIVATE CAPITAL GROUP

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