

# ■ PHASE 2

THE NEXT GENERATION OF OFFICE.



## PROPERTY INFORMATION

The project is located in the very desirable Westover Hills. The Project consists of a 2-story, 102,545 square foot value office building nestled on 8.97 acres located on Highway 151 with 705 parking spaces.

[www.one51officecentre.com](http://www.one51officecentre.com)

**ONE51**  
OFFICE CENTRE  
■ PHASE 2

IN WESTOVER HILLS AT 9810 HIGHWAY 151  
SAN ANTONIO, TEXAS 78251



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## ABOUT THE PROPERTY

The Project is strategically located in the Westover Hills master-planned development in West San Antonio. The site is an "A" location with ideal freeway visibility and offers great access to Highway 151.

**ONE51 OFFICE CENTRE, PHASE 2** is located on the south side of Highway 151, between Military Drive West and Potranco Road and is only 15.6 miles (short 20 minute drive) from the San Antonio International Airport. The Project is also in very close proximity to numerous corporate office campuses, including Nationwide Insurance, Wells Fargo, Hartford Insurance, Kohl's, Capital Group, Chase Bank, Microsoft, NSA, and the Frost Bank's office campus. Other prominent landmarks in the area include Sea World and the Hyatt Hill Country Resort.



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## PROJECT INFORMATION

### COMPLETED

June 2017

### LAND SIZE

8.97 Acres

### BUILDING SIZE

102,545 rentable square feet;  
Two (2) floors

### PERCENT LEASED

83%

### PARKING

7/1,000 RSF

### LEASE RATE

\$20.00/SF/YR NNN

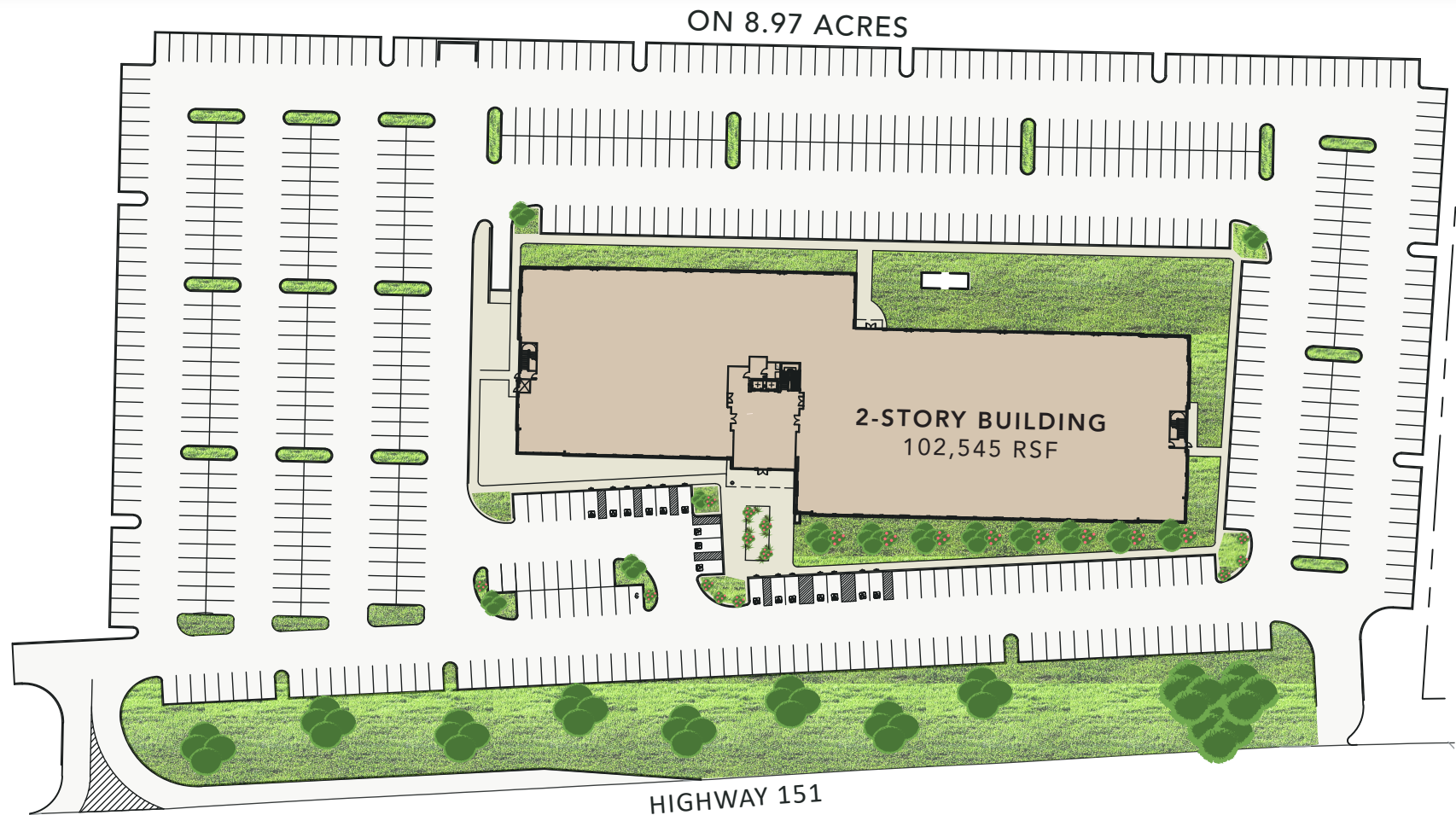
### LEASE TERMS

5 to 10 Years



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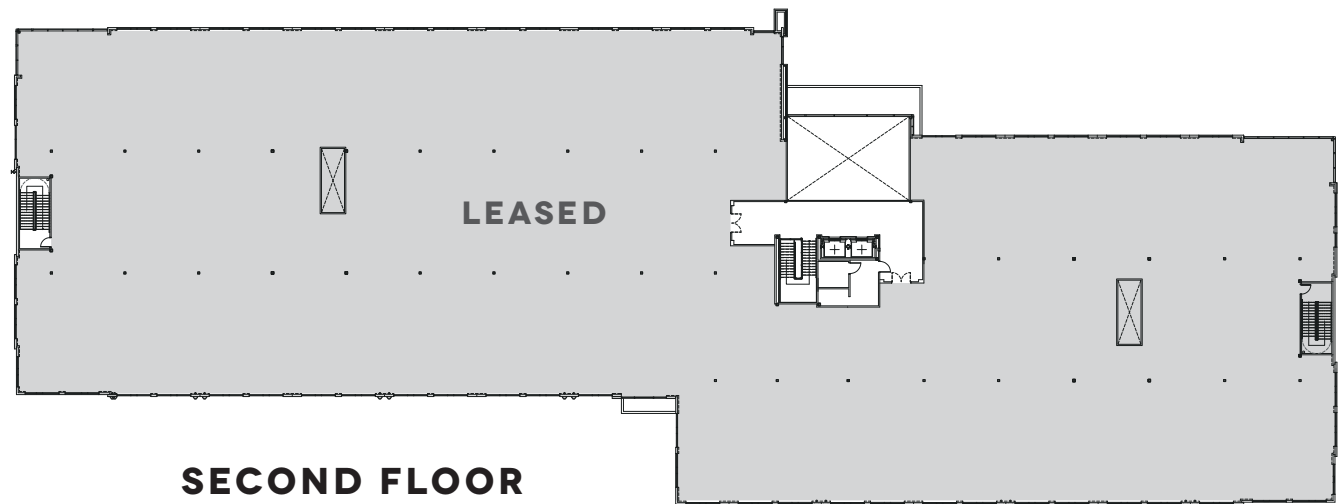
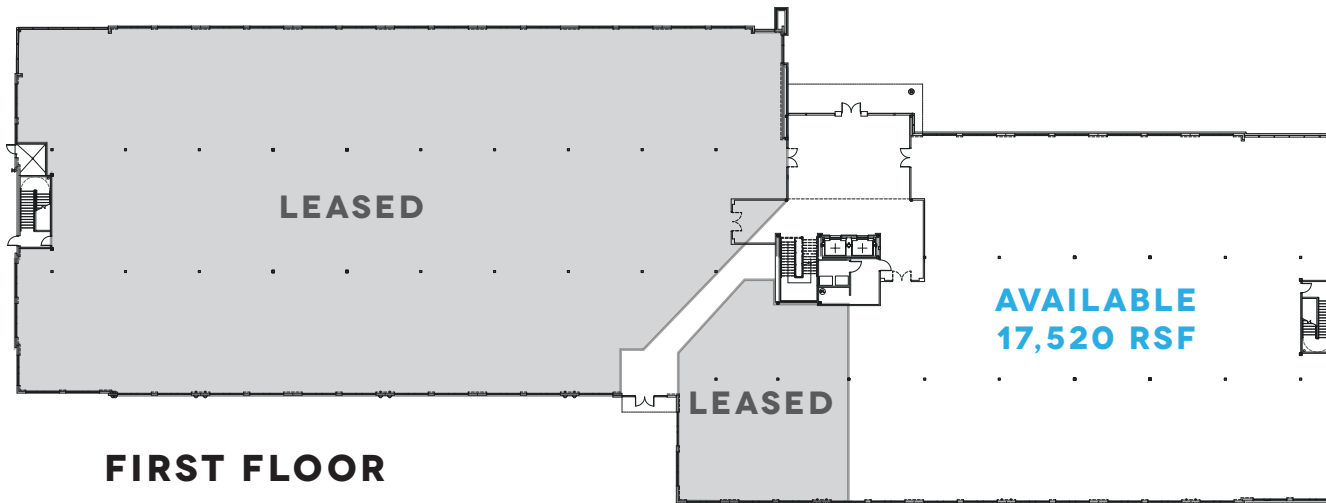


## HIGHLIGHTS

- Class A finishes throughout
- Master-planned corporate environment
- 7:1,000 parking to accommodate dense office layout
- 10' ceilings
- 24 hour access and 24 hour control of HVAC
- Ample green space with mature trees
- Open floor plans for efficient & flexible work space design - Up to 17,520 RSF Available
- Low occupancy cost relative to traditional office space
- Ideal visibility/signage and access with frontage on Highway 151
- Energy efficient systems
- Dual pane low E glass oversized windows
- Floor plate design to efficiently accommodate prospective tenants

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# INGRESS/EGRESS

# WESTOVER HILLS



## DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION (2017)	15,800	114,547	291,801
MEDIAN HH INCOME (2017)	\$76,455	\$63,495	\$62,944
AVERAGE HH INCOME (2017)	\$91,580	\$80,116	\$80,360



# WESTOVER HILLS

RETAIL

410



MAXIM

STREAM DATA CENTRE

CyrusOne

VALERO ENERGY CORPORATION

The Capital Group

Microsoft

Chevron

CHASE

KOHL'S

THE HARTFORD

LOWE'S

Frost Bank

aetna

QVC

FRED LOYA INSURANCE

petco CALL CENTER

ONE51 OFFICE CENTRE PHASE 2

SITE

HYATT REGENCY

Nationwide On Your Side

VA

151

ONE51 OFFICE CENTRE PHASE 1

sears

WELLS FARGO

ALAMO COLLEGES NORTHWEST VISTA COLLEGE

CHRISTUS SANTA ROSA Health System

Westover Hills Blvd

N. Ellison Dr

Sea World

1604

ALAMO RANCH 10,000 HOME MASTER-PLANNED COMMUNITY

## CORPORATE NEIGHBORS

### RESTAURANTS

- Big'z Burger Joing
- Sporting News Grill
- Subway
- Paul Revere's Pizza
- Thailand Restaurant
- Wok Inn
- Thai Hut Restaurant
- Little Caesar's
- Taqueria El Rodeo
- Church's Chicken
- Sazon Mexican Cafe
- McDonald's
- Bill Miller's
- Rudy's BBQ
- Marianito's Tex Mex Grill
- Martha's Mexican Restaurant
- Sunspot Restaurant
- Freddy's Frozen Custard
- Bush's Chicken

- Popeye's Chicken
- Kennedy's Chicago Pizza
- Smashburger
- Sonic Drive-In
- Willie's Grill & Icehouse
- Grand Tequila
- Freebird's World Burrito
- Genghi's Grill
- Wingstop
- Five Guys Burgers
- The Egg & I
- Carl's Jr.
- Panera Bread
- Tiagos Cabo Grille
- Whataburger
- Furr's Fresh Buffet
- Panda Express
- Schlotsky's
- Chipotle Mexican Grill

- McAllister's Deli
- IHOP
- TGI Friday's
- Buffalo Wild Wings
- Cracker Barrel
- Chili's
- Carino's Italian
- Chick-Fil-A
- Which Wich Sandwiches
- Wendy's
- Wing Daddy's Sauce House
- Burger King
- Jim's Restaurant
- Pei Wei's
- Taco Cabana
- Golden Chicken
- Jack in The Box

### HOTELS

- Holiday Inn San Antonio Northwest
- Corporate Lodging Nino
- Hyatt Wild Oak Ranch
- Hyatt Regency Hill Country
- Hyatt Hill Country Golf Club
- Antler's Lodge
- Staybridge Suites San Antonio Sea World
- Hill Country Spa
- Hilton San Antonio

### BANKS

- Navy Federal Credit Union
- US Bank
- American Eagle Credit Union
- JP Morgan Chase
- Wells Fargo
- Potranco Village Banking Center
- Woodforest National Bank
- Capital One Bank
- Chase Bank
- IBC Bank

## WHAT'S NEARBY?

2 MILE RADIUS

### SHOPPING

- Family Dollar
- Walgreens
- Livestore Plus
- HEB Plus
- Koh's
- Walmart Super Center
- Starbuck's
- Target
- The Home Depot
- Ross Dress For Less
- Office Depot
- Lowe's

- Mattress Firm
- Gold's Gym
- Ink Sell
- Texas Tans
- Supercuts
- AT&T Wireless
- Twin Peaks
- Dots
- Sally's Beauty Supply
- Melrose
- Claire's Boutique
- Radio Shack

- Miracle Nails
- GNC
- Payless Shoe Source
- Rack Room Shoes
- Anna's Linens
- Catherine's
- Rue 21
- Dollar Tree
- Toy's R'Us
- Babie's R'Us



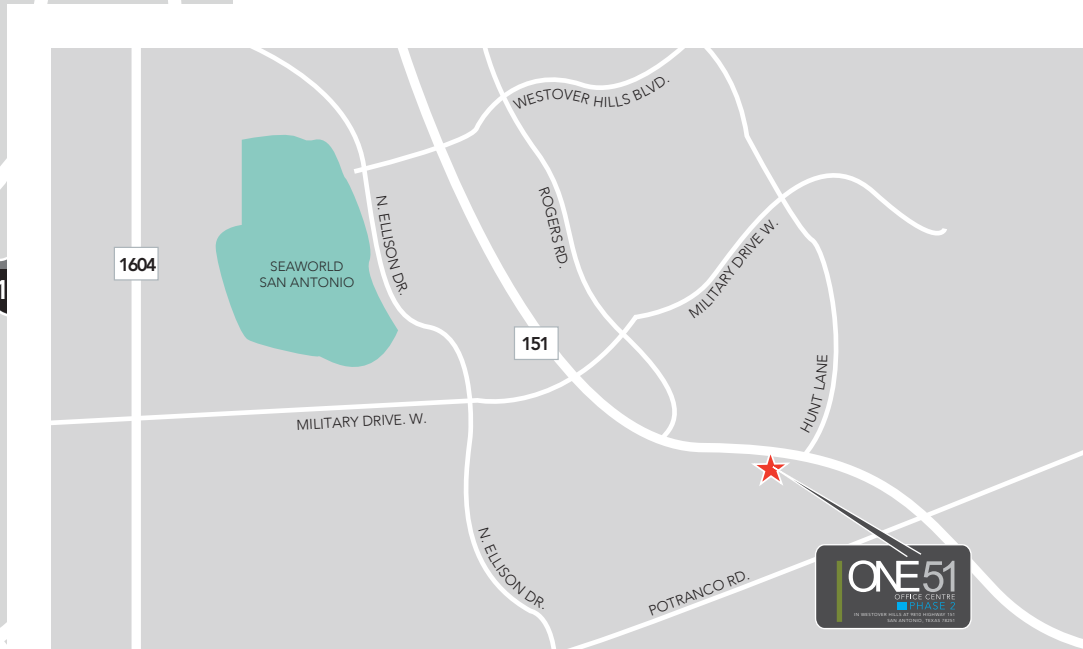
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A PROJECT BY

**STREAM**

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