

“

*One of San  
Antonio's  
Premier Office  
Destinations.*

”

CORPORATE CAMPUS AVAILABLE  
UP TO 144,607 SF

# WESTRIDGE ONE & TWO

15935 / 15955 La Cantera Parkway  
San Antonio, Texas 78256



STREAM

SAGEVIEW  
PARTNERS

An aerial photograph of two modern office buildings, Westridge One and Westridge Two, situated in a lush, green area. The buildings are surrounded by extensive parking lots and landscaped grounds. In the background, there are rolling hills and a residential area. The sky is clear and blue. Two callout boxes, one dark blue and one brown, point to the respective buildings. The road 'La Cantera Parkway' is visible on the right side of the image.

WESTRIDGE TWO

WESTRIDGE ONE

# WESTRIDGE

## ONE & TWO

15935 / 15955 La Cantera Parkway  
San Antonio, Texas 78256

**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.

SEE NEARBY AMENITIES LIST



(1 Mile Radius)

**WESTRIDGE**  
ONE & TWO  
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JUST A FEW OF THE LARGER RETAILERS  
LOCATED IN THE LA CANTERA MASTER-  
PLANNED COMMUNITY



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.

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# 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.

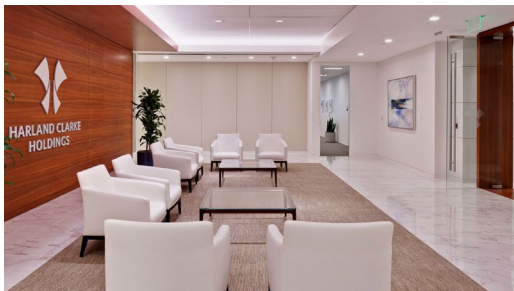




PROPERTY SITE AERIAL / INGRESS-EGRESS

# WESTRIDGE

## ONE & TWO



### PROPERTY DETAILS

**Building One:** 135,139 rentable square feet  
**Building Two:** 129,201 rentable square feet  
**Year Built:** 2014/2016  
**Parking:** Up to 5/1,000 covered spaces available

### AVAILABILITIES

#### Westridge One

Level 3: 36,259 SF\*

Level 4: 36,170 SF\*

\* Available 2/1/27

#### Westridge Two

Level 3: Up to 36,144 SF

Level 4: Up to 36,034 SF

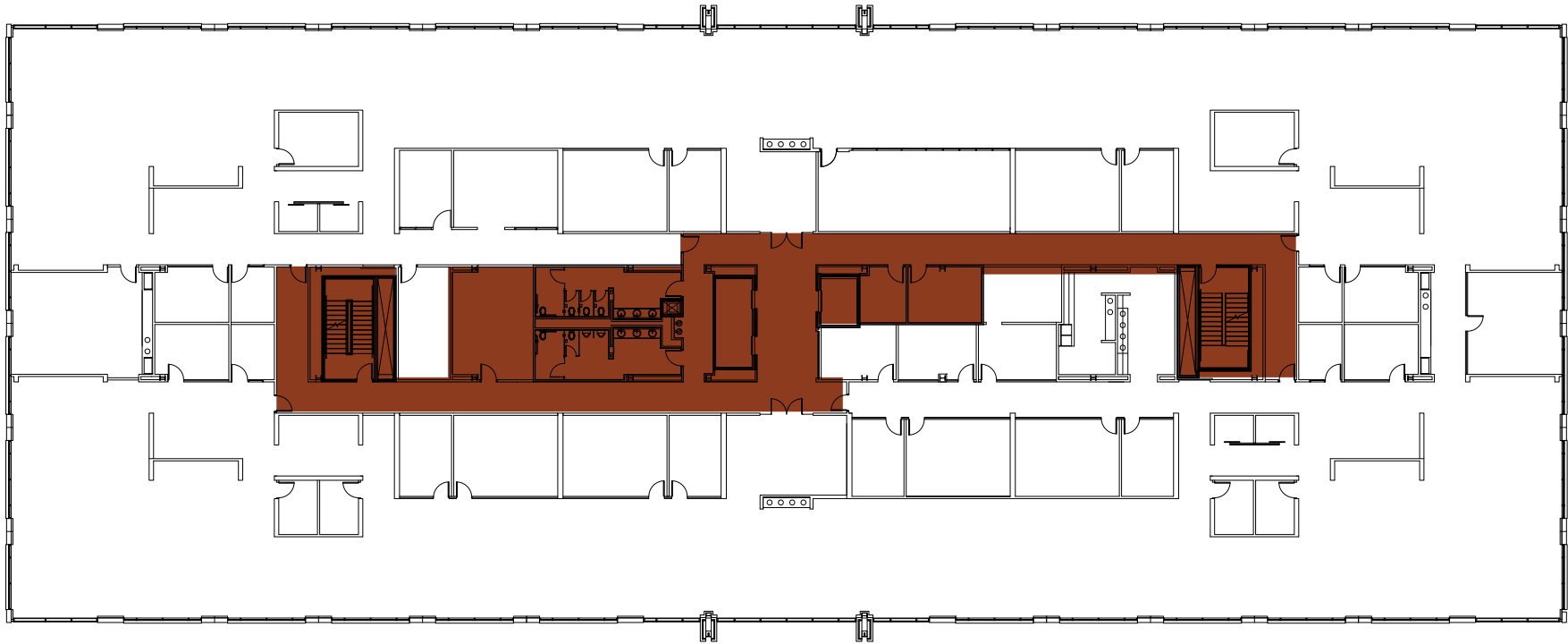
### LEASING RATE

\$28.00/SF/YR NNN

### PROPERTY HIGHLIGHTS

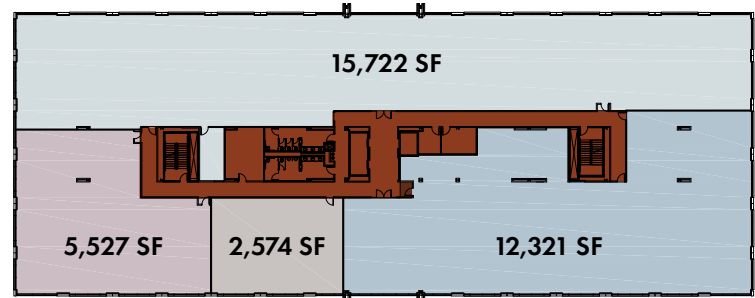
- Class A office in dynamic Far Northwest Submarket
- Prime corporate campus destination
- Signage opportunities
- LEED Silver certified building
- Modern interior design
- First class gym & locker rooms
- Mother's room
- Fresh food market

# LEVEL 3



 Common Area Corridor

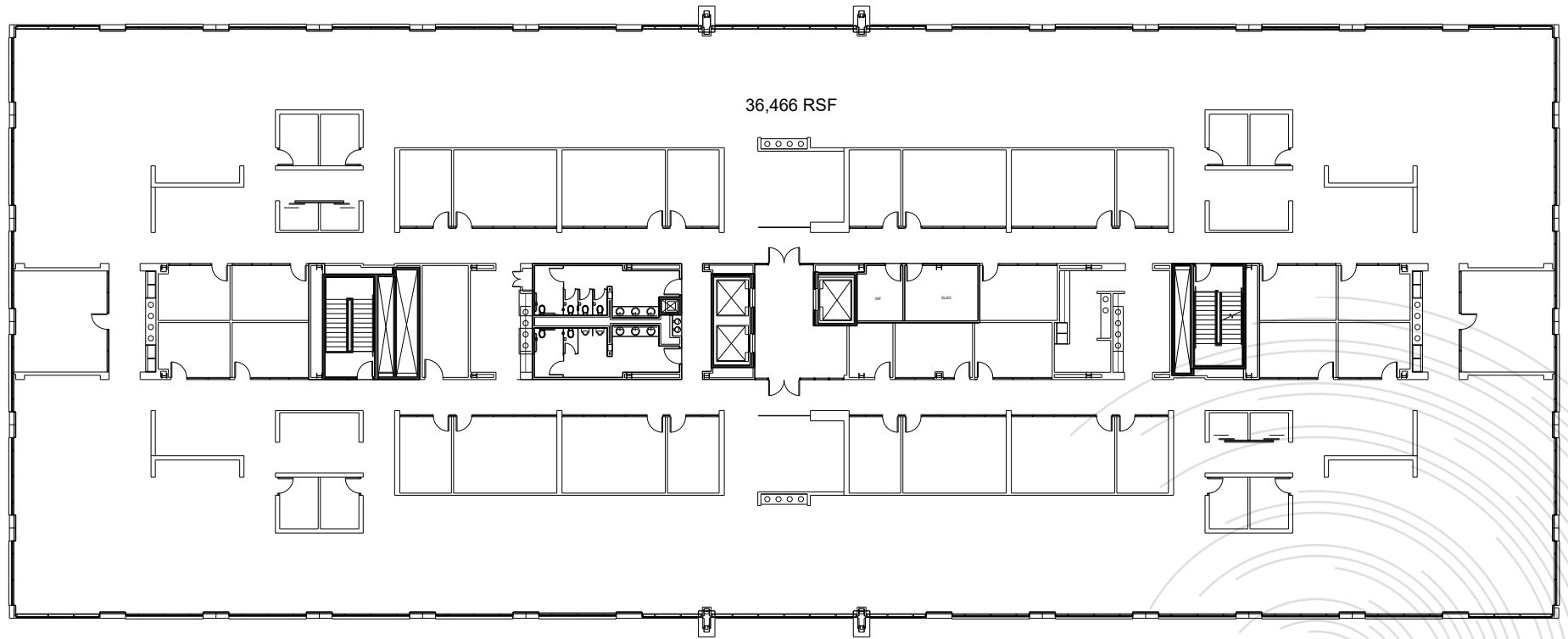
## POTENTIAL DEMISING PLAN



**Up to 36,144 SF**  
AVAILABLE



LEVEL 4



**Up to 36,034 SF**  
AVAILABLE

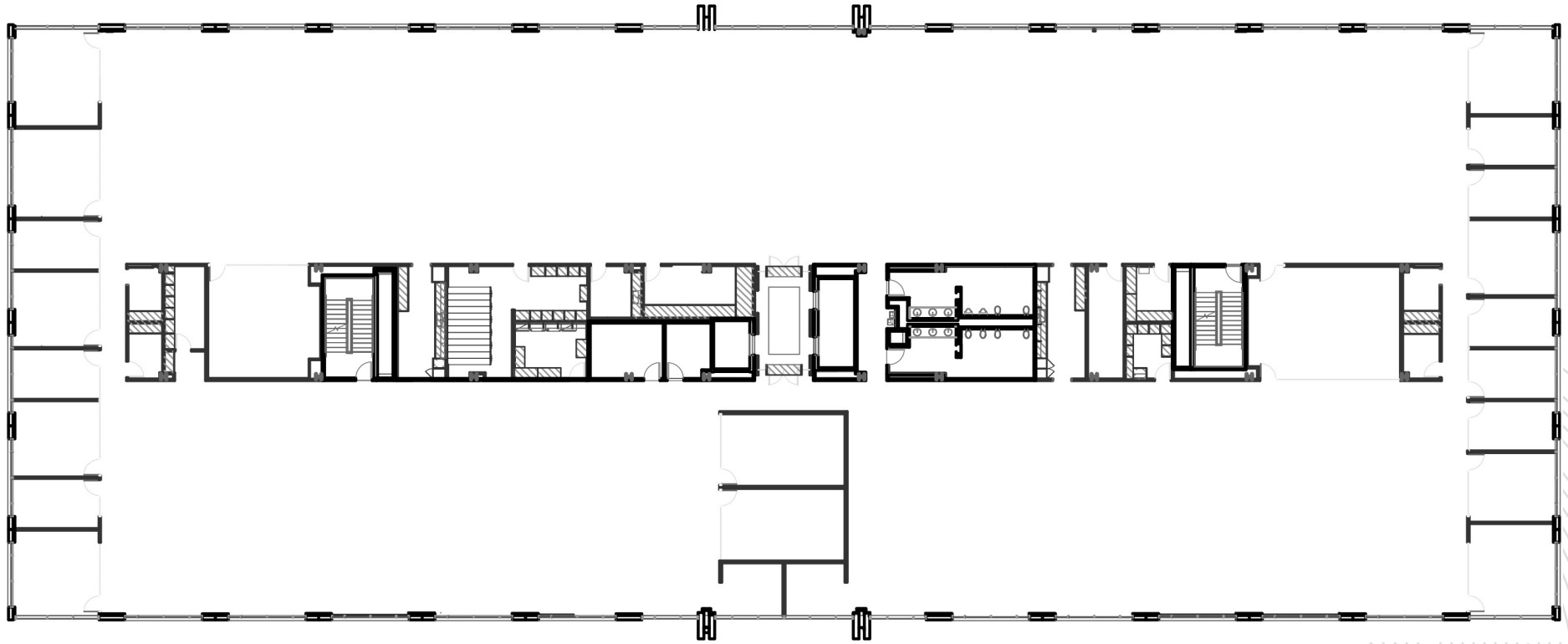
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AVAILABLE FLOORPLAN

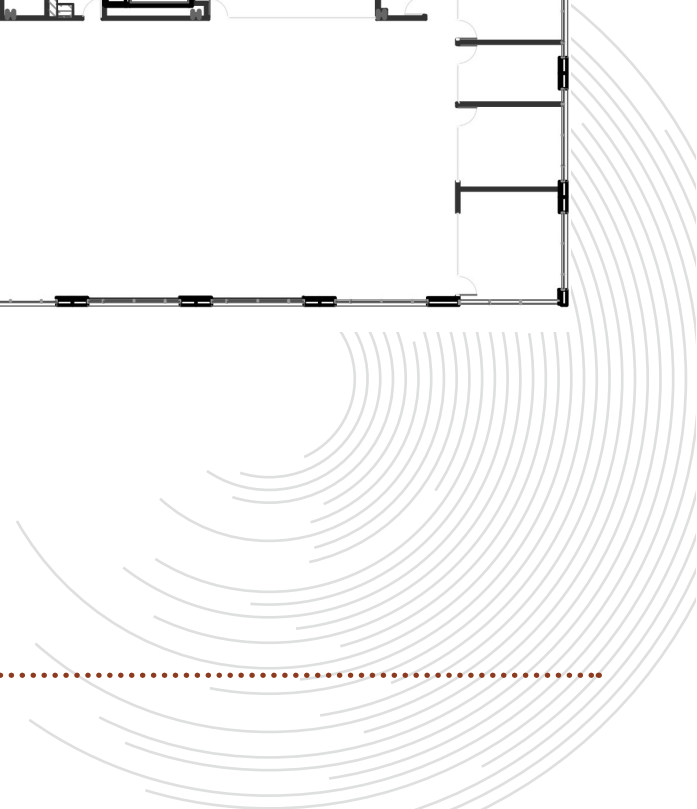
WESTRIDGE ONE

LEVEL 3

\* Available 2/1/27



36,259 SF  
AVAILABLE

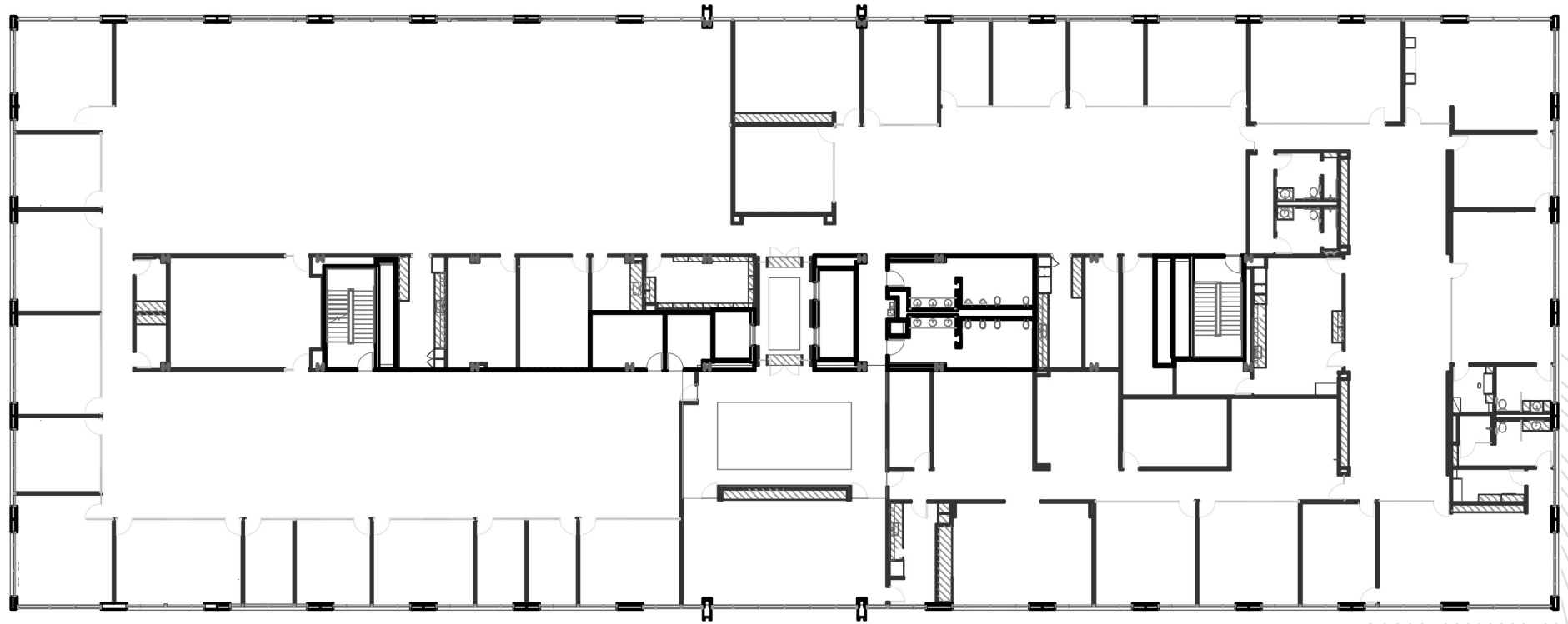


AVAILABLE FLOORPLAN

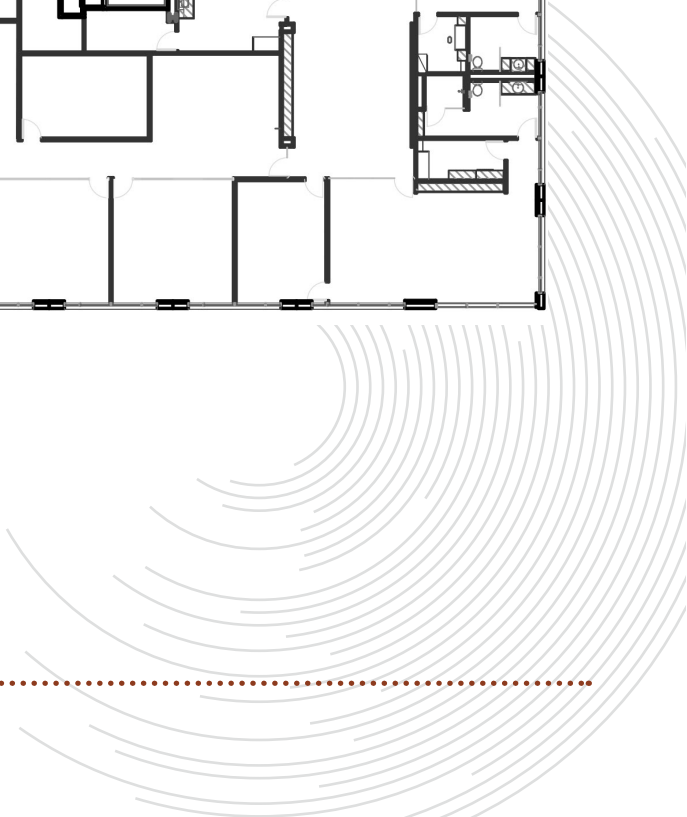
WESTRIDGE ONE

LEVEL 4

\* Available 2/1/27



36,170 SF  
AVAILABLE





# WESTRIDGE

ONE & TWO

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*Live. Work. Play.*

The logo for Victory Capital, featuring a stylized blue and white icon above the text "Victory Capital" in a blue sans-serif font.

# WESTRIDGE ONE & TWO

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The logo for Stream Realty, featuring a stylized black wavy line above the word "STREAM" in a bold, black, sans-serif font.

**FOR LEASING INFORMATION, CONTACT:**

Scott Ferguson | Senior Vice President | 210.298.8531  
scott.ferguson@streamrealty.com

Talaya Winton | Senior Associate | 210.298.8559  
talaya.winton@streamrealty.com

Carolyn Hinchey Shaw | Executive Managing Director & Partner | 210.298.8511  
cshaw@streamrealty.com