

# AUSTIN HIGHWAY

BUSINESS CENTER



7373 Broadway, Suite 201 • San Antonio, TX 78209



WORTH  
& ASSOCIATES

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# AUSTIN HIGHWAY BUSINESS CENTER

2735 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78218

## PROPERTY INFORMATION

- Austin Highway Business Center is an 83,740 SF Single Story Office Building
- The Building Has Undergone Extensive Renovations to Include:
  - *New Front Entrance and Modernized Lobby*
  - *New Paint, Carpet, Roof Skylights and Exterior Wall Windows*
  - *Solar Covered Carports & Electric Car Charging Station*
- Highly Efficient Open Office Layout for Large Number of Employees and Growth Opportunity
- 11' Ceiling Height with the Space Being Fully Sprinkled
- Six (6) Fiber Lines Feed the Project from Multiple Entrances served by Two (2) Substations providing true Redundant Fiber and Provides Three Time the amount of Capacity seen in New Projects.
- 200 Pair Copper Cabling from one Central Office as well Making the Space an Excellent Option for a Call Center or Back Office User
- Electric Power is 480/277v 3 phase 2000 amps
- 750 KW Detroit Back Up Generator with UPS System
- 6/1000 Parking Ratio with Solar Covered Parking Spaces
- **Energy Star Certified Building**



### AVAILABLE SPACE

- Suite 110: 13,934 SF

Modernized Lobby



Open Office Layout



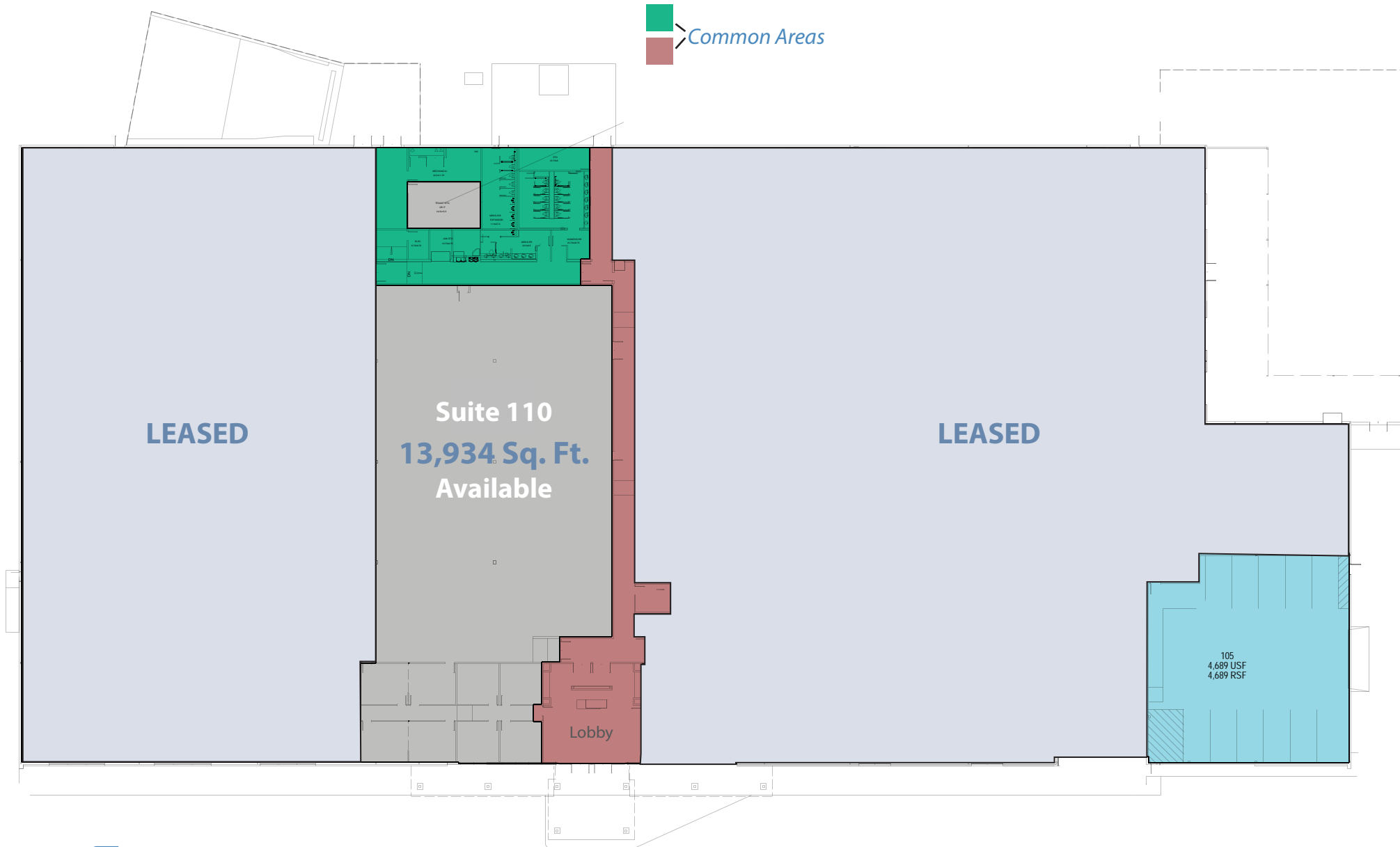
### LOCATION ANALYSIS

- Located on Austin Highway near the Loop 410 and IH-35 Interchange in the North East Submarket
- Zoned C-3 - General Commercial District
- Easy access to IH-35, Loop 410 & Austin Highway
- Quick Drive Times to San Antonio International Airport, Downtown San Antonio and is within Close Proximity to Rackspace Headquarters
- Nearest Bus Stops Located at Walzem and Austin Highway and Perrin Beitel and Austin Highway



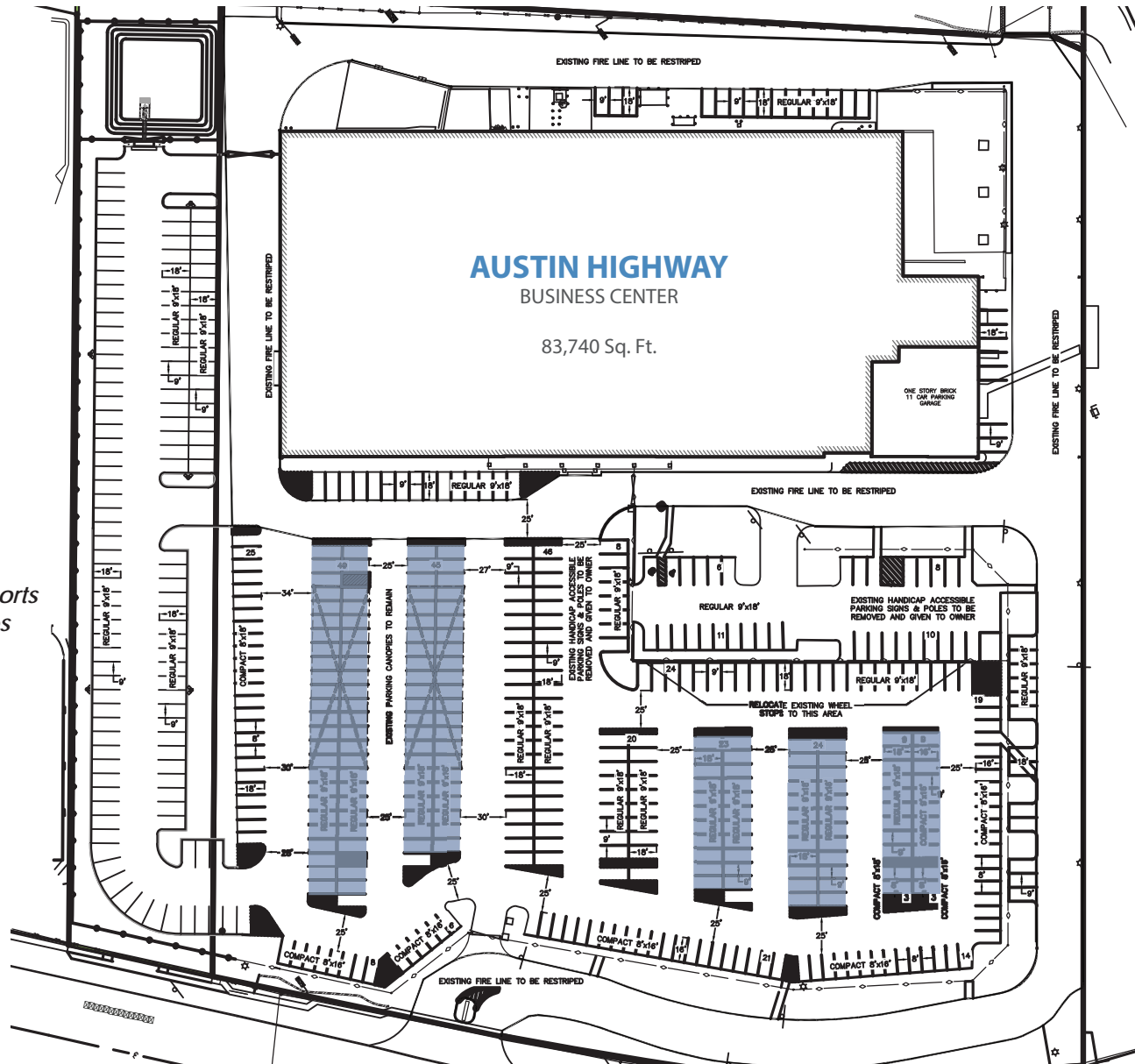
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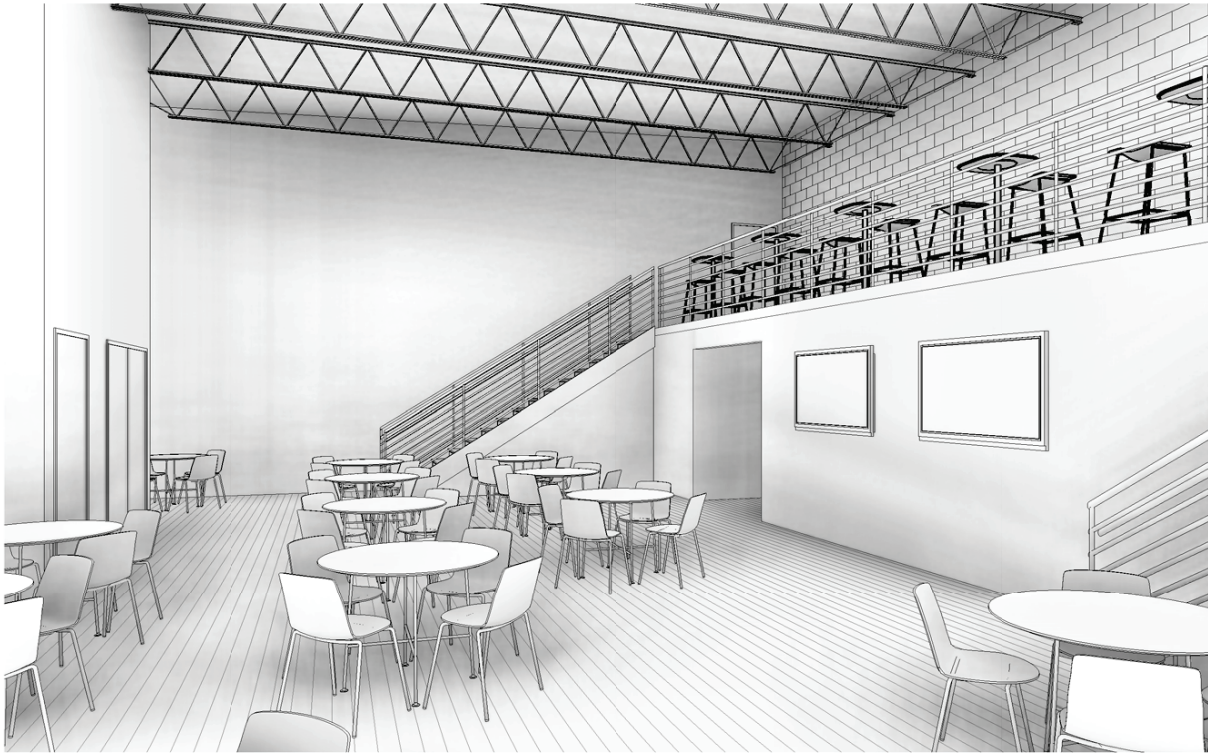


 Solar Covered Carports  
- 162 Parking Spaces



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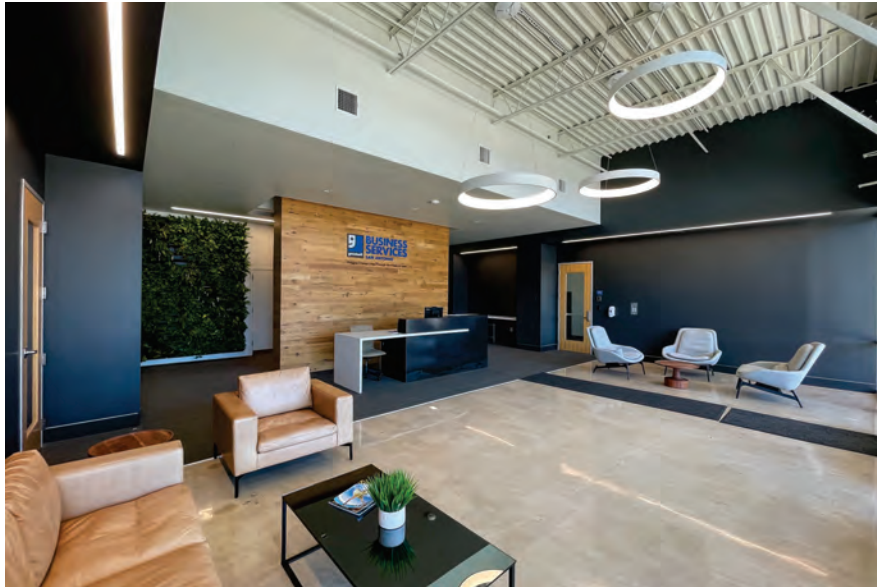
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## Building Photos



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Aerial



Google Earth



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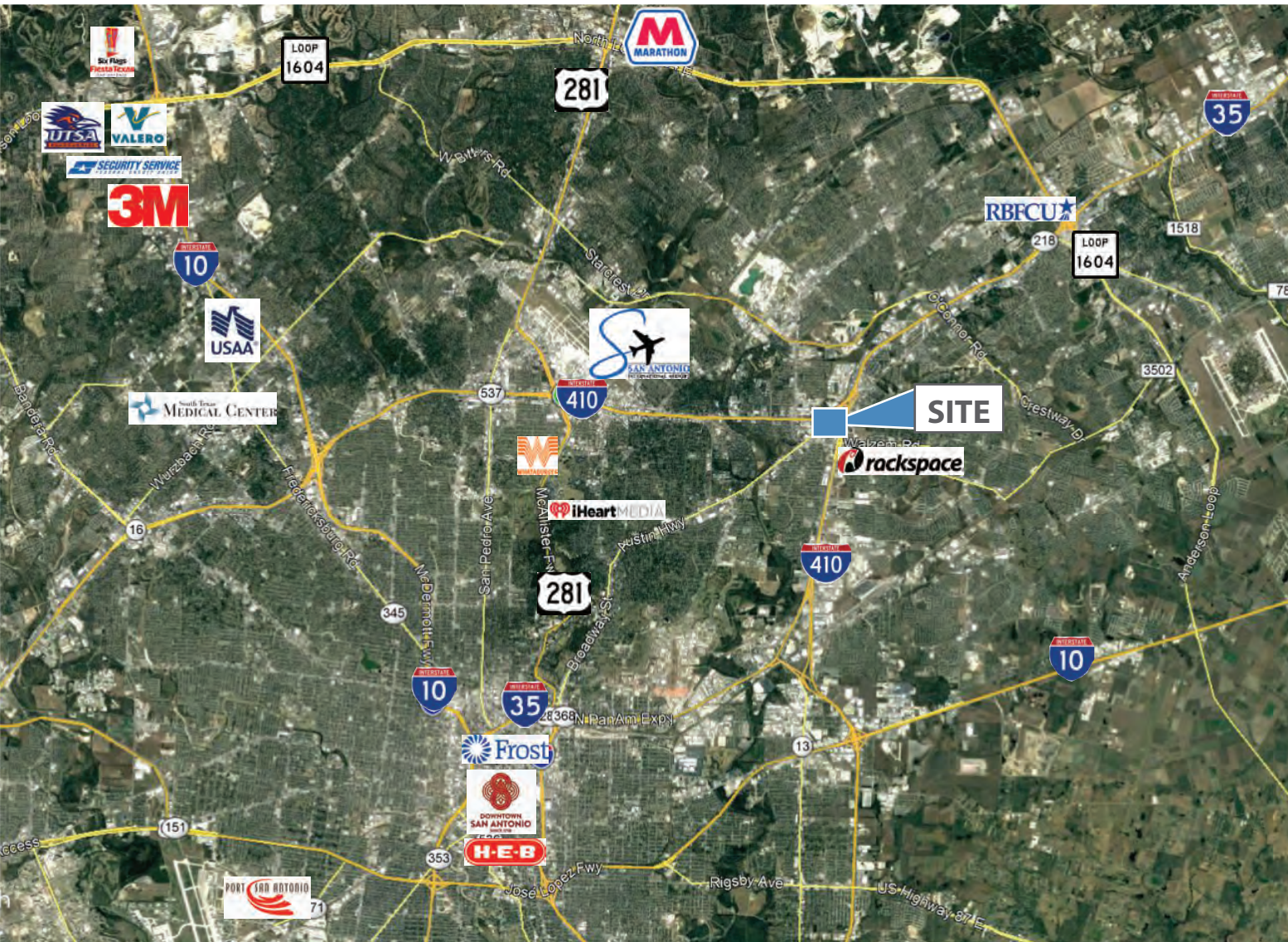
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## Location Map



- LOCATED ON AUSTIN HIGHWAY WITH EXCELLENT VISIBILITY
- LESS THAN 1 MILE FROM THE LOOP 410 AND IH 35 INTERCHANGE
- 5 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 10 MILES FROM DOWNTOWN SAN ANTONIO
- 7 MILES FROM LOOP 1604/ IH 35 INTERCHANGE
- 8 MILES FROM LOOP 410/ US 281 INTERCHANGE



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