

# WatersEdge

BUILDINGS I & II



 **TRANSWESTERN** REAL ESTATE SERVICES

**CLASS A+ OFFICE | FOR LEASE**

WATERSEDGE I | 7515 INNER CIRCLE DR, SAN ANTONIO, TX 78235

WATERSEDGE II | 7611 INNER CIRCLE DR, SAN ANTONIO, TX 78235

Knowledge  
Perseverance  
Integrity  
**Cambridge**  
Development Group LLC



**PRESTON | HOLLOW**  
COMMUNITY CAPITAL

## WHY BROOKS?



# World-Class Community, Building on Vibrant History

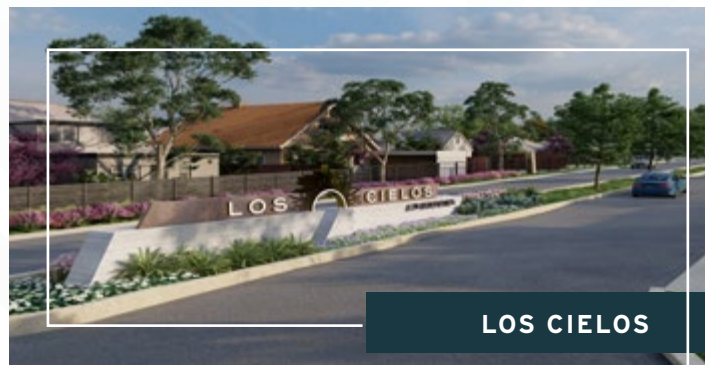
Watersedge campus is located in the Southside of San Antonio, in the middle of the Brooks campus. The community boasts an impressive 1,308 acre mixed-use community which is home to 50+ businesses, 1,700+ residential units, a 43 acre waterfront linear park featuring jogging trails & dog park, and an abundance of retail & dining options.

### EVERYTHING AT REACH

- ◆ Multiple established multifamily communities
- ◆ 4 campuses - Pre-K through graduate students LEARN at Brooks
- ◆ Newly constructed Embassy Suites Hotel & Spa - Conference center on-campus, 156-rooms, 9 meeting rooms & 21,453 SF of event space
- ◆ Completed projects improving connectivity on the Brooks campus
- ◆ Hangar 9, Air Force relic turned event venue at Brooks
- ◆ Nearby access to both Loop 410 and Interstate 37
- ◆ The Greenline Park features pavilions for rent, trails, dog park, & outdoor games



THE GREENLINE



LOS CIELOS



LA PICOSA

**La Picoso** is the retail and entertainment district of the Brooks Town Center and will include **250,000 SF of restaurant and shop space**. BJ's Restaurant & Brewhouse and Pluckers Wing Bar have been announced as tenants.

**Los Cielos** is a 500-unit luxury residential rental community planned to include one- and two-story, single-family homes and duplex buildings with unit sizes ranging from 1,200 to 1,900 square feet, each designed with a 2-car garage and an enclosed, back yard area. The Los Cielos community will include a resort-style amenity center/clubhouse with fitness center and pool, a co-working center, dog parks, playground and walking trails that will provide connectivity throughout Brooks.

# BROOKS THE NUMBERS

**LIVE** 6 CURRENT & 4 FUTURE RESIDENTIAL OPTIONS  
1,400 RESIDENTS 7,500+ PROJECTED

**WORK** 50+ BUSINESSES  
3,000+ JOBS  
4,400+ PROJECTED

**LEARN** 5 SCHOOLS & TX FAME  
3,000+ STUDENTS  
4,400+ PROJECTED

**STAY** 3 HOTELS INCLUDING REGION'S ONLY FULL-SERVICE HOTEL

**GIVE** BROOKS GIVES BACK HAS GIFTED NEARLY \$500,000 TO AREA NONPROFITS

**PLAY** 15+ DINING OPTIONS  
43-ACRE GREENLINE PARK  
9 PUBLIC ART PIECES  
FUTURE ARBORETUM & GREEN LOOP

**WATERSEdge I** 7515 INNER CIRCLE DR

PARKING RATIO: 5.5/1,000 RSF

**WATERSEdge II** 7611 INNER CIRCLE DR

PARKING RATIO: 5.5/1,000 RSF

# WatersEdge

BUILDINGS I&II

A 200,000 SF OFFICE CAMPUS



**LEVEL 4**

25,000 SF

**LEVEL 3**

25,000 SF

**LEVEL 2**

25,000 SF

**LEVEL 1**

± 9,896 SF

UP TO 84,896 SF  
CONTIGUOUS

UP TO 100,000 SF  
CONTIGUOUS

**LEVEL 4**

25,000 SF

**LEVEL 3**

25,000 SF

**LEVEL 2**

25,000 SF

**LEVEL 1**

25,000 SF

Your *Future*  
is *Here*

WatersEdge  
BUILDINGS I&II

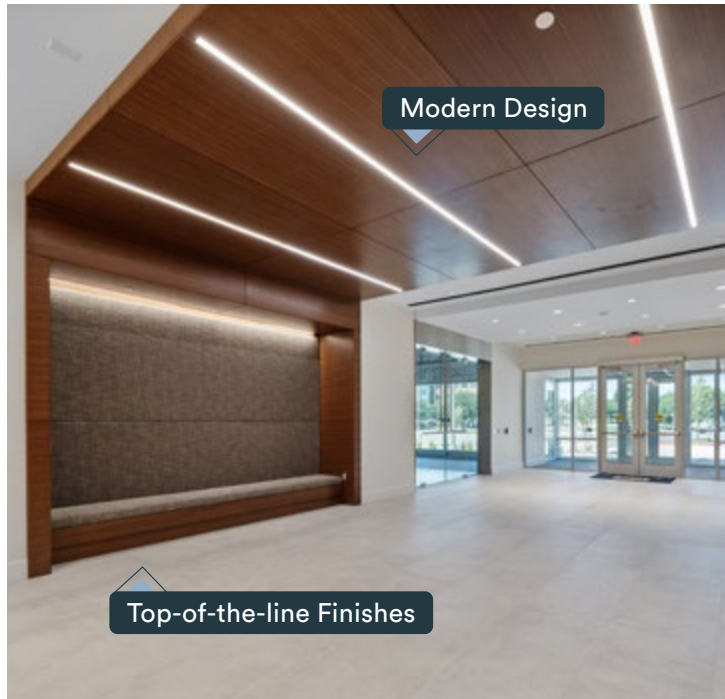


Outdoor Courtyards & Bistro Seating



Suite Patios

Be ahead of the curve — Join the Brooks Vision and Shape Tomorrow.



Modern Design

Top-of-the-line Finishes



Walking Paths & Lush Landscaping



Outdoor Gathering Areas Overlooking the Water

# A Look into Brooks Dynamic Growth

2023

WatersEdge opens elevating the Brooks community with 2 state-of-the-art office buildings.

2022

Five international businesses have opened at Brooks - three of them also moving their US headquarters to campus

2018

43 acres of green space known as The Greenline opened in the heart of Brooks. The linear waterfront park features one-of-a-kind public art installations throughout.

2017

Brooks opens the Embassy Suites by Hilton San Antonio Brooks Hotel & Spa, the only full service hotel or conference and event center south of downtown.

2013

Brooks redefines its Mission and Vision in to serve as a catalyst for economic development that continues to enhance opportunities for those who live, work, learn and play here.

2011

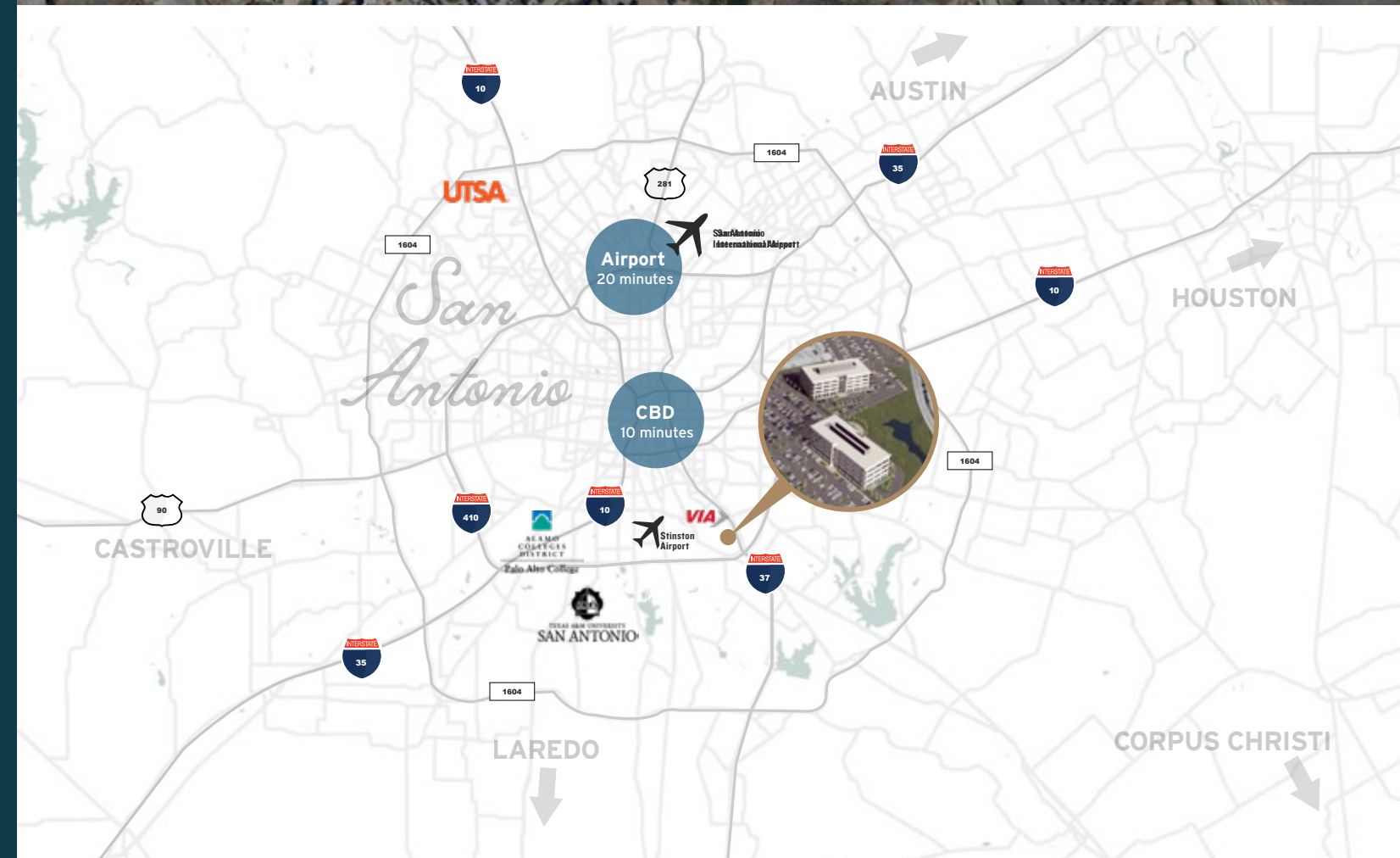
Brooks Air Force Base closed after being placed on the Base Realignment and Closure (BRAC) list. A year later, the concept for Brooks was born. Mission Trail Baptist Hospital opens.

1917

Brooks first established as an Army Air Corps installation

*WatersEdge*  
BUILDINGS | ART

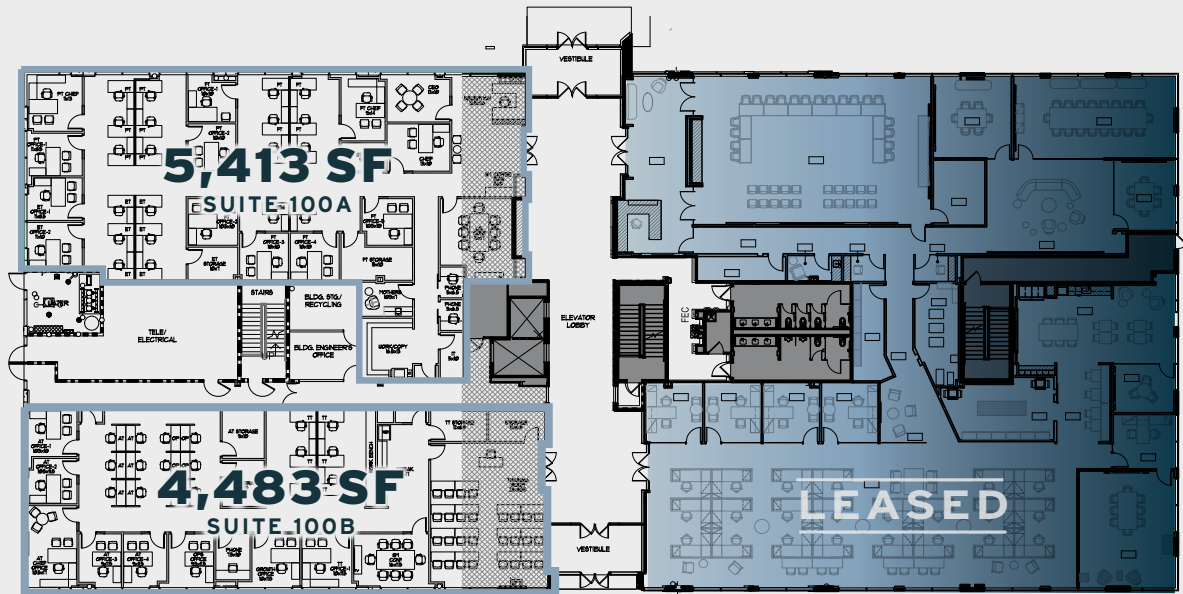
# A Region to Watch



BUILDING I

# LEVEL 1

±9,896  
SF AVAILABLE

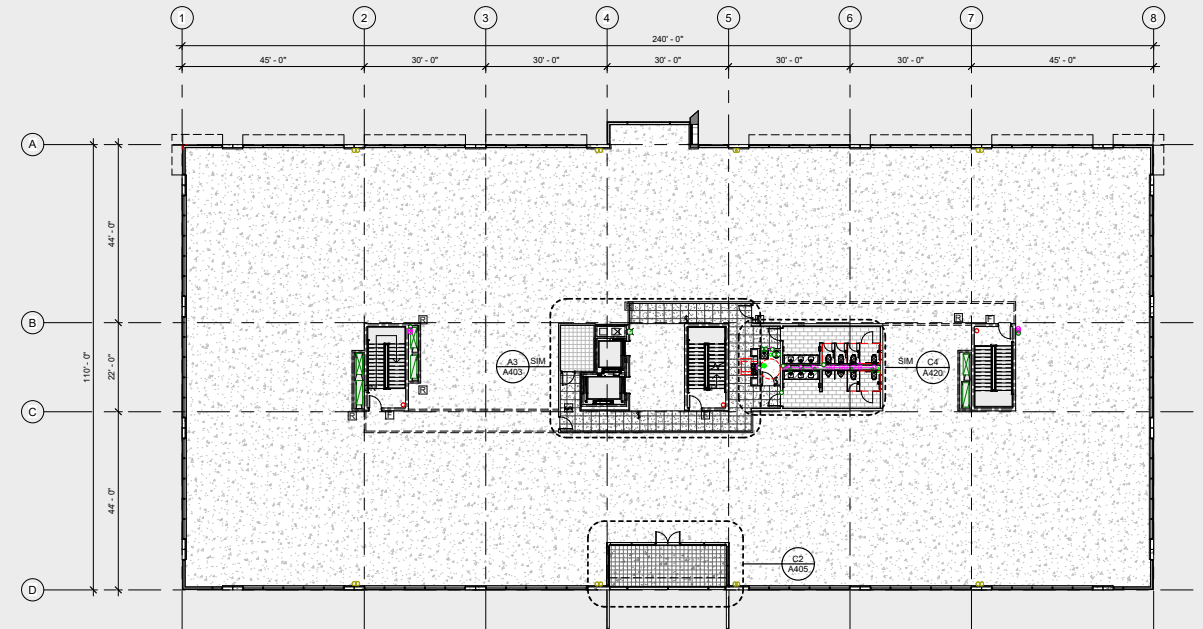


LEVEL 1  
WATERSEDGE I

BUILDING I

# LEVEL 3

±25,000  
SF AVAILABLE

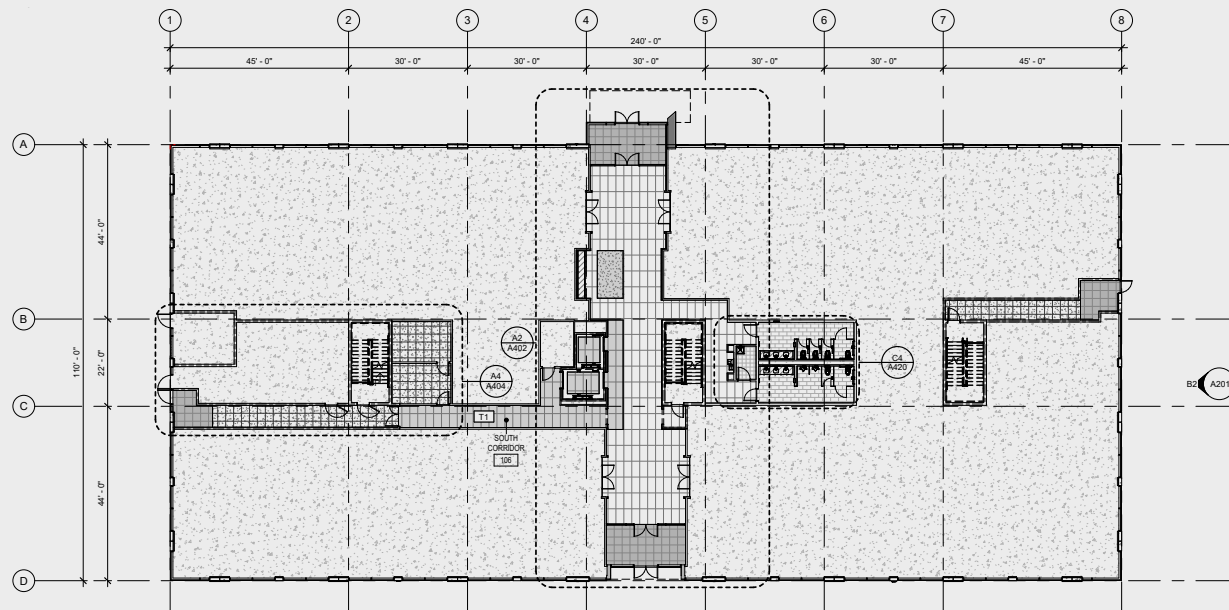


LEVEL 3  
WATERSEDGE I

BUILDING I

# LEVEL 2

±25,000  
SF AVAILABLE

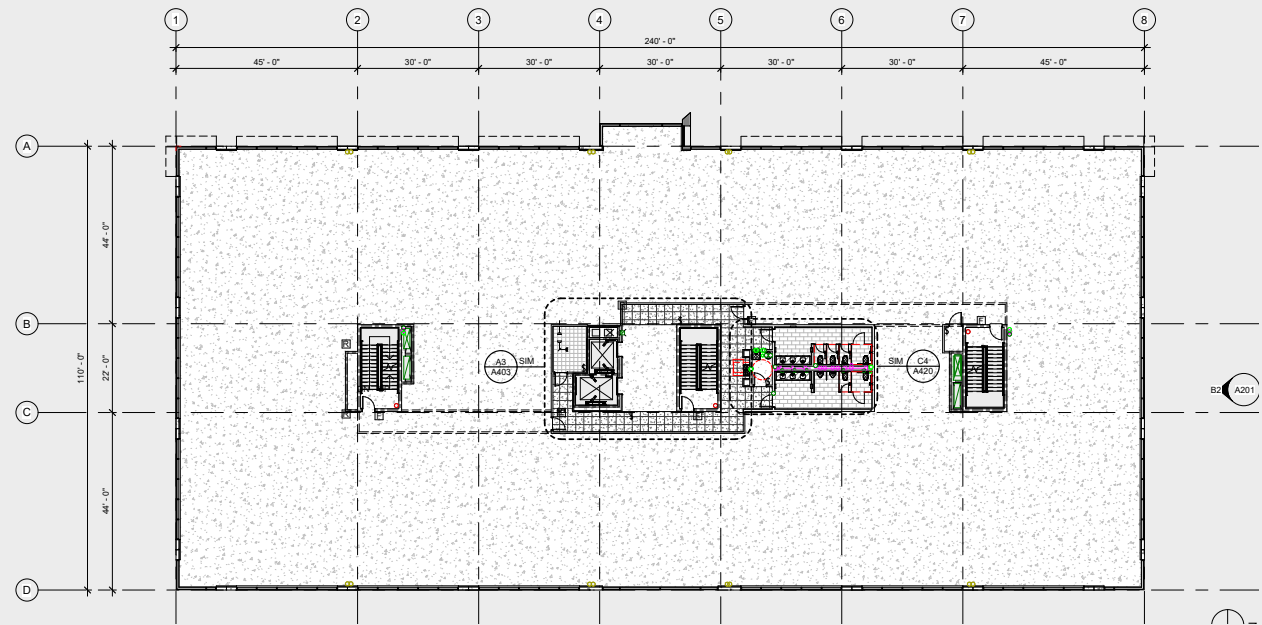


LEVEL 2  
WATERSEDGE I

BUILDING I

# LEVEL 4

±25,000  
SF AVAILABLE

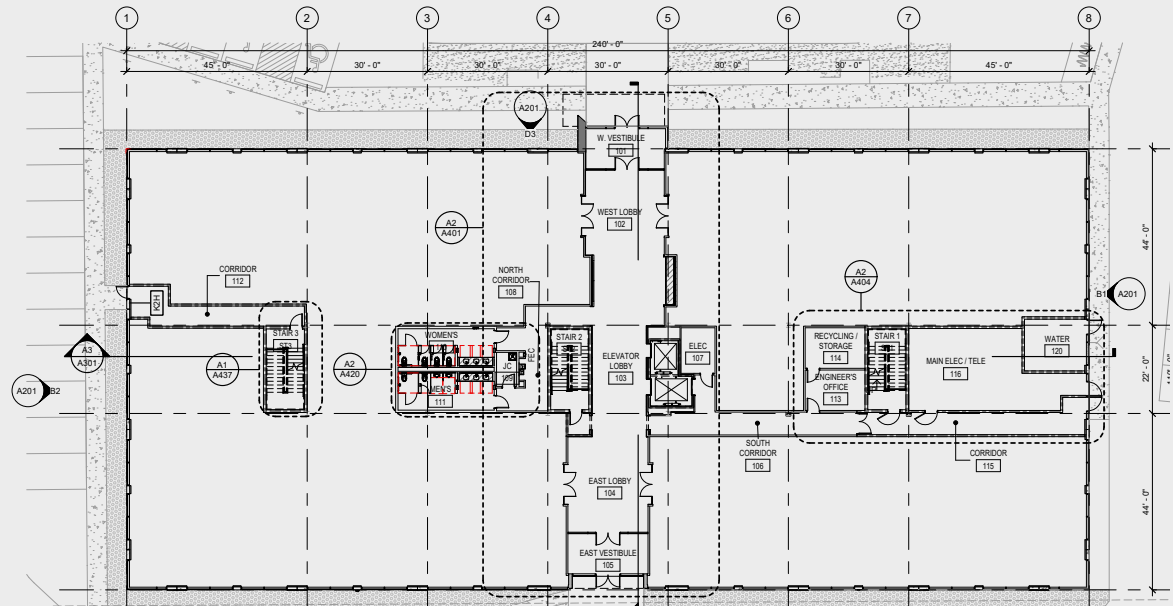


LEVEL 4  
WATERSEDGE I

BUILDING II

# LEVEL 1

±25,000  
SF AVAILABLE

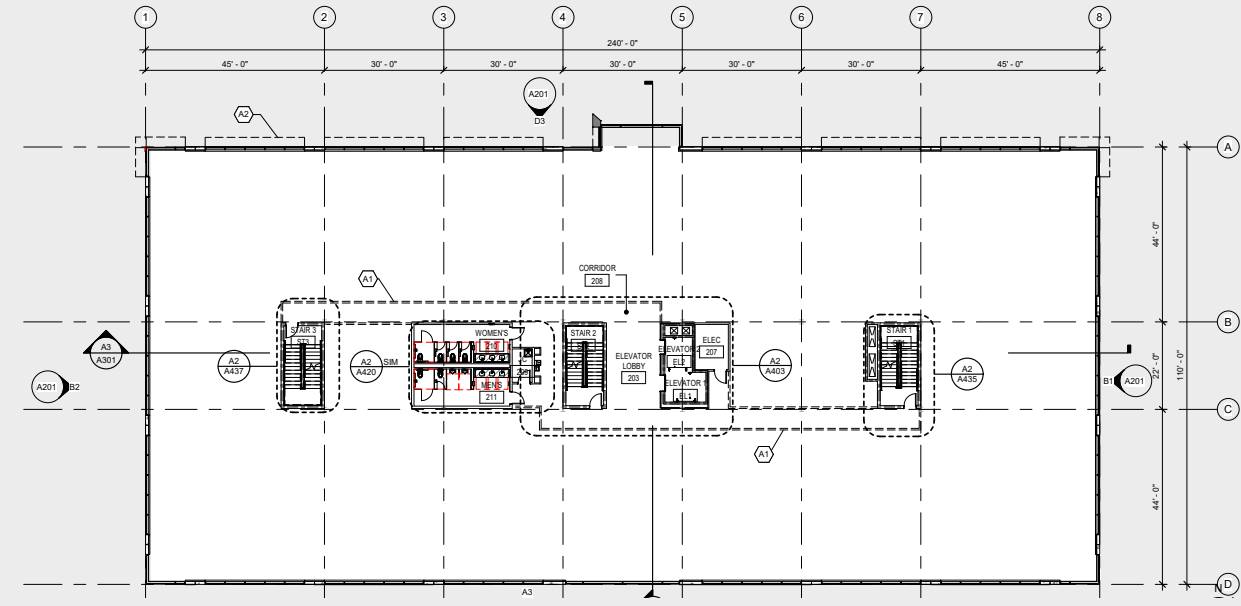


LEVEL 1  
WATERSEDGE II

BUILDING II

# LEVEL 3

±25,000  
SF AVAILABLE

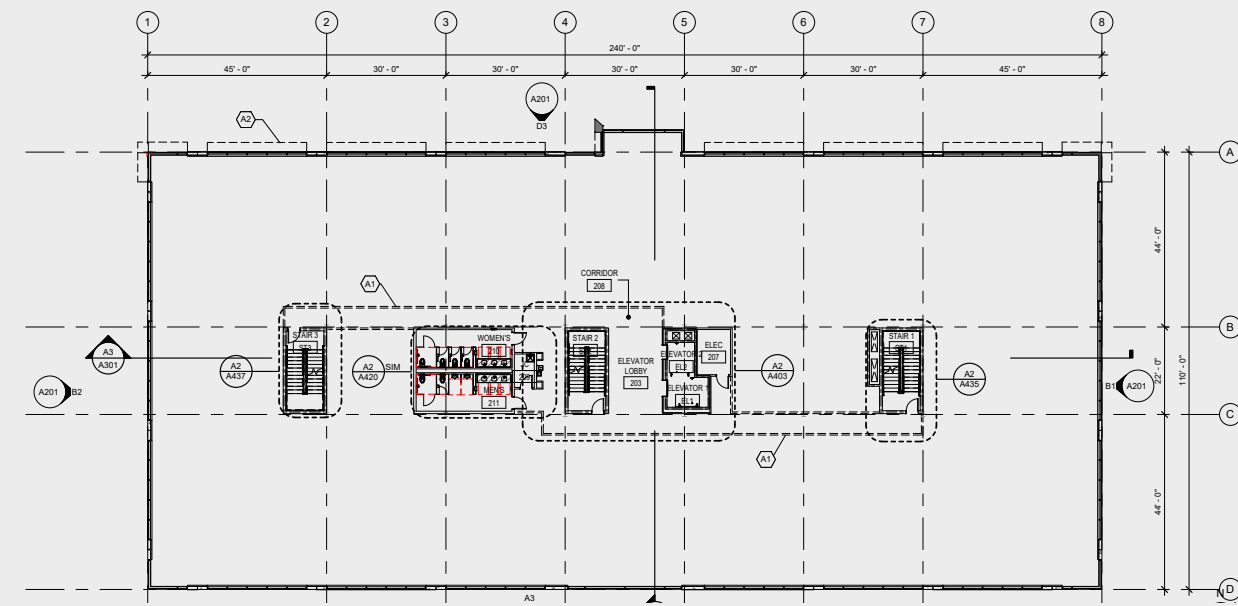


LEVEL 3  
WATERSEDGE II

BUILDING II

# LEVEL 2

±25,000  
SF AVAILABLE

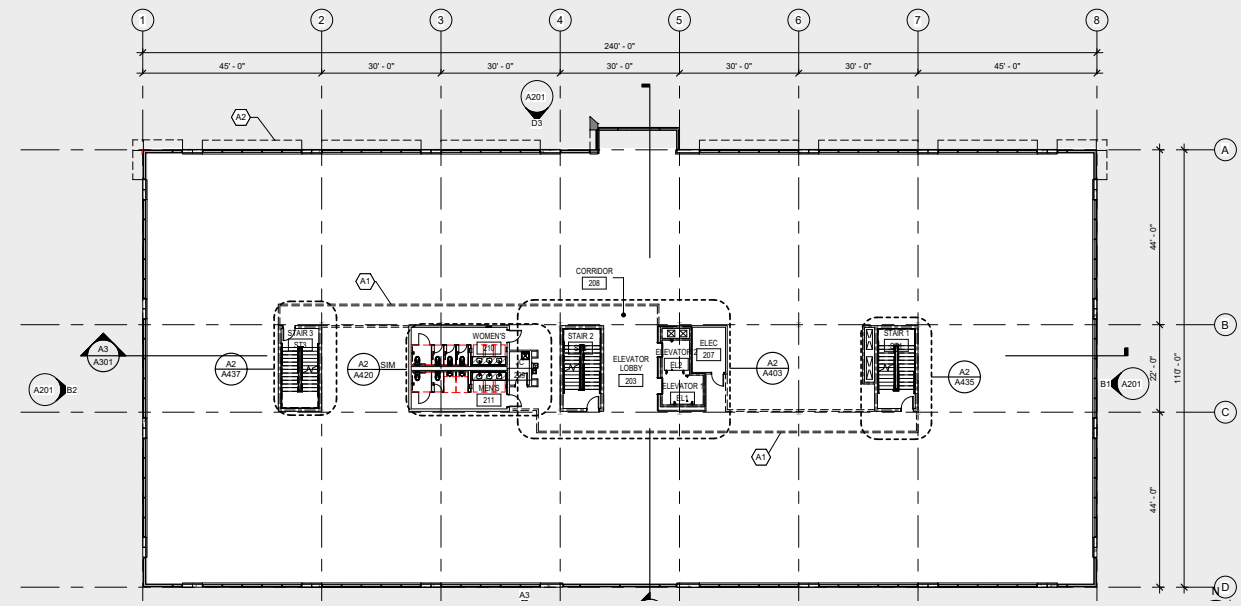


LEVEL 2  
WATERSEDGE II

BUILDING II

# LEVEL 4

±25,000  
SF AVAILABLE



LEVEL 4  
WATERSEDGE II

# Property Specifications

## + MULTI-TENANT CORRIDOR WIDTH

5'-0" (MINIMUM)

## + ELEVATOR

One (1) 200fpm 4500 pound capacity (gurney-sized) service elevator with rear entry at first floor

One (1) 200fpm 3500 pound capacity passenger elevator

Cab finishes include porcelain tile floor, stainless steel handrails and doors, stainless steel ceilings with recessed downlights, and manufacturer standard wall panels

## + HVAC

Four (4) Rooftop package units (one RTU per floor) with VAV box units

Each RTU will supply air to an externally insulated primary duct loop on each floor

Tenant improvements to provide all ductwork of VAV boxes, typically composed of galvanized sheet metal

## + ENERGY MANAGEMENT SYSTEM

Building energy management system will be automatically adjusted and overseen by a BAS

## + LIFE SAFETY SYSTEM

Fully expandable and adjustable fire alarm system with pull stations, visual indicators, and audible annunciators

Tenant Improvement to provide for fire alarm devices and expansion of system(s) to support tenant space(s)

Automatic fire sprinkler system for moderate-hazard occupancy to include general protection throughout vacant shell space and fully-recessed sprinkler heads in the lobby space

Card readers at stairs and/or entrances to be by tenant space(s)

## + ELECTRICAL SERVICE:

1500kVA with pad mounted transformers, 480/277 volt, three-phase, four-wire electrical service

2500 amp tap box and main switchgear with code required grounding bar. Electrical closets on every level

## + EMERGENCY POWER SUPPLY

Light fixtures are equipped with integrated battery backup, where required

Elevator is equipped with battery backup with recall to the ground level

## + TELEPHONE SERVICE

Incoming telephone and data service terminates in Main Elec/ Tele room

Enclosing room is rated with painted plywood backboard at equipment

## + FOUNDATION SYSTEM:

Concrete grade beams with straight-shaft piers

## + STRUCTURAL SYSTEM:

Structural steel beam wide-flange framing with composite metal deck and concrete floor slabs

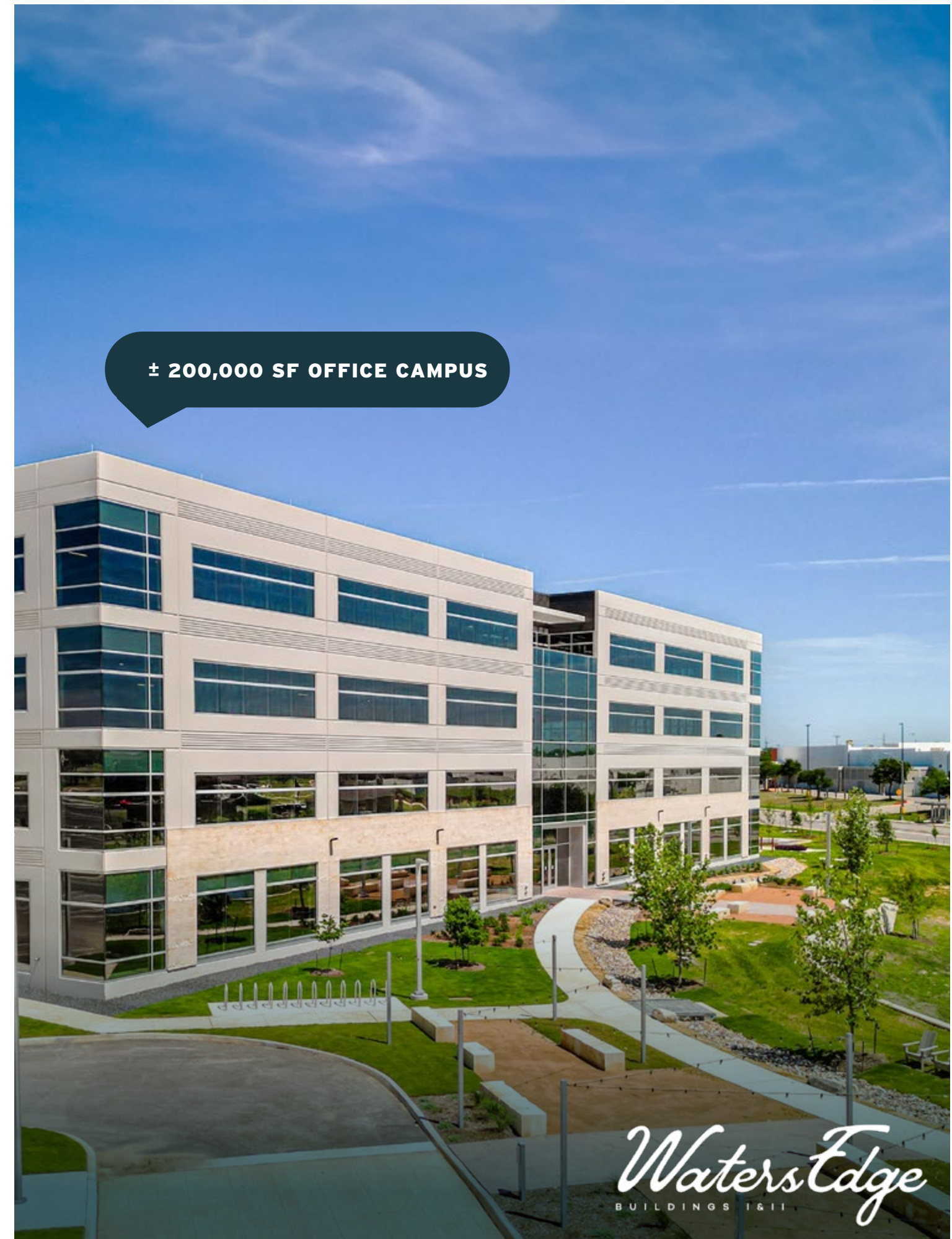
## + EXTERIOR WALLS:

Field-painted concrete tiltwall panels with natural cut stone accent material at the ground level, prefinished metal panels, and aluminum-framed glazing and insulated composite metal panel.

Sunshade devices installed at western/southern facing elevations for passive solar shading and light reflection

## + ROOF SYSTEM:

R-25, two-layer polyisocyanurate rigid insulation under an SRI 85 reflective, white thermoplastic polyolefin (PTO) 60 mil. membrane.





Knowledge  
Perseverance  
Integrity

**Cambridge**  
Development Group LLC



PRESTON | HOLLOW  
COMMUNITY CAPITAL

*WatersEdge*  
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**TRANSWESTERN**

REAL ESTATE SERVICES