



# For Lease – Fourwinds Tower

±81,556 SF Office Building | Full Floor Availabilities  
8940 & 8930 Fourwinds Dr, Windcrest , TX 78239



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REAL ESTATE  
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# Property Overview



## *Availabilities*

### North Tower

- 2nd Floor: 908 - 1,947 SF
- 3rd Floor: 968 - 1,984 SF
- 4th Floor: Up to 16,803 SF
- 5th Floor: Up to 16,803 SF

### South Tower

- Floors 2-5: 16,803 - 67,212 SF



## *Specs*

- Two 81,556 RSF Five-Story Office Buildings
- Class A on-site amenities including tenant lounge, four conference facilities, fitness center and mother's room
- Abundant parking, solar covered parking

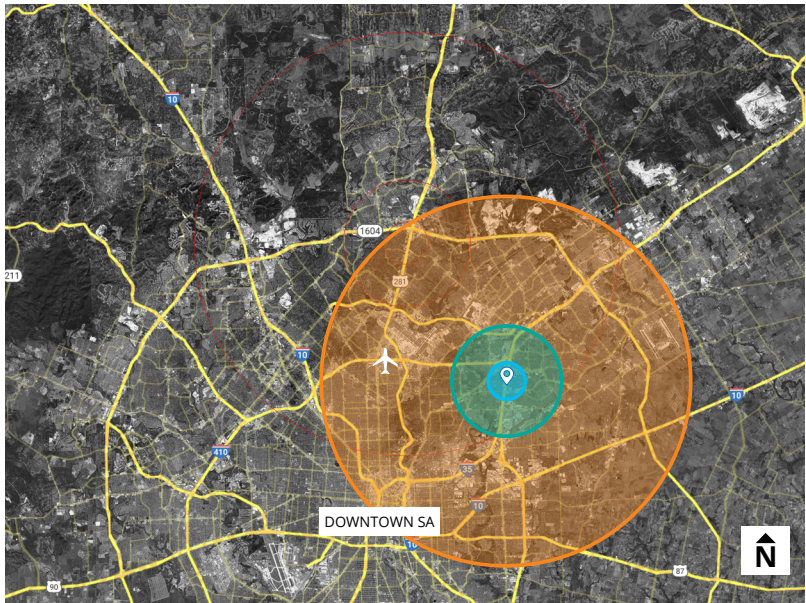
# Location Overview

- Immediate access to I-35/410 Corridor
- Abundant nearby retail amenities
- Close proximity to Randolph AFB, Downtown, San Antonio Int’l Airport & New Braunfels growth corridor



## Demographics

	1-Mile Radius	3-Mile Radius	10-Mile Radius
Population	7,892	115,387	739,634
Households	3,105	43,584	325,622
Median Age	40	35	36
Average HH income	\$67,293	\$64,946	\$81,928
Daytime Employees	8,663	38,057	419,038
Pop. Growth	1.5% ↑	1.3% ↑	1.7% ↑





# Image Gallery



**Move-in Ready  
Suites**  
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# 2nd Level Floorplan | North

8940 Fourwinds Dr, Windcrest , TX 78239

908 - 1,947 SF





# 3rd Level Floorplan | North

8940 Fourwinds Dr, Windcrest , TX 78239

968 - 1,984 SF



*\*up to 1,984 contiguous SF*

*\*\*available 30 day notice*

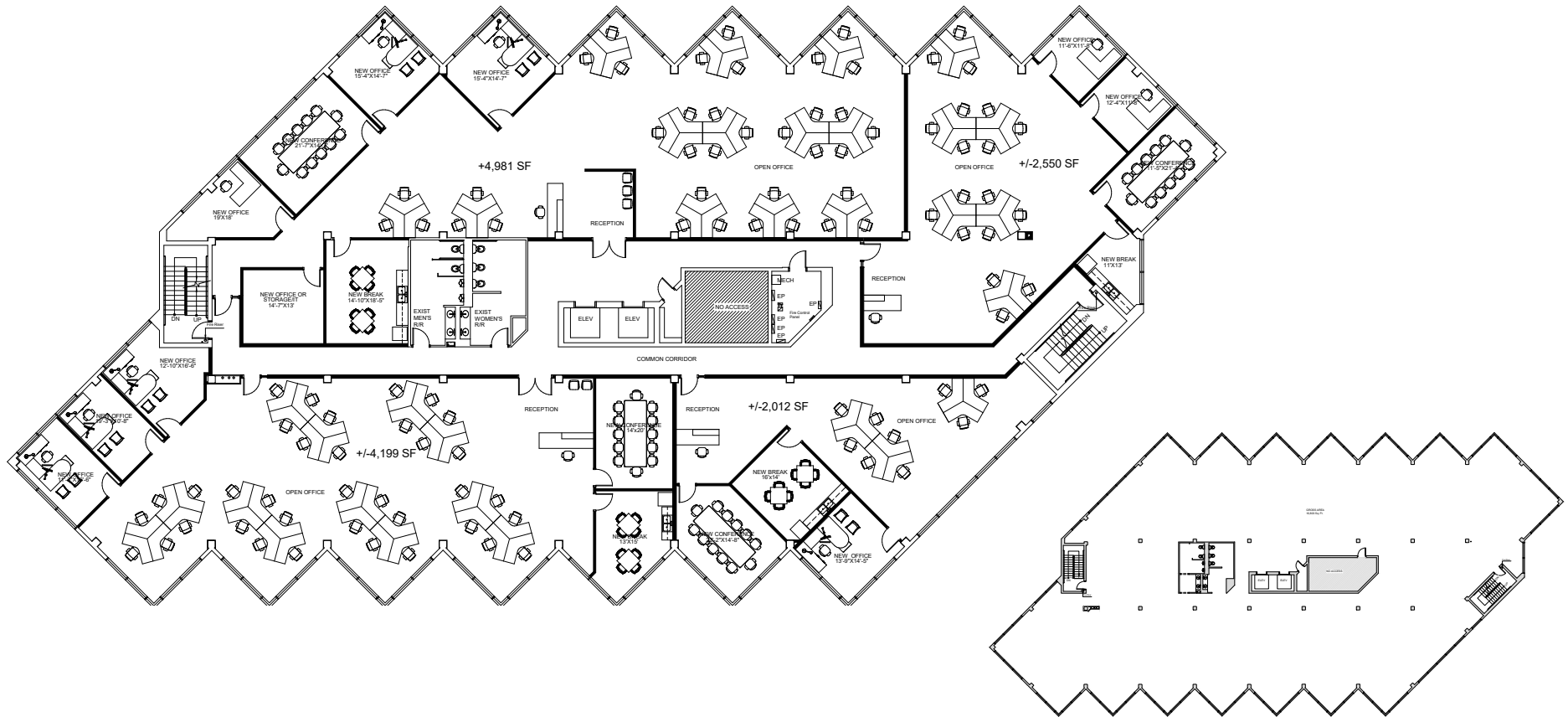


# 4th and 5th Level Floorplan | North

8940 Fourwinds Dr, Windcrest, TX 78239

±16,803 SF Each | Up to ±33,606 SF

Conceptual Plan

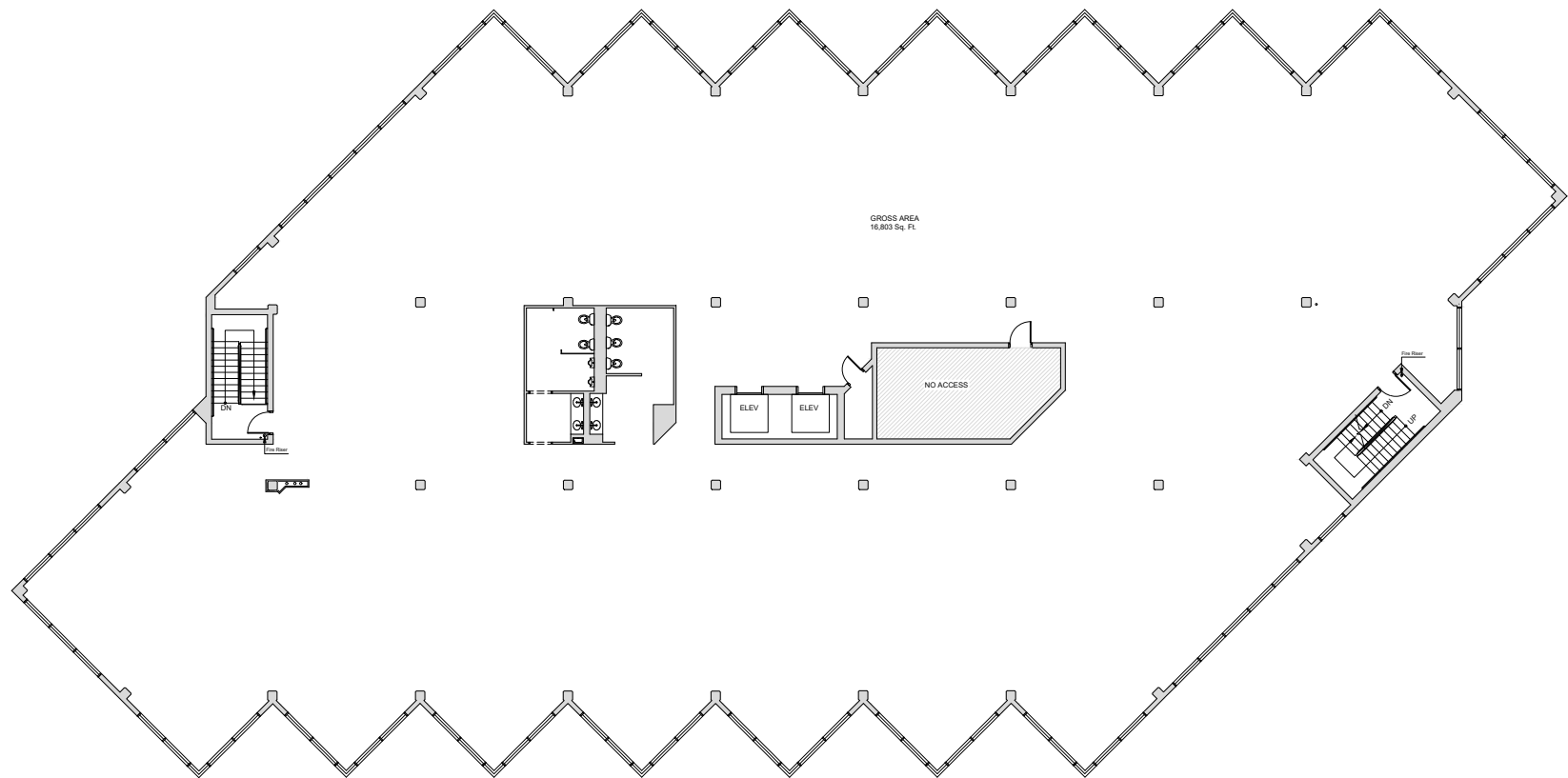




# Levels 2-5 Floorplan | South Tower

8930 Fourwinds Dr, Windcrest , TX 78239

±16,803 SF Each | Up to ±67,212 SF





# Fourwinds Tower

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