

**FOR LEASE**

**UP TO**

**±28,860 SF**



**FOUNTAINHEAD**

BUSINESS PARK

4545



NO PARKING



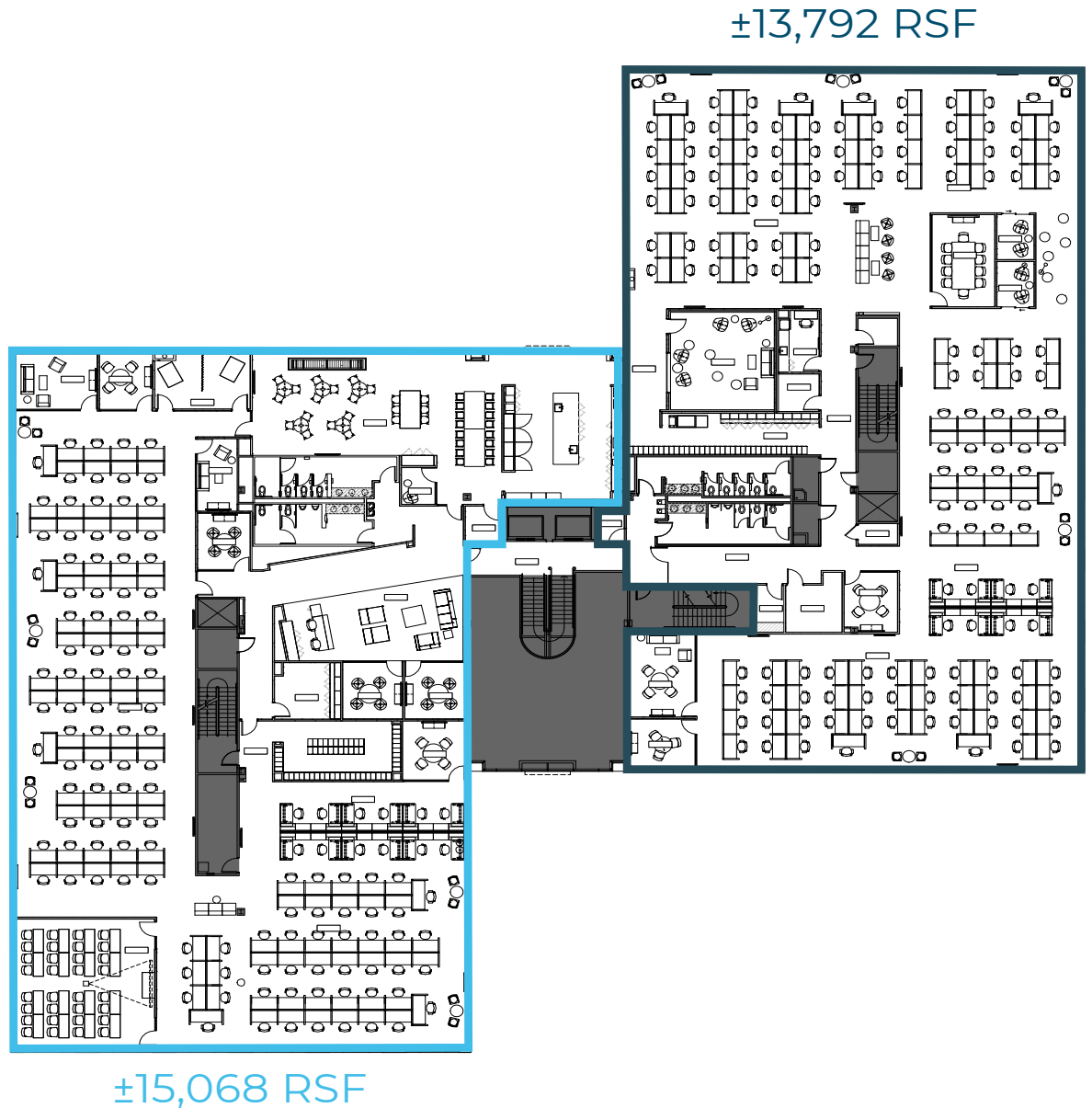


## + BUILDING AMENITIES

- Full floor opportunity
- Divisible from  $\pm 13,792$  SF to  $\pm 28,860$  SF
- 6/1,000 parking ratio
- Dynamic lobbies with high ceilings and natural light
- On medical center power grid :: did not lose power in the 2021 freeze

# + BUILDING SPECS

- 2nd floor divisible
  - 13,792 RSF
  - 15,068 RSF
- Highly efficient floorplan

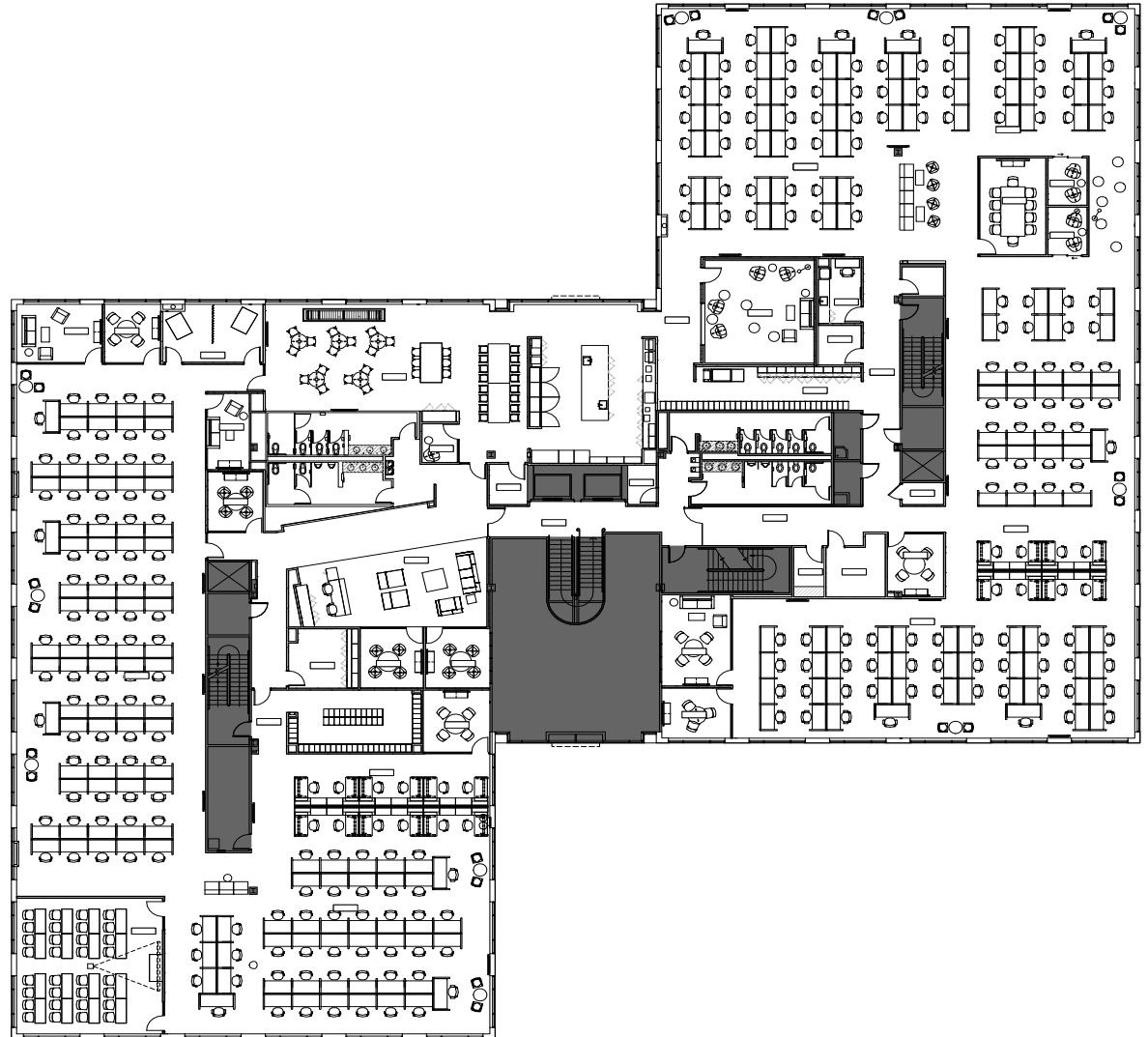


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# + BUILDING SPECS

- 2nd floor
  - Up to  $\pm 28,860$  SF
- Full floor opportunity
- Highly efficient floorplan

$\pm 28,860$  RSF



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## + LOCATION

- Class A office buildings with multiple ingress & egress points
- High visibility
- Immediate access to Medical Center



## + ACCESS

- Under 10 minutes to Loop 1604 and IH-410
- Premier location off IH-10
- Northwest San Antonio

# ABUNDANCE + OF AMENITIES

## RESTAURANTS

- 1 Jason's Deli
- 2 Subway
- 3 Freshest Ice Creams
- 4 Mamacita's Restaurant
- 5 Mattenga's Pizzeria
- 6 Chacho's Mexican Restaurant
- 7 Papa John's Pizza
- 8 Plzza Patron
- 9 Wing Stop
- 10 Mencius Hunan Cuisine
- 11 Domino's Pizza
- 12 Taco Cabana
- 13 French Sandwiches
- 14 India Palace
- 15 KFC
- 16 Dry Dock Seafood
- 17 Sarita's
- 18 Torchy's Tacos
- 19 Hooters
- 20 Starbucks
- 21 Poblanos
- 22 Golden Wok Chinese
- 23 Wendy's
- 24 Yellowfish Sushi
- 25 Bill Miller BBQ
- 26 Arby's
- 27 Jimmy John's
- 28 Pizza Hut
- 29 Sumo Japanese Steakhouse
- 30 Firehouse Subs
- 31 54th Street
- 32 Sushi Zushi
- 33 Chipotle Mexican Grill
- 34 Chick-Fil-A
- 35 Pasha Mediterranean Grill

## 36 Pappasito's Cantina

- 37 The County Line
- 38 Las Palapas
- 39 Alamo Café
- 40 Jersey Mike's Subs
- 41 Ceviche 210
- 42 Goombas Pizza

## LODGING

- 43 Marriott
- 44 Embassy Suites
- 45 Omni Colonnade
- 46 Hyatt Place
- 47 Hilton
- 48 Candlewood Suites
- 49 La Quinta Inn & Suites
- 50 Motel 6
- 51 Courtyard Marriott

## BARS & ENTERTAINMENT

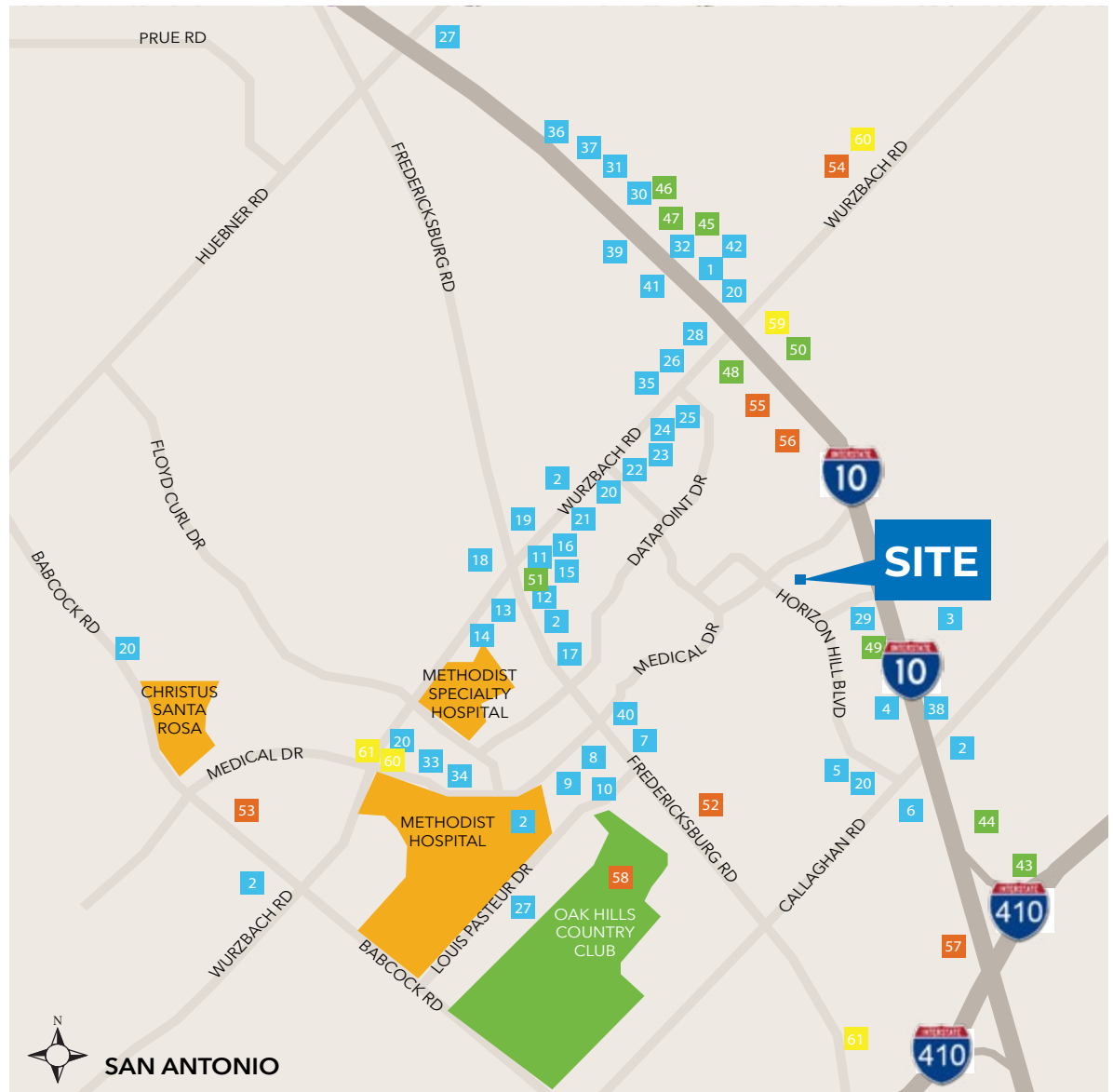
- 52 Highlander Bar & Grill
- 53 Little Woodrow's
- 54 Wurzbach Icehouse
- 55 Boneheadz Sports Pub
- 56 I-10 Icehouse
- 57 Santikos Northwest
- 58 Oak Hills Country Club

## GROCERY/PHARMACY

- 59 HEB
- 60 CVS
- 61 Walgreen's

# FOUNTAINHEAD BUSINESS PARK

4511 HORIZON HILL BLVD, SAN ANTONIO, TX 78229





For more information about leasing opportunities contact:

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