FAR NORTHWEST SAN ANTONIO'S

NEW SINGLE-STORY CLASS A OFFICE/FLEX COMPLEX



TERALTA
CORPORATE PARK

4949 N. LOOP 1604 W. SAN ANTONIO, TEXAS 78249 A Development of











LOCATION

4949 N. Loop 1604 W. San Antonio, Texas 78249 Far NW Submarket, I Mile east of IH-10 on North Loop 1604



Single story class A office/flex complex. Building 1: 28,594 SF, Building 2: 29,795 SF



UTILITIES

Energy management systems will allow users to digitally control their own premises temperature and utility costs. Tenant maintains 24-hour control of premises. Project has access to fiber already in place in COM rooms provided by both AT&T and Grande Communications.



PARKING

Surface parking ratio of 5+/1,000 SF



FACADE

Dual-pane 9-foot glass windows will offer plenty of natural light to office occupiers.





INTERIOR FINISHES

Class A interior finish packages.



SPACE FLEXIBILITY

Phase I

Designed to accommodate users in size up to 29,000 square feet.



ENVIRONMENT

Beautifully landscaped, park-like grounds with benches and walking paths.



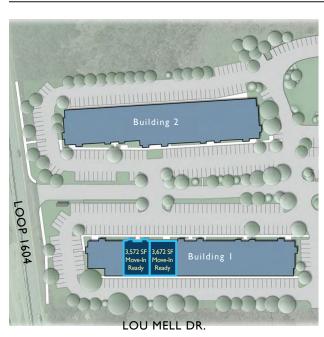
CEILINGS

Interior clear heights of over 13 feet allow for flexible and efficient space uses. Users will have the option for a finished ceiling of up to 10 feet.



SIGNAGE

500' of Loop 1604 frontage offers unique "retail type" corporate signage opportunities. Visible to over 125,000 cars daily.







AVAILABILITIES

Phase I

*Bldg I: Suite I20 - 3,572 SF (Move-In Ready within 30 Days)

*Bldg I: Suite 125 - 3,672 SF (Move-In Ready within 30 Days)

*Contiguous, up to 7,244 RSF



LEASE RATE

\$21.00/SFYR NNN

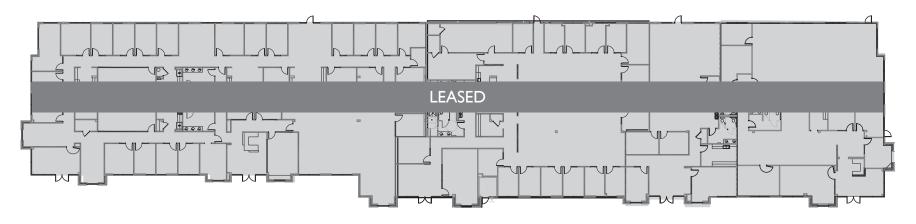
OPEX

\$8.25/SF



CONTIGUOUS UP TO 7,244 RSF





BUILDING 2: 29,795 RSF



RETAIL

RESTAURANTS

Tacos N'Salsa Mexican Cafe

Pappadeaux Seafood Kitchen

Olive Garden

Red Lobster

Cheddar's

54th Street Restaurant & Drafthouse

Gloria's Latin Kitchen

Maggiano's Little Italy

Merit Cafe

Starbucks

Fajita Taco Place

Pizza Hut

Yard House

Ruth's Chris Steakhouse

Piatti

& More

HOTELS

Embassy Suites by Hilton

Drury Inn & Suites

Hilton Garden Inn

Courtyard by Marriott

Courtyard by Flarifold

Residence Inn by Marriott Home2 Suites by Hilton

riomez saites by rimes

SpringHill Suites by Marriott

Comfort Inn & Suites

FITNESS

Champion Fit Gym

Anytime Fitness (2)

LIfetime Fitness

Gold's Gym

Crossfit Optimistic

Black Stallion Boxing Plus

SHOPPING

The Shops at La Cantera

(191 Stores such as: Macy's, Dillard's, Victoria Secret, Banana Republic, Barnes & Noble, & Much More)

The Rim (Over 100 Stores such as: Best Buy, Ross Dress

For Less, Dicks's Sporting Goods, World Market & Much

More) Ridge

GAS STATIONS

7-Eleven

Valero (3)

Shell (2)

Texaco

Crown Ridge























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A Development of



Leased By



FOR MORE INFORMATION, CONTACT:

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