

FULL 45,935 SF BUILDING OPPORTUNITY WITH EXTERIOR BUILDING SIGNAGE  
100% CLIMATE CONTROLLED OFFICE, FLEX, INDUSTRIAL, PRODUCTION AND LAB SPACE



# 151 TECHNOLOGY

1560A AND 1560B CABLE RANCH ROAD  
SAN ANTONIO, TX 78245



# 151 TECHNOLOGY

1560A AND 1560B CABLE RANCH ROAD, SAN ANTONIO, TX 78245

## Property Features

Providing an unparalleled parking ratio, loading dock doors and back up generator, 151 Technology is 100% climate controlled and can serve as office, flex, industrial, production and lab space. Located in the fastest growing workforce area of San Antonio, 151 Technology provides easy access to HWY 151 and Loop 410. The building is located on a VIA Bus Stop offering approximately 98 bus routes to accommodate employees across the city.

Net Rentable Area:	45,935 SF (Building A) Full Standalone Building 42,674 SF (Building B) Full Second Floor
Site Area (Acres):	15.16 acres
Year Built:	1986
Parking Spaces:	992 parking spaces market 9/1,000
Mezzanine Space:	8,668 SF
Typical Column Spacing:	36 x 40
Standard Tenant Finish:	Open Layout
Air Conditioned Premises (% or SF):	100% Building A - total of 177 tons of cooling capacity Building B - total of 394 tons of cooling capacity
Clear Height:	24'
Dock High:	1, with potential to add 7 additional O/H Doors
Zoning:	I-1: General Industrial Zoning
Fire Protection System/Sprinklers	100% fully sprinklered
Power Features: Building A	400 AMP main, 3 phase 120v/208v, 3 phase 277v/480v, 400 KVA back-up
Building B	400 AMP main, 3 phase 120v/208v, 3 phase 277v/480v, 400 KVA back-up



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## INGRESS/EGRESS MAP



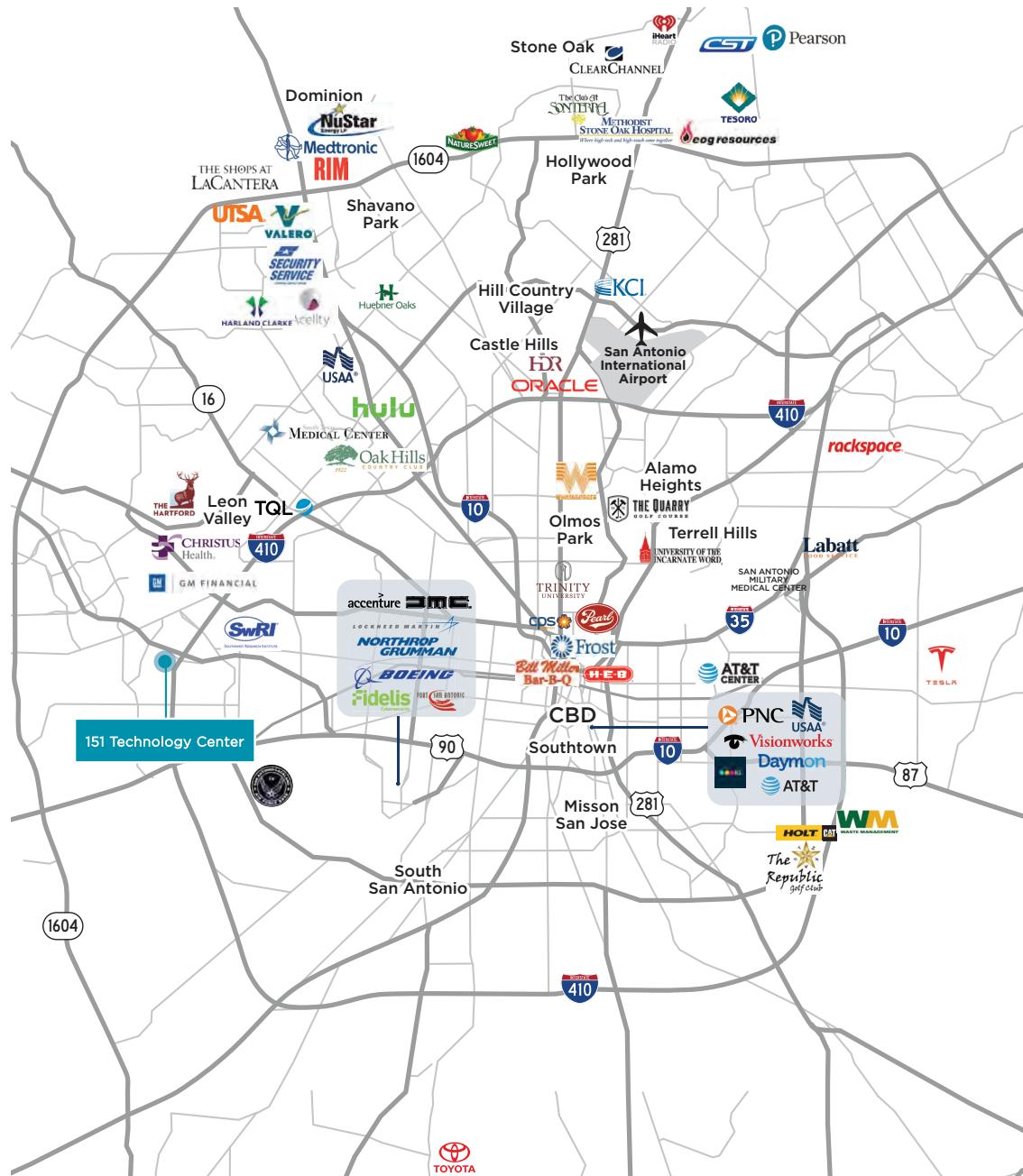
### WESTOVER HILLS

Westover Hills has become a hub for many major corporations including Nationwide Insurance, Wells Fargo, The Capital Group, The Hartford, JP Morgan Chase, QVC, Kohl's, Baptist Health Care, Christus Santa Rosa Hospital and data center operations for Microsoft, Lowes, Christus Health Care, Frost Bank, Chevron, Cyrus One, Stream and Valero.

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## LOCATION MAP





## HIGH GROWTH LOCATION

- Located in Westover Hills, amongst San Antonio's largest base of fortune 500 companies including USAA, Valero Energy, Tesoro, GM Financial, and a multitude of others
- Ability to recruit talented graduates from UTSA's nearly 35,000 students is a major driver for corporations in West San Antonio
- Close proximity to military bases allow for employers to tap into retiring military personnel entering the civilian workforce
- Medical workers, college students and employees of large corporate users has driven massive retail amenity growth in the area providing a multitude of options



**130,756**  
POPULATION  
5-MILE RADIUS



**89,590**  
AVG INCOME  
5-MILE RADIUS

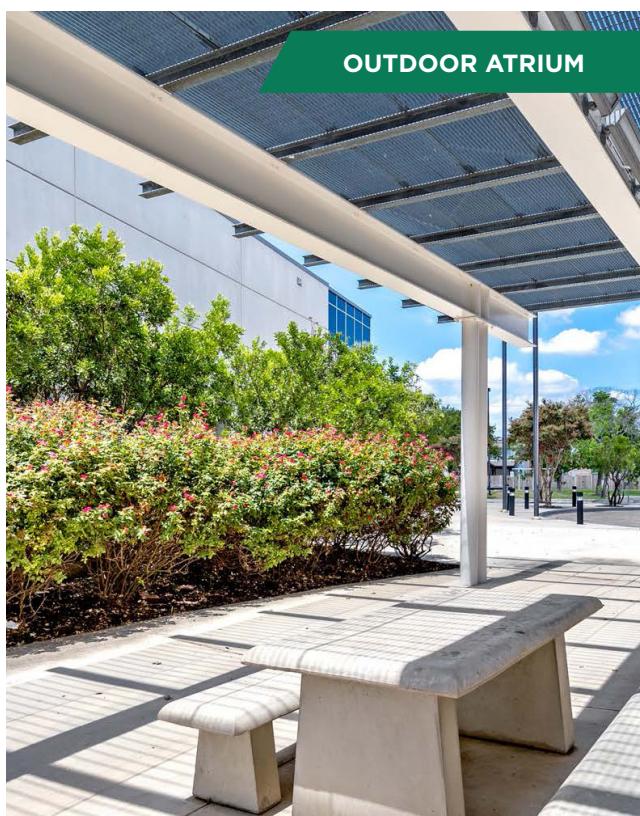


## IDEAL LOCATION WITH EXCELLENT VISIBILITY

- Expansive 6.3 acre site at one of the most heavily traveled intersections in San Antonio
- Multiple points of ingress & egress from both Highway 151 and Loop 410
- Less than 3-miles from Lackland Airforce Base and 5-miles from JBSA Kelly Field Annex, providing steady demand for projects in West San Antonio
- Close proximity to some of San Antonio's highest grossing retail developments
- Ability to convert to service oriented flex in a location surrounded by housing developments



**187,965**  
HOME VALUE  
5-MILE RADIUS

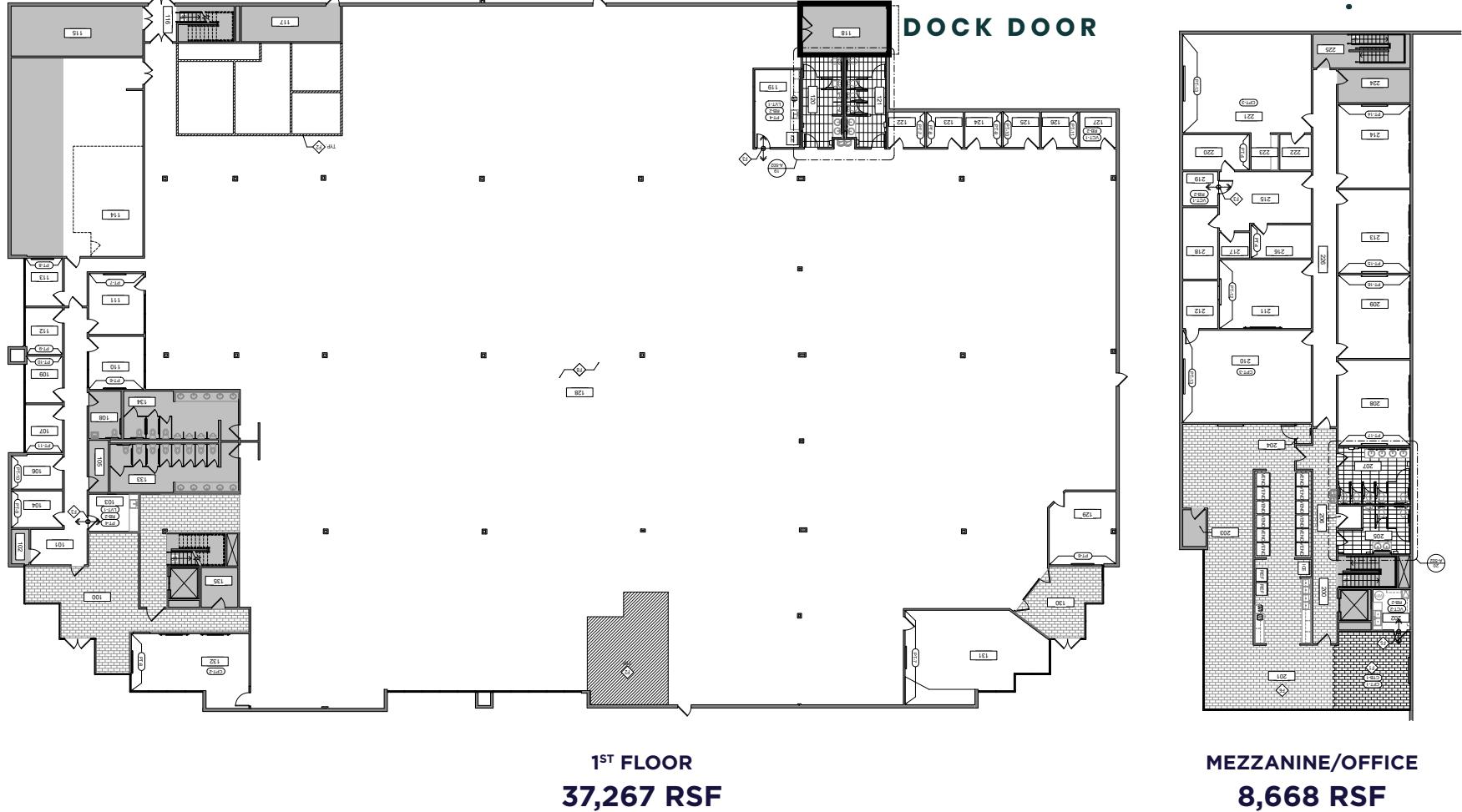


# 151 TECHNOLOGY

## 1560A AND 1560B CABLE RANCH ROAD, SAN ANTONIO, TX 78245

# FLOOR PLAN - BUILDING A

**45,935 RSF FULL BUILDING**



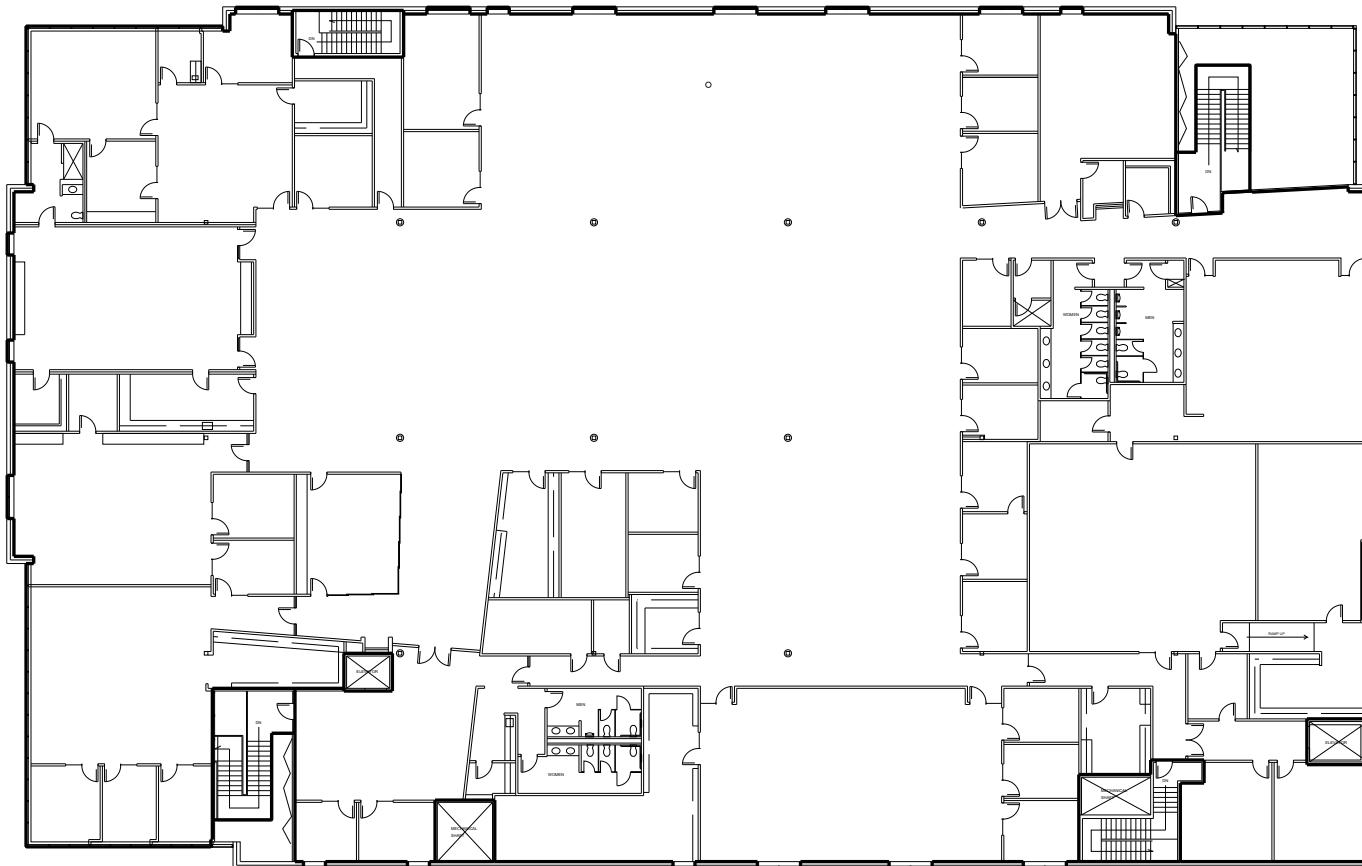


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## FLOOR PLAN - BUILDING B

EXISTING OFFICE FURNITURE AVAILABLE



2<sup>ND</sup> FLOOR  
42,674 RSF



## FOR MORE INFORMATION, CONTACT:

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