

UNIVERSITY PARK BUSINESS CENTER

Building D

12449 Silicon Drive • San Antonio, TX 78249





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BUILDING D: 42,262 SF SINGLE STORY FLEX OFFICE BUILDING

AVAILABLE SPACE

BUILDING D
42,262 SF

FULL BUILDING OPPORTUNITY

PARKING RATIO: 6/1000

GREAT OPEN OFFICE LAYOUT WITH MULTIPLE MEETING AND TRAINING AREAS

3,600 SF BREAK AREA WITH ADJOINING OUTDOOR DECK

12' CEILING HEIGHT

ON-SITE PROPERTY MANAGEMENT

RETAINING POND WITH WALKING TRAIL

BUILDING & MONUMENT SIGNAGE

GATED OFFICE PARK WITH CONTROLLED ACCESS

MULTIPLE GREENSPACES WITH SEATING AND MEETING AREAS

HILL COUNTRY FEEL WITH NATIVE OAK TREES

NORTHWEST SUBMARKET

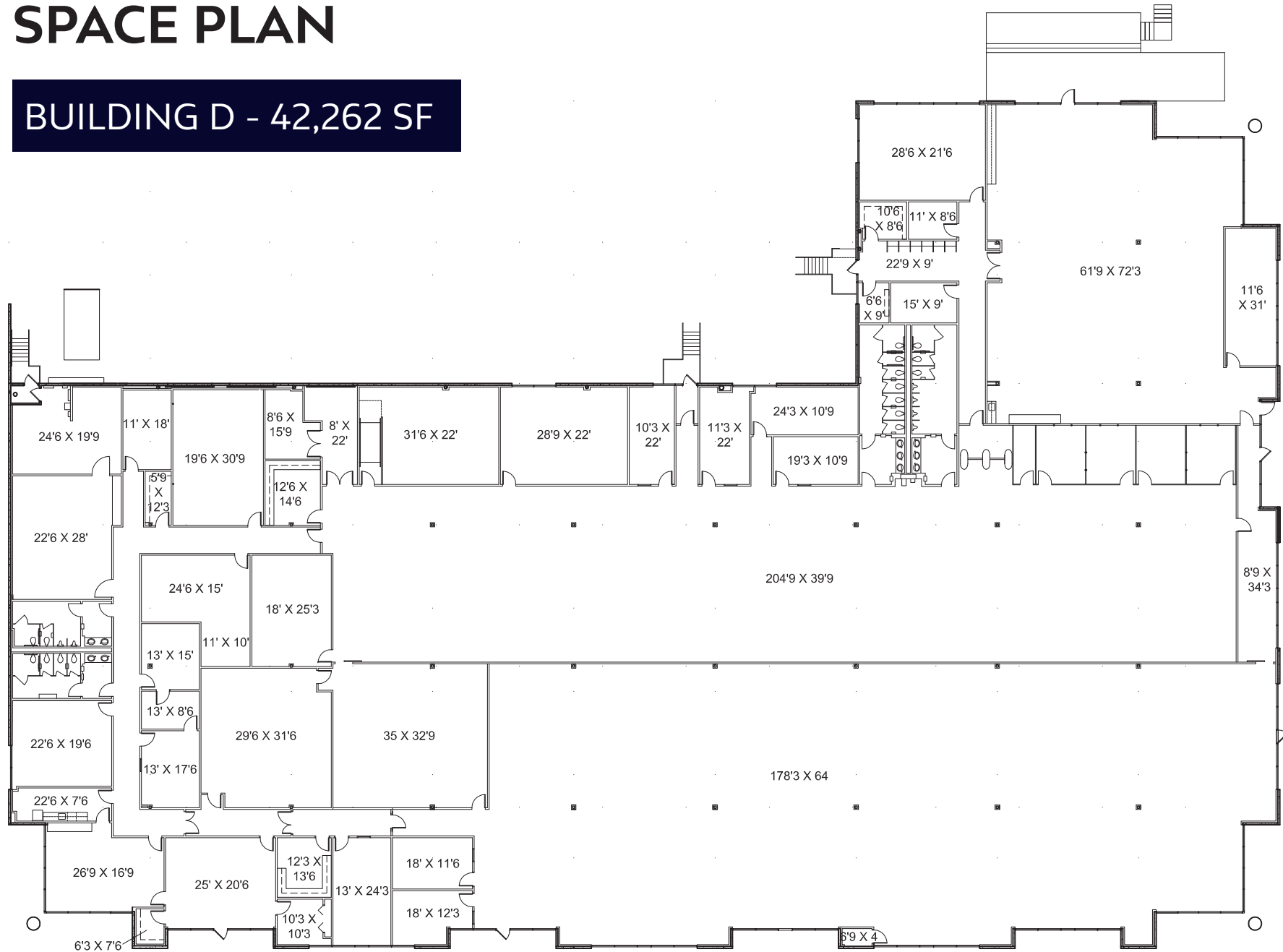
EXCELLENT ACCESS TO IH-10, DEZAVALA RD & HUEBNER RD

WITHIN MINUTES TO UNIVERSITY OF TEXAS AT SAN ANTONIO AND THE SOUTH TEXAS MEDICAL CENTER



SPACE PLAN

BUILDING D - 42,262 SF





SPACE FEATURES

SERVER ROOM: CAT 5E AND CAT 5 CABLE; 2 MINI SPLIT SYSTEM
IN ADDITION TO GENERAL BUILDING SUPPLY

DISH NETWORK CURRENT CABLE PROVIDER

STATIC NOISE EQUIPMENT REMAINS IN CERTAIN ROOMS

WIRED ACCESS CONTROL AND SECURITY CAMERA WIRING

SPEED LANE (ADDITIONAL ACCESS CONTROL

WIRING FOR 363 WORKSTATIONS

750 KW/500 GALLON DIESEL GENERATOR

FOUR PROJECTION SCREENS LOCATED IN THE CONFERENCE
AND TRAINING ROOMS

SYSTEM CUBICLE WALLS IN BIG ROOM

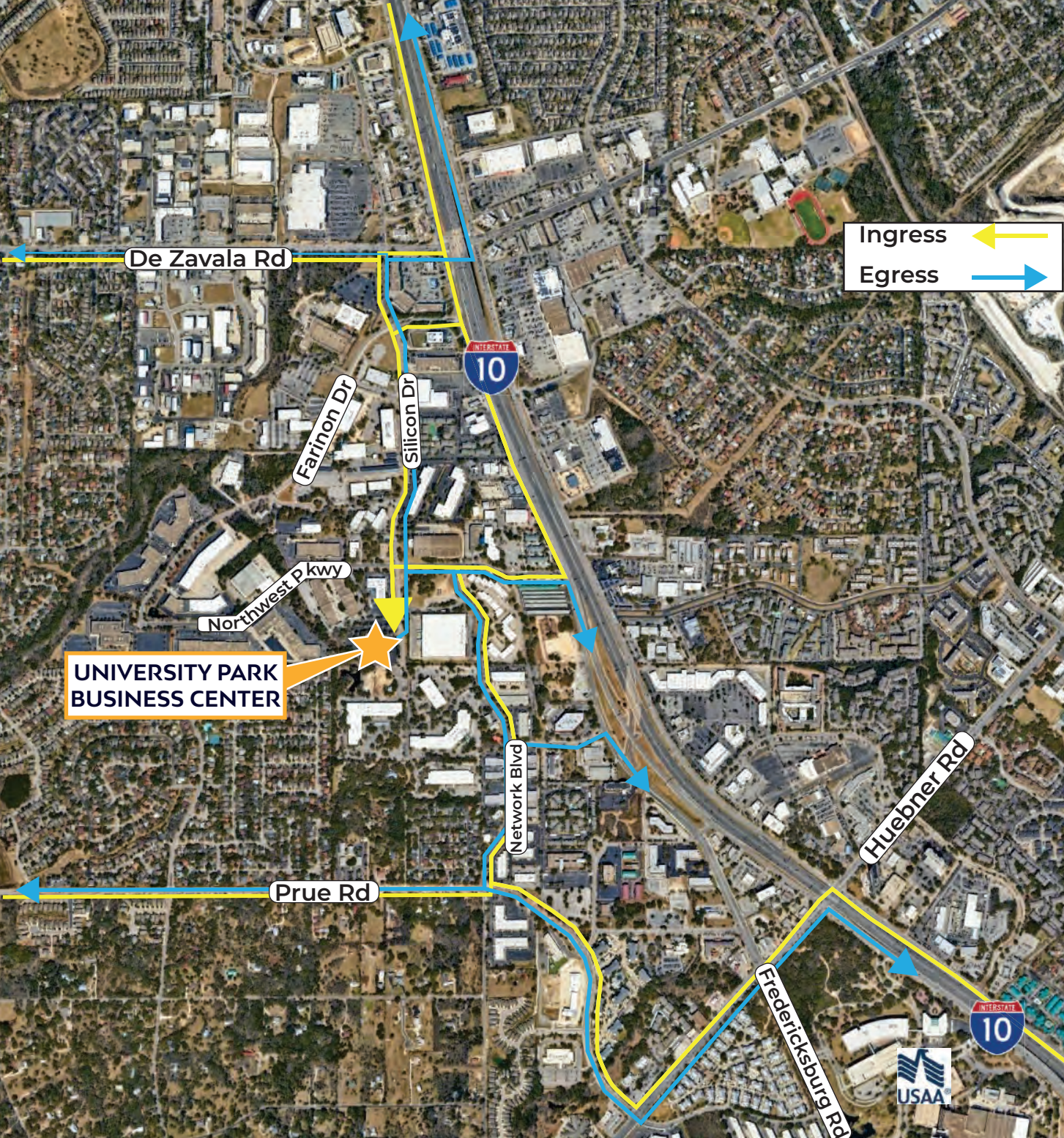
RECEPTION/LOBBY HAS WIRED PANIC BUTTON AND DOCK
INTERCOM

SOLAR SCREENING IN CAFETERIA





LOCATION ANALYSIS



- Located in University Business Park Just South of the De Zavala Rd and IH-10 Intersection
- Northwest Submarket
- Two (2) Access Points to the Site from Silicon Drive
- Multiple Entry/Exit Routes to IH-10
- Close to Numerous Restaurant, Retail, Hospitality and Entertainment Amenities

DRIVE TIMES

UTSA
8 Min

South Texas Medical Center
8 Min

La Cantera
9 Min

San Antonio International Airport
16 Min

Downtown San Antonio
19 Min

AMENITIES



**UNIVERSITY PARK
BUSINESS CENTER**

RESTAURANTS

- 1 Cracker Barrel
- 2 Bill Miller
- 3 Jims Restaurant
- 4 Luce Ristorante E Enoteca
- 5 Flying Saucer
- 6 Pericos
- 7 Panera Bread
- 8 Fire Wok
- 9 California Pizza Kitchen
- 10 Saltgrass Steakhouse
- 11 Romanos Macaroni Grill
- 12 La Madeline
- 13 Ihop
- 14 Einsteins Bros Bagel
- 15 HuHot Mongolian Grill
- 16 Whataburger
- 17 Matamoros Restaurant
- 18 Zios Italian Kitchen
- 19 Sapporo Sushi
- 20 Picnicks
- 21 Espana Bar De Tapas
- 22 McDonalds
- 23 Five Guys Burger and Fries
- 24 Burger King
- 25 Wendys
- 26 Chick Fil A
- 27 Taco Cabana
- 28 Outback Steakhouse
- 29 Carrabbas Italian Grill
- 30 Logan's Roadhouse
- 31 Chili's
- 32 Joe's Crabshack
- 33 Starbucks
- 34 Cheddar's
- 35 Chuy's
- 36 Olive Garden
- 37 Red Lobster
- 38 Longhorn Steakhouse
- 39 Culvers
- 40 Buffalo Wild Wings

BANKS

- 1 Wells Fargo
- 2 BBVA Compass
- 3 Bank of America
- 4 Chase Bank
- 5 Frost Bank
- 6 Security Service Federal Credit Union
- 7 United SA Federal Credit Union
- 8 Firstmark Credit Union
- 9 San Antonio Credit Union
- 10 Randolph Brooks Federal Credit Union

HOTELS

- 1 La Canterra Resort
- 2 Drury Inn & Suites
- 3 DoubleTree by Hilton
- 4 Holiday Inn & Suites
- 5 Hampton Inn & Suites
- 6 Townplace Suites
- 7 La Quinta Inn and Suites
- 8 Holiday Inn Express & Suites
- 9 Studio 6
- 10 Best Western
- 11 Aloft
- 12 Embassy Suites by Hilton

ENTERTAINMENT

- 1 Top Golf
- 2 Chicken & Pickle
- 3 Six Flags Fiesta Texas
- 4 IFly
- 5 Huebner Oaks Theater
- 6 University Bowl
- 7 The Shops at LaCantera
- 8 Andretti Indoor Karting & Games

RETAIL

- 1 Wal Mart
- 2 Sam's Club
- 3 Birkenstock
- 4 New Balance
- 5 Half Price Books
- 6 REI
- 7 Ann Taylor
- 8 Banana Republic
- 9 Talbots
- 10 Bed Bath and Beyond
- 11 Pier 1 Imports
- 12 Old Navy
- 13 Gap
- 14 Jos. A. Bank
- 15 Target
- 16 HEB
- 17 Home Depot
- 18 Golds Gym
- 19 Ashley Furniture
- 20 Marshalls
- 21 Office Max
- 22 La Z Boy Furniture
- 23 Petco
- 24 Stein Mart
- 25 Party City
- 26 Good Sports
- 27 Rooms To Go
- 28 Costco
- 29 Ross Dress for Less
- 30 Lenscrafters
- 31 Gymboree
- 32 Game Stop
- 33 Eddie Bauer
- 34 Ethan Allen
- 35 Havertys
- 36 Americus Diamond
- 37 Louis Shanks
- 38 PetSmart
- 39 Specs
- 40 Bath and Body Works

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FOR LEASING INFORMATION, CONTACT:

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WORTH
& ASSOCIATES