



# HERITAGE OAKS

• AT INWOOD •

2915 W. BITTERS RD. • SAN ANTONIO, TX 78248

**BUILDING III**



**L** LINEBARGER  
ATTORNEYS AT LAW

**W** | **WORTH**  
& ASSOCIATES



  
**HERITAGE OAKS**  
• AT INWOOD •



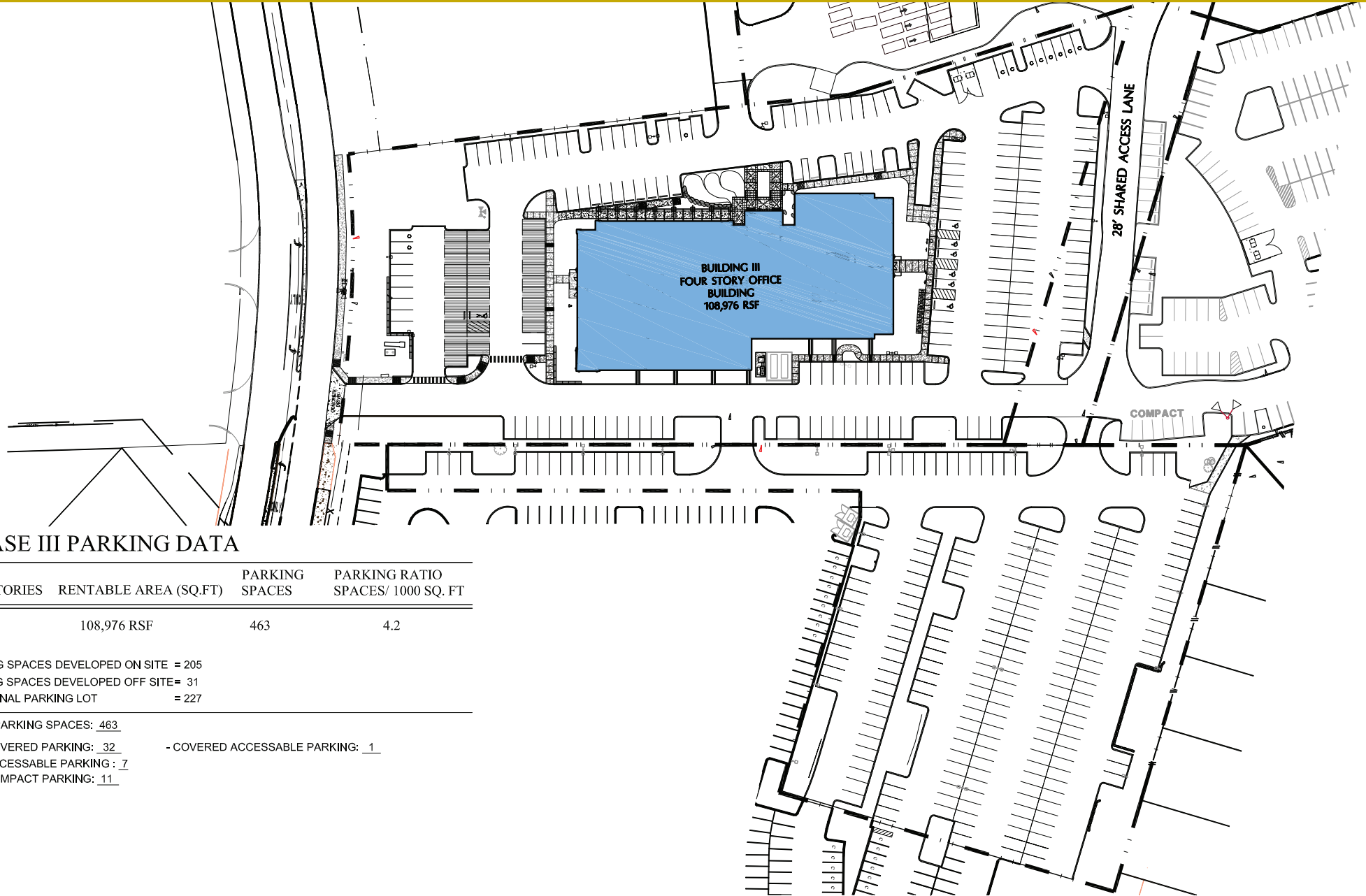
## AVAILABILITIES

- **Suite 311 - 3,120 SF**  
*Move In Ready - Available NOW*
- **Suite 318 - 2,907 SF**

## ▪ PROPERTY INFORMATION ▪

*Heritage Oaks III is 108,975 SF Class A office project in the highly desirable Far North Central submarket of San Antonio. The site is close to executive housing and an abundance of area amenities.*

- 109,000 SQUARE FEET
- FOUR STORY CLASS A OFFICE BUILDING
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- ON-SITE PROPERTY MANAGEMENT
- CONTIGUOUS CLEARVIEW GLASS ON 4TH FLOOR
- MONUMENT SIGNAGE VISIBLE FROM LOOP 1604
- 4.5/1000 PARKING RATIO WITH COVERED PARKING AVAILABLE
- 10' CEILING HEIGHT
- OUTDOOR MEETING SPACE
- EXCELLENT ACCESS TO BITTERS ROAD & LOOP 1604



**PHASE III PARKING DATA**

# OF STORIES	RENTABLE AREA (SQ.FT)	PARKING SPACES	PARKING RATIO SPACES/ 1000 SQ. FT
4	108,976 RSF	463	4.2

PARKING SPACES DEVELOPED ON SITE = 205  
 PARKING SPACES DEVELOPED OFF SITE = 31  
 ADDITIONAL PARKING LOT = 227

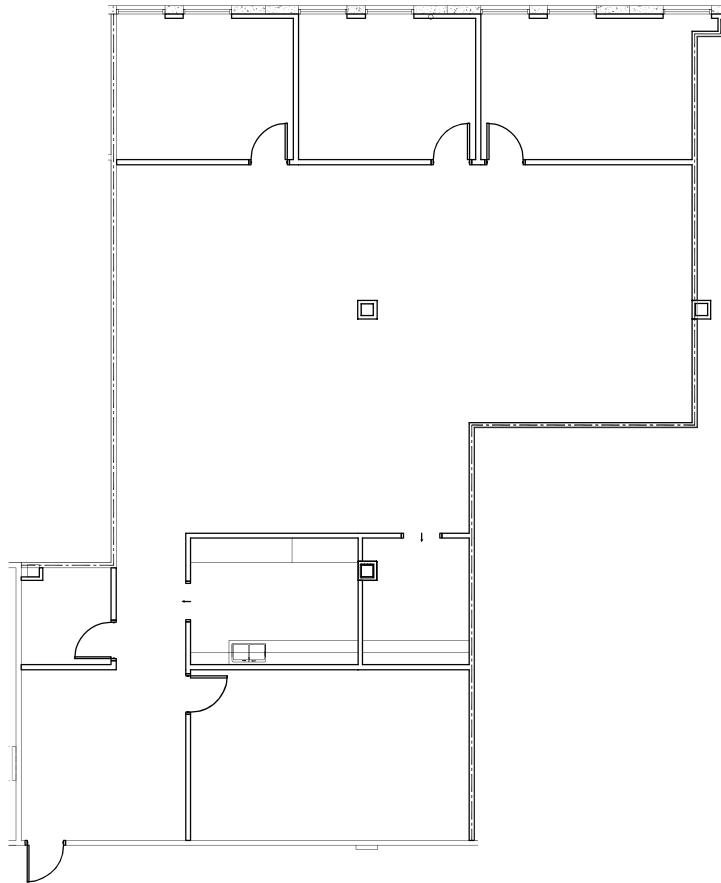
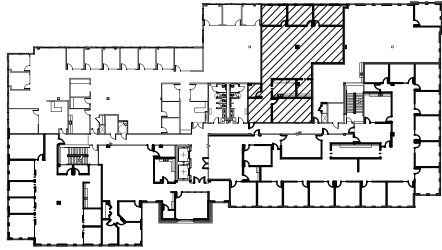
TOTAL PARKING SPACES: 463

- COVERED PARKING: 32
- ACCESSIBLE PARKING: 7
- COMPACT PARKING: 11
- COVERED ACCESSABLE PARKING: 1



- Suite 311 - 3,120 SF of Class A Office Space
- Good Mix of Open Office and Private Offices
- Class A Finishes Throughout
- *Ready for Occupancy NOW*
- 10' Ceiling Height

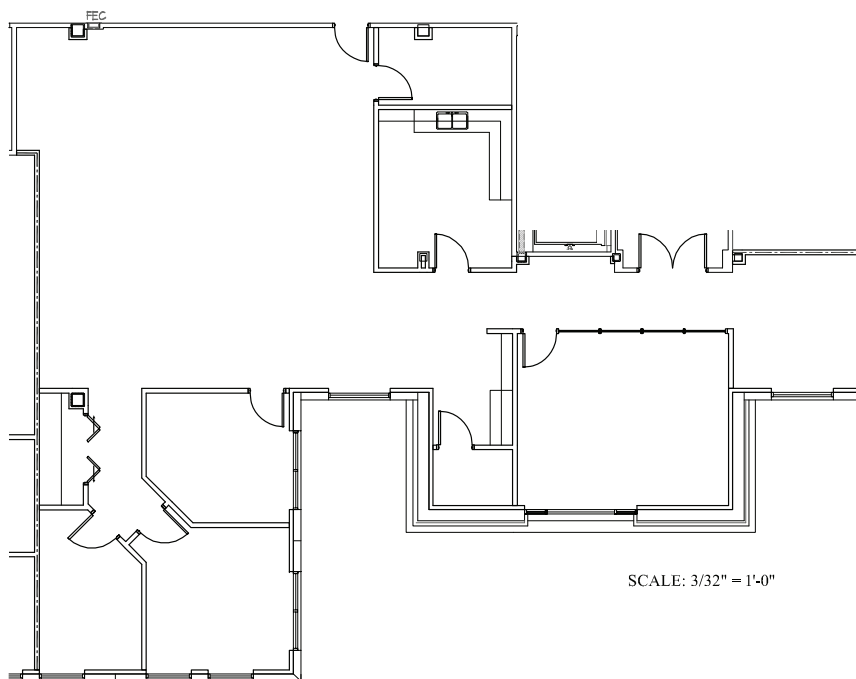
LOCATION MAP



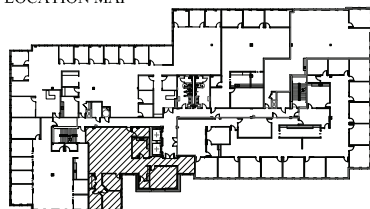
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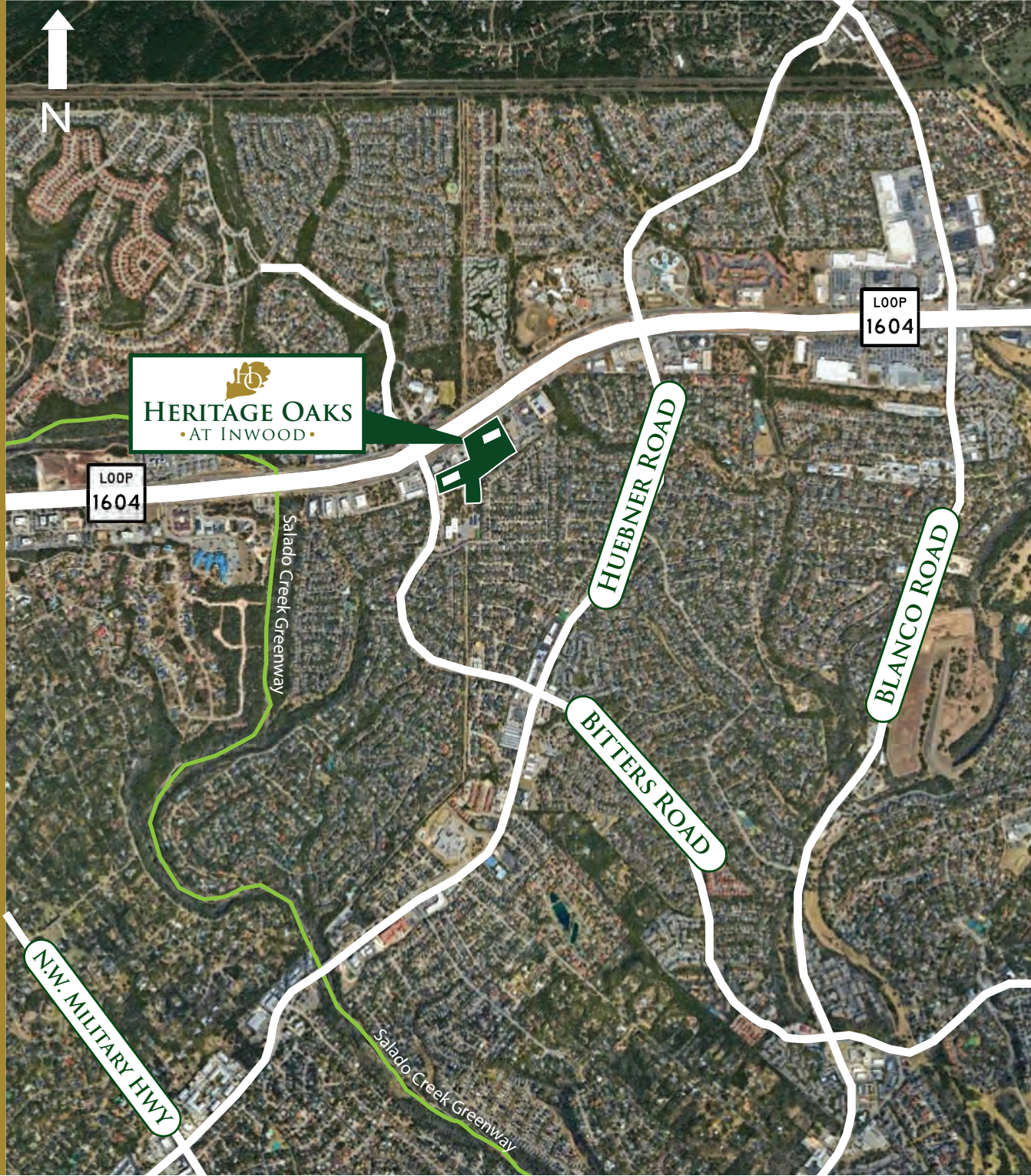
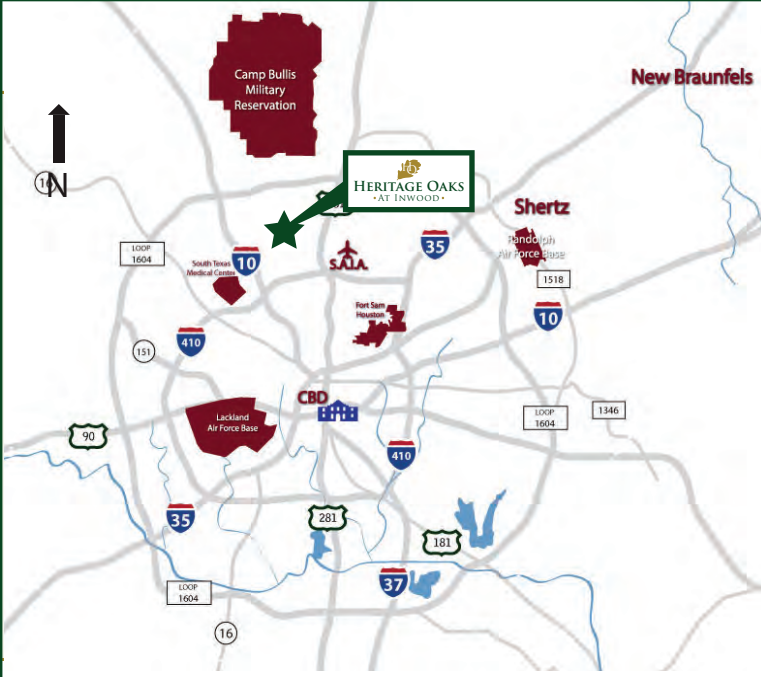
• Suite 318 - 2,907 SF



LOCATION MAP








**HERITAGE OAKS**  
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- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604 IN THE FAR NORTH CENTRAL SUBMARKET OF SAN ANTONIO
- A PART OF THE HERITAGE OAKS BUSINESS PARK, WHICH AT BUILD OUT WILL FEATURE FIVE OFFICE BUILDINGS TOTALING AROUND 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES







▪ ACCESS & DRIVE TIMES ▪

