

■ MASTER-PLANNED
CORPORATE ENVIRONMENT

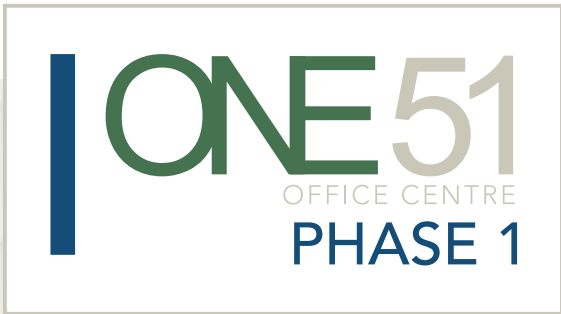
■ Up to 34,741 SF of Plug-N-Play Space
Available for Lease

■ PARKING TO ACCOMMODATE
DENSE OFFICE

ONE51
OFFICE CENTRE
PHASE 1

IN WESTOVER HILLS AT 10130 HIGHWAY 151
SAN ANTONIO, TEXAS 78251





About The Property

One51 Phase 1 is a 2-story, 101,389 square foot value office building off Highway 151 in Northwest San Antonio with excellent highway visibility. The project is close to many other corporate office campuses and nearby dining and retail.

Year Built

2015



▪ UP TO 34,741 SF OF PLUG-N-PLAY SPACE AVAILABLE FOR LEASE



Highlights

- Class A finishes throughout
- Low occupancy cost relative to traditional office space
- Master-planned corporate environment
- Ideal visibility and access with frontage on Hwy 151
- 6:1,000 parking to accommodate dense office layout
- Energy efficient systems
- 10' ceilings
- Dual paned low E glass window systems
- 24-hour access and 24-hour control of HVAC
- Ample green space with mature trees
- Large open floor plates for efficient & flexible workspace design

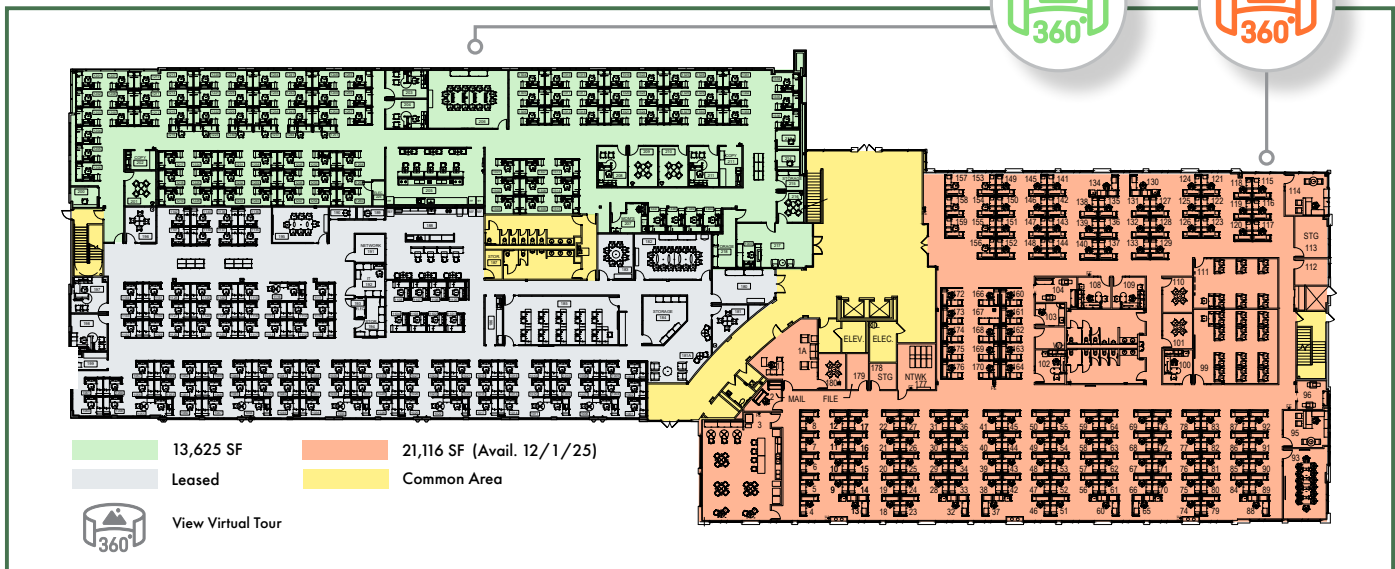
Site Plan

Project Information

Land Size: 8.28 Acres
Building Size: 101,389 RSF; Two floors
Lease Rate: \$19.50/SF/YR NNN
Term: 5 to 10 Years
Parking: 6/1,000 SF; 616 spaces



1st Floor Plan | Up to 34,741 SF AVAILABLE

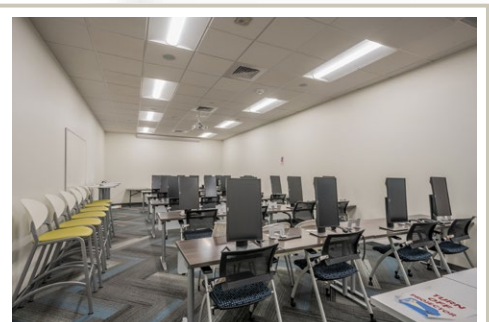
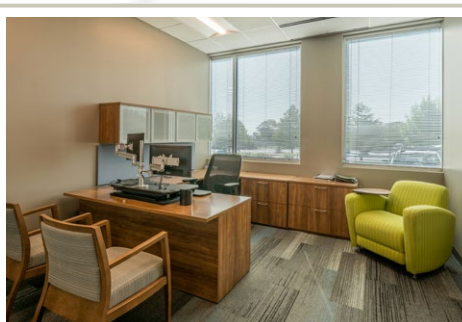
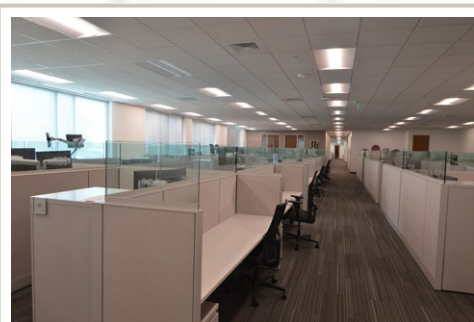


Plug-N-Play (Summary of Furniture in Place)

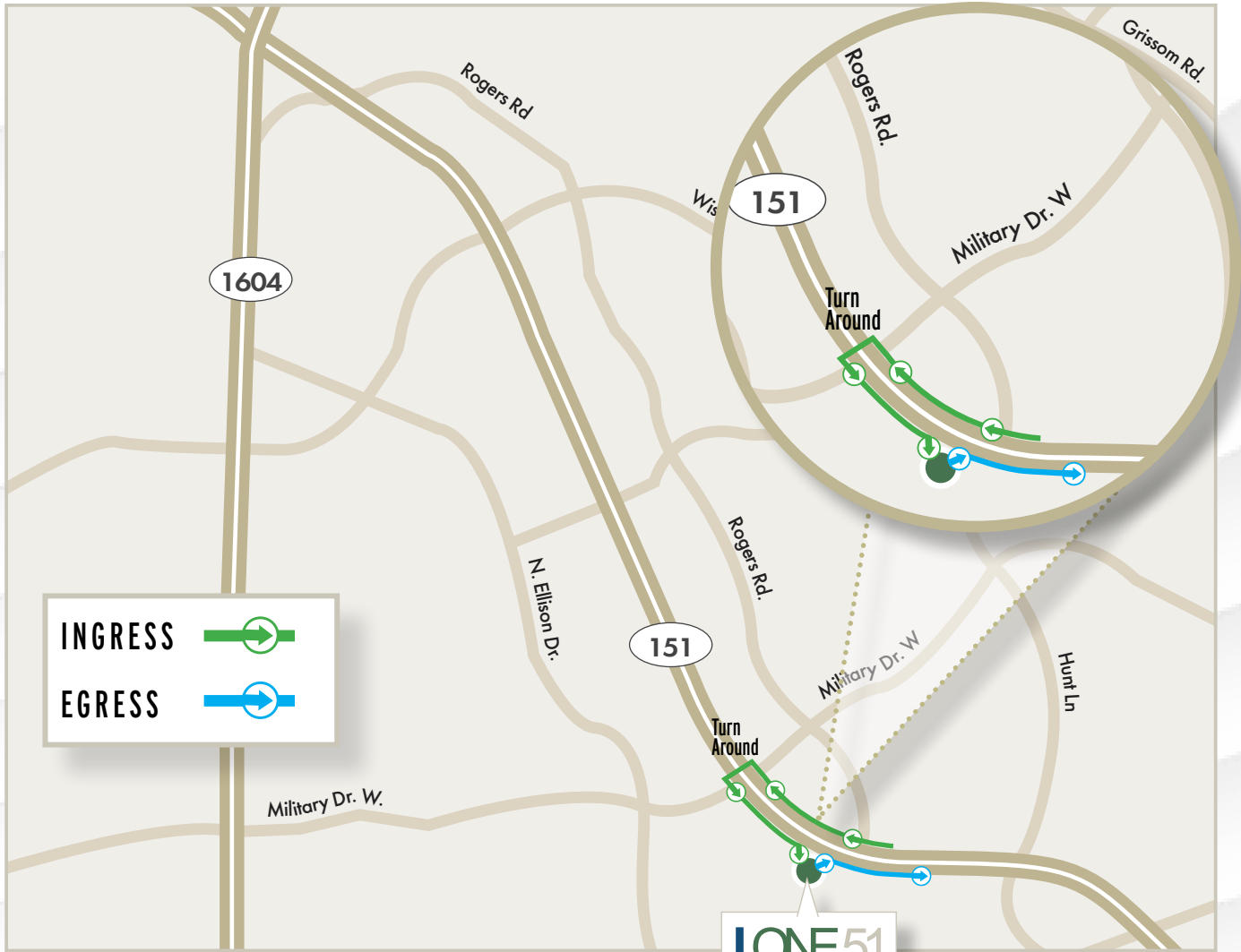
13,625 SF: 98 cubicles, 4 office desks (102 total)
21,116 SF (Avail. 12/1/25): 148 cubicles, 6 office desks (154 total)

*Contiguous for a total of 34,741 SF

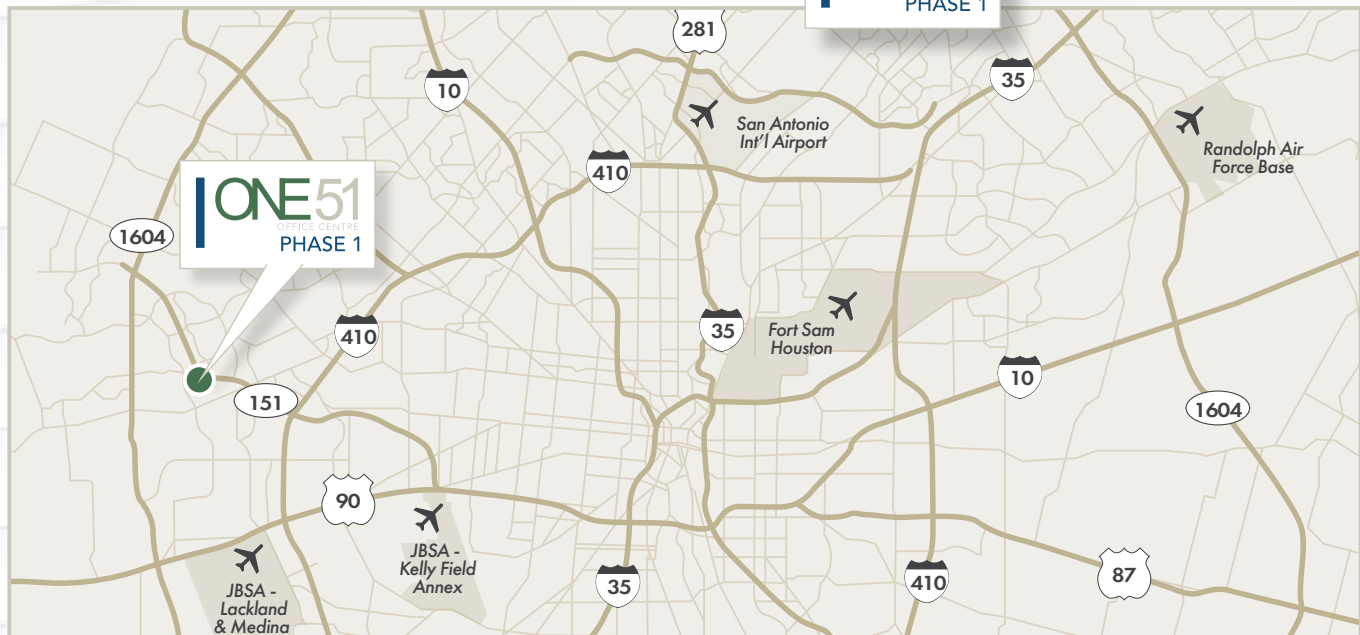
SUITE INTERIOR PHOTOS



Location Map



ONE51
OFFICE CENTRE
PHASE 1



City Map

Corporate Neighbors



Nearby Amenities 5-Minute Drive

Restaurants

- 54th Street Grill & Bar
- Acadiana Cafe-San Antonio
- Arby's
- Big'z Burger Joint
- Bill Miller Bar-B-Q
- Bubba's 33
- Buffalo Wild Wings
- Burger Boy
- Burger King
- Bush's Chicken
- Cheddar's Scratch Kitchen
- Chipotle Mexican Grill
- Church's Chicken
- Chuy's
- Cracker Barrel
- El Pollo Loco
- El Rodeo De Jalisco
- First Watch
- Five Guys
- Freddy's
- Freebirds World Burrito
- Genghis Grill
- Golden Wok
- Grand Tequila
- Hooters
- Hotdogologist
- IHOP
- Jack in the Box
- Jersey Mike's Subs
- Jimmy John's
- Johnny Joes BBQ
- Las Palapas
- Luciano's Restaurant
- Madarada

- Mc Donald's
- Panda Express
- Panera Bread
- Popeyes Louisiana Kitchen
- Raising Cane's Chicken Fingers
- Red Lobster
- Rios Barbaco
- Rudy's Country Store & Bar-B-Q
- Saborsito Latino
- Sazon Mexican Cafe
- Schlotzsky's
- Smoky Mo's BBQ
- Sonic Drive-In
- Subway
- Taco Bell
- Tacos El Rodeo De Jalisco
- Taste of Thailand
- Thai Hut Restaurant
- Tiago's Cabo Grille
- Twin Peaks Restaurant
- Viola's Ventanas
- Viva Pho
- Wendy's
- Whataburger
- Willie's Grill & Icehouse
- Wingstop
- Wok Inn
- Yayas Thai
- Z & H Foods Inc

Hotels

- Comfort Inn
- Holiday Inn
- Home2 Suites by Hilton
- Hyatt Residence
- La Quinta Inn-Suites
- Staybridge Suites
- Townplace Suites
- Tru by Hilton

Banks

- Air Force Federal Credit Union
- Chase
- Local 142 Federal Credit Union
- Security Service Federal Credit Union
- Wells Fargo

Shopping

- Ace Hardware
- American Freight
- Bel Furniture
- Circle K
- Corner Store
- Family Dollar
- Fine Wine & Liquors
- Fitz Antojitos & Snacks
- Heavenly Floral Designs
- Home Depot
- Murphy Express
- Plaza Tapatia
- Quiktrip
- Roses
- SAS Shoes
- Thai Hut Market
- Walmart Neighborhood Market



63 Restaurants



8 Hotels



5 Banks



17 Shopping Locations

Demographic Snapshot

10-Minute Drive

POPULATION

176,469

MEDIAN AGE

31.8

MEDIAN HH INCOME

\$55,845

56.9%
Some
College +

59.7%
White Collar
Employment



24% Up and Coming Families

- New families in new housing subdivisions
- One of the fastest-growing consumer groups nationally
- Majority have some college or degree(s)
- Busy with home and family



17.1% Young & Restless

- Millennials on the move
- Primarily single-person households, often renting in apartment buildings
- More than 2 out of 3 have at least some college experience
- Embrace the internet and technology
- High labor force participation



13.3% Southwestern Families

- Married couples with kids, large households
- Many residents were born abroad and many only speak Spanish
- Nearly 1 in 3 have some college, but nearly 2 in 5 did not finish high school
- Almost half rent single-family homes, with most built before 1970
- Low labor force participation

ONE51

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A Development of


STREAM

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