

AUSTIN HIGHWAY BUSINESS CENTER

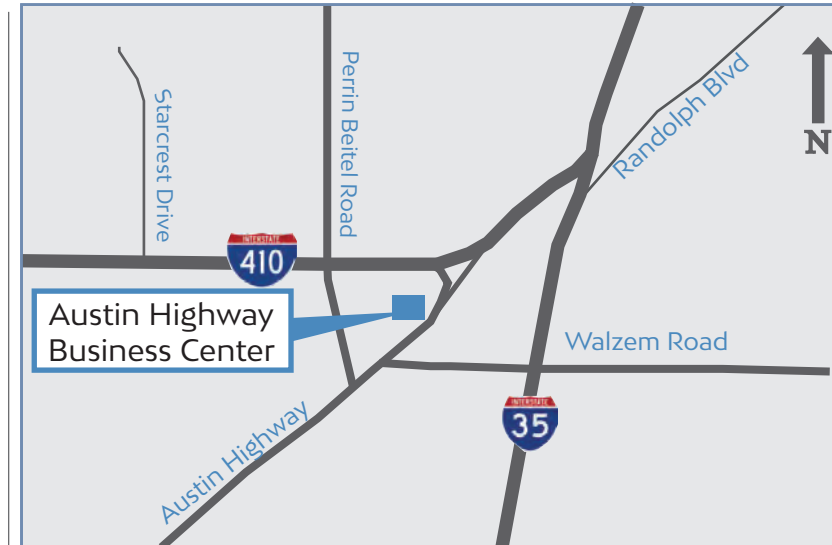
2735 Austin Highway • San Antonio, TX 78218

A photograph of a single-story office building with a grey metal roof and large glass windows. The building features a prominent blue logo that reads "ARRIVE LOGISTICS". The entrance is covered by a red metal frame with a glass roof. The building is situated in a parking lot with white painted lines. The sky is blue with scattered white clouds.

ARRIVE
LOGISTICS

Single Story Office Building with Open Office Layout
13,000 - 42,000 SF Available

- Austin Highway Business Center is an 83,740 SF Single Story Office Building
- The Building Has Undergone Extensive Renovations to Include:
 - **New Front Entrance and Modernized Lobby**
 - **New Paint, Carpet, Roof Skylights and Exterior Wall Windows**
 - **Solar Covered Carports & Electric Car Charging Station**
- Highly Efficient Open Office Layout for Large Number of Employees and Growth Opportunity
- 11' Ceiling Height with the Space Being Fully Sprinkled
- Six (6) Fiber Lines Feed the Project from Multiple Entrances served by Two (2) Substations providing true Redundant Fiber and Provides Three Time the amount of Capacity seen in New Projects.
- 200 Pair Copper Cabling from one Central Office as well Making the Space an Excellent Option for a Call Center or Back Office User
- Electric Power is 480/277v 3 phase 2000 amps
- 750 KW Detroit Back Up Generator
- 6/1000 Parking Ratio with Solar Covered Parking Spaces
- **Energy Star Certified Building**



AVAILABLE SPACE

- Suite 100: 42,227 SF
- Suite 110: 13,934 SF

Modernized Lobby

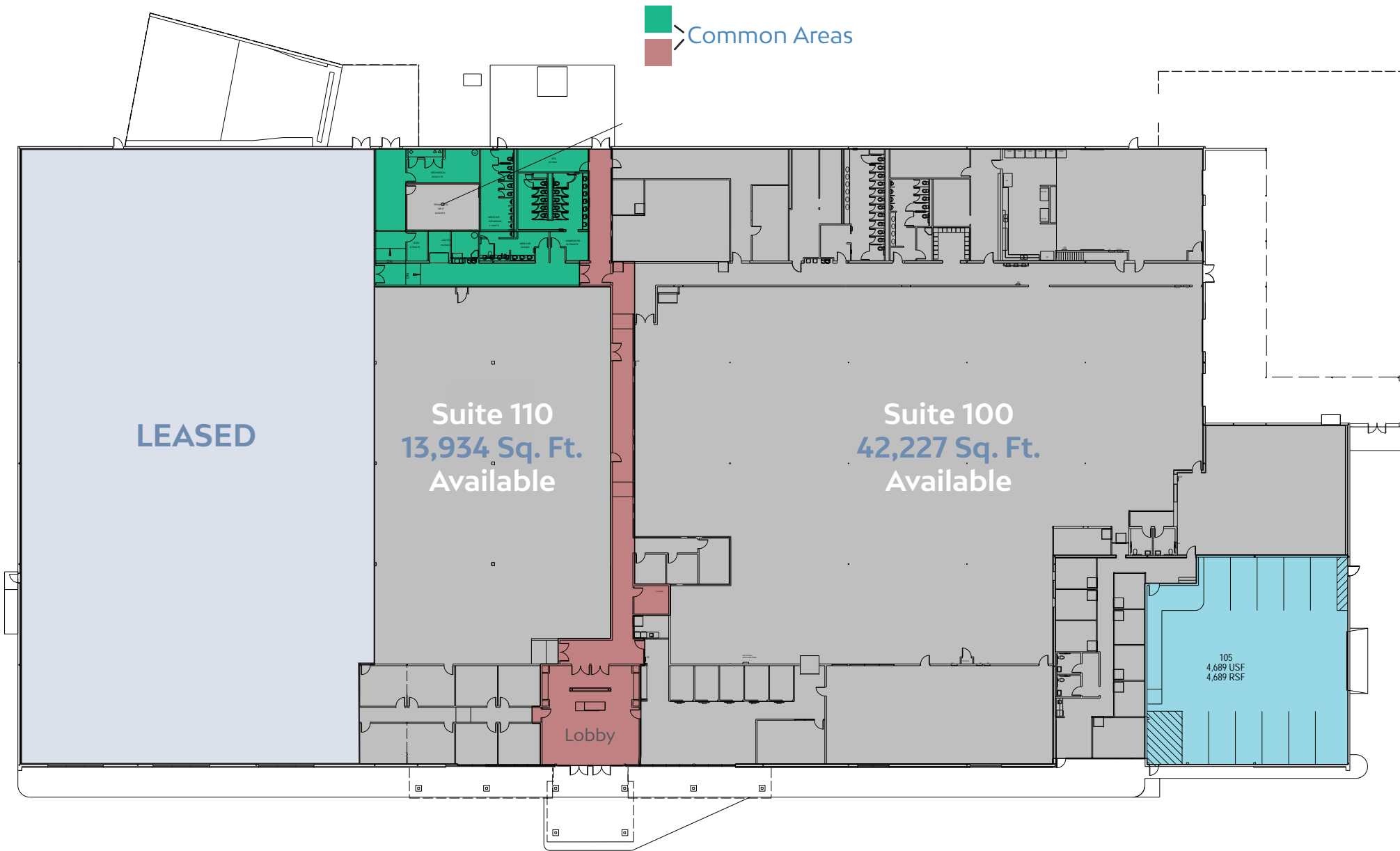


Open Office Layout

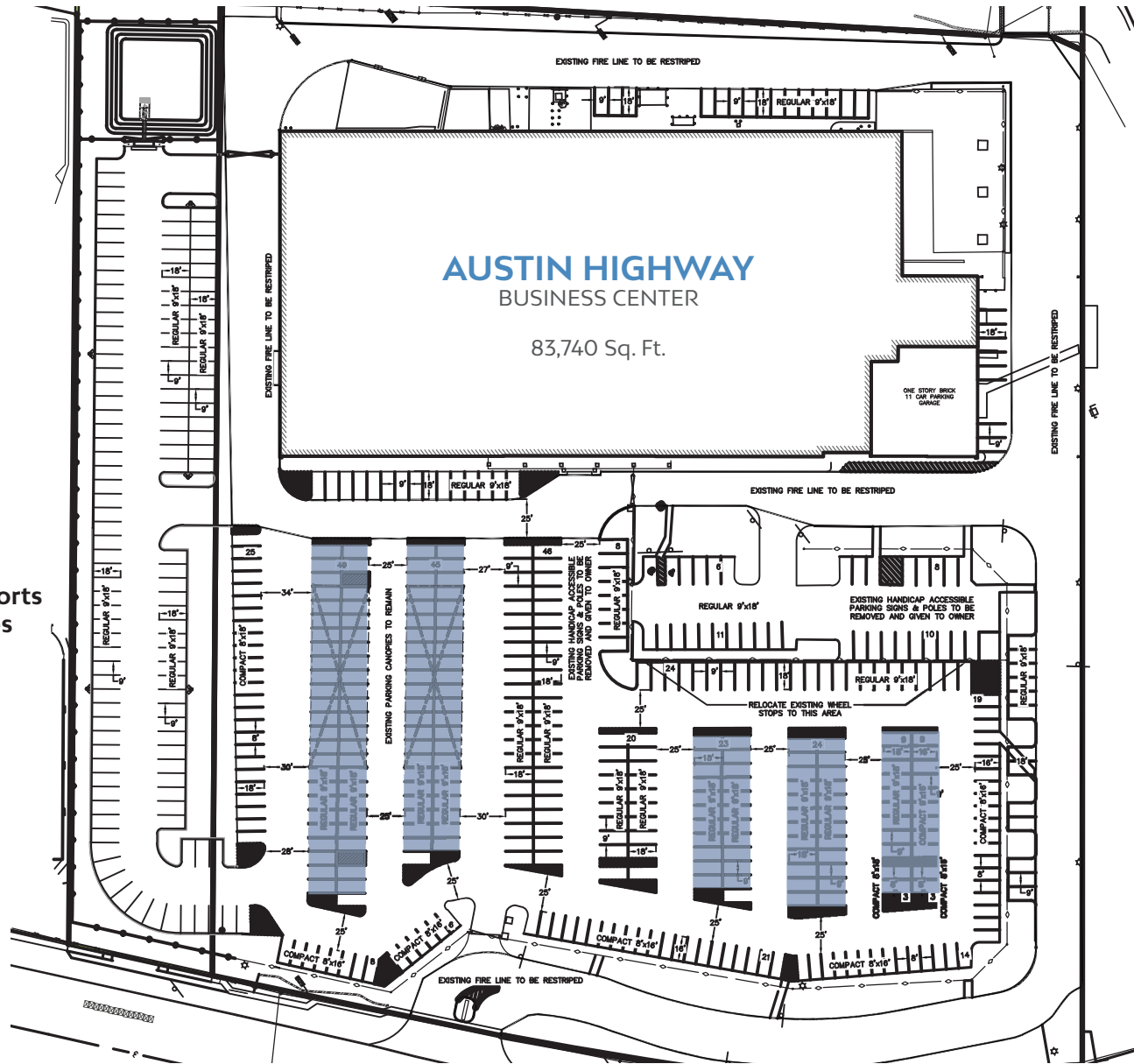


LOCATION ANALYSIS

- Located on Austin Highway near the Loop 410 and IH-35 Interchange in the North East Submarket
- Zoned C-3 - General Commercial District
- Easy access to IH-35, Loop 410 & Austin Highway
- Quick Drive Times to San Antonio International Airport and Downtown San Antonio
- Nearest Bus Stops Located at Walzem and Austin Highway and Perrin Beitel and Austin Highway







Solar Covered Carports
- 162 Parking Spaces



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AERIAL



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LOCATION MAP



- LOCATED ON AUSTIN HIGHWAY WITH EXCELLENT VISIBILITY
- LESS THAN 1 MILE FROM THE LOOP 410 AND IH 35 INTERCHANGE
- 5 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 10 MILES FROM DOWNTOWN SAN ANTONIO
- 7 MILES FROM LOOP 1604/ IH 35 INTERCHANGE
- 8 MILES FROM LOOP 410/ US 281 INTERCHANGE