



**RIDGEWOOD**
PLAZA II

19122 N US HWY 281 • SAN ANTONIO, TX 78258



WORTH
& ASSOCIATES

- 121,940 SQUARE FEET
- FOUR STORY CLASS A OFFICE BUILDING
- OPEN PATH SECURE BUILDING ACCESS SYSTEM
- WORTH FITNESS CENTER
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- 1ST FLOOR SHOWERS AND DRESSING ROOMS
- 10' CEILINGS THROUGHOUT
- 547 PARKING SPACES (4.49/1000) 313 IN GARAGE AND 234 SURFACE PARKING

- ADJACENT TO MUD CREEK HIKE AND BIKE TRAILS AND THE PERMANENT 7.5 ACRE DRY CREEK GREENBELT
- COMMON AREA TENANT LOUNGE
- OUTDOOR PICNIC AND MEETING SPACE
- LANDSCAPED COURTYARD PLAZA
- NATURAL WALKING TRAIL WITH SEATING AREAS
- CONTIGUOUS CLEARVIEW GLASS ON 4TH FLOOR
- EXCELLENT ACCESS TO REDLAND ROAD, SONTERRA BOULEVARD, HWY 281 AND LOOP 1604

AVAILABLE SPACE

- Suite 301 - 7,713 SF - *Move In Ready*

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Shawn Gulley | 210.805.3333 | shawn@worthsa.com



WORTH FITNESS CENTER



281



Building Data	
Ridgewood Plaza II (building I)	121,940 SF
Parking Spaces	547 Spaces
Surface	234 Spaces
Garage	313 Spaces
Ratio	4.43/1000
3 Story ASC/MCB (building II)	97,000 SF
Parking Spaces	430 Spaces
Surface	280 Spaces
Garage	150 Spaces
Ratio	4.43/1000
Ridgewood Medical Center I (Building III)	18,244 SF
Parking Spaces	93 Spaces
Ratio	5.10/1000
Ridgewood Medical Center II (Building IV)	10,976 SF
Parking Spaces	58 Spaces
Ratio	5.28/1000

SITE PLAN

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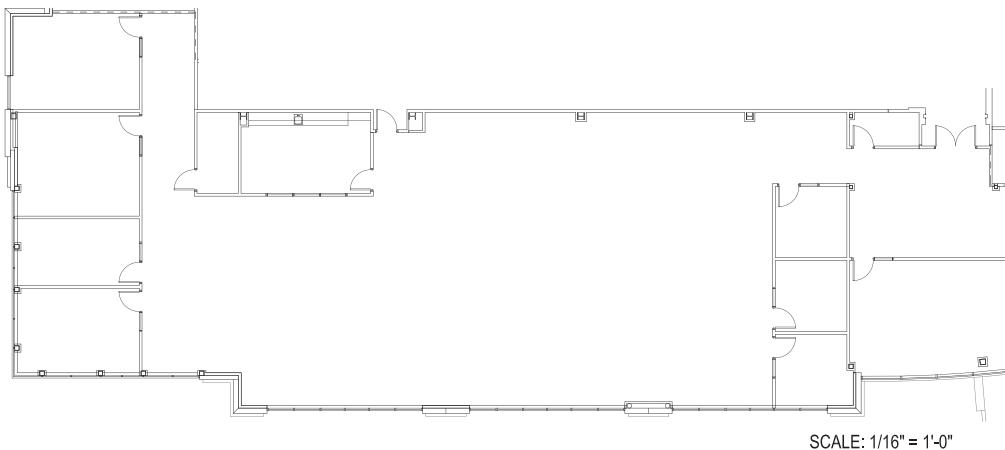




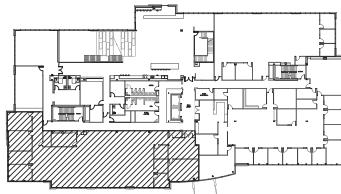
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AVAILABLE SPACE

SUITE 301 - 7,713 SF
- Move-In Ready



LOCATION MAP



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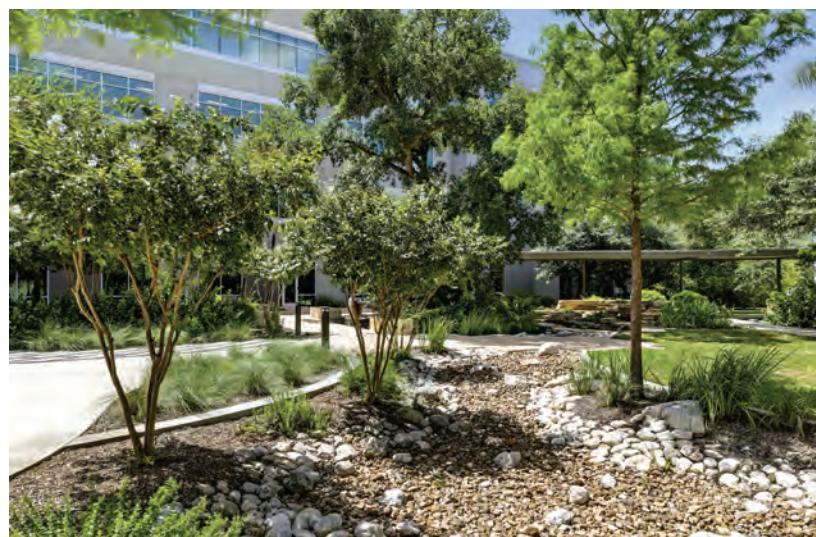
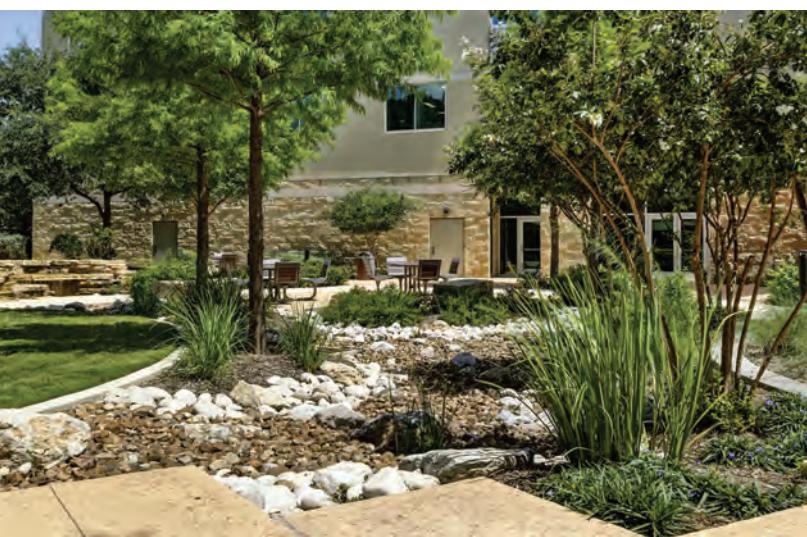


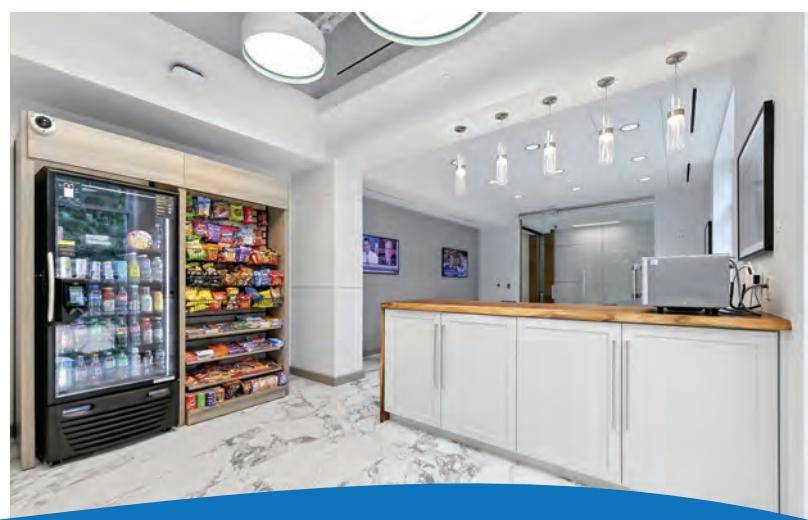


COURTYARD PLAZA

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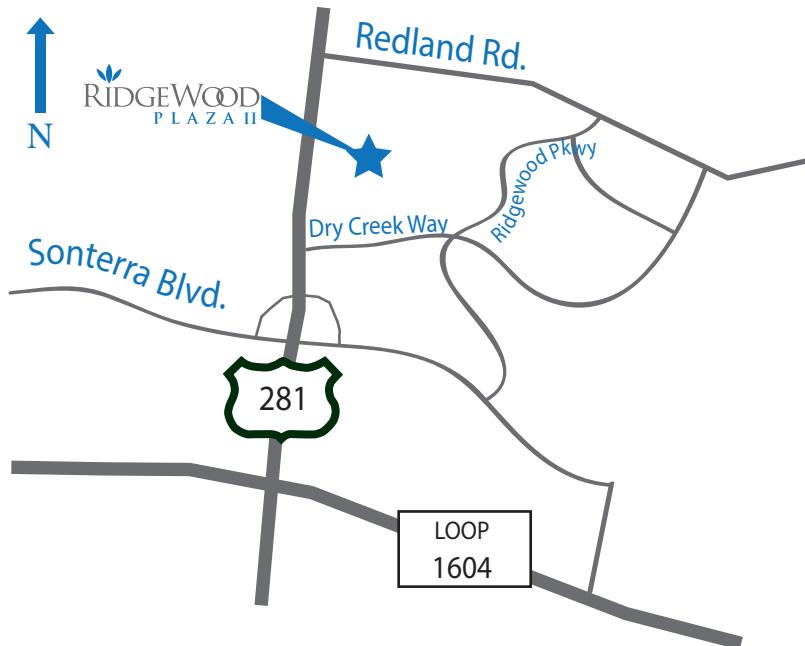




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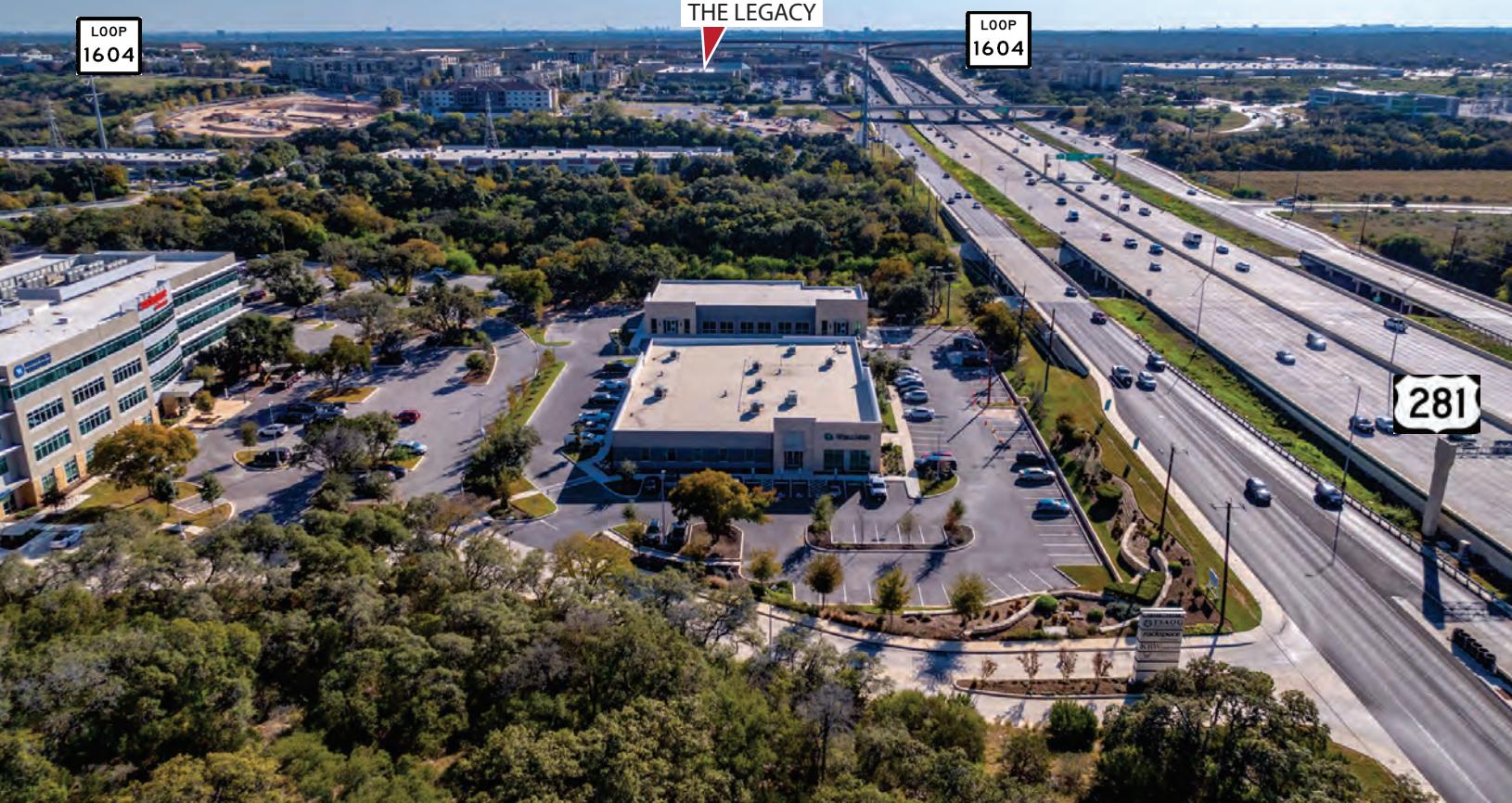


LOCATION ANALYSIS

- LOCATED IN BETWEEN HWY 281 AND RIDGEWOOD PARKWAY JUST NORTH OF THE LOOP 1604 HWY 281 INTERSECTION
- A PART OF THE 122 ACRE MASTER PLANNED BUSINESS COMMUNITY OF RIDGEWOOD PARK
- LESS THAN 9 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- WITHIN MINUTES FROM METHODIST STONE OAK HOSPITAL AND NORTH CENTRAL BAPTIST HOSPITAL
- CLOSE TO EXECUTIVE HOUSING, EXCELLENT SCHOOLS, HOTELS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES

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WORTH & ASSOCIATES ASSETS IN THE PARK

- WORTH & ASSOCIATES HAS DEVELOPED RIDGEWOOD PLAZA AND RIDGEWOOD BUSINESS CENTER WITHIN RIDGEWOOD OFFICE PARK
- RIDGEWOOD PLAZA IS A FOUR STORY CLASS A OFFICE BUILDING WITH 147,000 SQUARE FEET OF SPACE ANCHORED BY EOG AND RSM ACCOUNTING
- RIDGEWOOD BUSINESS CENTER FEATURES TWO SINGLE STORY FLEX OFFICE BUILDINGS TOTALING 121,000 SQUARE FEET
- WITH THE DEVELOPMENT OF RIDGEWOOD PLAZA II, WORTH & ASSOCIATES WILL HAVE DEVELOPED AROUND 38 ACRES OUT OF THE 122 ACRE BUSINESS PARK



Worth & Associates developed the RidgeWood Orthopaedic Center, a three story, state-of-the-art 97,000 Square foot medical facility for The San Antonio Orthopaedic Group (TSAOG) adjacent to RidgeWood Plaza II.



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TSAOG RIDGEWOOD
ORTHOPAEDIC CENTER



LIFESTYLE

With a number of advanced building design features, a location adjacent to Mud Creek Hike & Bike trail and Legacy Center; a 600,000 Square foot mixed-use lifestyle Center that includes a Dwell at Legacy, a 289 Apartment Community and other anchor tenants that include Life Time Fitness, Best Buy, Main Event, Starbucks, Genghis Grill and Home 2 Suites, RidgeWood Plaza II has been designed to provide an exclusive live, work, play lifestyle for the people who office there. The site is also within close proximity to La Hacienda De Los Barrios, Methodist Stone Oak Hospital and North Central Baptist Hospital. Some of the features are:



- Adjacent to Mud Creek Trail
- Numerous Trees preserved on-site
- Beautiful Landscaped Courtyard



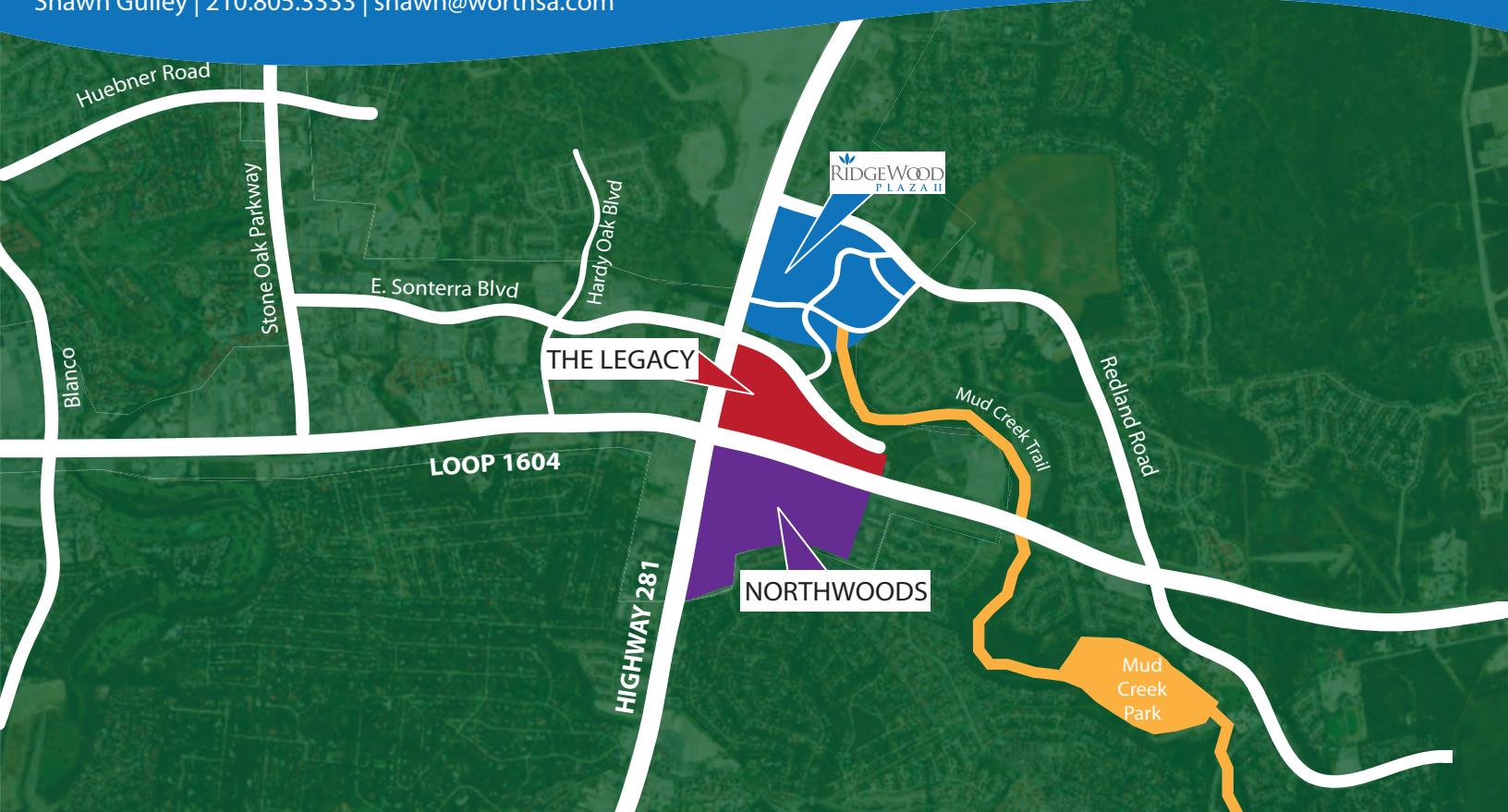
- Abundance of Natural Light
- Fully Equipped Tenant Lounge
- Numerous Bike Racks

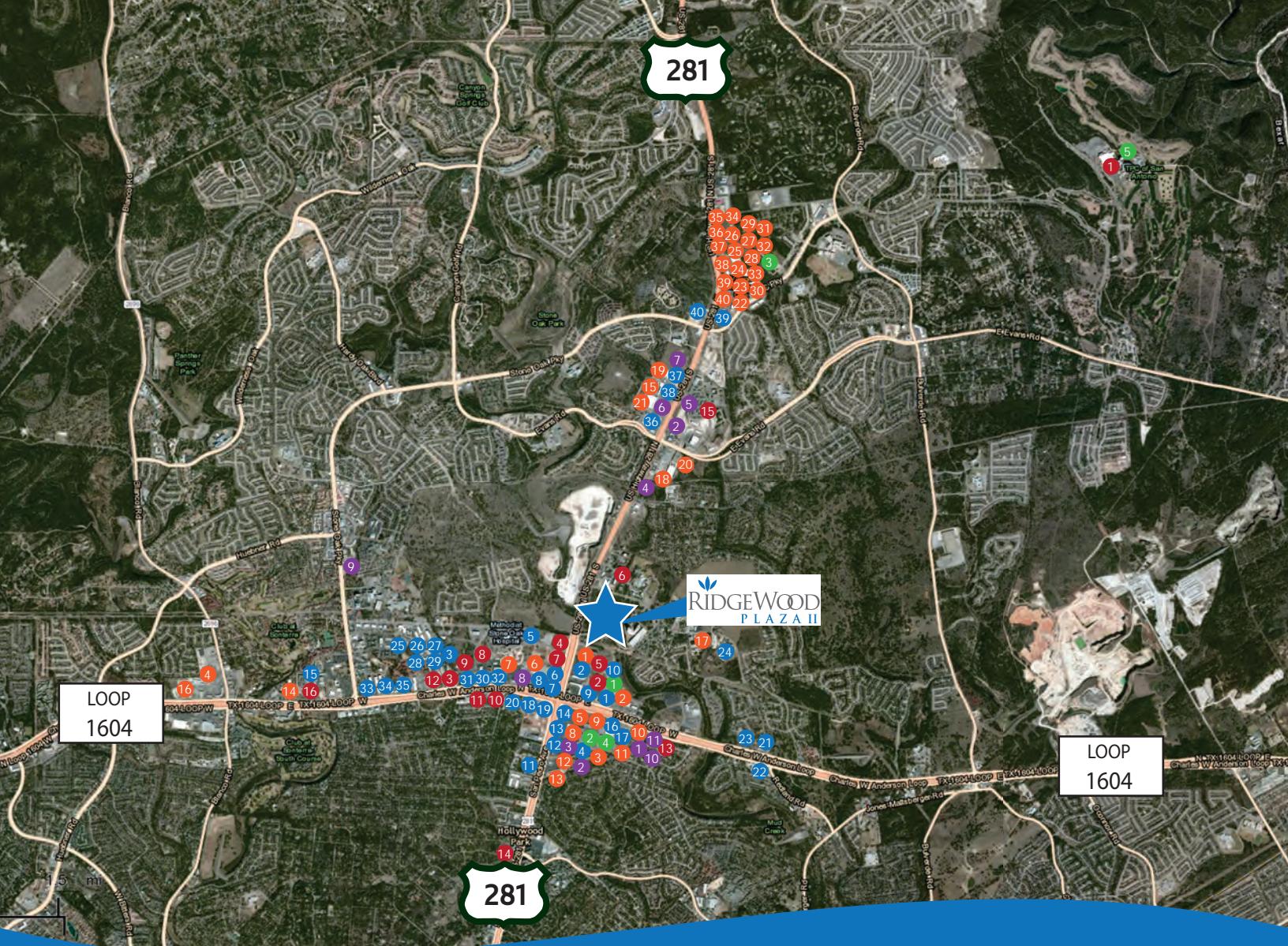


- Adjacent to Legacy Center
- Outdoor Picnic and Meeting Space
- Energy Efficient Mechanical Systems

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AMENITY MAP

RESTAURANTS

- 1 Genghis Grill
- 2 Buffalo Wild Wings
- 3 Smashin Crab
- 4 Stout's Pizza
- 5 Pericos
- 6 Whataburger
- 7 Chick-Fil-A
- 8 Las Palapas
- 9 Starbucks
- 10 Subway
- 11 Red Lobster
- 12 Chili's
- 13 Chuy's
- 14 La Madeleine
- 15 Chama Gaucha
- 16 Pei Wei
- 17 Red Robin
- 18 IHOP
- 19 Bill Miller
- 20 Schlotzskys
- 21 Bourbon Street Cafe
- 22 El Chaparral
- 23 Shipley's DoNuts
- 24 La Hacienda De Los Barrios
- 25 Kumori
- 26 Merit Coffee
- 27 Salata
- 28 First Watch
- 29 Nothing Bundt Cake
- 30 Brick House
- 31 Gorditas Doma Tota
- 32 Jasons Deli
- 33 Sushi Zushi
- 34 Kirby's Steakhouse
- 35 Mellow Mushroom
- 36 Lupe Tortilla
- 37 Conroys Bar and Grill
- 38 Panda Express
- 39 Grimaldi's Pizzeria
- 40 Longhorn Steakhouse

HOTELS

- 1 JW Marriot Resort
- 2 Home2 Suites
- 3 Drury Plaza Hotel
- 4 Hyatt Place
- 5 Courtyard Marriot
- 6 Holiday Inn
- 7 Best Western Plus
- 8 La Quinta Inn & Suites
- 9 Residence Inn
- 10 Fairfield Inn & Suites
- 11 Staybridge Suites
- 12 Drury Inn & Suites
- 13 Hampton Inn
- 14 Holiday Inn Express
- 15 Candlewood Suites
- 16 Homewood Suites

RETAIL

- 1 Life Time Fitness
- 2 Best Buy
- 3 Office Max
- 4 Target
- 5 HEB
- 6 Wal Mart
- 7 Costco
- 8 Barnes & Nobles
- 9 Kohls
- 10 Academy Sports
- 11 Bed Bath & Beyond
- 12 Old Navy
- 13 Marshalls
- 14 Trader Joes
- 15 PetSmart
- 16 LA Fitness
- 17 Elite CrossFit
- 18 Home Depot
- 19 Half Price Books
- 20 Walgreens

BANKS

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

ENTERTAINMENT

- 1 Main Event
- 2 Northwoods Theater
- 3 Alamo Drafthouse
- 4 ICE & Golf Center
- 5 JW Marriot Resort



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FOR LEASING INFORMATION
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RidgeWood Plaza II is Developed, Leased
and Managed by Worth & Associates



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