



# 151 TECHNOLOGY CENTER

1560 A & 1560 B CABLE RANCH ROAD, SAN ANTONIO, TX 78245



[SIGN CONFIDENTIALITY AGREEMENT](#)

[VIEW WEBSITE](#)

[VIEW PROPERTY ON MAP](#)



## THE OFFERING

Cushman & Wakefield's Central Texas Capital Markets team is pleased to present to the market, 151 Technology, a 122,151 square foot flex-office project located on a 15.155 acre site along Highway 151. Situated in the fastest growing area of San Antonio, and one of the fastest growing submarkets in the State, 151 Technology caters to a wide variety of industry types. With the flexible product type, visibility, and close proximity to major retail hubs, 151 Technology provides buyers multiple paths to substantial value creation.

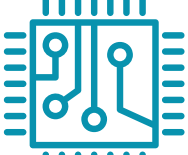
151 Technology is being offered as two separately operating buildings and an adjacent land site. The first portion is a 45,935 square foot user building, the second portion is a 76,704 square foot partial user building and the final portion is the excess land for either development, or additional parking. Buyers can submit offers on individual components, or the entire project. Industrial, Flex, Life Science, Datacenter and Multifamily development opportunities all exist on this dynamic site.

**The Flex market in West San Antonio currently stands at 97% occupancy**  
with just 53,000 square feet of vacancy submarket-wide.

## POTENTIAL FUTURE USES



Flex-Industrial



Semiconductor



Office



Showroom



Self Storage



Alternative Use

**Two Flex Office Assets**  
and a 2.95 acre piece  
of land

**Ideal Location**  
with excellent visibility

**Separately Parceled  
Flexible Assets** with  
conversion potential

**High Growth Location**  
in Westover Hills

## PROPERTY AT A GLANCE



### NET RENTABLE AREA

Building A: 45,935 SF  
Building B: 76,704 SF



### ADDRESS

1560 A&B Cable Ranch Rd  
San Antonio, TX 78245



### OCCUPANCY

Building A: 0%  
Building B: 100%



### PARKING

992 Total Spaces  
8.09:1,000 NRSF



### LAND SIZE

±15.155 Acres



### YEAR BUILT

Building A: 1986  
Building B: 1987



### FUTURE DEVELOPMENT SITE

- Flex Manufacturing/ Distribution
- Medical Office
- Multifamily
- Alternative
- Life Science
- Office User
- Charter/Trade School
- Self Storage
- High Density Office
- Strip Retail
- Datacenter
- Vehicle Showroom

## FOR MORE INFORMATION, PLEASE CONTACT

### INSTITUTIONAL GROUP

#### HUNTER MILLS

**Project Lead**

Director

C: 210.269.5927

hunter.mills@cushwake.com

#### TODD MILLS

Executive Managing Director

C: 210.771.0570

todd.mills@cushwake.com

### MARKET EXPERTS

#### BRYAN SETHNEY

Managing Director

C: 210.467.8294

bryan.sethney@cushwake.com

#### MEREDITH HOWARD

Director

O: 210.739.6232

meredith.howard@cushwake.com

### DEBT & EQUITY

#### CHASE JOHNSON

Managing Director

C: 281.704.6189

chase.johnson@cushwake.com

#### CALEB RIEBE

Sr. Financial Analyst

C: 512.439.6720

caleb.riebe@cushwake.com