



# FARINON

Business Park

12707 SILICON DRIVE • SAN ANTONIO, TX 78249



WORTH  
& ASSOCIATES

7373 Broadway, Suite 201 • San Antonio, TX 78209

210.822.5220 • Fax 210.822.5224 • [www.worthsa.com](http://www.worthsa.com)



*Farinon Business Park is currently planned as a three building office project; two existing and one under construction, in the highly desirable Northwest submarket of San Antonio in the master planned business community of University Business Park. Farinon is located just minutes away from the South Texas Medical Center and the University of Texas at San Antonio and is in close proximity to plenty of restaurants, shops and hotels.*

## **AVAILABLE SPACE**

▪ **SPACE A: 10,085 SF**

**-MOVE-IN READY**

**-AVAILABLE NOW**

- Two Story, 102,675 Sq. Ft. Class A Office Building
- Large 51,337 SF Floor Plates
- 6.3/1000 Parking Ratio with Covered Parking Available Under Solar Covered Carports
- **LEED and Energy Star Certified**
- Class A Finishes
- Monument Signage Available
- Gated Office Park with Controlled Access
- Conveniently Located Near the IH-10 & DeZavala Intersection in North West San Antonio

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[www.farinonbusinesspark.com](http://www.farinonbusinesspark.com)



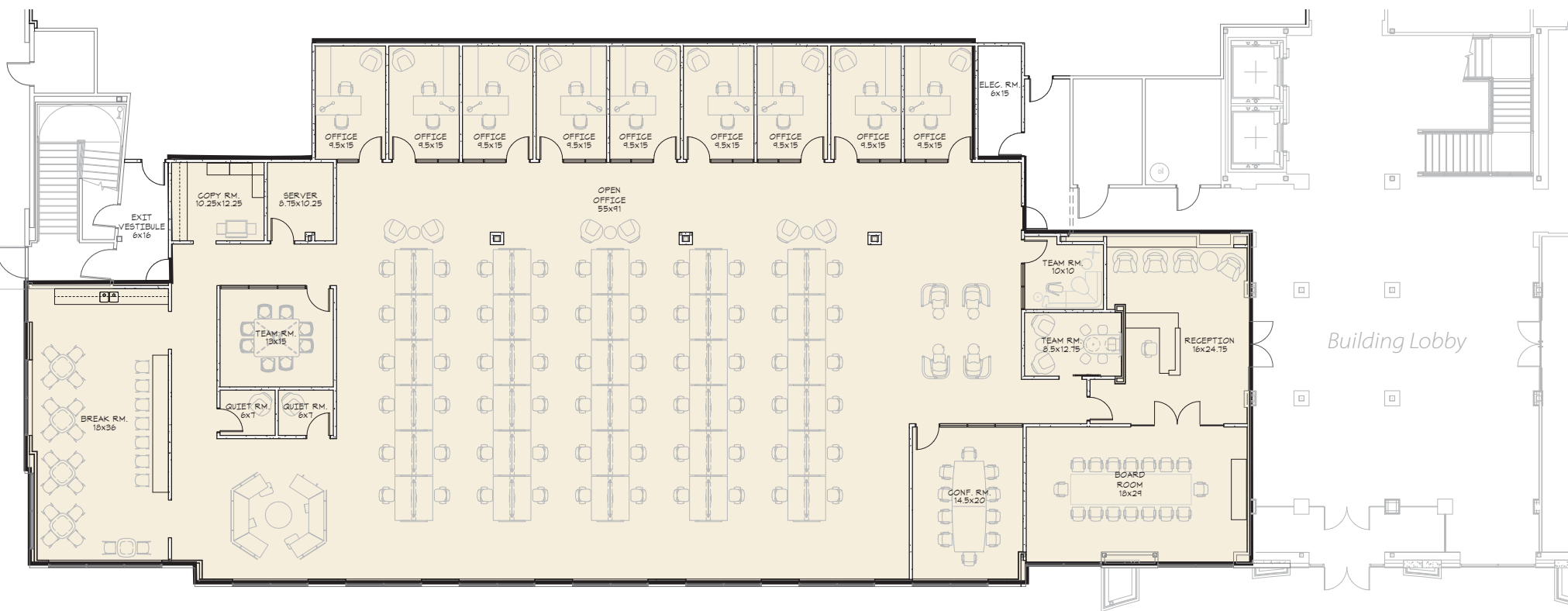
BUILDING	RSF	SPACES	PARKING RATIO
Building II	102,675	649	6.3/1000
Building III	84,890	536	6.3/1000

*Bldg. III Includes 107 Underground VIP Parking Spaces*



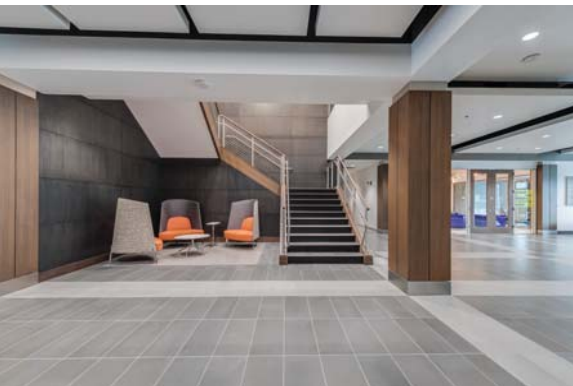
Space A: 10,085 SF - Move-In Ready

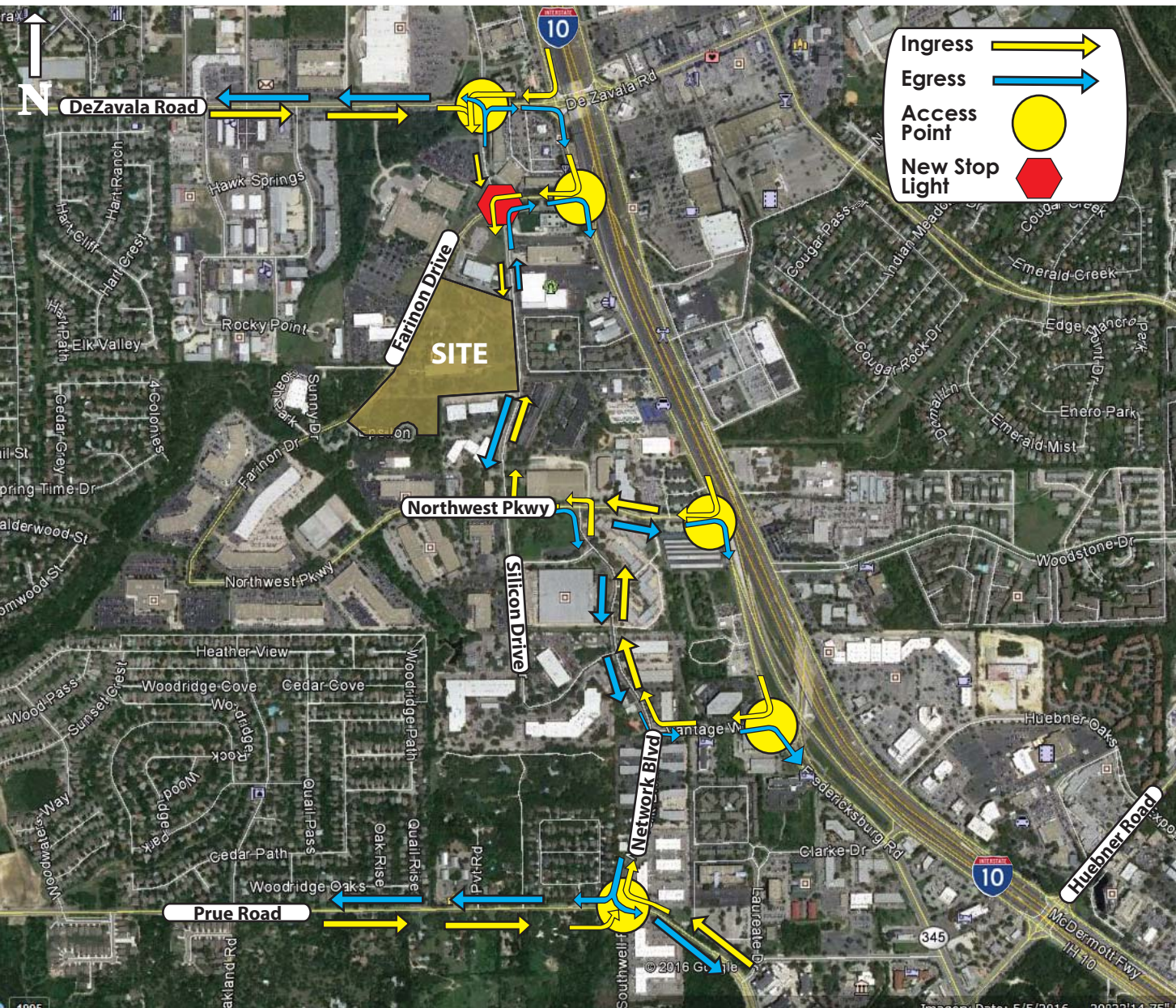
**VIEW VIRTUAL TOUR - [Click Here](#)**





■ BUILDING II PHOTOS ■

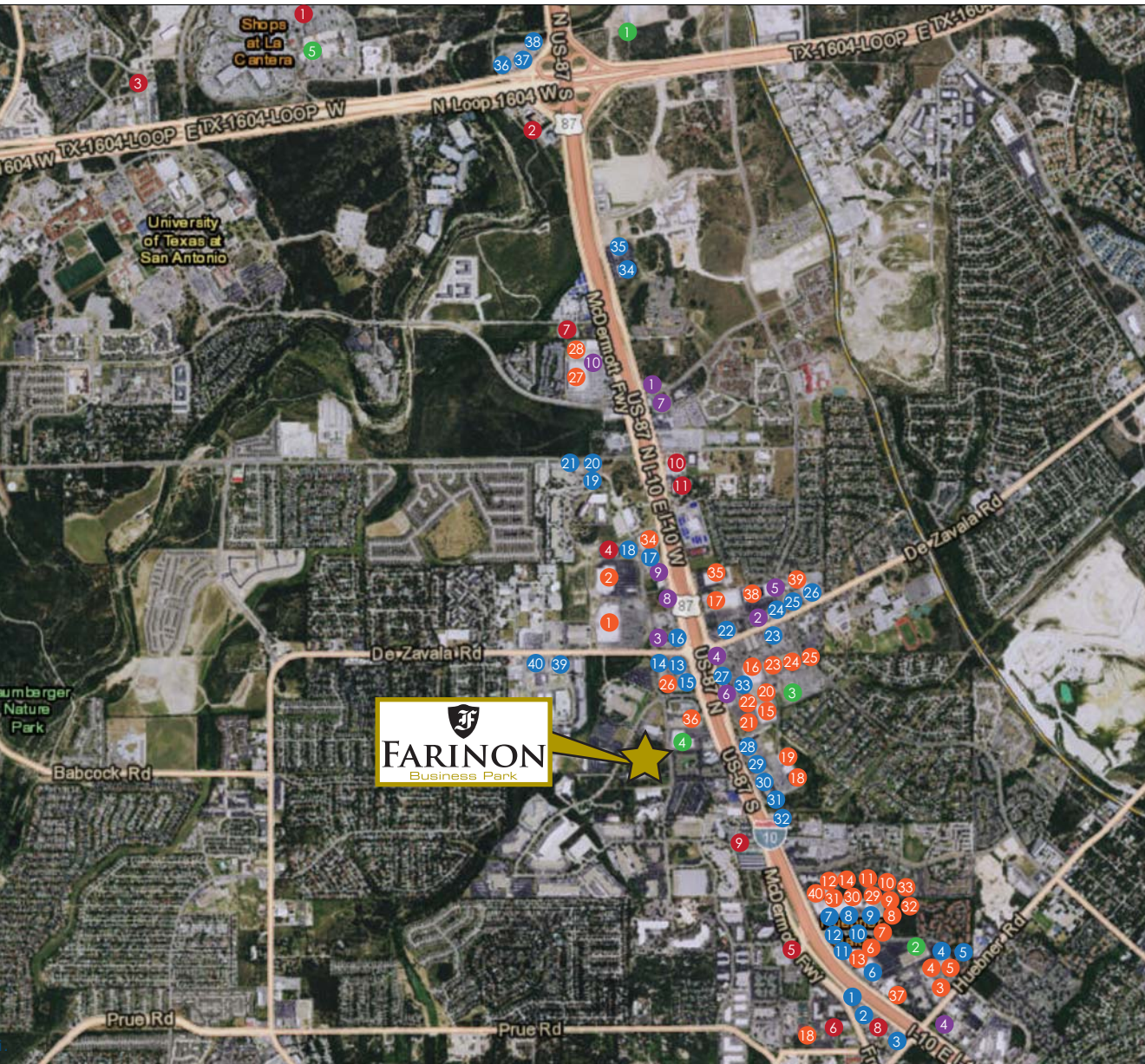




- LOCATED IN BETWEEN DEZAVALA ROAD AND PRUE ROAD
- 5 ACCESS POINTS TO THE PARK FROM IH-10, DEZAVALA ROAD AND PRUE ROAD
- 11 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 3 MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- 2.7 MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- 5 MILES FROM LOOP 410/ IH 10 INTERCHANGE
- 3.4 MILES FROM WURZBACH PARKWAY







## RESTAURANTS

- |                             |                               |
|-----------------------------|-------------------------------|
| 1 Cracker Barrel            | 21 Espana Bar De Tapas        |
| 2 Bill Miller               | 22 McDonalds                  |
| 3 Jims Restaurant           | 23 Five Guys Burger and Fries |
| 4 Luce Ristorante E Enoteca | 24 Burger King                |
| 5 Flying Saucer             | 25 Wendys                     |
| 6 Pericos                   | 26 Chick Fil A                |
| 7 Panera Bread              | 27 Taco Cabana                |
| 8 Fire Wok                  | 28 Outback Steakhouse         |
| 9 California Pizza Kitchen  | 29 Carrabbas Italian Grill    |
| 10 Saltgrass Steakhouse     | 30 Logan's Roadhouse          |
| 11 Romanos Maccaroni Grill  | 31 Chili's                    |
| 12 La Madeline              | 32 Joe's Crabshack            |
| 13 Ihop                     | 33 Starbucks                  |
| 14 Einsteins Bros Bagel     | 34 Cheddar's                  |
| 15 HuHot Mongolian Grill    | 35 Chuy's                     |
| 16 Whataburger              | 36 Olive Garden               |
| 17 Matamoros Restaurant     | 37 Red Lobster                |
| 18 Zios Italian Kitchen     | 38 Longhorn Steakhouse        |
| 19 Sapporro Sushi           | 39 Culvers                    |
| 20 Picnicks                 | 40 Buffalo Wild Wings         |

## RETAIL

- |                        |                        |
|------------------------|------------------------|
| 1 Wal Mart             | 21 Office Max          |
| 2 Sam's Club           | 22 La Z Boy Furniture  |
| 3 Birkenstock          | 23 Petco               |
| 4 New Balance          | 24 Stein Mart          |
| 5 Half Price Books     | 25 Party City          |
| 6 REI                  | 26 Good Sports         |
| 7 Ann Taylor           | 27 Rooms To Go         |
| 8 Banana Republic      | 28 Costco              |
| 9 Talbots              | 29 Ross Dress for Less |
| 10 Bed Bath and Beyond | 30 Lenscrafters        |
| 11 Pier 1 Imports      | 31 Gymboree            |
| 12 Old Navy            | 32 Game Stop           |
| 13 Gap                 | 33 Eddie Bauer         |
| 14 Jos. A. Bank        | 34 Ethan Allen         |
| 15 Target              | 35 Haverty's           |
| 16 HEB                 | 36 Americus Diamond    |
| 17 Home Depot          | 37 Louis Shanks        |
| 18 Golds Gym           | 38 PetSmart            |
| 19 Ashley Furniture    | 39 Specs               |
| 20 Marshalls           | 40 Bath and Body Works |

## HOTELS

- 1 La Cantera Resort
- 2 Drury Inn & Suites
- 3 Four Points by Sheraton
- 4 Holiday Inn
- 5 Springhill Suites
- 6 TownePlace Suites
- 7 La Quinta Inn and Suites
- 8 Quality Inn
- 9 Studio 6
- 10 Best Western
- 11 Super 8

## BANKS

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

## ENTERTAINMENT

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at La Cantera



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