



INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

BUILDING II - AVAILABLE NOW





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BUILDING INFORMATION

- CLASS A OFFICE BUILDING
- TWO STORIES
- 74,265 RSF
- 4/1000 PARKING RATIO
- MONUMENT SIGNAGE AVAILABLE
- NORTH CENTRAL SUBMARKET
- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604

AVAILABLE SPACE

- SUITE 110 - **5,026 SF**
- SUITE 120 - **7,977 SF**
- SUITE 129 - **1,809 SF**
- SUITE 201 - **2,071 SF**
- SUITE 220 - **3,098 SF**
- SUITE 223 - **1,732 SF**
- SUITE 224 - **1,324 SF**
- SUITE 225 - **2,008 SF**
- SUITE 226 - **2,007 SF**
- SUITE 227 - **2,215 SF**

**MOVE-IN
READY
SUITES**



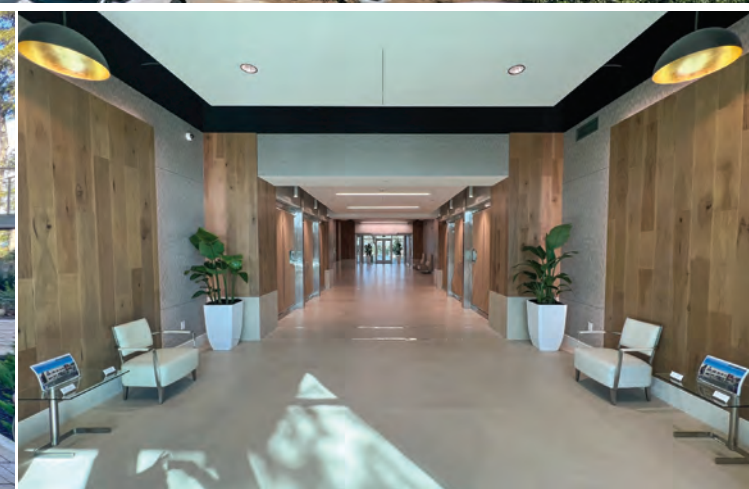
AVAILABLE NOW





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BUILDING AMENITIES

CONFERENCE CENTER

- TWO CONFERENCE ROOMS WITH STATE OF THE ART AUDIO AND VISUAL EQUIPMENT

TENANT LOUNGE

- INDOOR SEATING WITH SELF SERVE MICRO MARKET

COURTYARD

- BEAUTIFULLY LANDSCAPED GREENSPACE WITH OUTDOOR SEATING AND MEETING AREAS

PATIO & DECK

- COVERED PATIO AND DECK WITH SEATING AND OUTDOOR KITCHEN AND ENTERTAINMENT AMENITIES

CONTROLLED ACCESS

- OPENPATH ACCESS SYSTEM PROVIDING TOUCHLESS, CLOUD-BASED, MOBILE AND SECURE BUILDING ACCESS

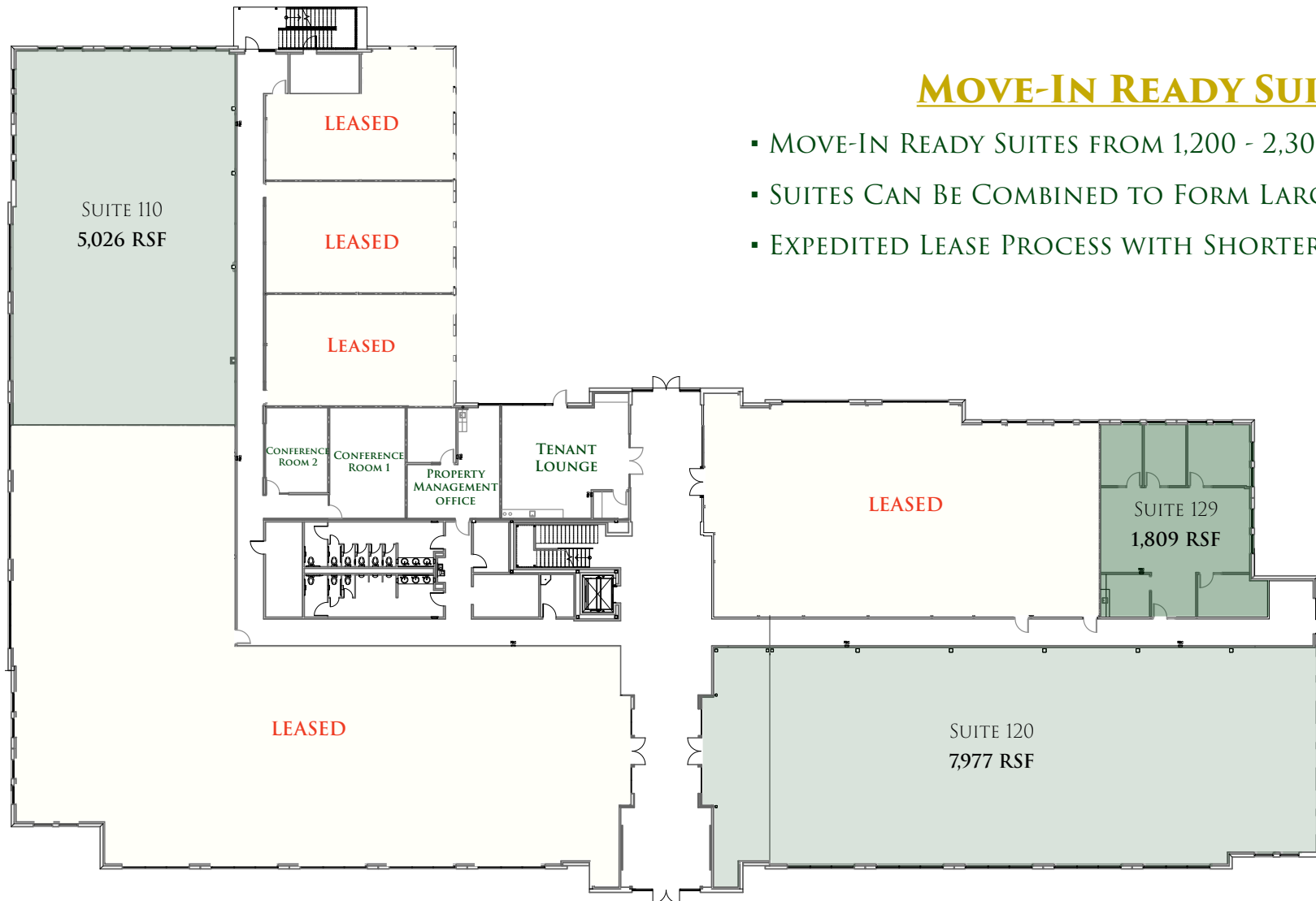
PROPERTY MANAGEMENT

- ON-SITE MANAGEMENT TEAM

1ST FLOOR - 34,885 RSF

MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,200 - 2,300 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS

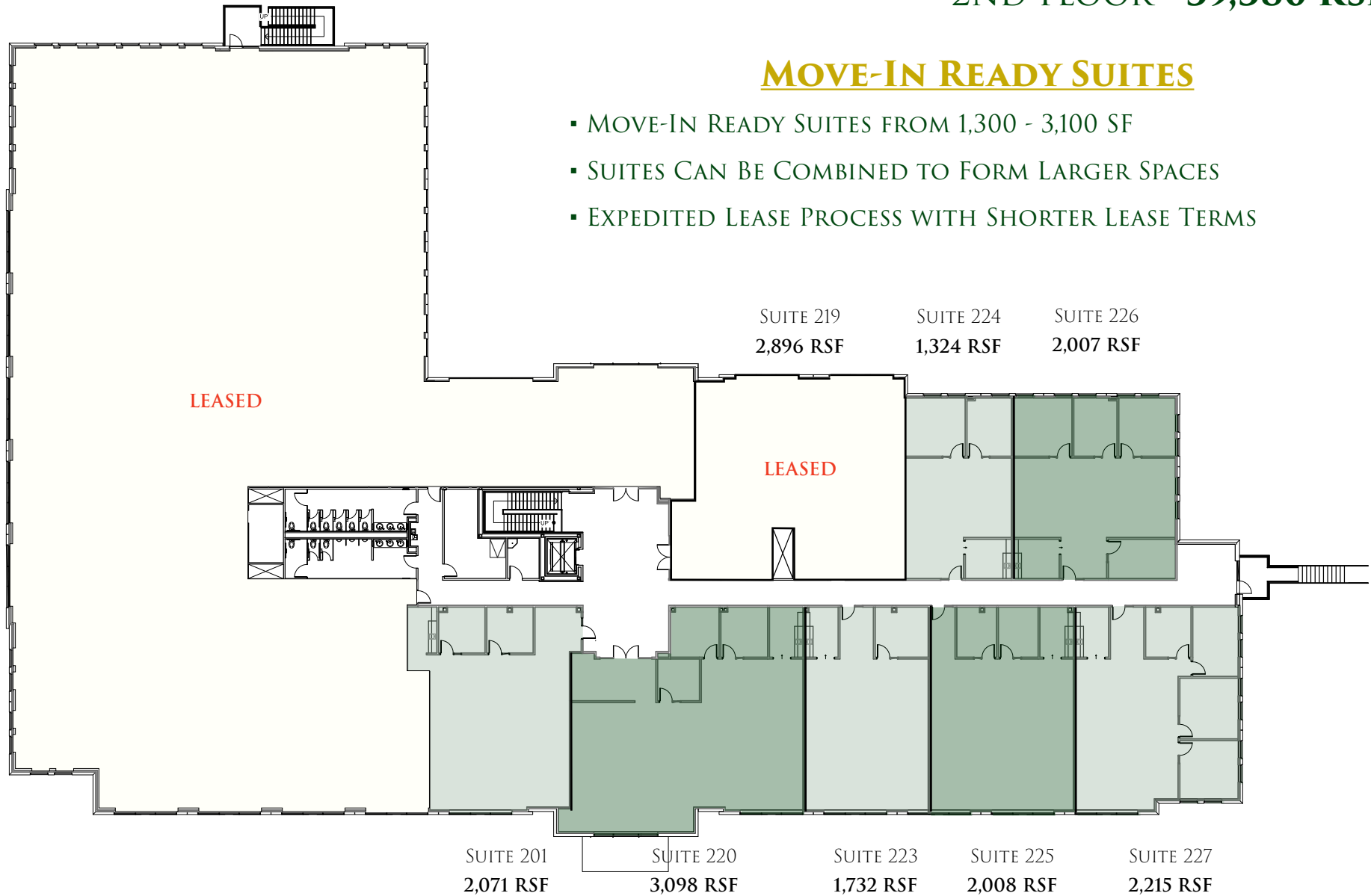


CONTACT: SHAWN GULLEY
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MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,300 - 3,100 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS



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▪ SITE PLAN ▪



INWOOD VILLAGE II
2 STORY
74,265 SF

EXISTING BUILDING

W. BITTERS ROAD

ASHTON VILAGE DR

697 TOTAL PARKING SPACES

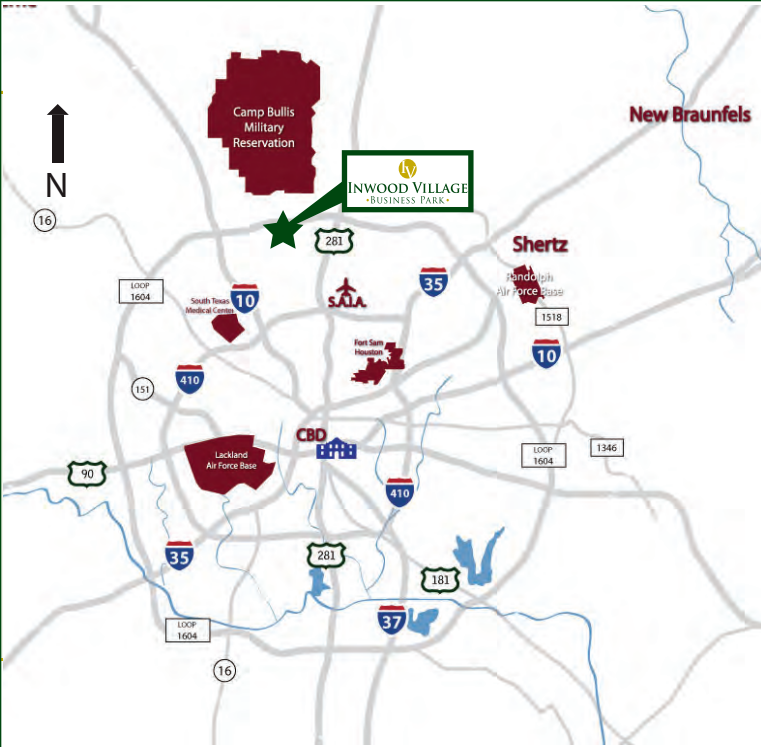


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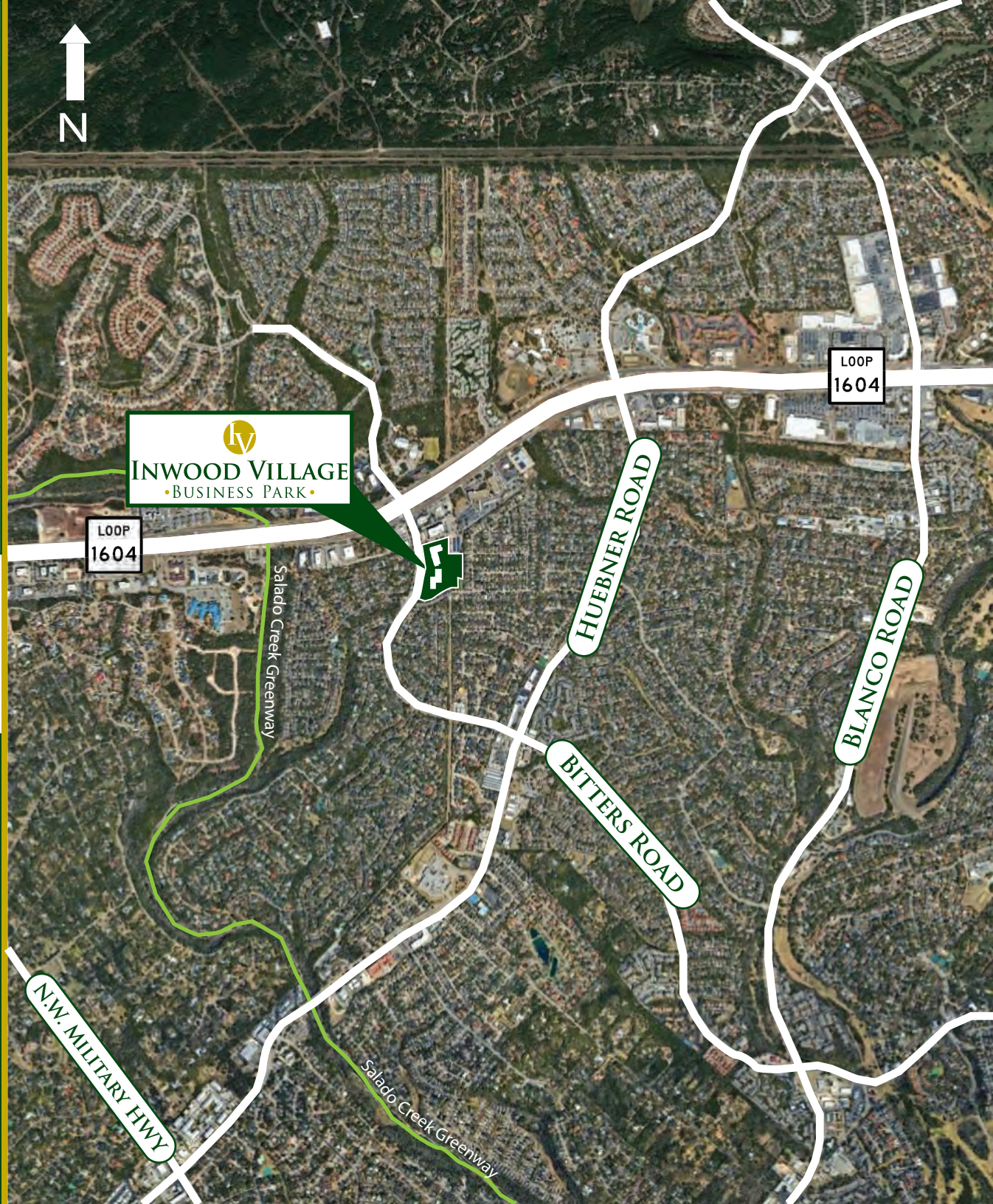
- PRIME OFFICE CAMPUS LOCATED IN NORTH CENTRAL SAN ANTONIO
- INWOOD VILLAGE I & II FEATURES 151,300 SQUARE FEET OF CLASS A OFFICE SPACE
- PARK HIGHLIGHTS INCLUDE SOLAR COVERED CARPORTS AND FOUR ACTIVATED GREENSPACES INCLUDING MULTIPLE SEATING AREAS, COVERED DECK, OUTDOOR KITCHEN, LAWN AND NUMEROUS OTHER ENTERTAINMENT AMENITIES






INWOOD VILLAGE
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- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604 IN THE FAR NORTH CENTRAL SUBMARKET OF SAN ANTONIO
- A PART OF THE HERITAGE OAKS BUSINESS PARK, WHICH AT BUILD OUT WILL FEATURE FIVE OFFICE BUILDINGS TOTALING AROUND 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES





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DRIVE TIMES

LOOP 1604

- UNDER 1 MINUTE

HIGHWAY 281 & LOOP 1604

- 6 MINUTES

IH-10 & LOOP 1604

- 10 MINUTES

STONE OAK

- 13 MINUTES

LA CANTERA

- 13 MINUTES

SAN ANTONIO
INTERNATIONAL AIRPORT

- 14 MINUTES

DOWNTOWN SAN ANTONIO

- 23 MINUTES



 **INGRESS**
 **EGRESS**

LOOP 1604

LOOP 1604





INWOOD VILLAGE
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▪ AMENITY MAP ▪





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FOR LEASING INFORMATION:

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