



INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

BUILDING II - AVAILABLE NOW





INWOOD VILLAGE • BUSINESS PARK •

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 - **1,201 SF**
 - SUITE 112 - **1,201 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**
- MOVE-IN READY SUITES**



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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

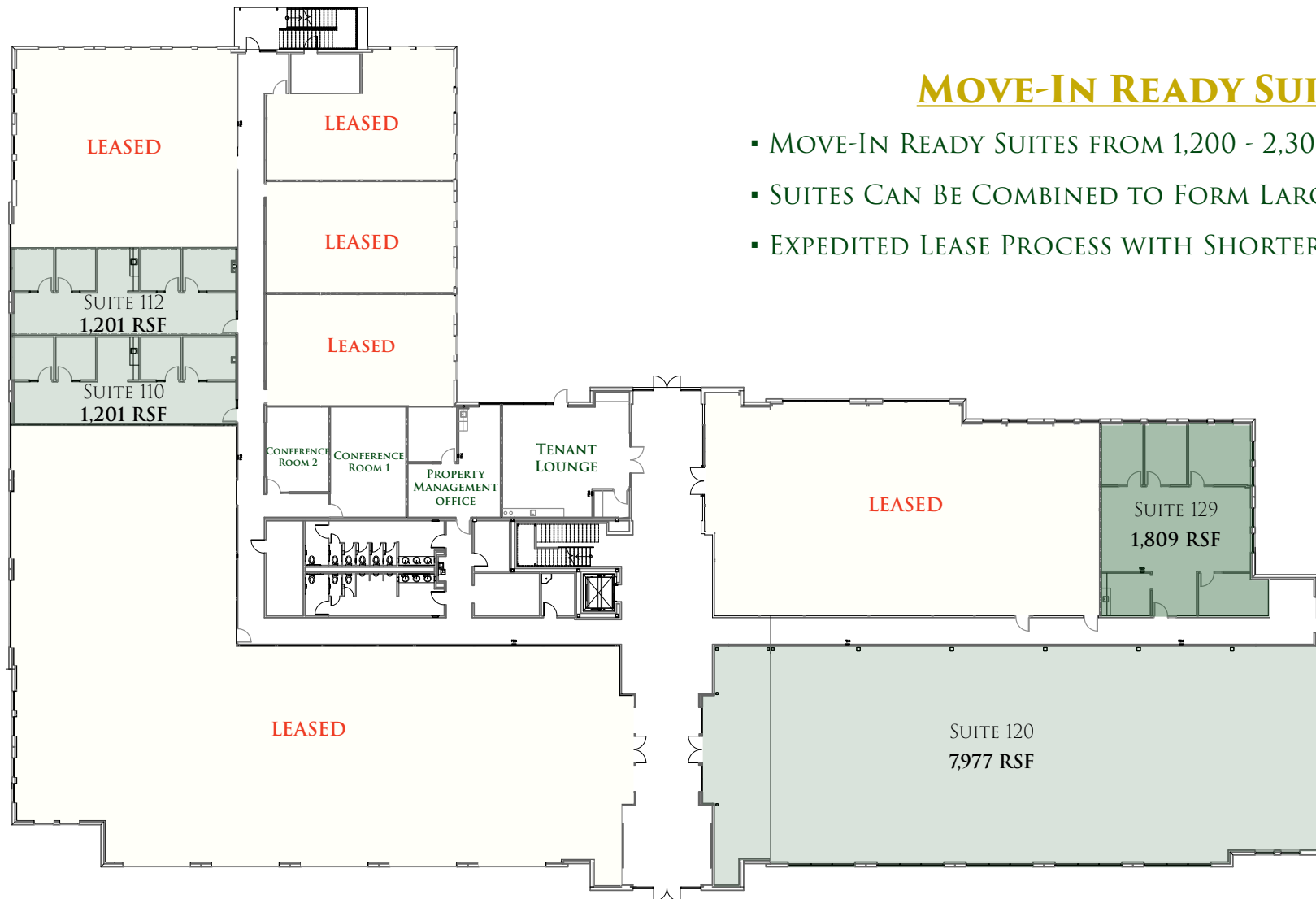
PROPERTY MANAGEMENT

- 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



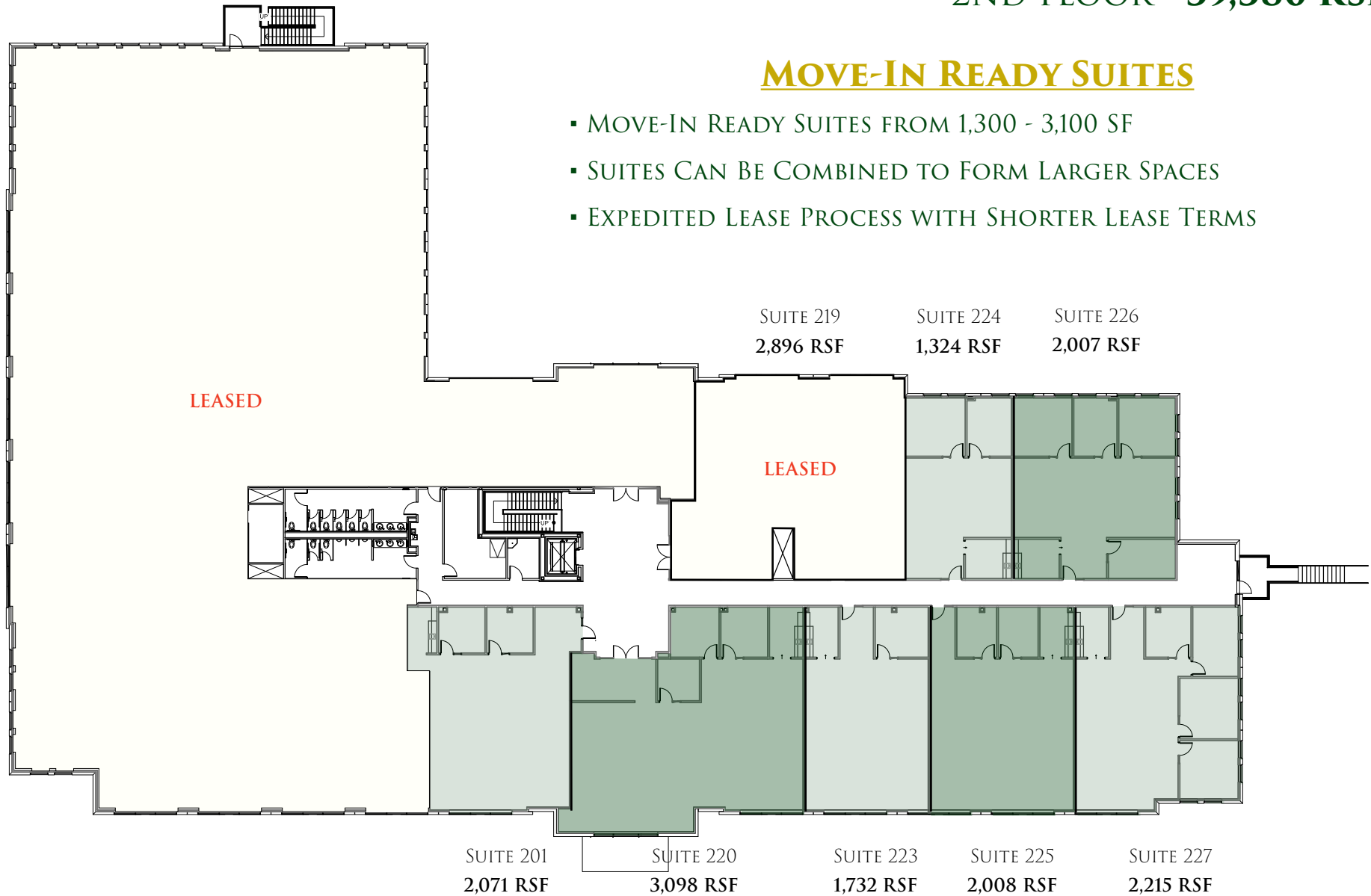
CONTACT: SHAWN GULLEY
210.805.3333
SHAWN@WORTHSA.COM

ROB GISH
210.805.3370
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2ND FLOOR - **39,380 RSF**

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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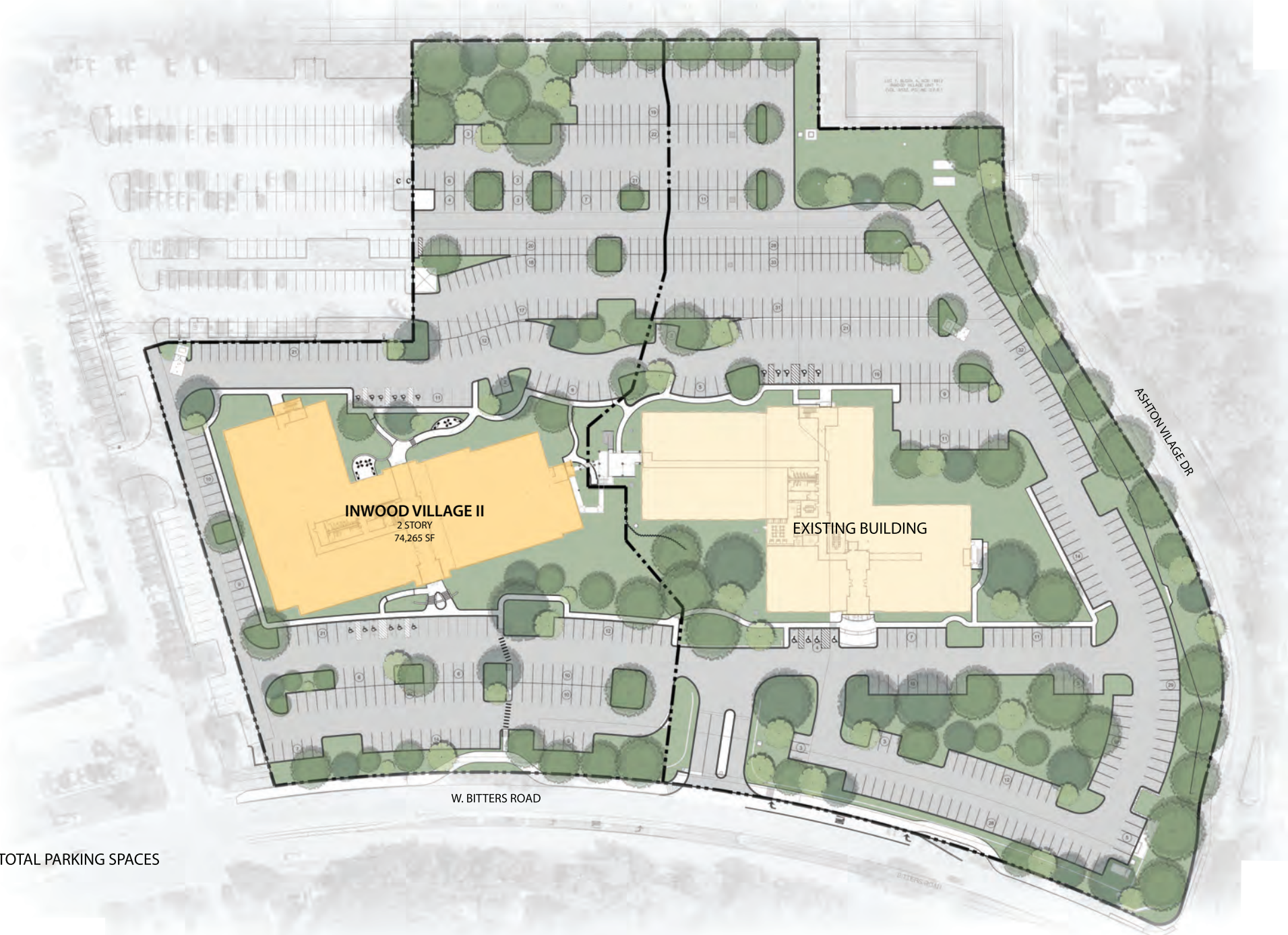
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▪ SITE PLAN ▪



697 TOTAL PARKING SPACES

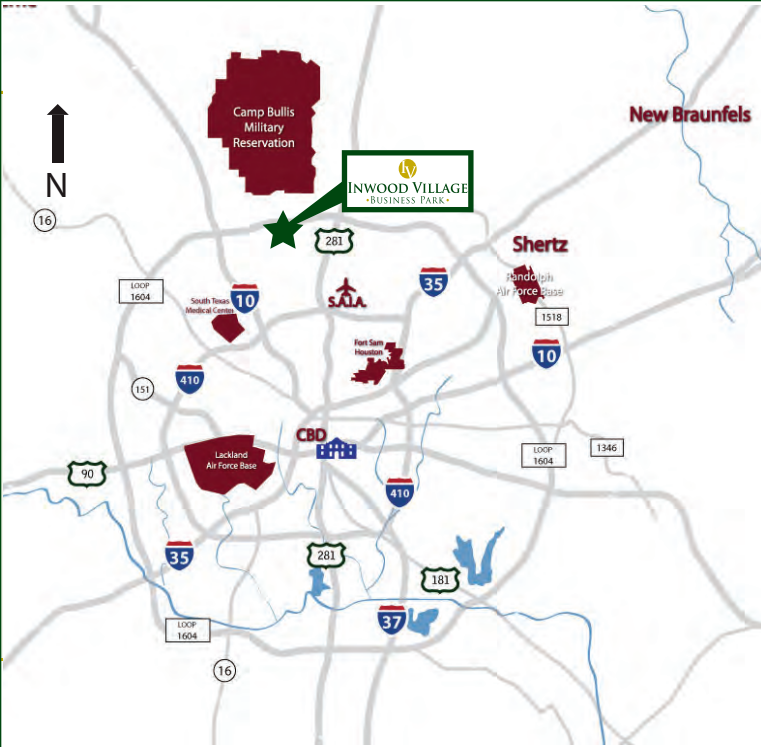


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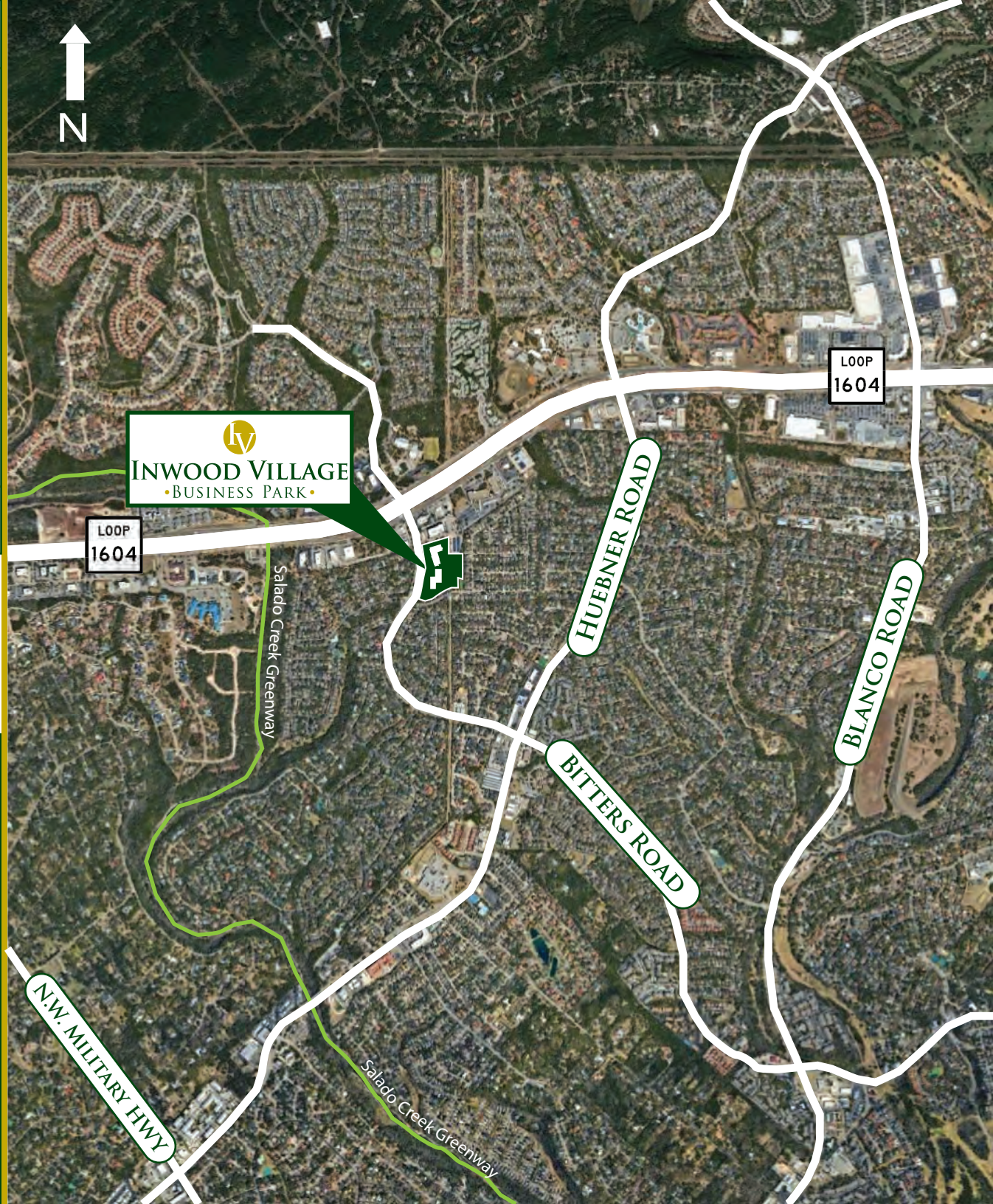
- PRIME OFFICE CAMPUS LOCATED IN NORTH CENTRAL SAN ANTONIO
- INWOOD VILLAGE I & II FEATURES 151,300 SQUARE FEET OF CLASS A OFFICE SPACE
- PARK HIGHLIGHTS INCLUDE SOLAR COVERED CARPORTS AND FOUR ACTIVATED GREENSPACES INCLUDING MULTIPLE SEATING AREAS, COVERED DECK, OUTDOOR KITCHEN, LAWN AND NUMEROUS OTHER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

▪ AMENITY MAP ▪



STONE OAK

GREYSTONE
COUNTRY
ESTATES

SONTERRA

THE VINEYARD

ROGERS
RANCH

LOOP
1604

LOOP
1604

HOLLYWOOD
PARK

INWOOD VILLAGE
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DEERFIELD

INWOOD

HILL COUNTRY
VILLAGE

SHAVANO
PARK



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FOR LEASING INFORMATION:

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