



BUILDING II



HERITAGE OAKS • AT INWOOD •

2338 N. LOOP 1604 W.
SAN ANTONIO, TX 78248




HERITAGE OAKS
 • AT INWOOD •



AVAILABLE SPACE

- **Suite 115 - 5,055 SF**
- **Suite 120 - 8,530 SF**
- **Suite 201 - 2,415 SF**
- **Suite 204 - 3,906 SF**
- *Suite 201/204 - 6,321 SF*
- **Suite 205 - 1,240 SF**
- **Suite 206 - 1,015 SF**
- *Suite 205/206 - 2,255 SF*
- *Suite 201/204/205/206 - 8,576 SF*
- **Suite 325 - 3,802 SF**
- **Suite 350 - 13,801 SF**
- *Suite 325/350 - 17,603 SF*

▪ PROPERTY INFORMATION ▪

Heritage Oaks II is 108,000 SF Class A office project in the highly desirable Far North Central submarket of San Antonio. The site is close to executive housing and an abundance of area amenities.

- 108,000 SQUARE FEET
- 4.5/1000 PARKING RATIO
- THREE STORY CLASS A OFFICE BUILDING
- MONUMENT SIGNAGE VISIBLE FROM LOOP 1604
- COVERED PARKING AVAILABLE
- 10' CEILING HEIGHT
- ON-SITE PROPERTY MANAGEMENT
- OUTDOOR MEETING SPACE
- GREAT NORTH CENTRAL LOCATION NEXT TO PLENTY OF RESTAURANTS AND SHOPS
- EXCELLENT ACCESS TO BITTERS ROAD & LOOP 1604

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 shawn@worthsa.com



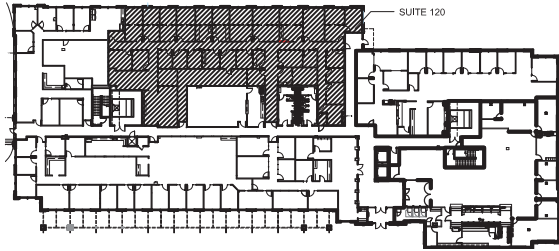
SUITE 115: 5,055 SF



LOCATION MAP



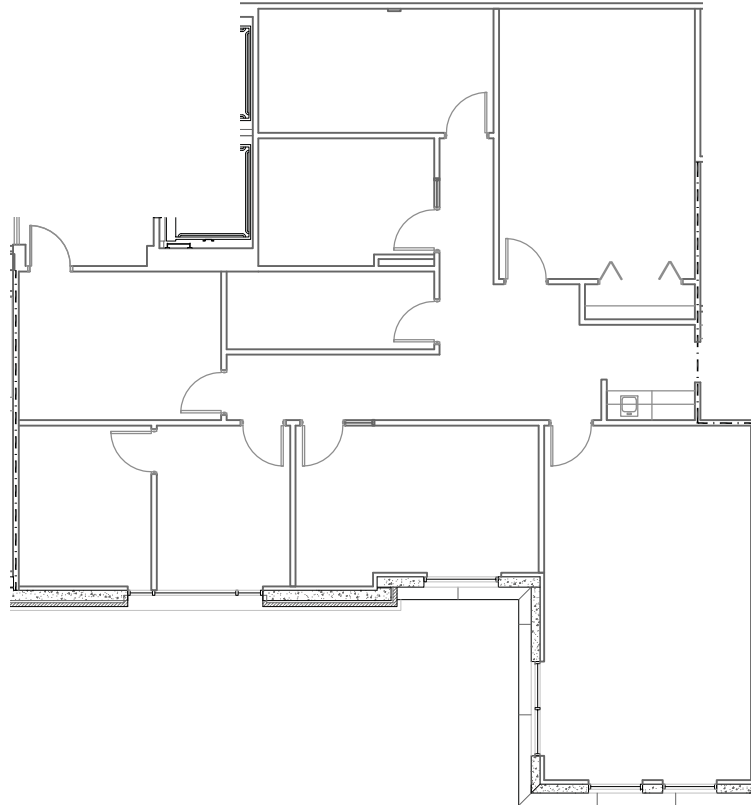
SUITE 120: 8,530 SF



LOCATION MAP

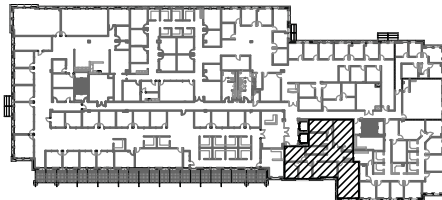


SUITE 201: 2,415 SF

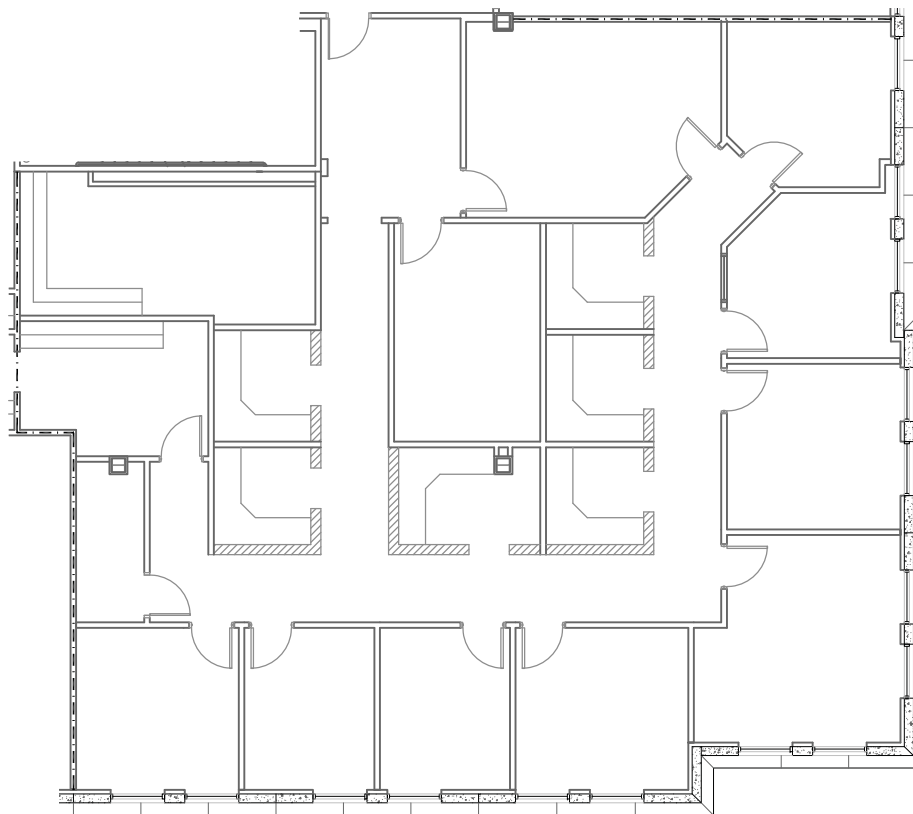


SCALE: 3/32" = 1'-0"

LOCATION MAP

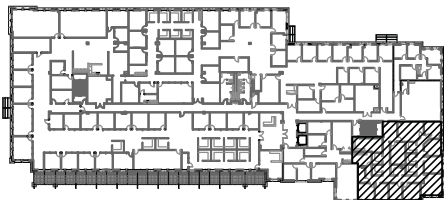


SUITE 204: 3,906 SF



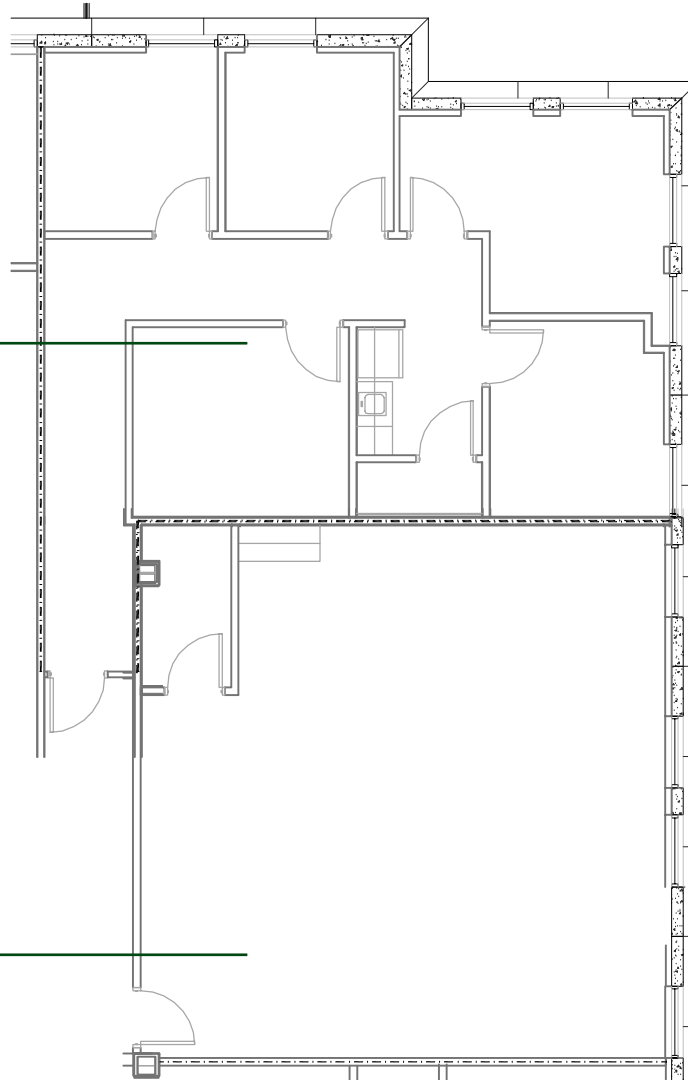
SCALE: 3/32" = 1'-0"

LOCATION MAP



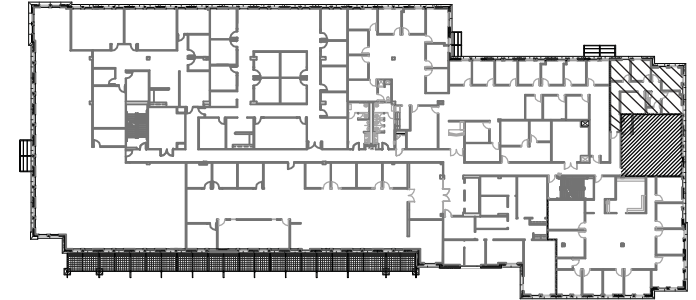
▪ SUITE 205 & 206 SPACE PLANS ▪

SUITE 206: 1,015 SF



SUITE 205: 1,240 SF

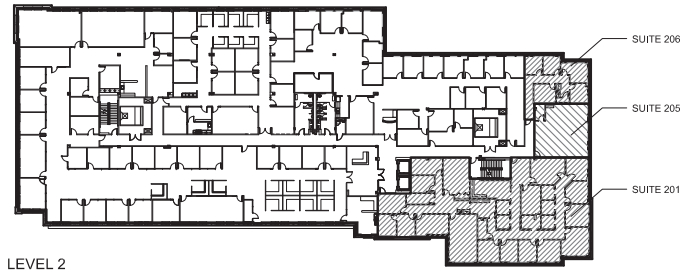
**SUITE 205 & 206 Can be Combined:
2,255 SF**



LOCATION MAP

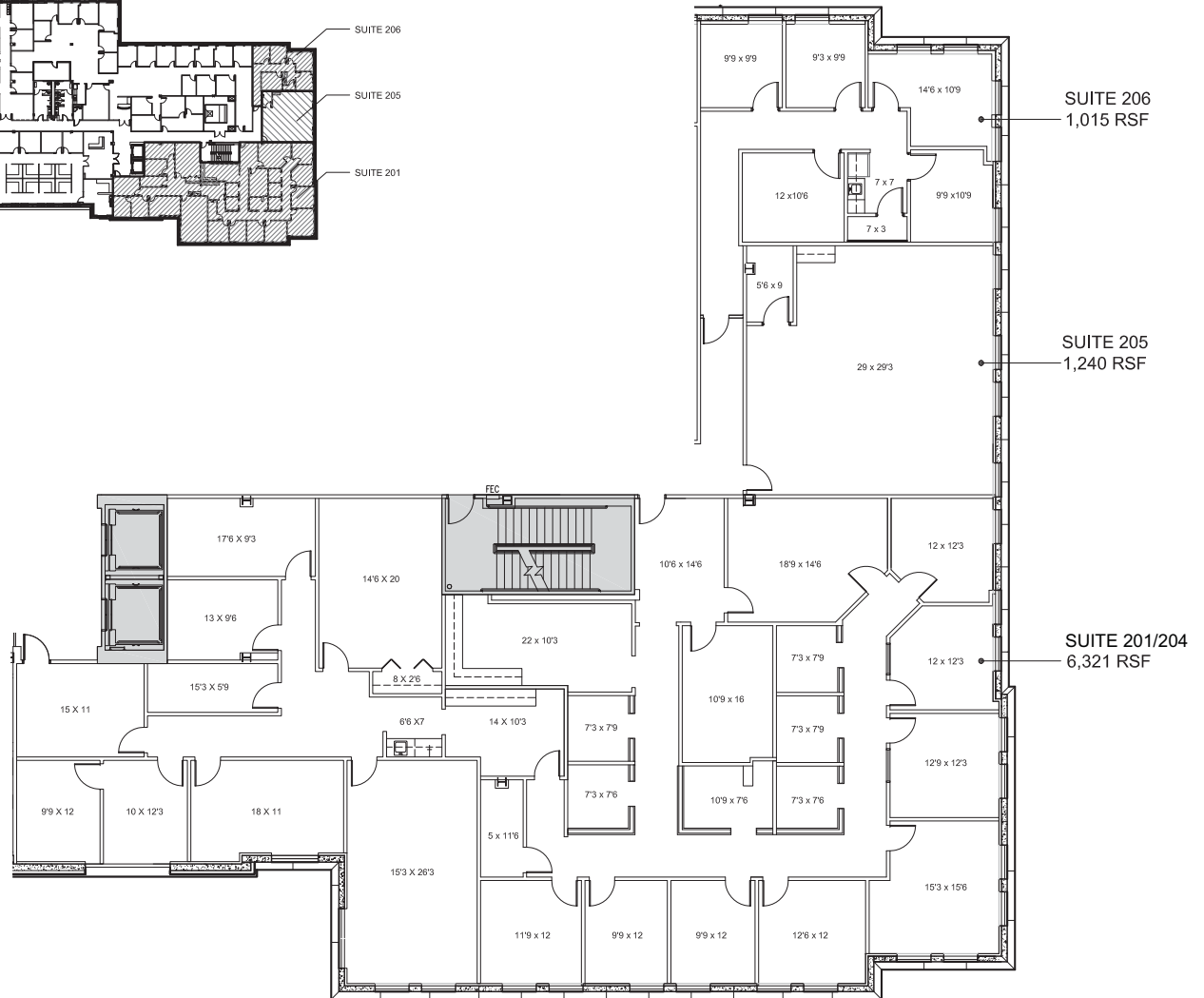


▪ 2ND FLOOR CONTIGUOUS SPACES ▪



2ND FLOOR LEASING OPTIONS

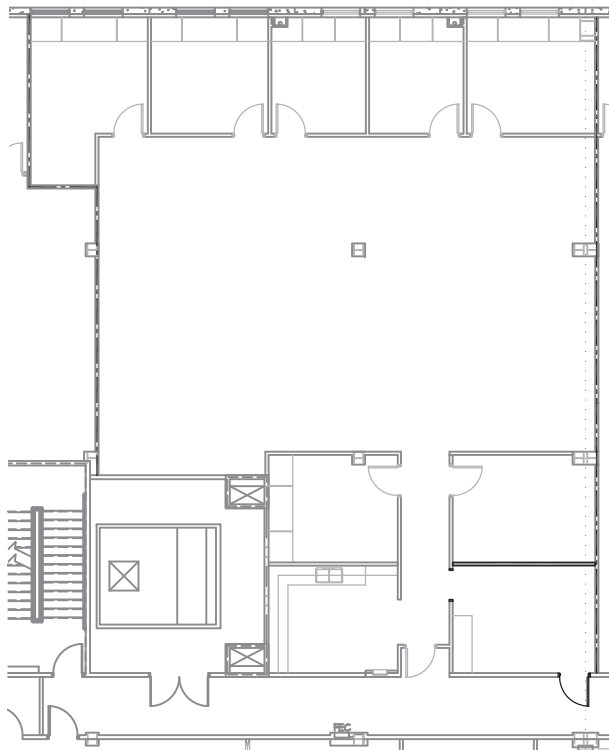
- SUITES 205/206 - 2,255 SF
- SUITES 201/204 - 6,321 SF
- SUITES 204/205/206 - 6,161 SF
- SUITES 201/204/205 - 7,561 SF
- SUITES 201, 204, 205 & 206: 8,576 SF



SUITE 325: 3,802 SF

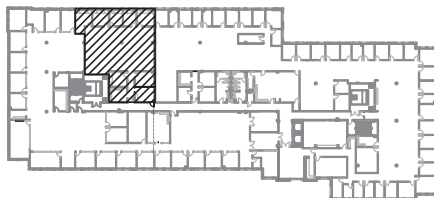
VIEW VIRTUAL TOUR

[Click Here](#)



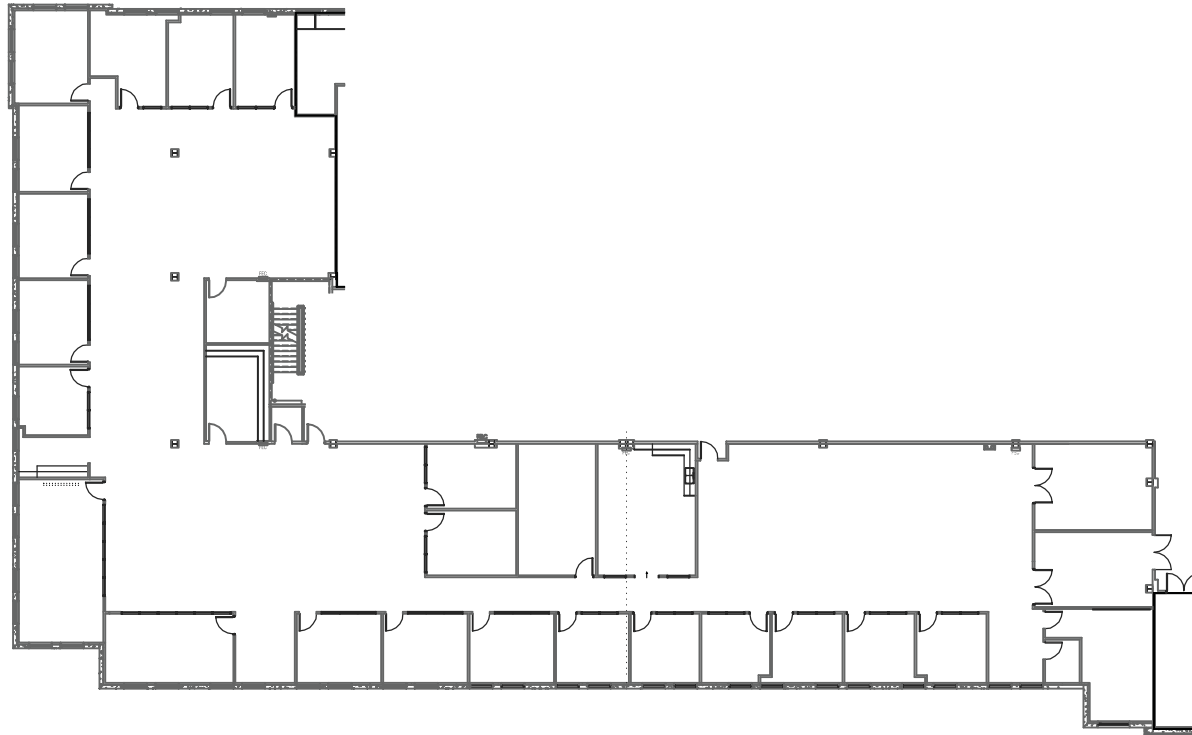
SCALE 1/16" = 1'-0"

LOCATION MAP - LEVEL 3
NTS.

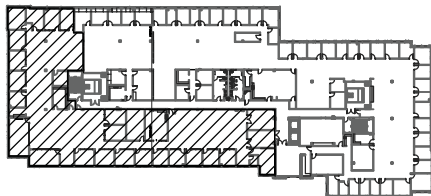


SUITE 350: 13,801 SF

VIEW VIRTUAL TOUR
Click Here



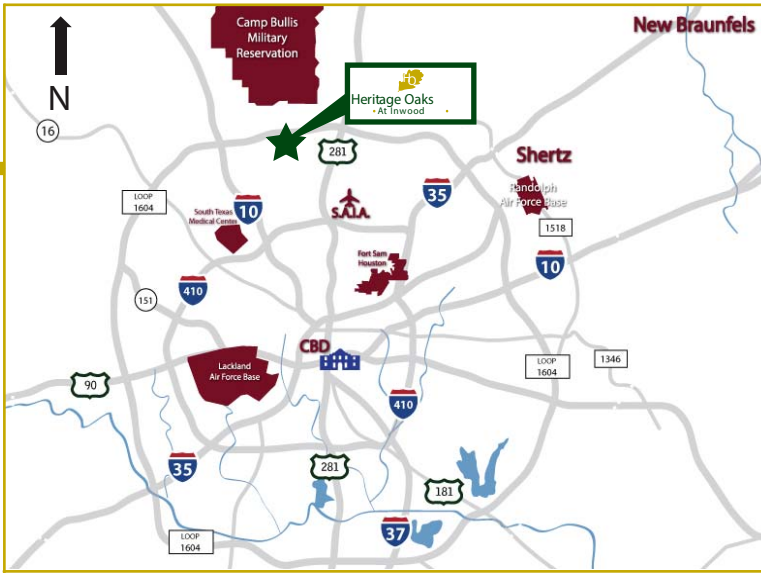
LOCATION MAP - LEVEL 3 (N.T.S.)



SCALE: N.T.S.



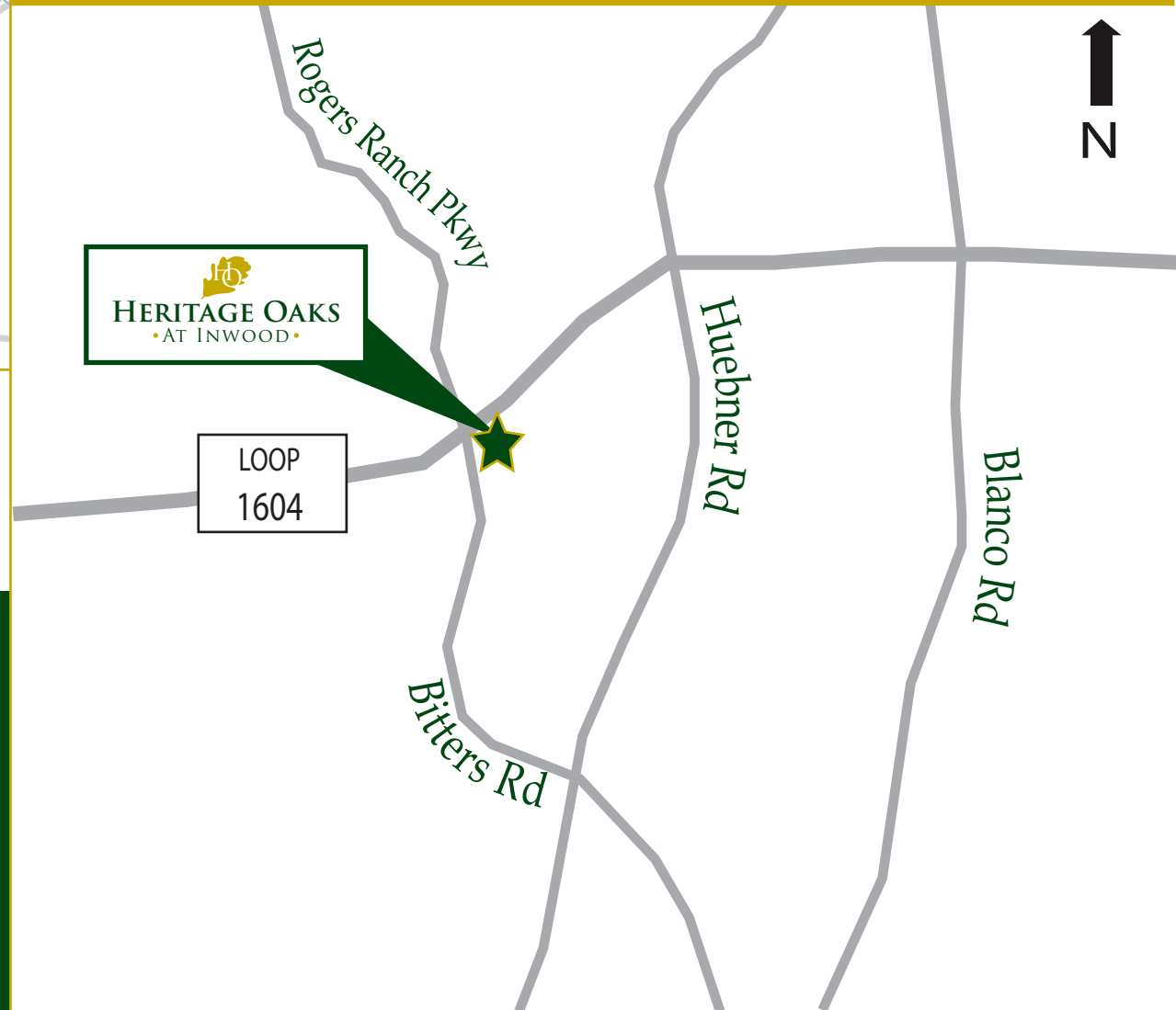
▪ LOCATION ANALYSIS ▪



HERITAGE OAKS

• AT INWOOD •

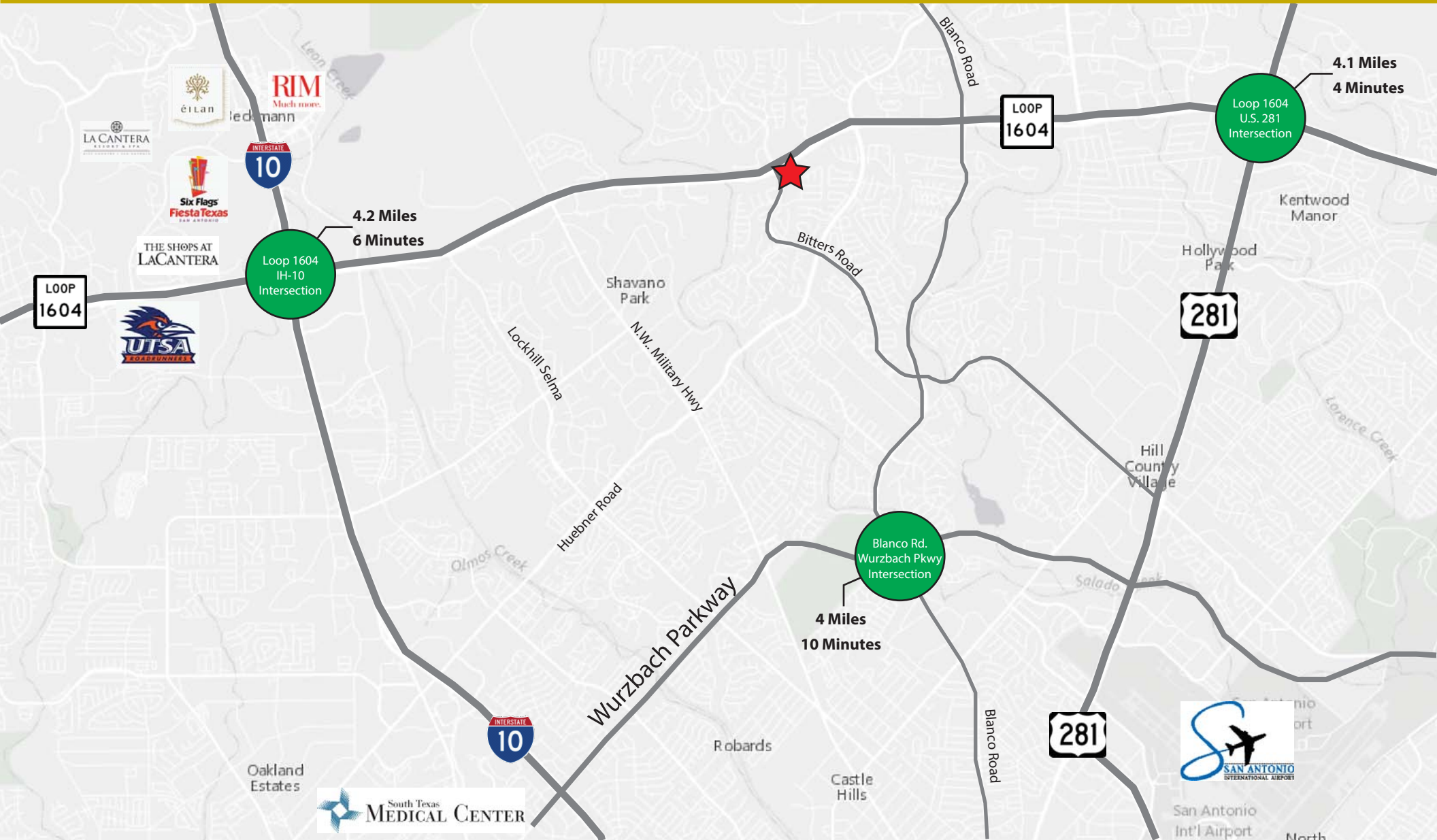
- Located at the corner of Bitters Road and Loop 1604 in the Far North Central Submarket of San Antonio
- A part of the Heritage Oaks Business Park, which at Build Out will Feature Six Office Buildings totaling around 456,000 SF of Space
- Less than 11 miles from San Antonio International Airport
- Close to executive housing, award-winning schools, hotels, hospitals and plenty of retail, restaurant and entertainment amenities

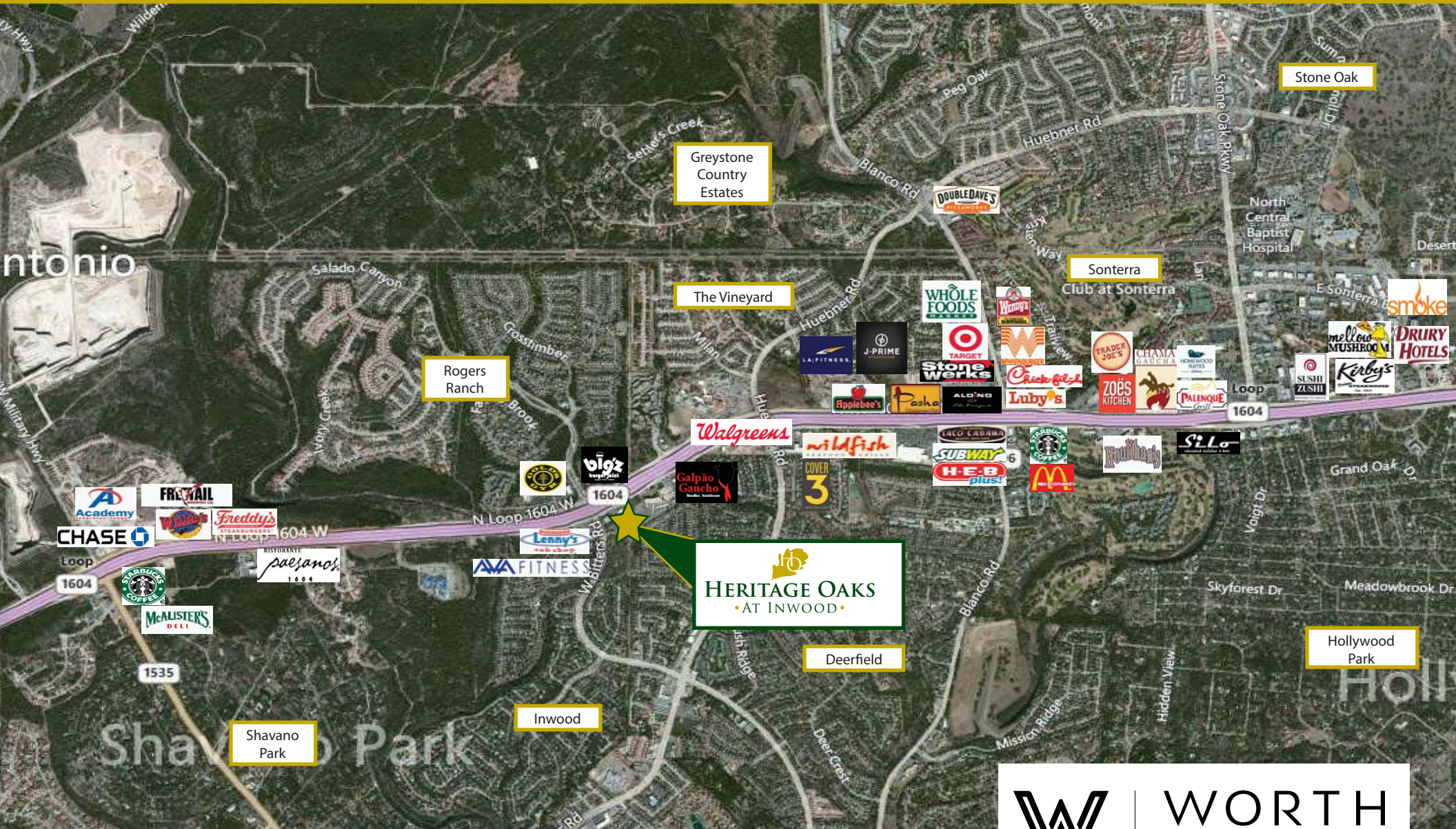






▪ ACCESS & DRIVE TIMES ▪





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