

PRE-LEASING NOW



# University Heights Plaza

5623 UNIVERSITY HEIGHTS BLV, SAN ANTONIO, TX 78249





## University Heights Plaza

### AVAILABILITIES

Max Contiguous - 44,876 SF

Min Divisible - 5,000 SF

### ▪ PROPERTY INFORMATION ▪

*University Heights Plaza is currently planned as two story class A office building in the highly desirable Northwest submarket of San Antonio.*

- Two Story Office Building totaling 44,876 square feet
- Class A Finishes and Amenities Found Throughout
- Gated Office Park with Controlled Access
- Excellent Outdoor Common Areas
- 4/1000 parking ratio with the Ability to Add Covered Parking
- Excellent Northwest Location just minutes away from the South Texas Medical Center and within walking distance to many shops, restaurants
- Great Ingress/Egress from IH-10, DeZavala Road and Hausman Road

CONTACT:

Rob Gish  
210.805.3370  
robgl@worthsa.com

Rick Littleton  
210.805.3380  
rickl@worthsa.com



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AERIAL



CONTACT: Rob Gish  
210.805.3370  
rob@worthsa.com

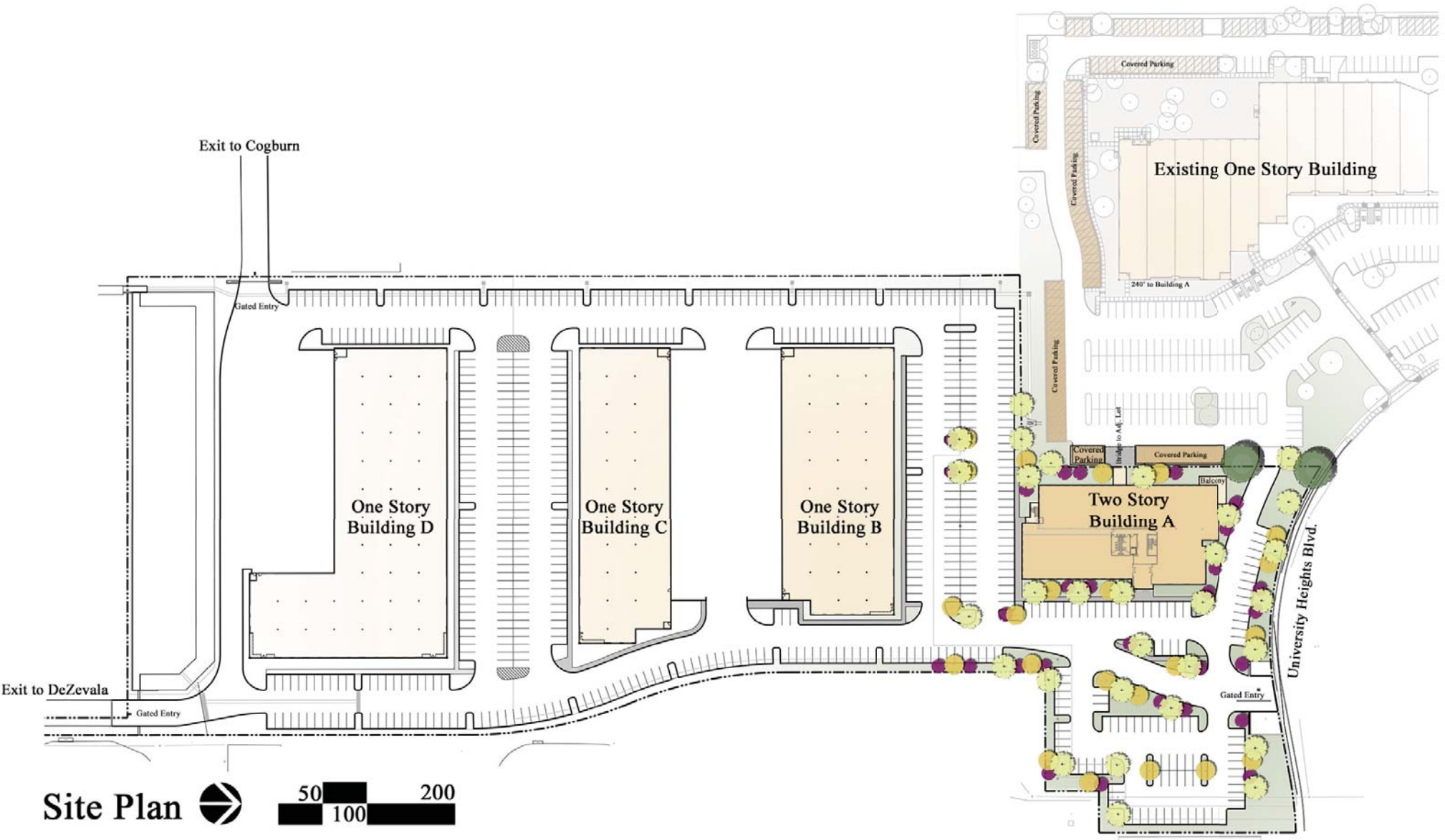
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# SITE PLAN



Site Plan



CONTACT: Rob Gish  
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robg@worthsa.com

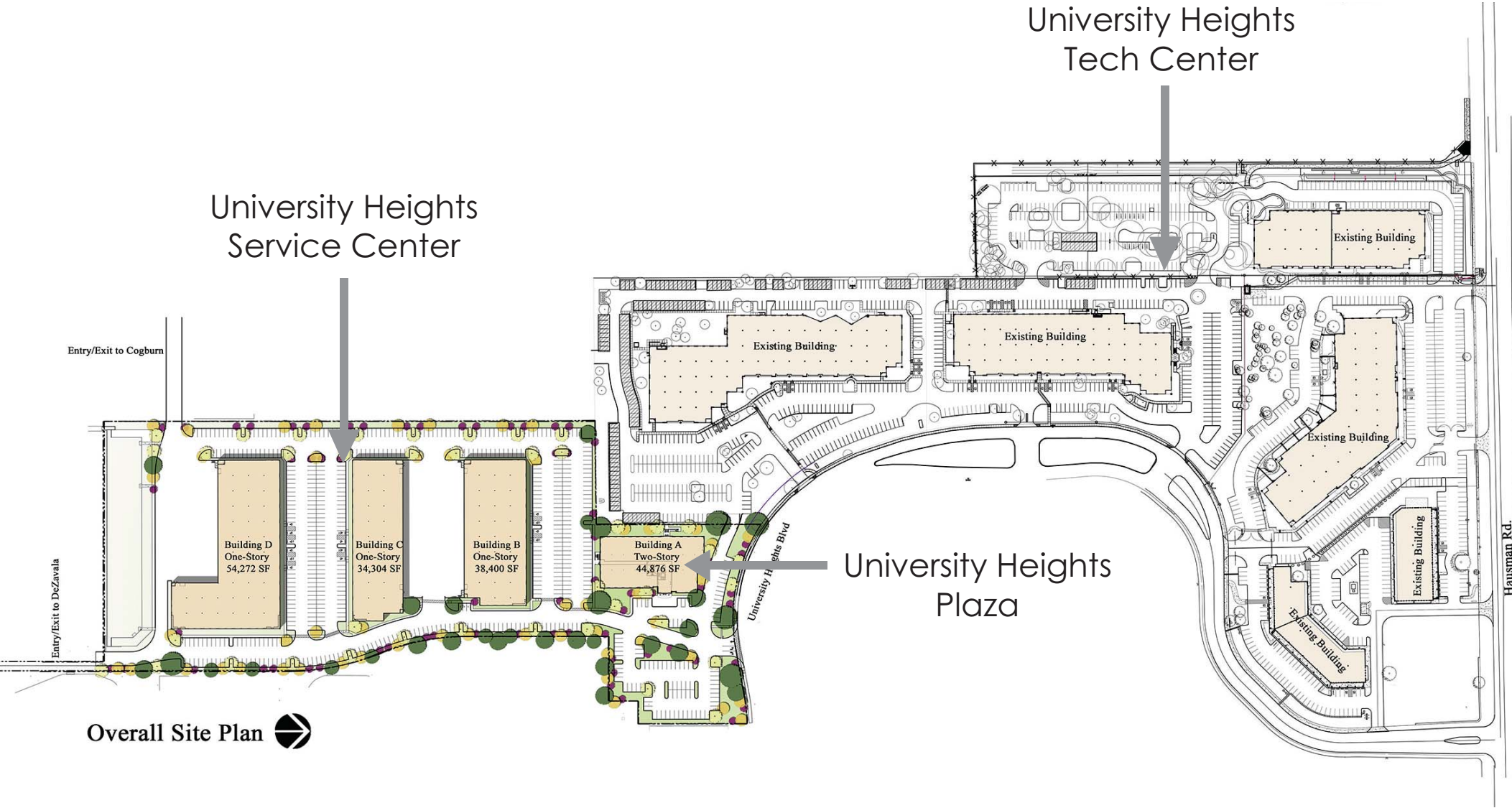
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# UNIVERSITY HEIGHTS MASTER PLAN

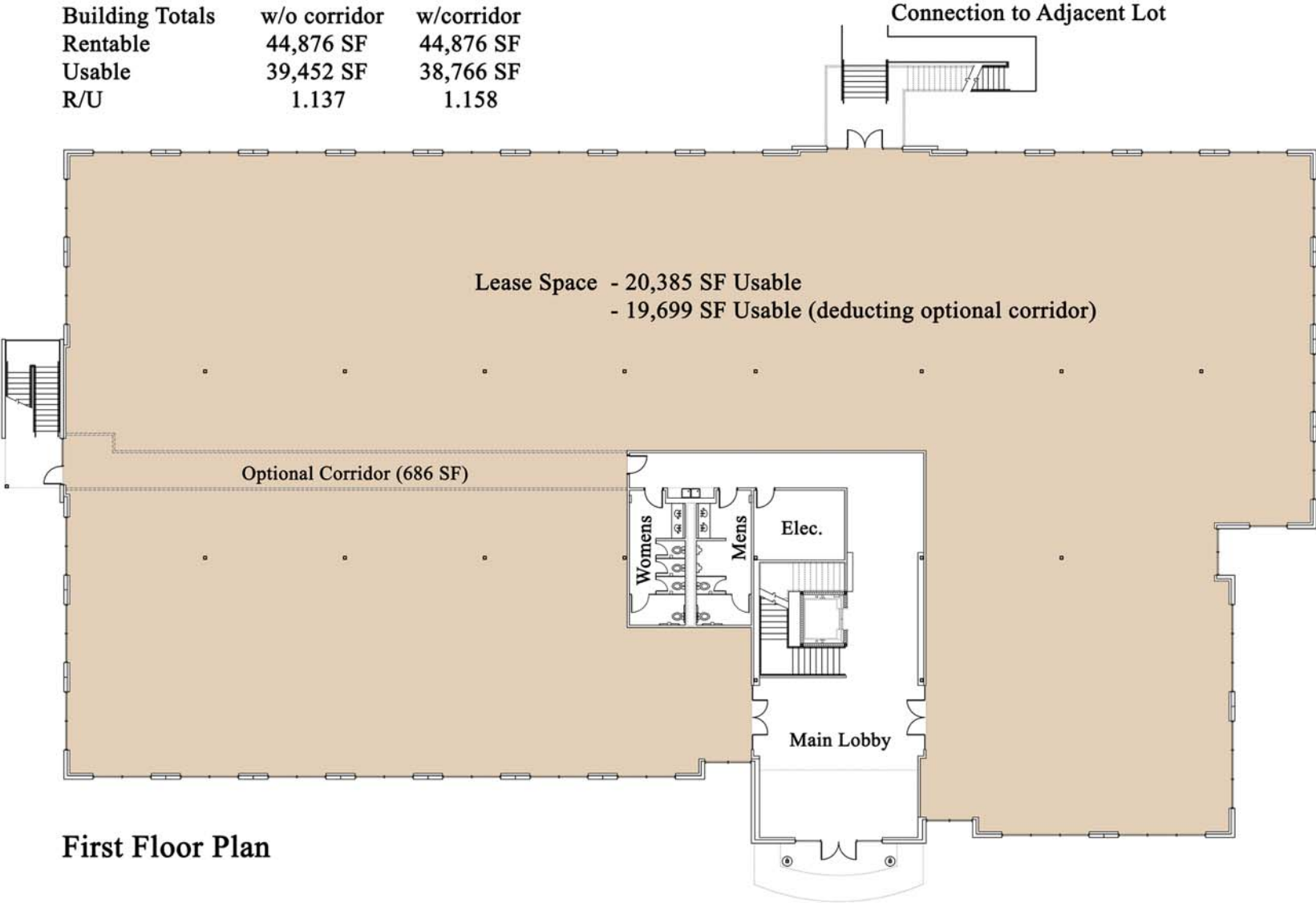


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Building Totals	w/o corridor	w/corridor
Rentable	44,876 SF	44,876 SF
Usable	39,452 SF	38,766 SF
R/U	1.137	1.158



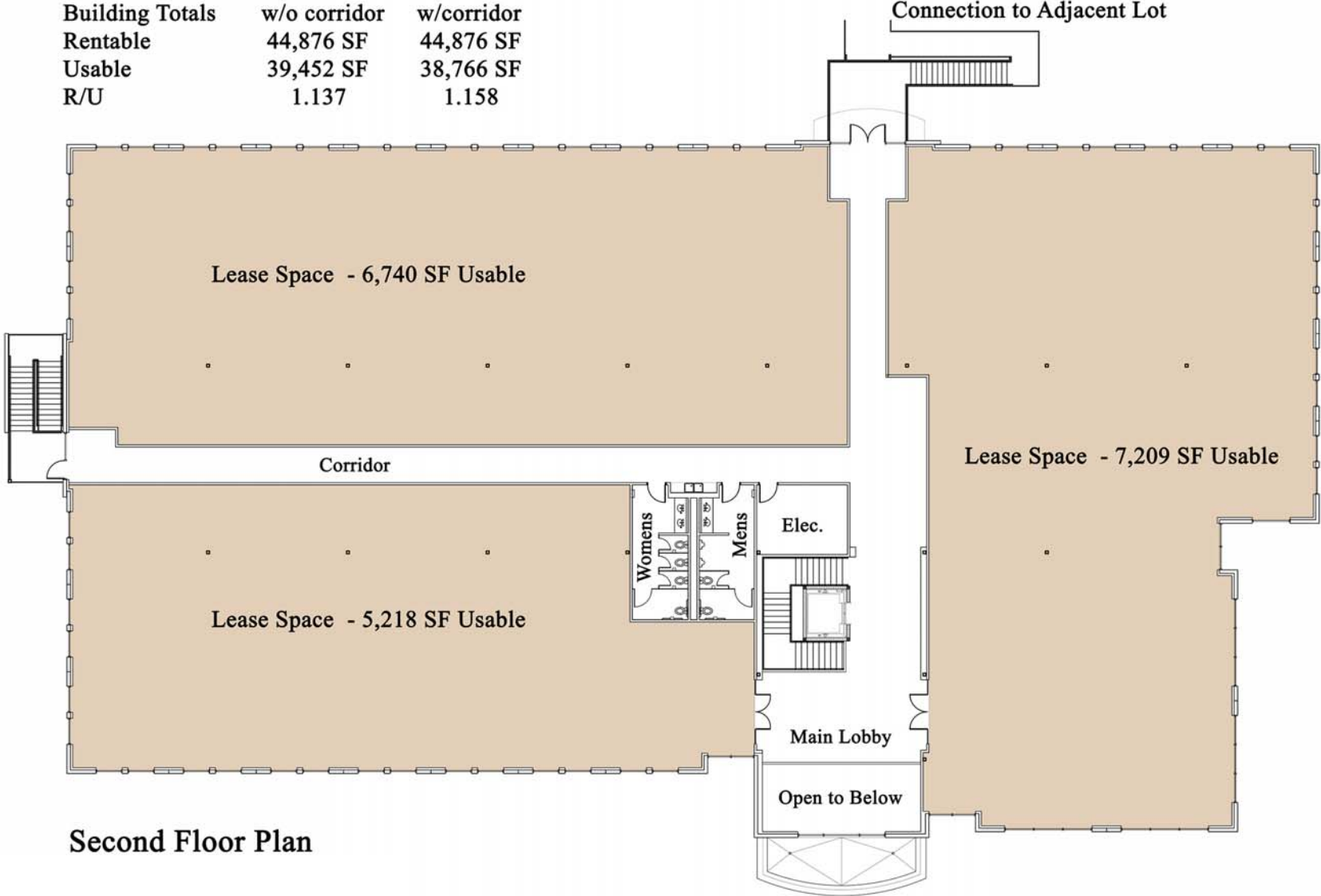
**First Floor Plan**

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Building Totals	w/o corridor	w/corridor
Rentable	44,876 SF	44,876 SF
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**Second Floor Plan**

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## INGRESS EGRESS MAP



- LOCATED IN BETWEEN UNIVERSITY HEIGHTS BLVD AND DEZAVALA ROAD
- 3 ACCESS POINTS TO THE SITE FROM UNIVERSITY HEIGHTS BLVD, DEZAVALA ROAD AND COGBURN AVENUE
- 11 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 4 MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- 2.7 MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- 5 MILES FROM LOOP 410/ IH 10 INTERCHANGE

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RENDERINGS



FRONT ENTRANCE



FACING UNIVERSITY  
HEIGHTS BLVD

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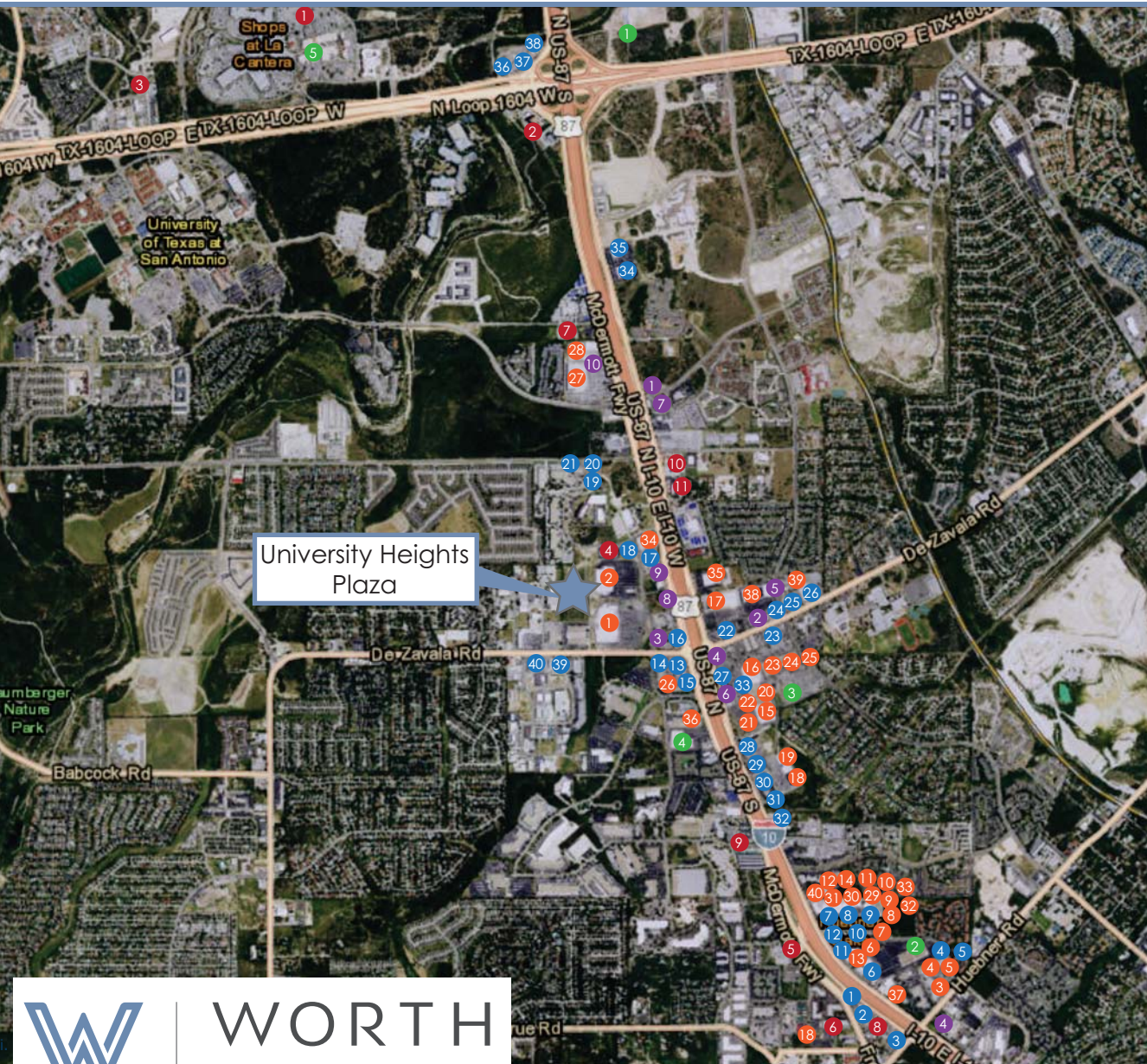
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## AMENITY MAP



### 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         |

### 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

### 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 |

### ENTERTAINMENT

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



7373 Broadway, Suite 201 • San Antonio, TX 78209  
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