



BUILDING II



HERITAGE OAKS • AT INWOOD •

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



7373 Broadway, Suite 201 • San Antonio, TX 78209 • 210.822.5220 • Fax 210.822.5224 • www.worthsa.com



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 300 - 19,170 SF
- Suite 325 - 3,802 SF
- Suite 350 - 13,801 SF
- Full 3rd Floor - 36,773 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.

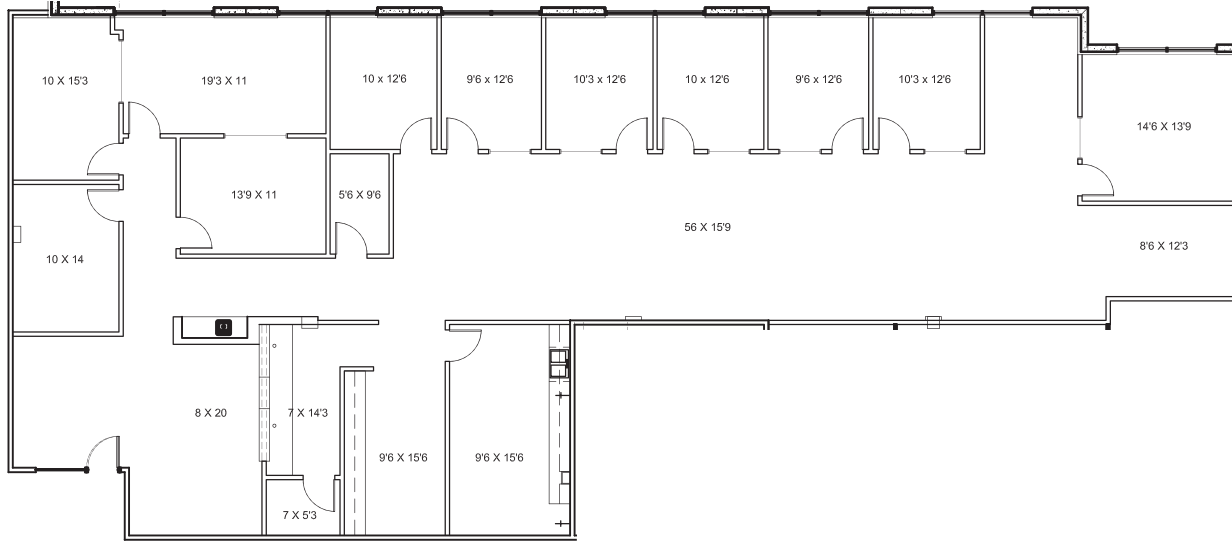
- 108,000 SQUARE FEET
- 4.5/1000 PARKING RATIO
- THREE STORY CLASS A OFFICE BUILDING
- MONUMENT SIGNAGE VISIBLE FROM LOOP 1604
- COVERED PARKING AVAILABLE
- 10' CEILING HEIGHT
- ON-SITE PROPERTY MANAGEMENT
- OUTDOOR MEETING SPACE
- GREAT NORTH CENTRAL LOCATION NEXT TO PLENTY OF RESTAURANTS AND SHOPS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

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210.805.3333
shawn@worthsa.com

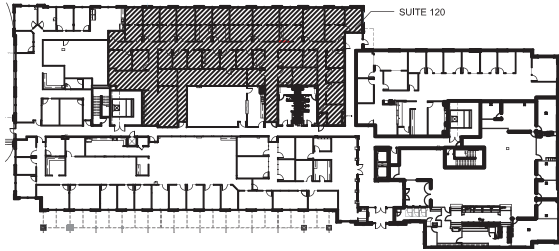


SUITE 115: 5,055 SF

VIEW VIRTUAL TOUR
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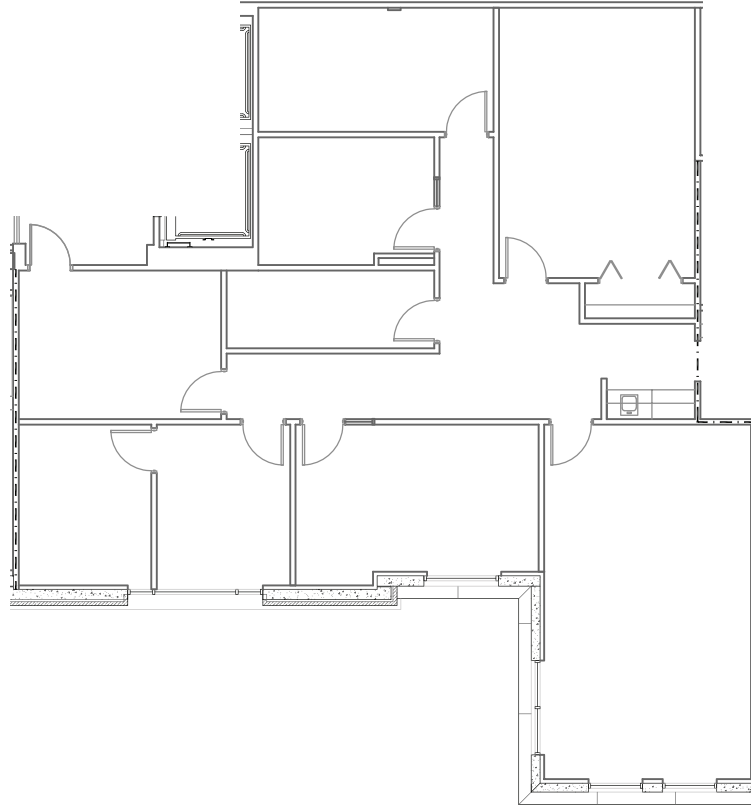
SUITE 120: 8,530 SF



LOCATION MAP

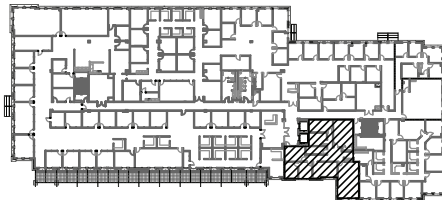


SUITE 201: 2,415 SF

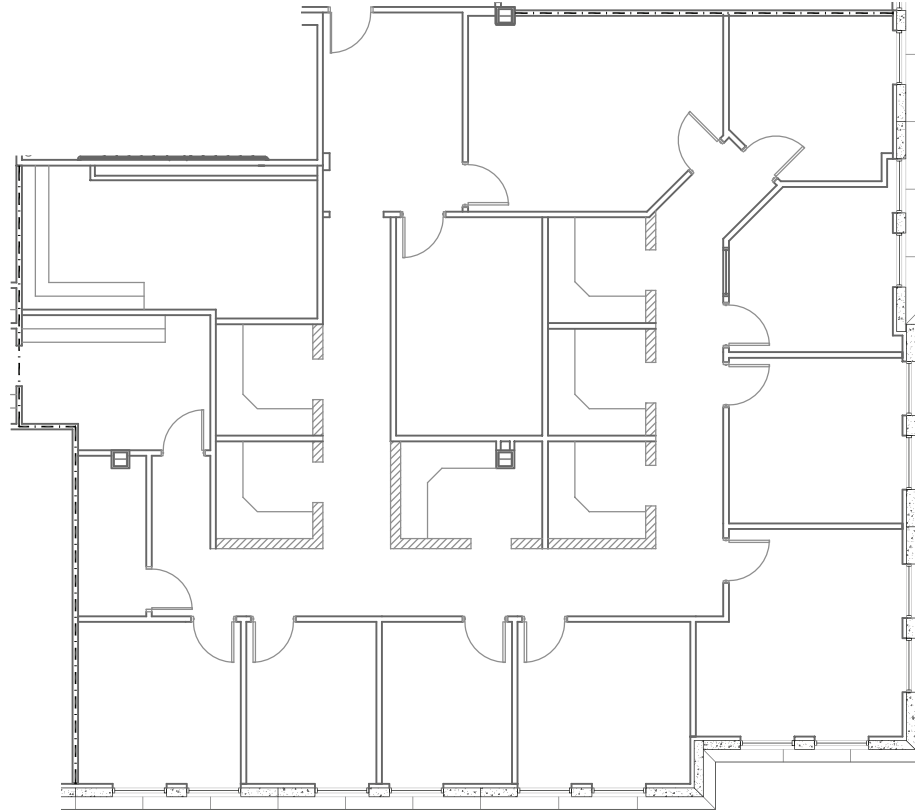


SCALE: 3/32" = 1'-0"

LOCATION MAP

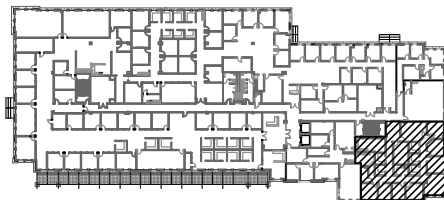


SUITE 204: 3,906 SF



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

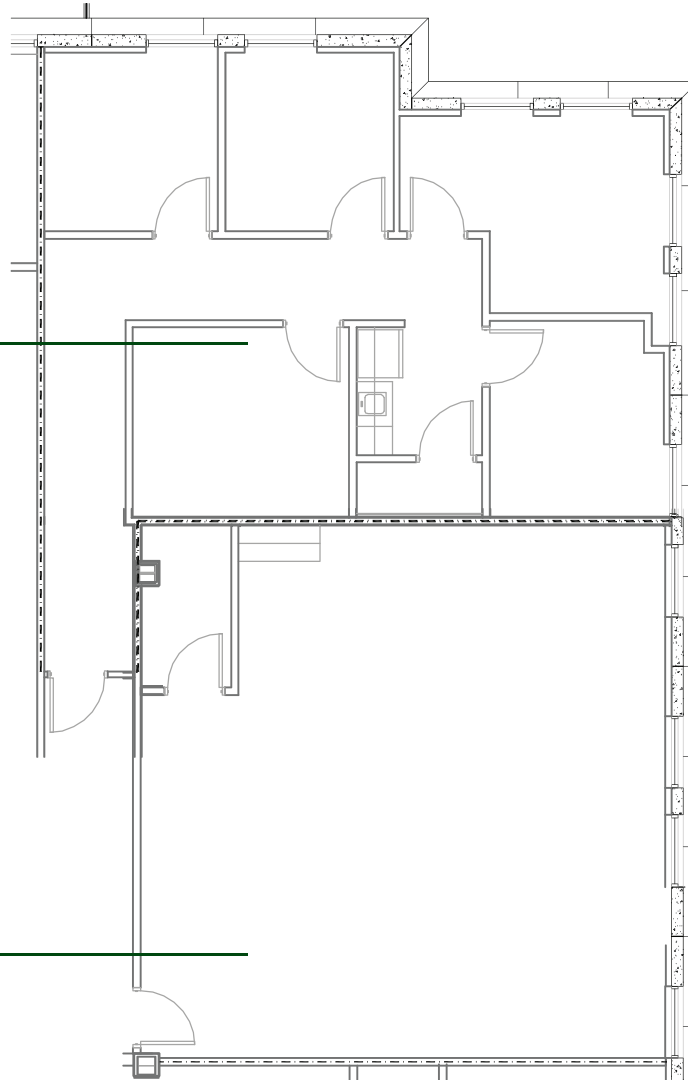
LOCATION MAP



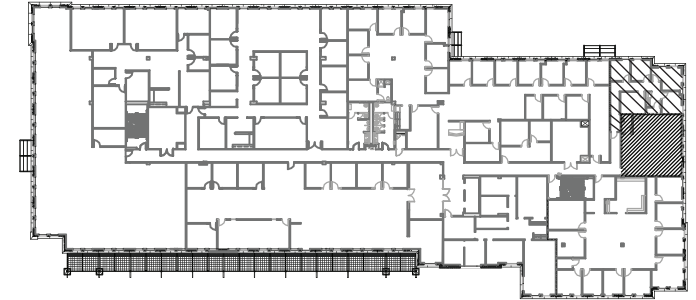
▪ SUITE 205 & 206 SPACE PLANS ▪

SUITE 206: 1,015 SF

SUITE 205: 1,240 SF



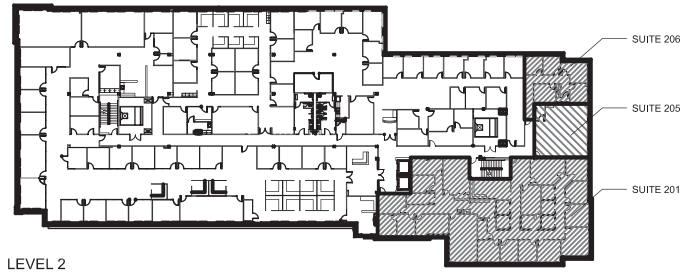
SUITE 205 & 206 Can be Combined:
2,255 SF



LOCATION MAP

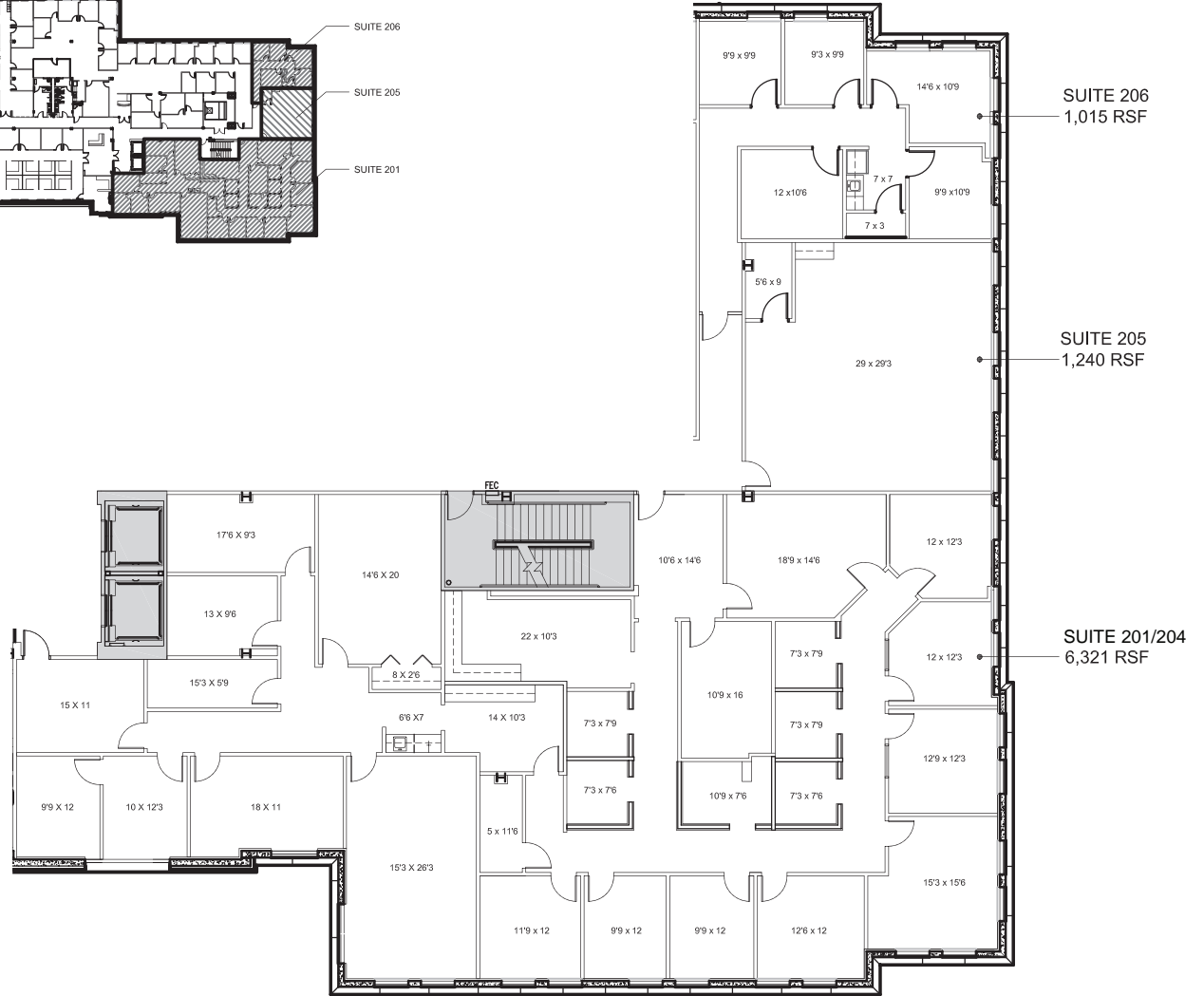


▪ 2ND FLOOR CONTIGUOUS SPACES ▪



2ND FLOOR LEASING OPTIONS

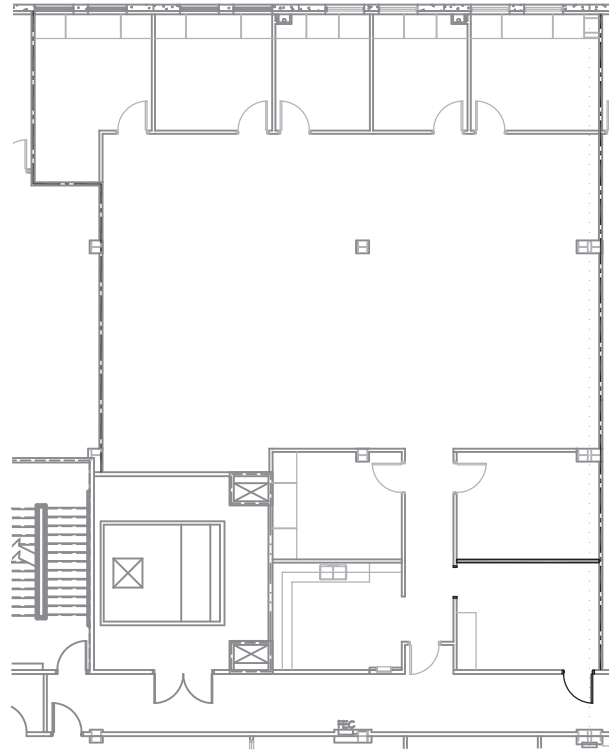
- SUITES 205/206 - 2,255 SF
- SUITES 201/204 - 6,321 SF
- SUITES 204/205/206 - 6,161 SF
- SUITES 201/204/205 - 7,561 SF
- SUITES 201, 204, 205 & 206: 8,576 SF



SUITE 325: 3,802 SF

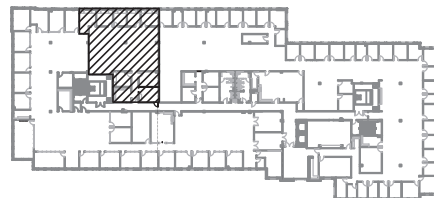
VIEW VIRTUAL TOUR

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SCALE 1/16" = 1'-0"

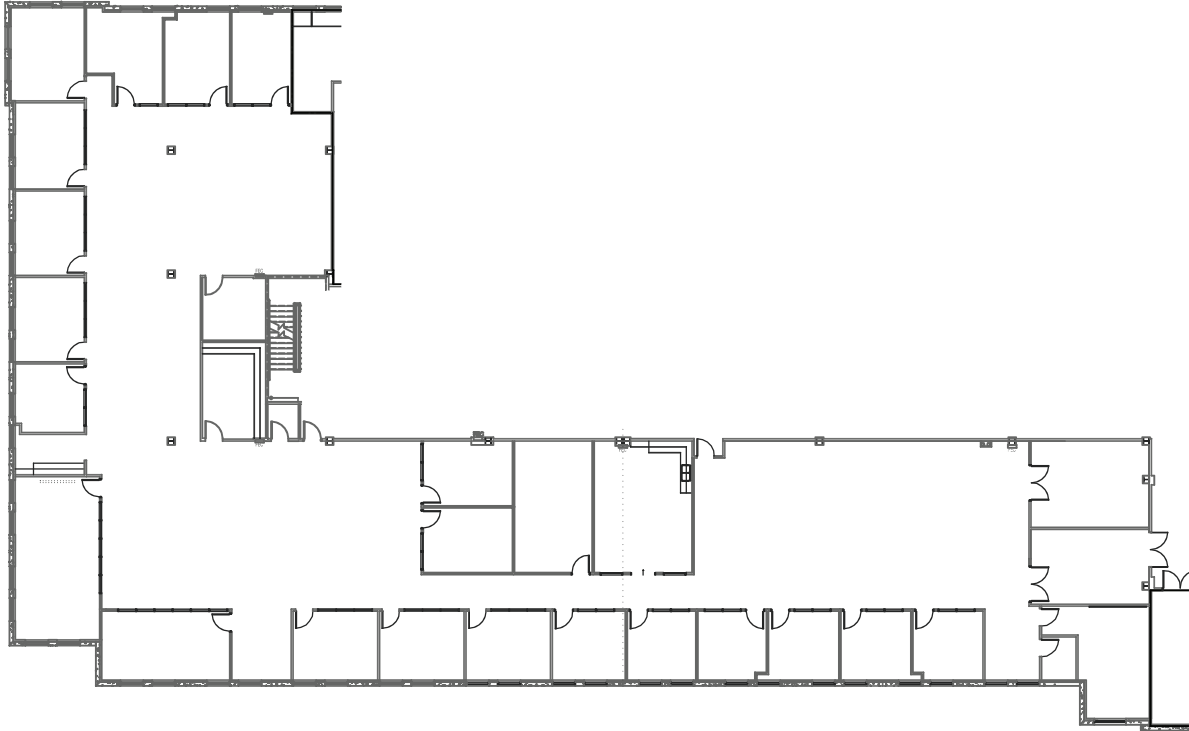
LOCATION MAP - LEVEL 3
NTS



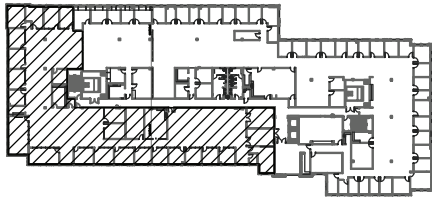
SUITE 350: 13,801 SF

VIEW VIRTUAL TOUR

Click Here



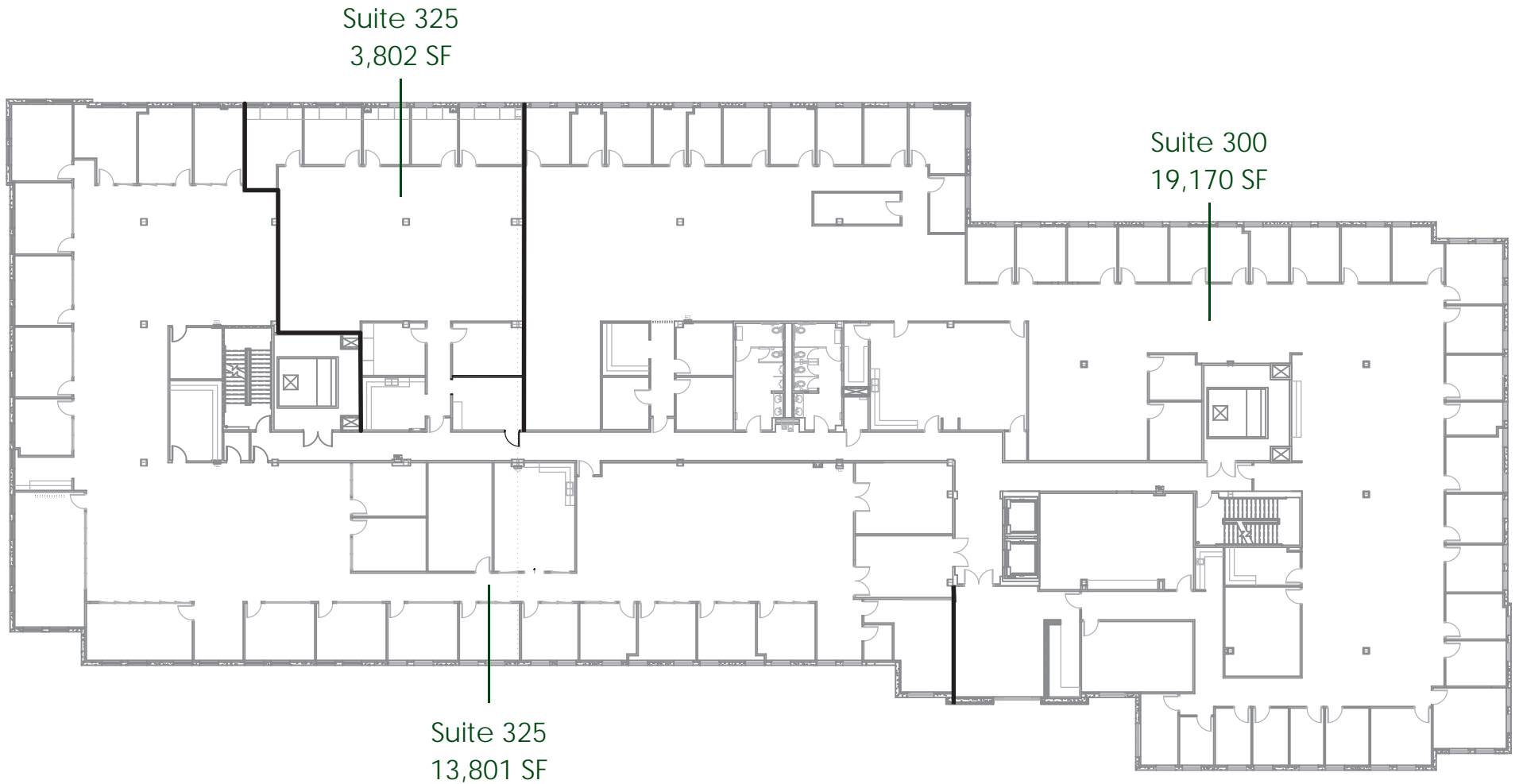
LOCATION MAP - LEVEL 3 (N.T.S.)

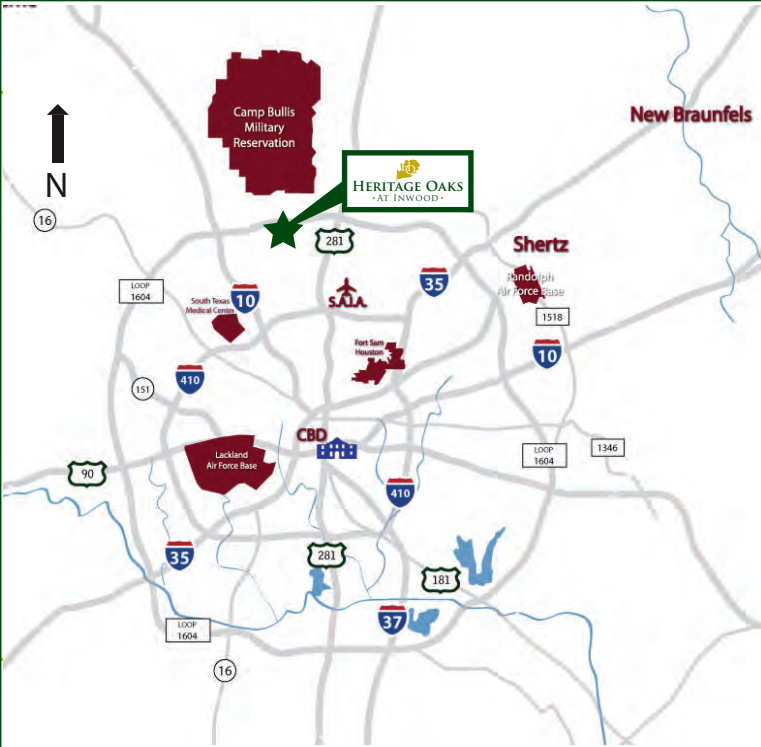


SCALE: N.T.S.



3rd Floor: 36,773 SF

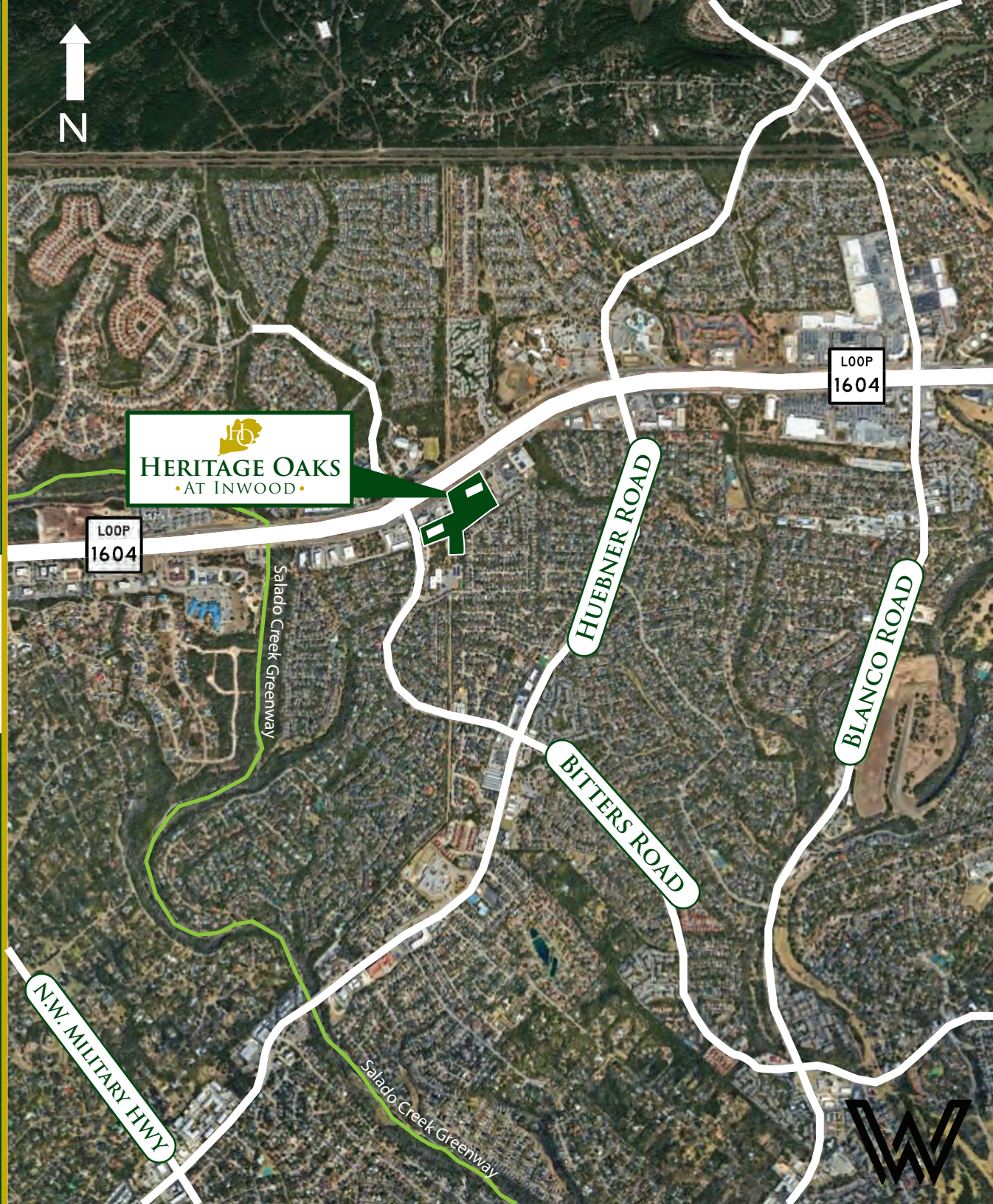





HERITAGE OAKS

• 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 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



▪ BUILDING PHOTOS ▪





▪ ACCESS & DRIVE TIMES ▪

