



WALKER RANCH
BUSINESS PARK



BUILDING I
CLASS A OFFICE SPACE FROM 2,074 - 81,004 SF



EXTERIOR RENDERING



VIEW FRONT ENTRANCE PANORAMA
CLICK HERE

AVAILABLE SPACE

Move-In Ready Suites

2,047 - 4,257 SF

Class A Office

3,600 - 81,004 SF

DATE AVAILABLE

4TH QUARTER
2023

PROPERTY INFORMATION - BUILDING I

- THREE STORY, 81,004 SQ. FT. CLASS A OFFICE BUILDING
- CLASS A OFFICE RANGING IN SIZE FROM 2,000 - 81,000 SQ. FT.
- FULLY EQUIPPED BREAK ROOM
- STATE OF THE ART CONFERENCE ROOM
- EXTERIOR COURTYARD ALONG SALADO CREEK GREENWAY
- PRIVATE AND COMMON AREA PORCHES
- 4/1000 PARKING
- COMMON AREA WI-FI
- GATED OFFICE PARK WITH CONTROLLED ACCESS
- NORTH CENTRAL SUB MARKET
- LOCATED AT THE INTERSECTION WEST AVENUE AND WURZBACH PARKWAY
- DIRECT ACCESS TO SALADO CREEK GREENWAY HIKE AND BIKE TRAILS
- ADJACENT TO THE 30+ ACRE WALKER RANCH HISTORIC LANDMARK PARK
- CONVENIENT ACCESS TO WEST AVENUE, WURZBACH PARKWAY, HWY 281 AND LOOP 410
- SURROUNDED BY DINING, SHOPPING, OUTDOOR ACTIVITIES AND DESIRABLE NEIGHBORHOODS

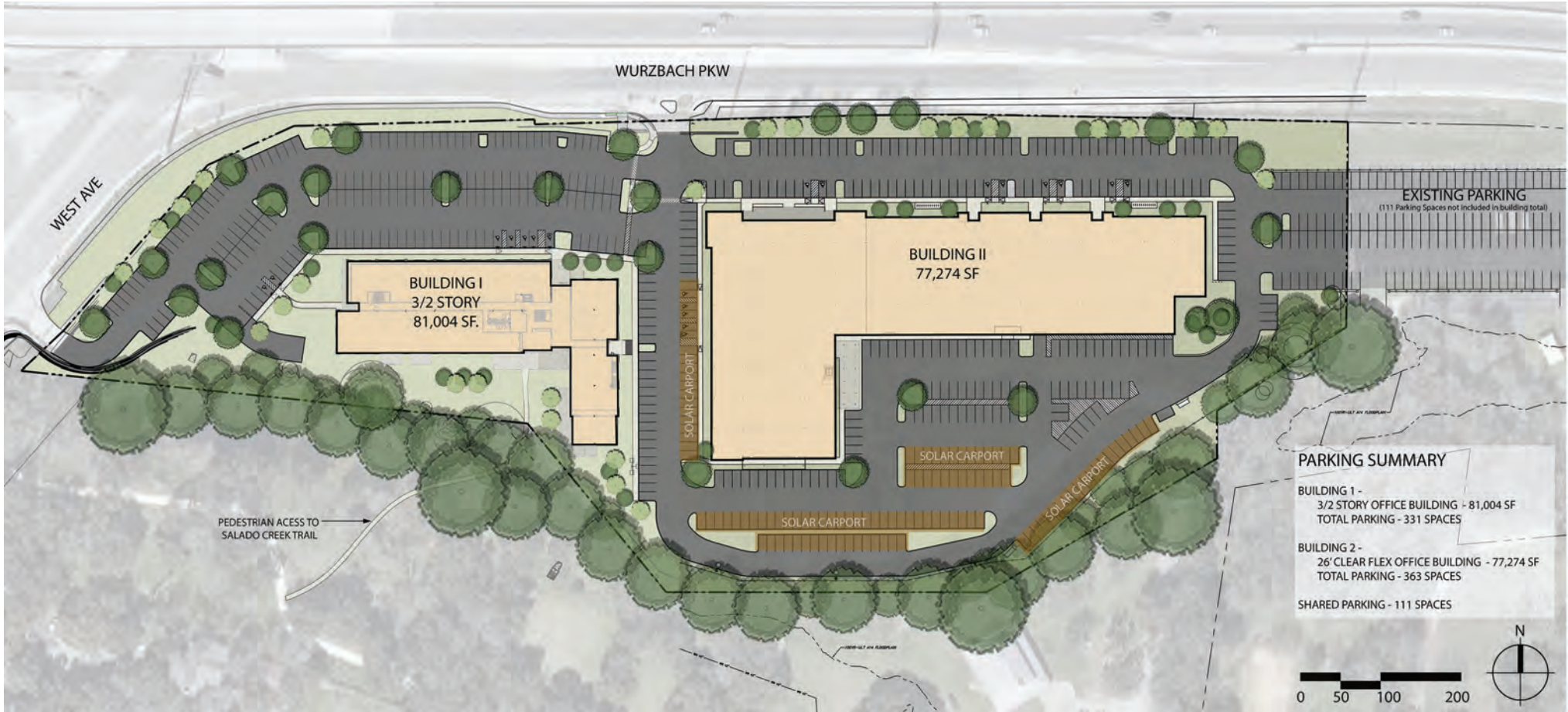
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BREAK ROOM



BUILDING LOBBY



MOVE-IN READY SUITE



CONFERENCE ROOM





VIEW COURTYARD PANORAMA
CLICK HERE



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 **VIEW LOBBY PANORAMA**
CLICK HERE



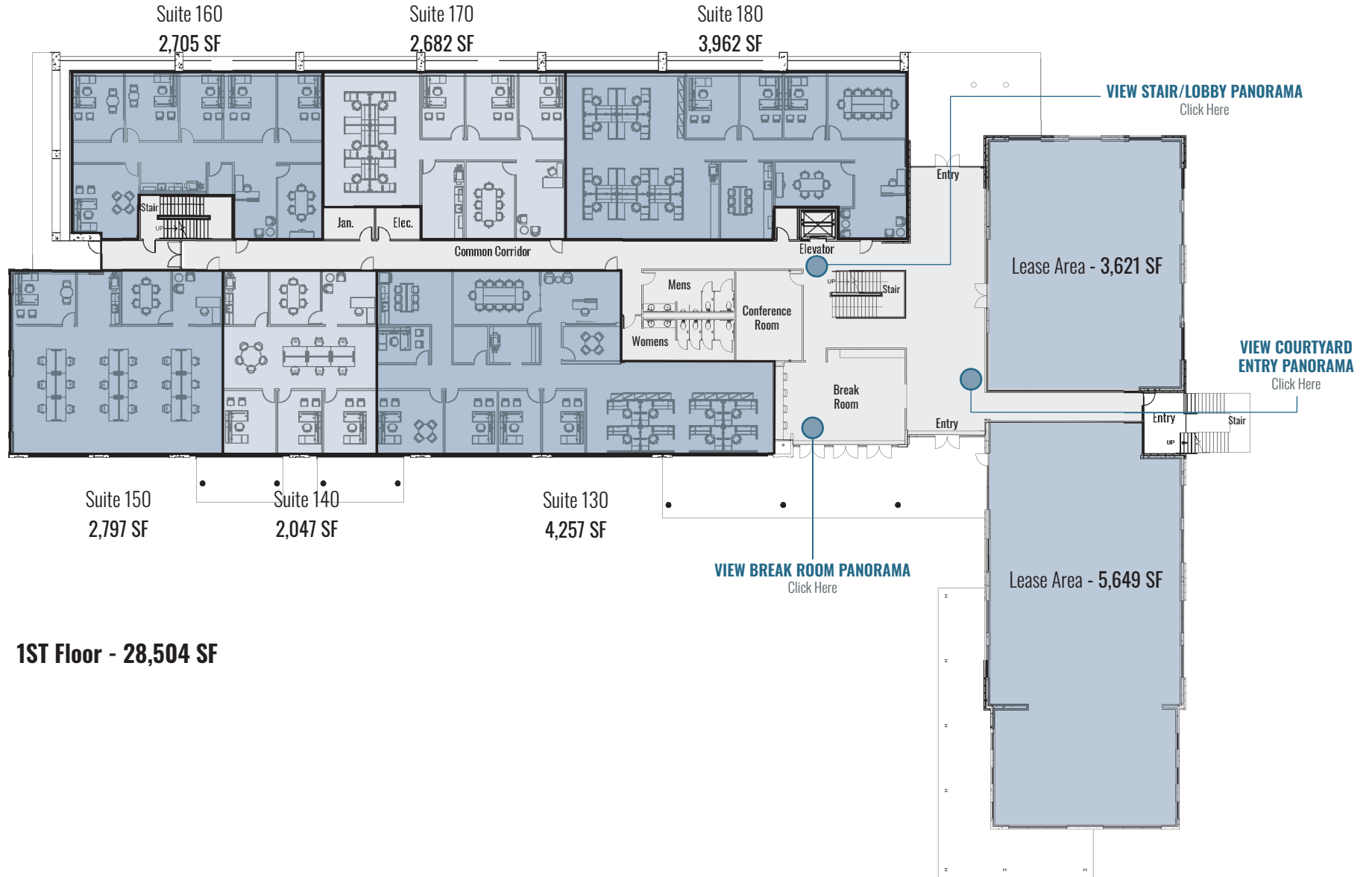
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1ST Floor - 28,504 SF

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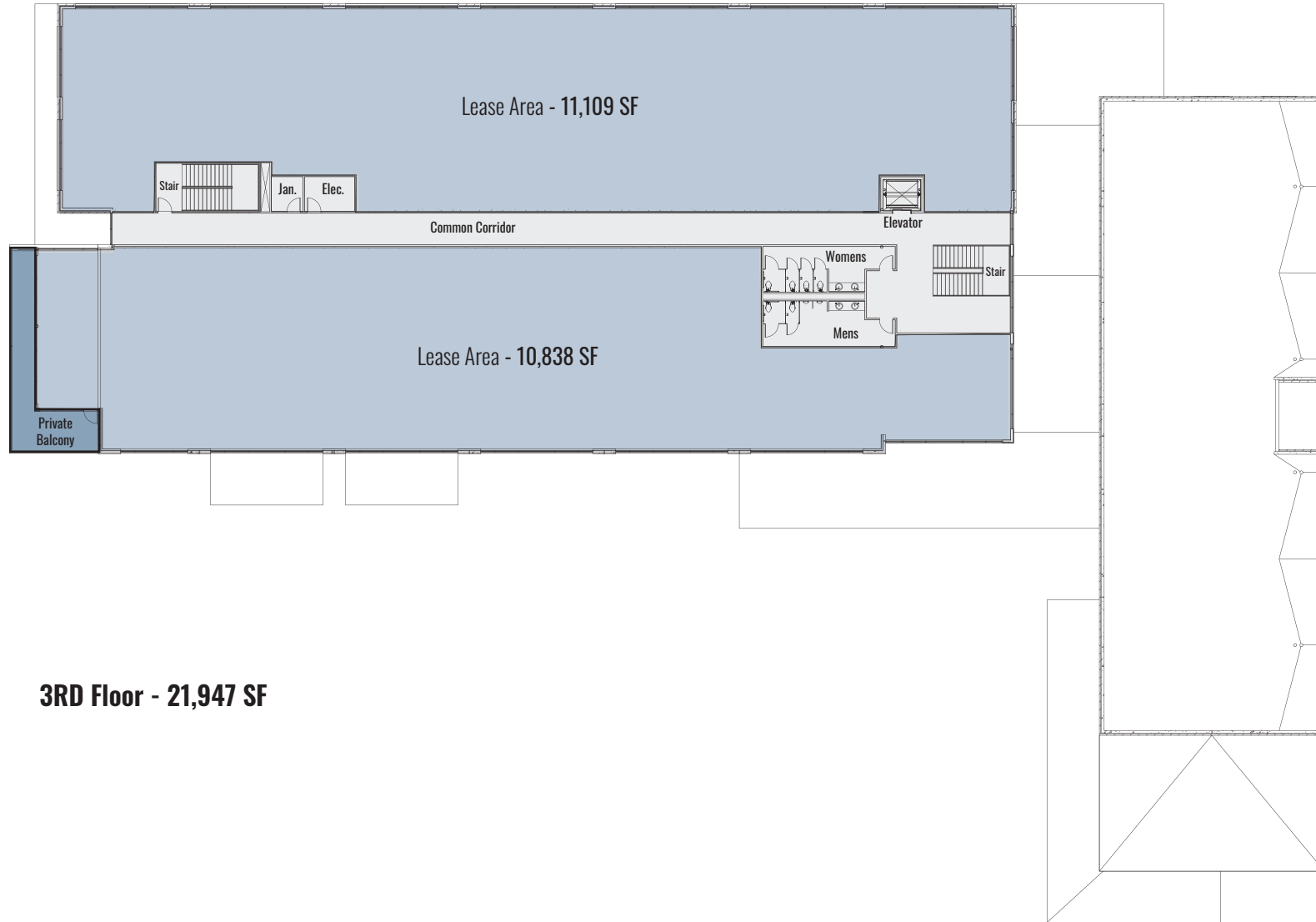
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2ND Floor - 30,553 SF



3RD Floor - 21,947 SF



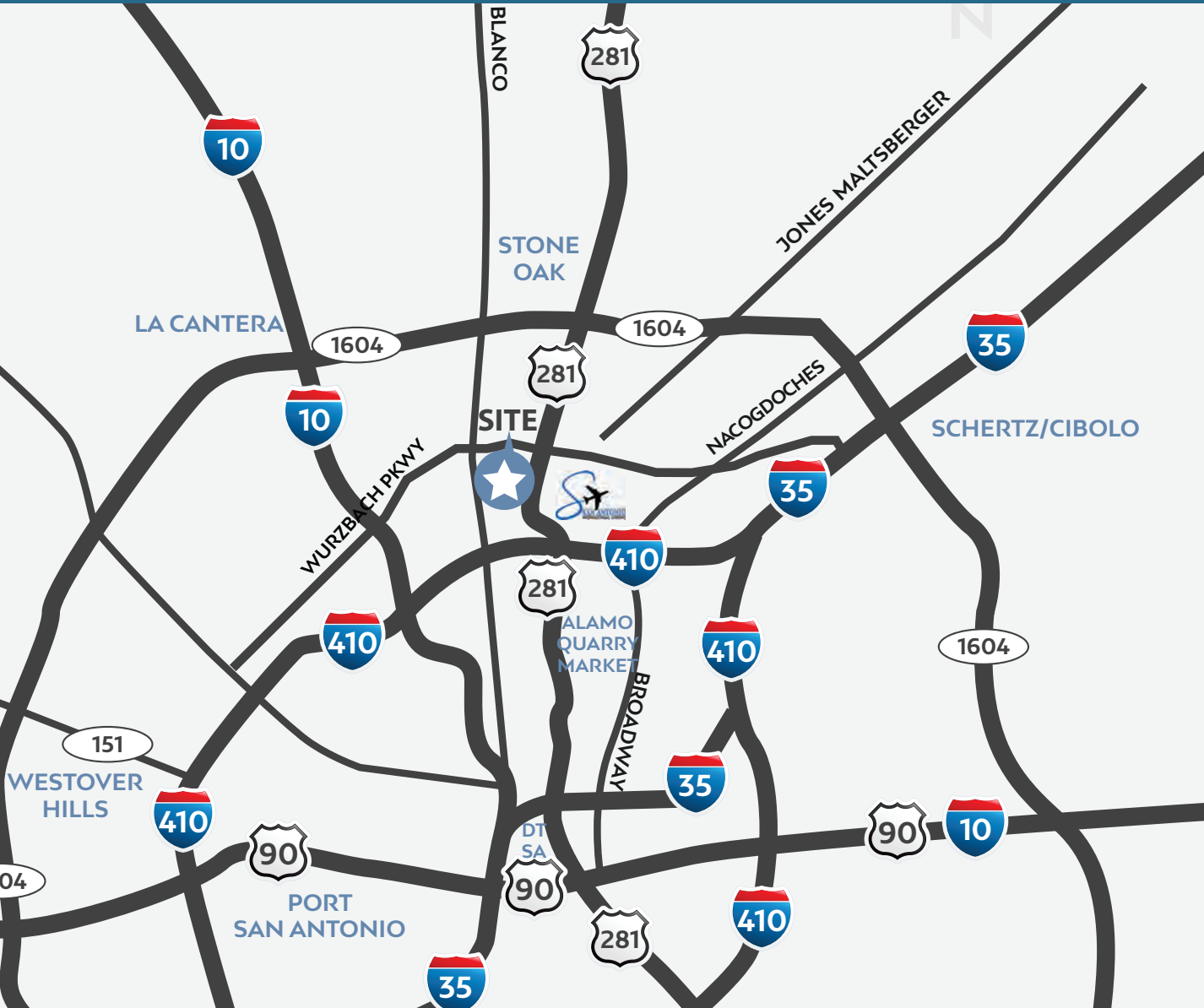
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- Located at the Corner of Wurzbach Parkway and West Avenue
- North Central Submarket
- Excellent Access & Visibility
- Conveniently Located Near Retail, Restaurant and Hospitality Amenities

DRIVE TIMES

Airport	6 Minutes
Alamo Quarry Market	9 Minutes
Stone Oak	11 Minutes
Downtown	15 Minutes
La Cantera	18 Minutes
Westover Hills	22 Minutes
Schertz/Cibolo	22 Minutes
Port San Antonio	23 Minutes

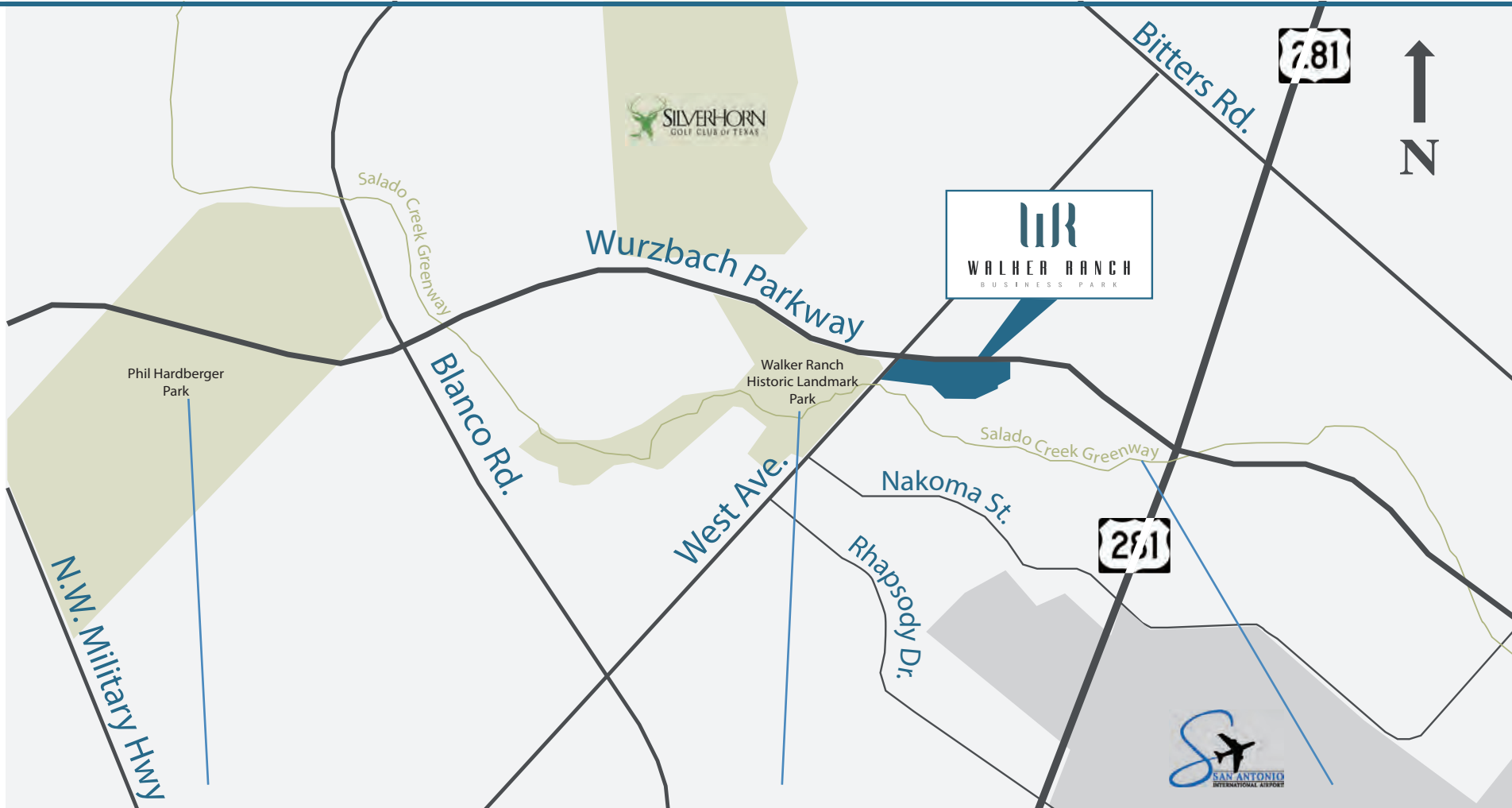
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Phil Hardberger Park

Phil Hardberger Park is a 311-acre park that features trails, playscapes, dog parks, picnic facilities, basketball courts, outdoor classrooms, urban ecology center, future land bridge and access to Salado Creek Greenway.

Walker Ranch Park

Walker Ranch Park is a 70-acre park that features walking trails, playscapes, pavilion, picnic tables and access to the Salado Creek Greenway.

Salado Creek Greenway

Salado Creek Greenway is part of the Howard Peek Greenway System that features a growing network of 69 miles of multi-use and accessible trails that circle San Antonio connecting neighborhoods and local parks.

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