

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

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AERIAL



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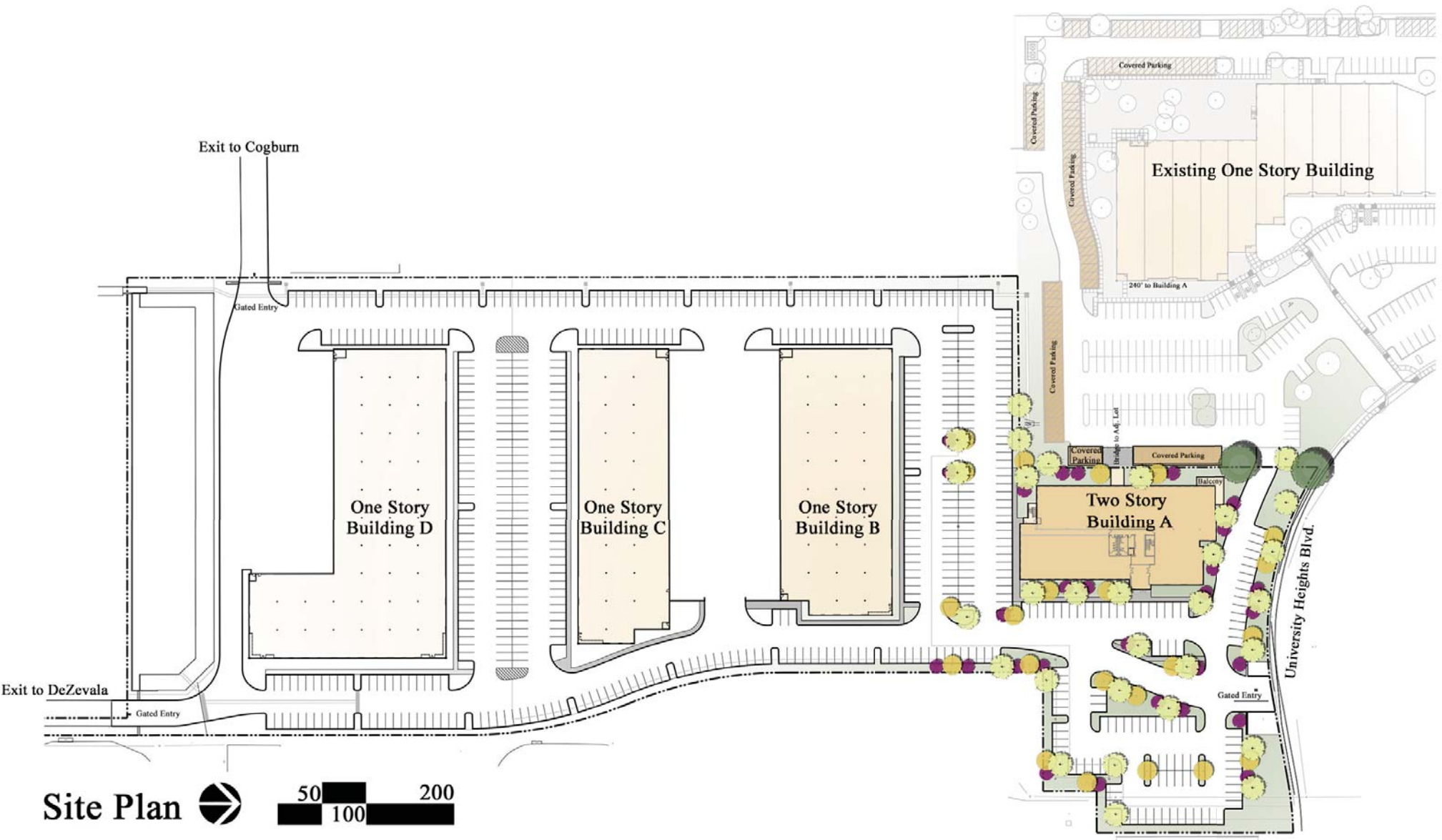
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SITE PLAN



Site Plan 



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UNIVERSITY HEIGHTS MASTER PLAN

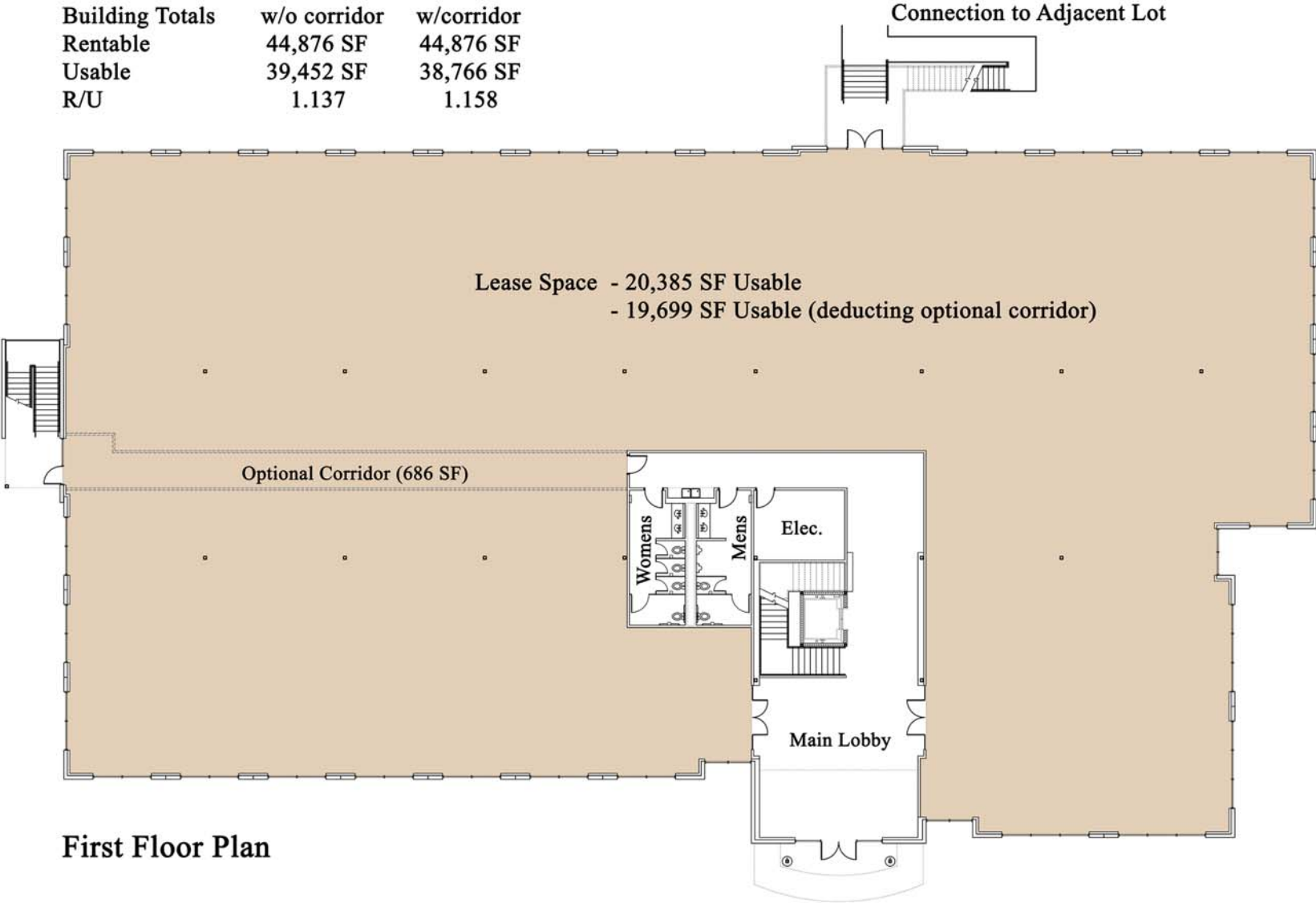


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Building Totals	w/o corridor	w/corridor
Rentable	44,876 SF	44,876 SF
Usable	39,452 SF	38,766 SF
R/U	1.137	1.158



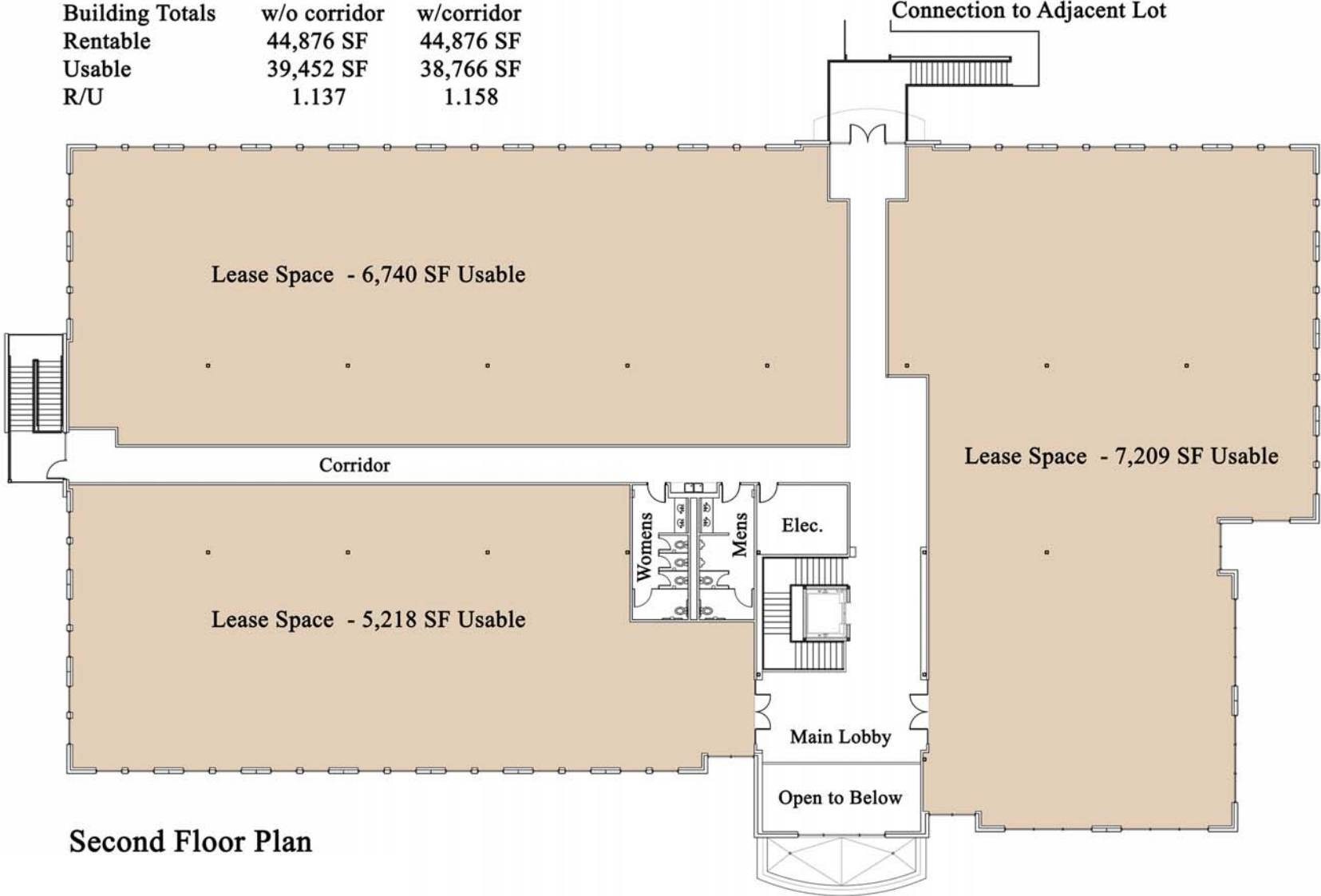
First Floor Plan

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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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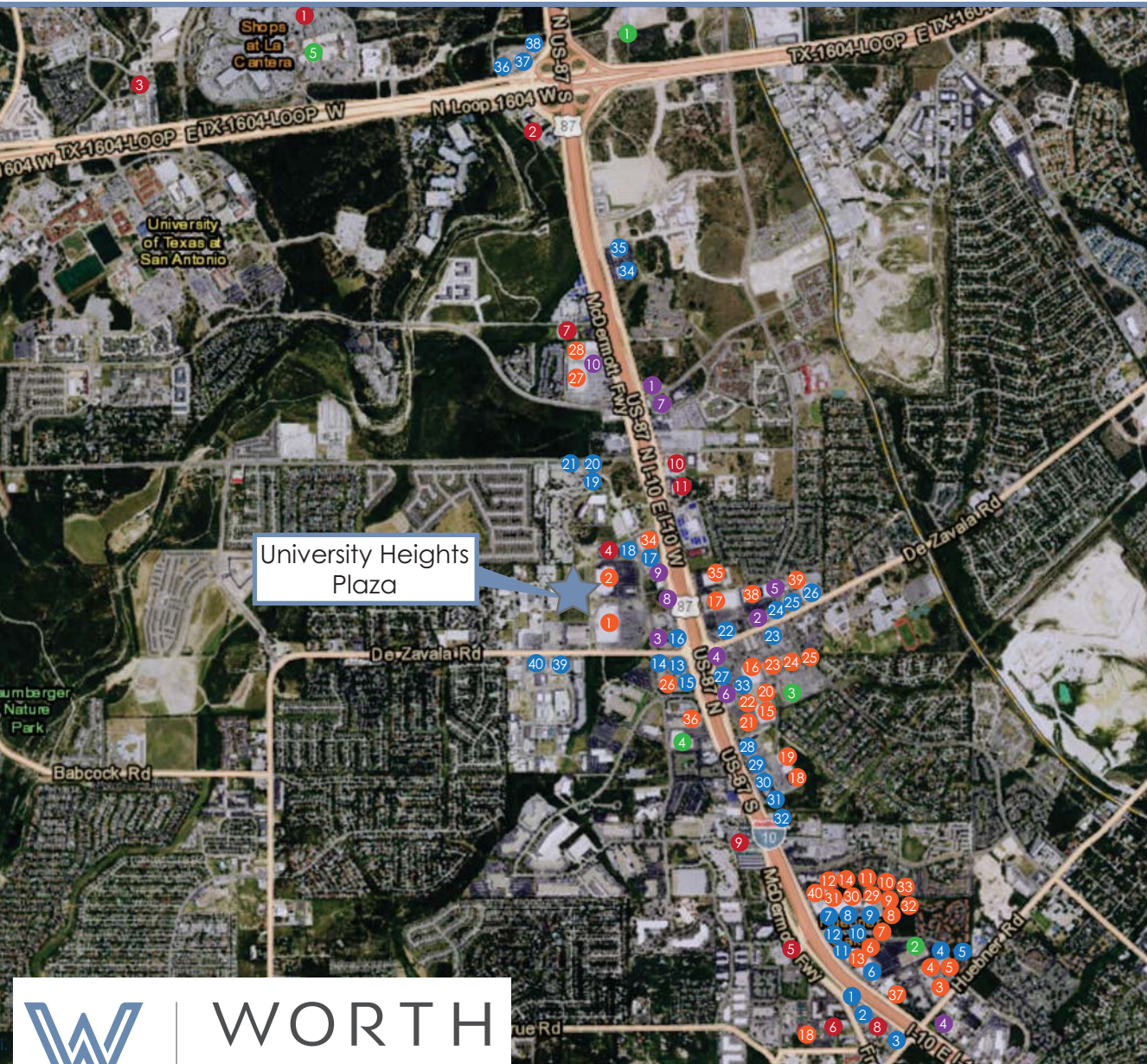
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AMENITY MAP



University Heights Plaza

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 Macaroni 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

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 |

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

ENTERTAINMENT

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



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