



# FARINON

Business Park

5818 FARINON DRIVE • SAN ANTONIO, TX 78249

**\* FULL BUILDING OPPORTUNITY - 84,000 SF AVAILABLE NOW \***







# FARINON

Business Park

## AVAILABILITIES

- **Entire Building - 84,890 SF**
  - **Min Divisible - 20,731 SF**
- Building Ready For Tenant Finishout

## VIEW VIRTUAL TOUR

<https://farinonbusinesspark.com/virtual-tour/>



## PROPERTY INFORMATION

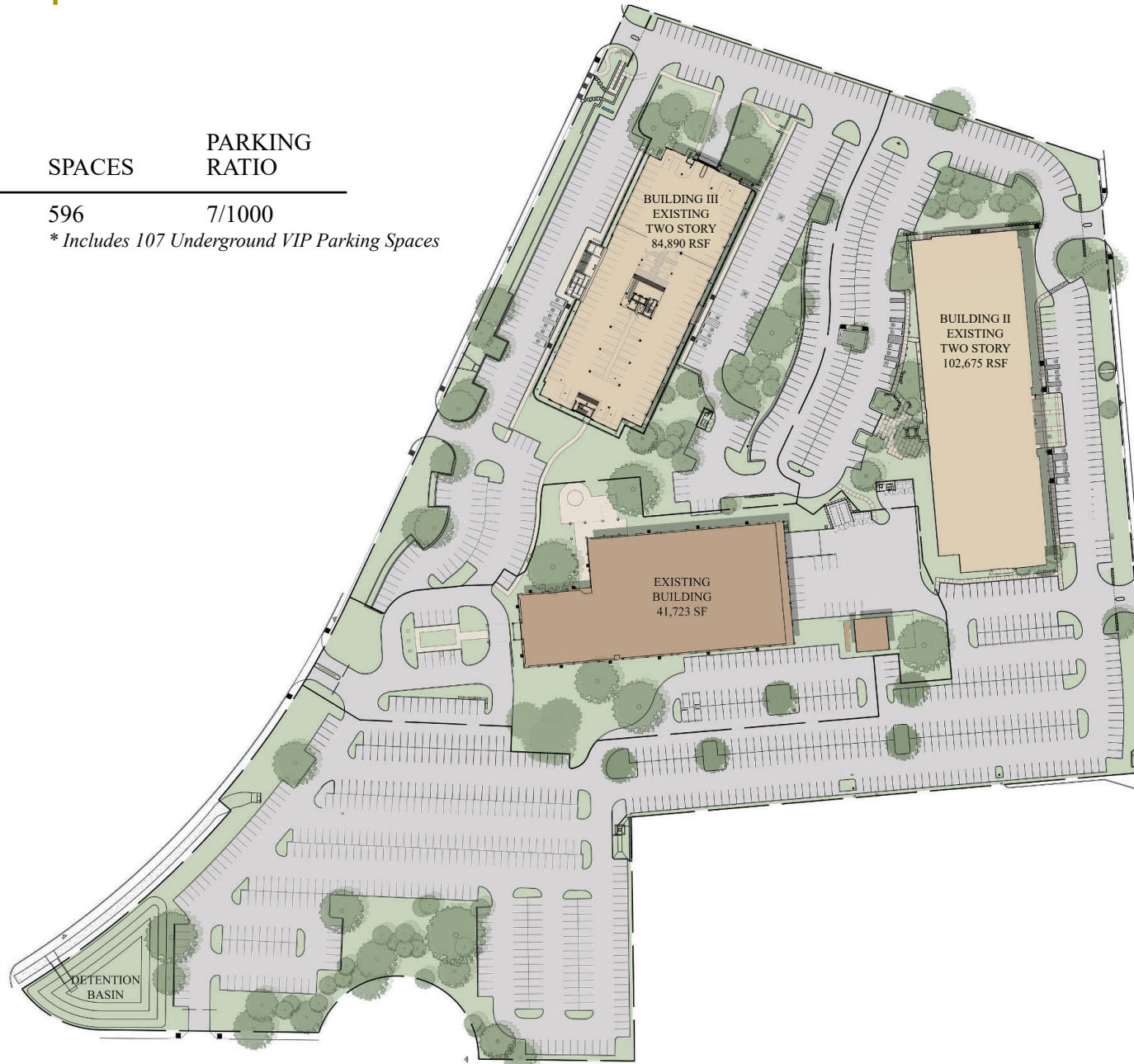
*Farinon Business Park is currently planned as a three building office project; two existing and one under construction, in the highly desirable Northwest submarket of San Antonio in the master planned business community of University Business Park.*

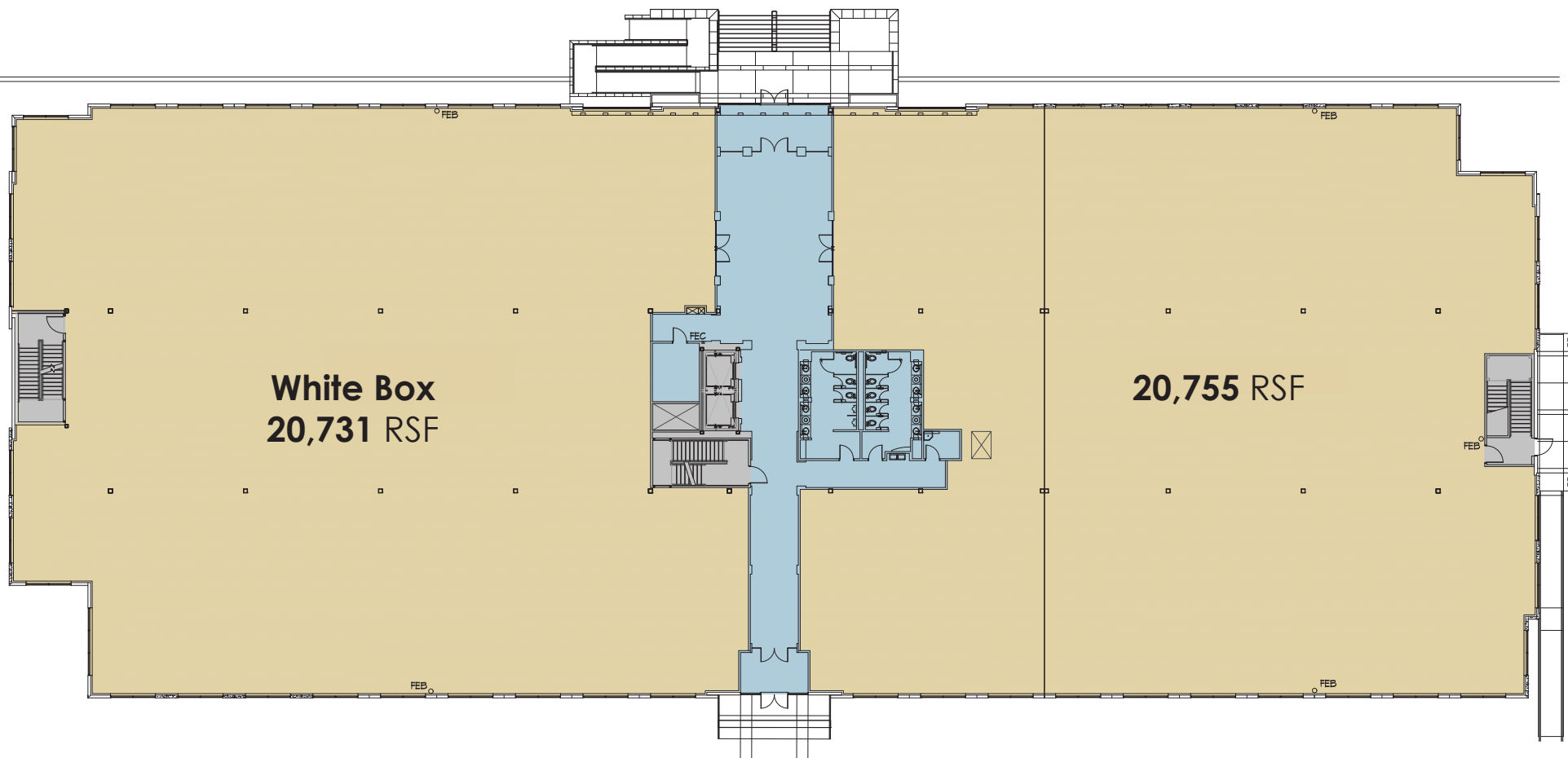
- Building III is a 2 Story, 84,890 SF Class A Office Building
- Located on an Expansive 21 Acre Site with Controlled Access
- Building and Monument Signage Available
- **7/1000 Parking With 107 VIP Parking Spaces Underneath the Building**
- LEED Certified
- Flexible Building Plans that can Accommodate Multiple Business Needs
- Hill Country Feel with Native Oak Trees and Outdoor Seating Areas
- Excellent Northwest Location just minutes away from the South Texas Medical Center, The University of Texas at San Antonio and next to many shops, restaurants and hotels
- Great Ingress/Egress to IH-10, DeZavala and Huebner Road





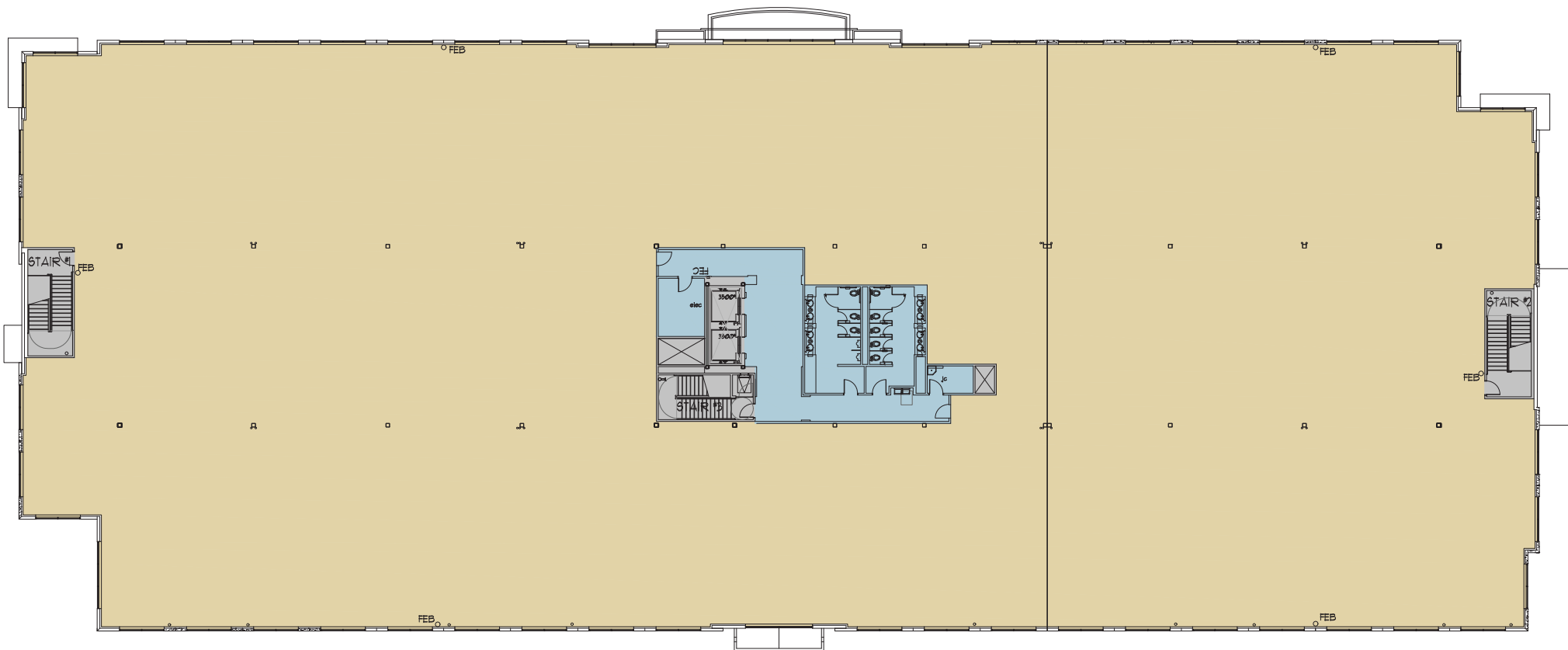
BUILDING	RSF	SPACES	PARKING RATIO
Building III	84,890	596	7/1000
<i>* Includes 107 Underground VIP Parking Spaces</i>			



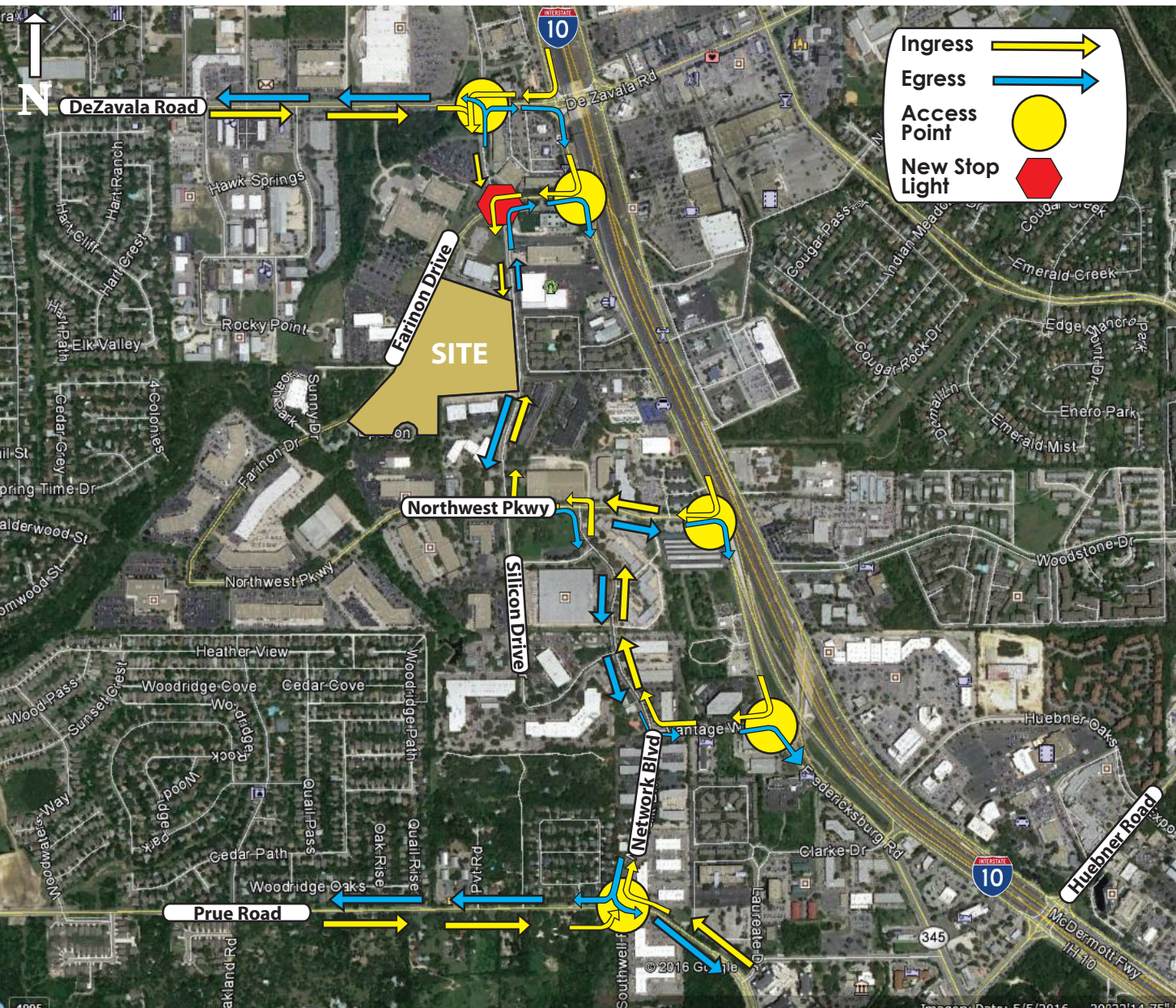


1ST FLOOR - 41,486 RSF





2ND FLOOR - 43,404 RSF



- LOCATED IN BETWEEN DEZAVALA ROAD AND PRUE ROAD
- 5 ACCESS POINTS TO THE PARK FROM IH-10, DEZAVALA ROAD AND PRUE ROAD
- 11 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 3 MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- 2.7 MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- 5 MILES FROM LOOP 410/ IH 10 INTERCHANGE
- 3.4 MILES FROM WURZBACH PARKWAY

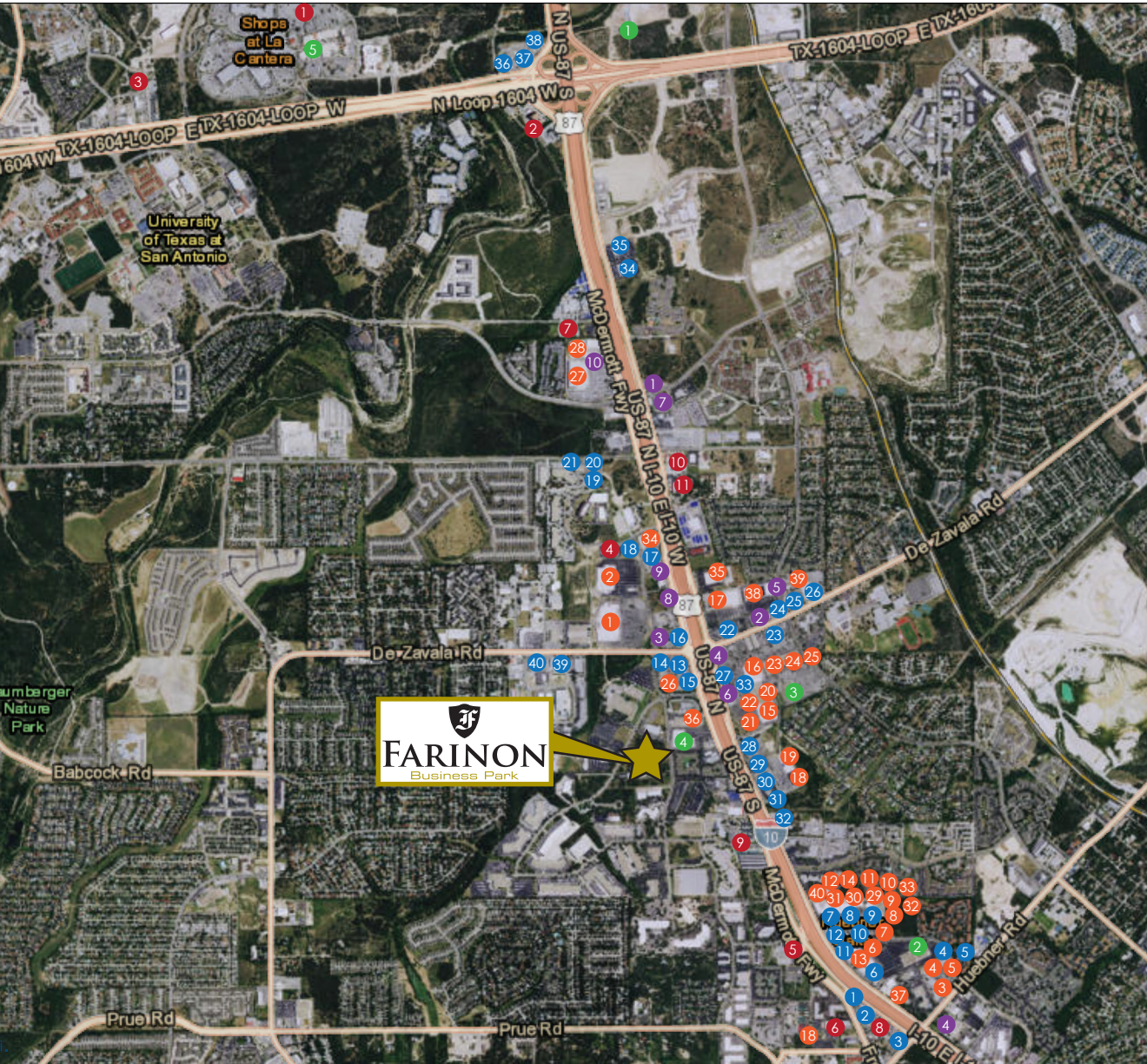












## RESTAURANTS

- |                             |                               |
|-----------------------------|-------------------------------|
| 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



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