



**UNIVERSITY
HEIGHTS**
Service Center



WORTH
& ASSOCIATES

***Flex/Service Center Development
4,000 SF Available***

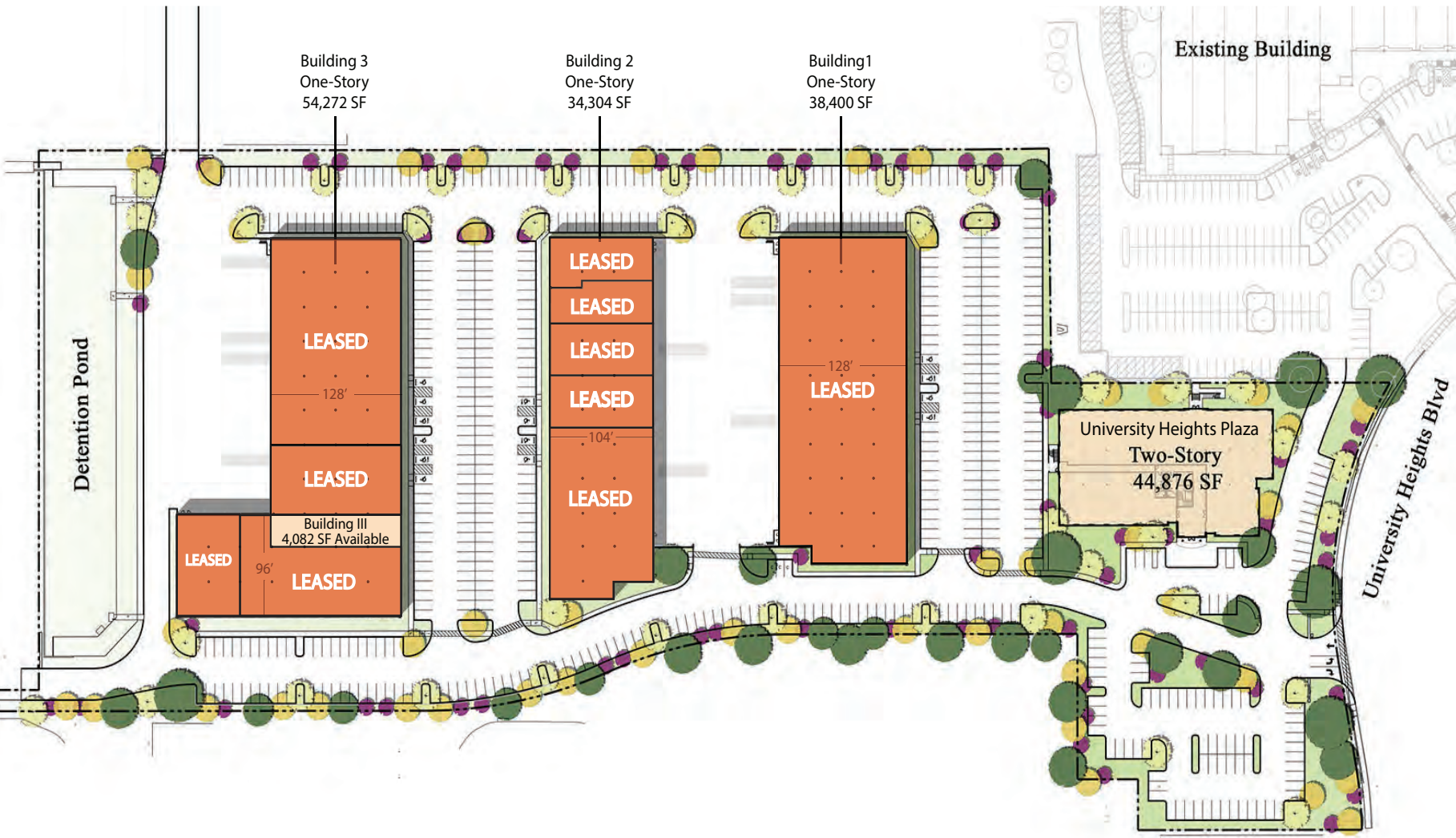
- University Heights Service Center is a 4 building flex/service center and office complex featuring 171,852 SF of space
- 18' Clear Height
- Dock, Semi Dock & Grade Level Loading doors
- 96' - 128' Bay Depths, 32' Bay Width
- 3,072 SF - 4,096 SF bay sizes
- Parking for Buildings I, II & III:
 - 5/1000 Parking Ratio (based on 60% office buildout)
 - 6/1000 Parking Ratio (based on 50% office buildout)
 - Flexibility to add additional parking in truck courts
- Zoned I-1 - General Industrial District
- Ingress/Egress to site at University Heights Blvd, DeZavala Rd. and Cogburn Avenue
- Gated with Card Key Access
- Close to many restaurants, shops, hotels, and other area amenities
- Excellent access to IH-10 via DeZavala and University Heights Blvd.



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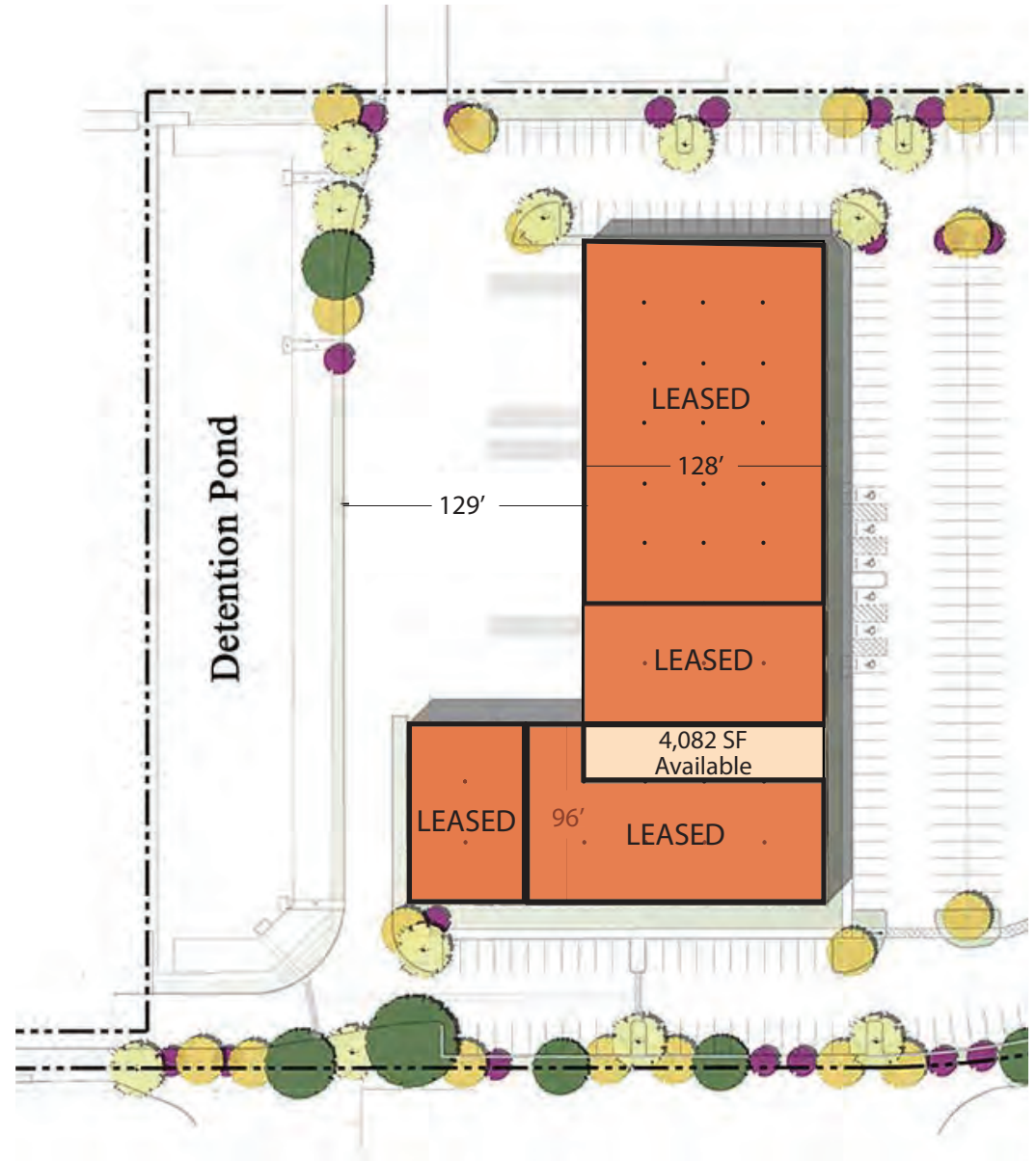
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Bldg. 3

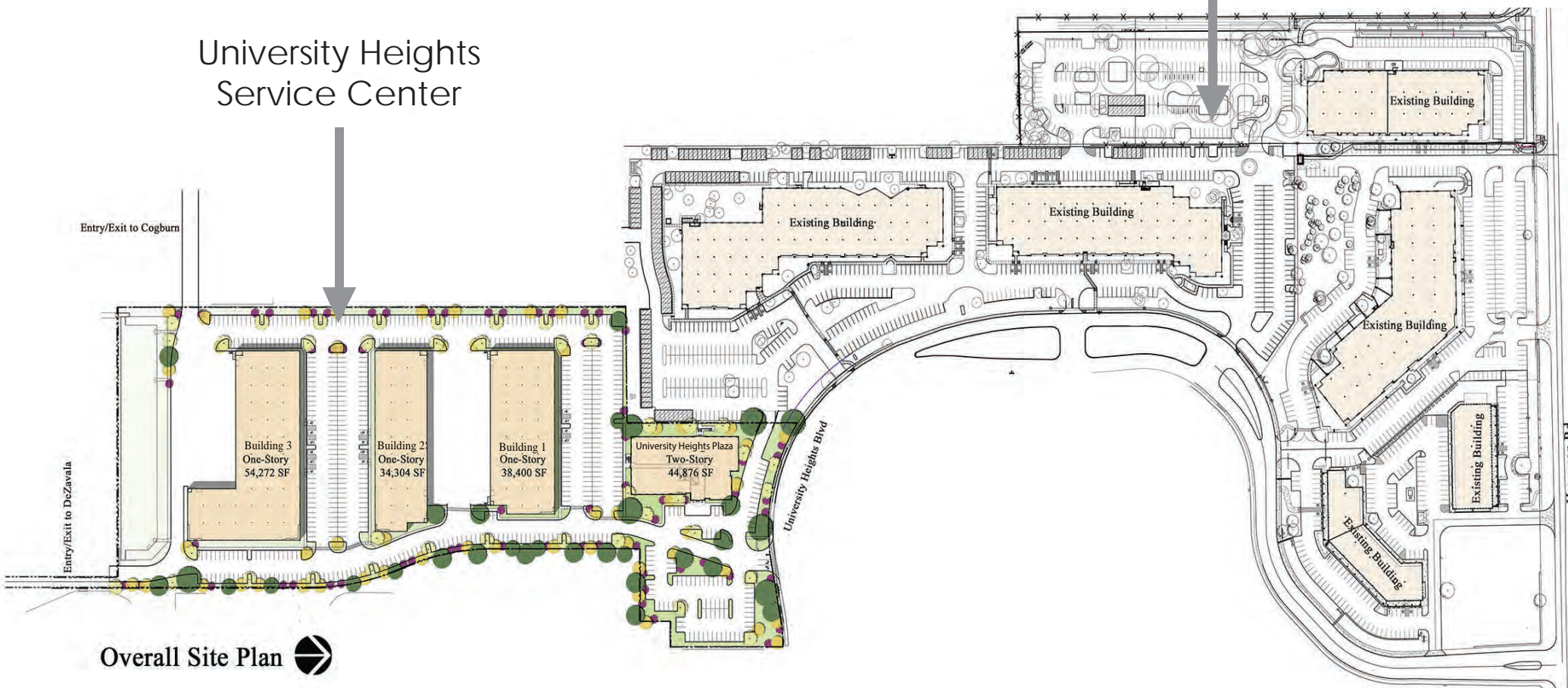
AVAILABLE SPACE

- Up to 4,082 SF - Shell Space



University Heights
Service Center

University Heights
Tech Center



Overall Site Plan 

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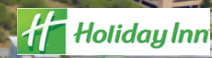


THE SHOPS AT
LACANTERA



Hausman Road

University Heights
Tech Center



BLDG. 1



BLDG. 2



BLDG. 3



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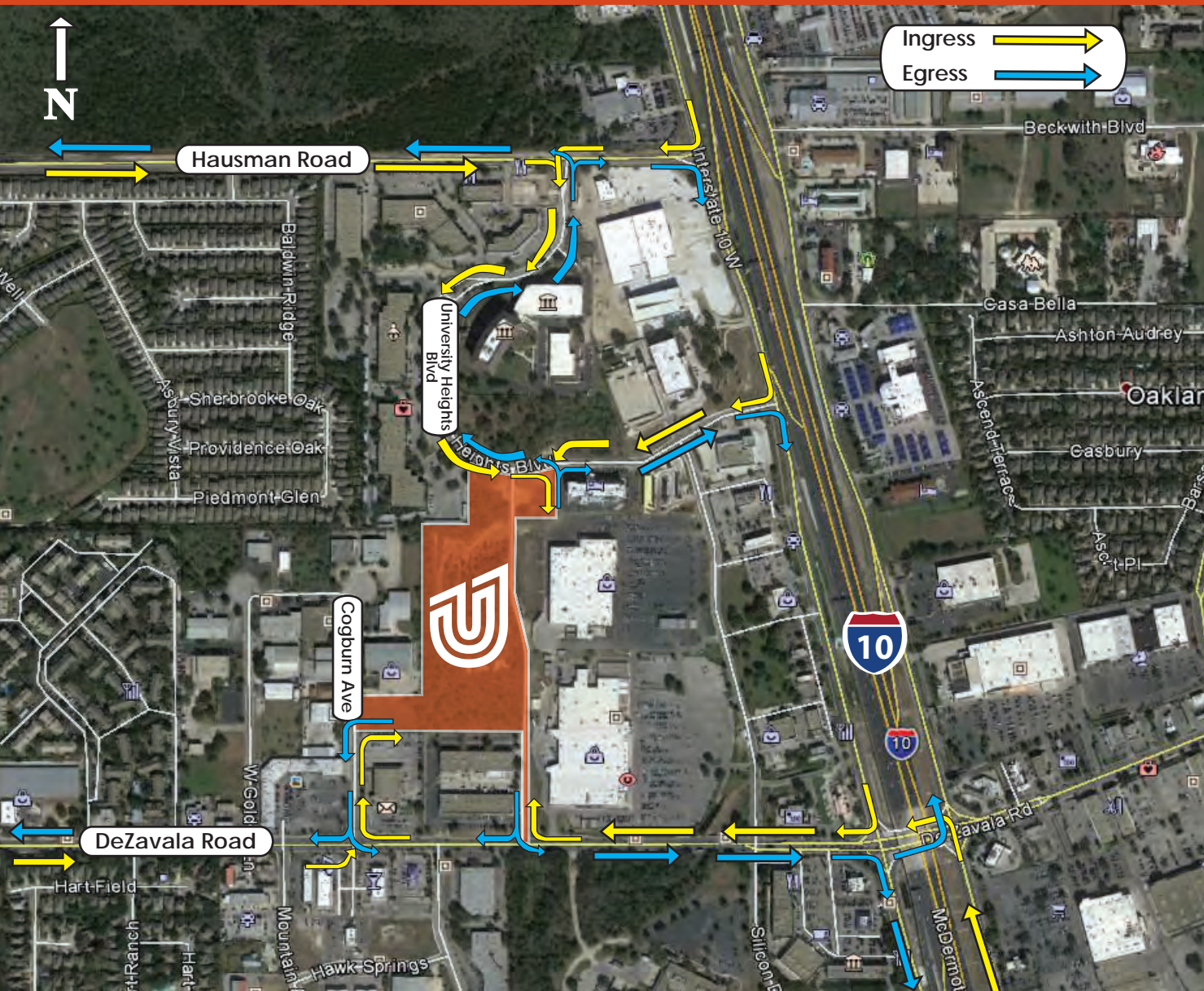




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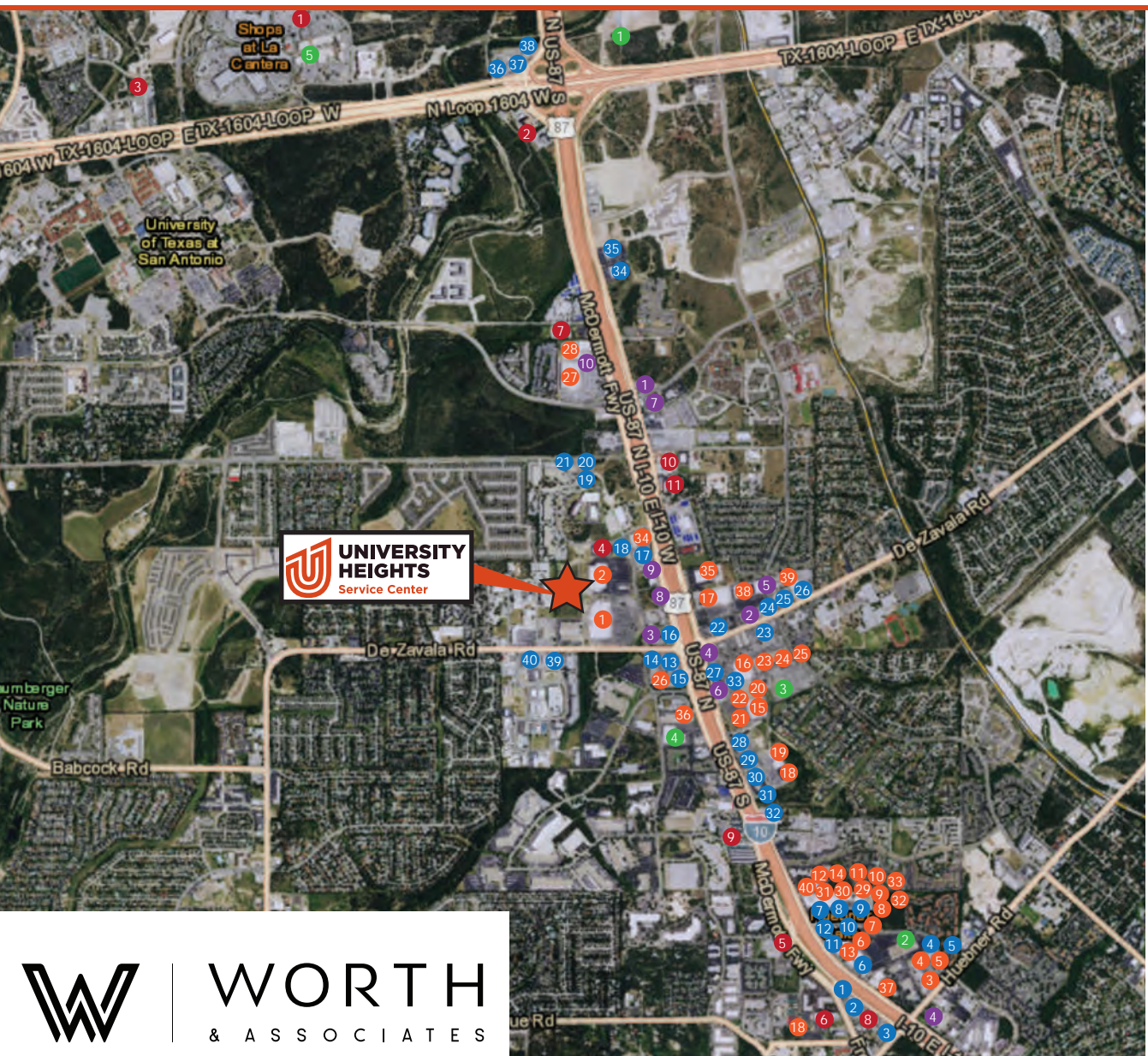


- LOCATED IN BETWEEN UNIVERSITY HEIGHTS BLVD AND DEZAVALA ROAD
- **3** ACCESS POINTS TO THE SITE FROM UNIVERSITY HEIGHTS BLVD, DEZAVALA ROAD AND COGBURN AVENUE
- **11** MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- **4** MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- **2.7** MILES FROM LOOP 1604/ IH 10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

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UNIVERSITY HEIGHTS
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RESTAURANTS

- 1 Cracker Barrel
- 2 Bill Miller
- 3 Jims Restaurant
- 4 Luce Ristorante E Enoteca
- 5 Flying Saucer
- 6 Pericos
- 7 Panera Bread
- 8 Fire Wok
- 9 California Pizza Kitchen
- 10 Saltgrass Steakhouse
- 11 Romanos Maccaroni Grill
- 12 La Madeline
- 13 Ihop
- 14 Einsteins Bros Bagel
- 15 HuHot Mongolian Grill
- 16 Whataburger
- 17 Matamoros Restaurant
- 18 Zios Italian Kitchen
- 19 Sapporro Sushi
- 20 Picnicks
- 21 Espana Bar De Tapas
- 22 McDonalds
- 23 Five Guys Burger and Fries
- 24 Burger King
- 25 Wendys
- 26 Chick Fil A
- 27 Taco Cabana
- 28 Outback Steakhouse
- 29 Carrabbas Italian Grill
- 30 Logan's Roadhouse
- 31 Chili's
- 32 Joe's Crabshack
- 33 Starbucks
- 34 Cheddar's
- 35 Chuy's
- 36 Olive Garden
- 37 Red Lobster
- 38 Longhorn Steakhouse
- 39 Culvers
- 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
- 2 Sam's Club
- 3 Birkenstock
- 4 New Balance
- 5 Half Price Books
- 6 REI
- 7 Ann Taylor
- 8 Banana Republic
- 9 Talbots
- 10 Bed Bath and Beyond
- 11 Pier 1 Imports
- 12 Old Navy
- 13 Gap
- 14 Jos. A. Bank
- 15 Target
- 16 HEB
- 17 Home Depot
- 18 Golds Gym
- 19 Ashley Furniture
- 20 Marshalls
- 21 Office Max
- 22 La Z Boy Furniture
- 23 Petco
- 24 Stein Mart
- 25 Party City
- 26 Good Sports
- 27 Rooms To Go
- 28 Costco
- 29 Ross Dress for Less
- 30 Lenscrafters
- 31 Gymboree
- 32 Game Stop
- 33 Eddie Bauer
- 34 Ethan Allen
- 35 Havertys
- 36 Americus Diamond
- 37 Louis Shanks
- 38 PetSmart
- 39 Specs
- 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