



**WALKER RANCH**  
BUSINESS PARK



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



**WORTH**  
& ASSOCIATES



**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**

2nd QUARTER  
2024

**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

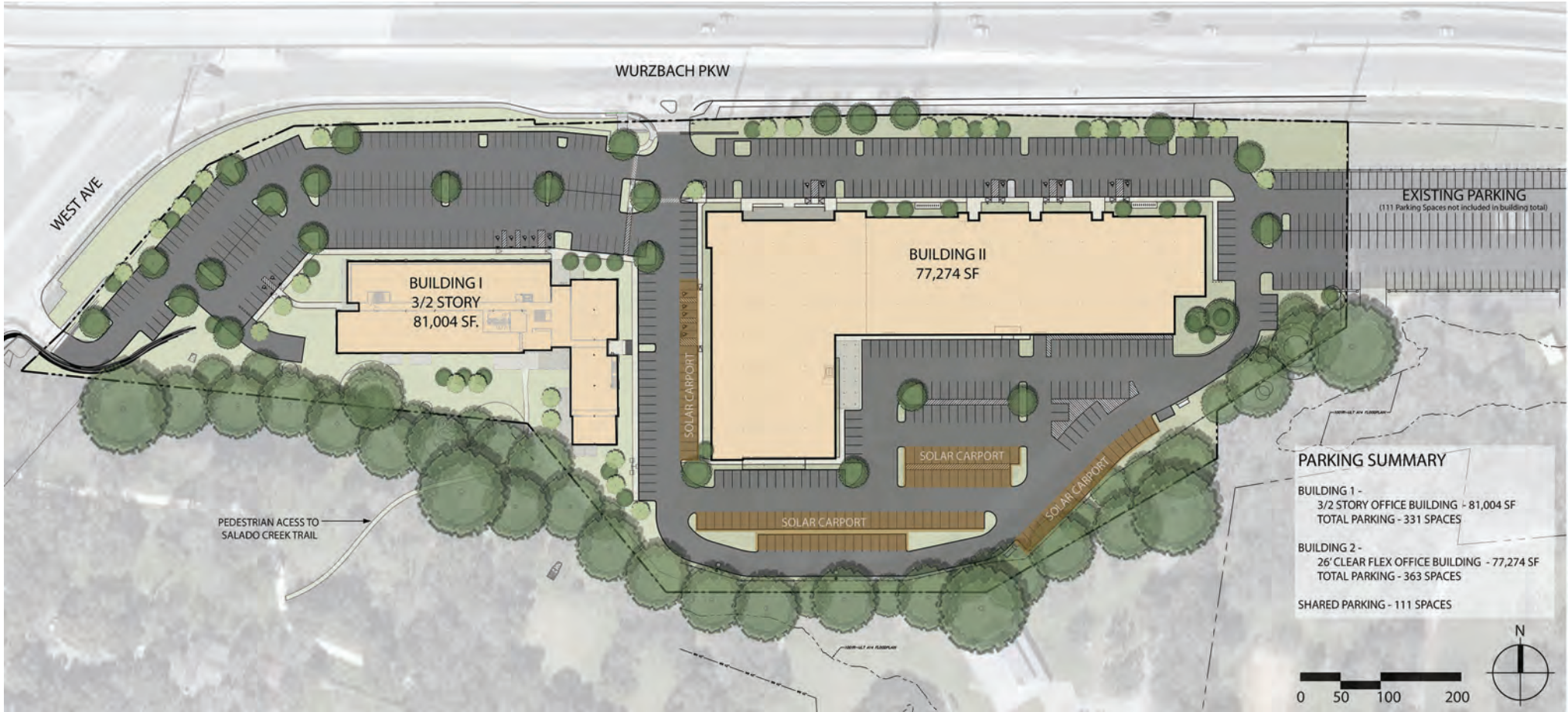
CONTACT:

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[www.walkerranchbusinesspark.com](http://www.walkerranchbusinesspark.com)







**BREAK ROOM**



**BUILDING LOBBY**



**MOVE-IN READY SUITE**



**CONFERENCE ROOM**







**VIEW COURTYARD PANORAMA  
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**VIEW LOBBY PANORAMA  
CLICK HERE**



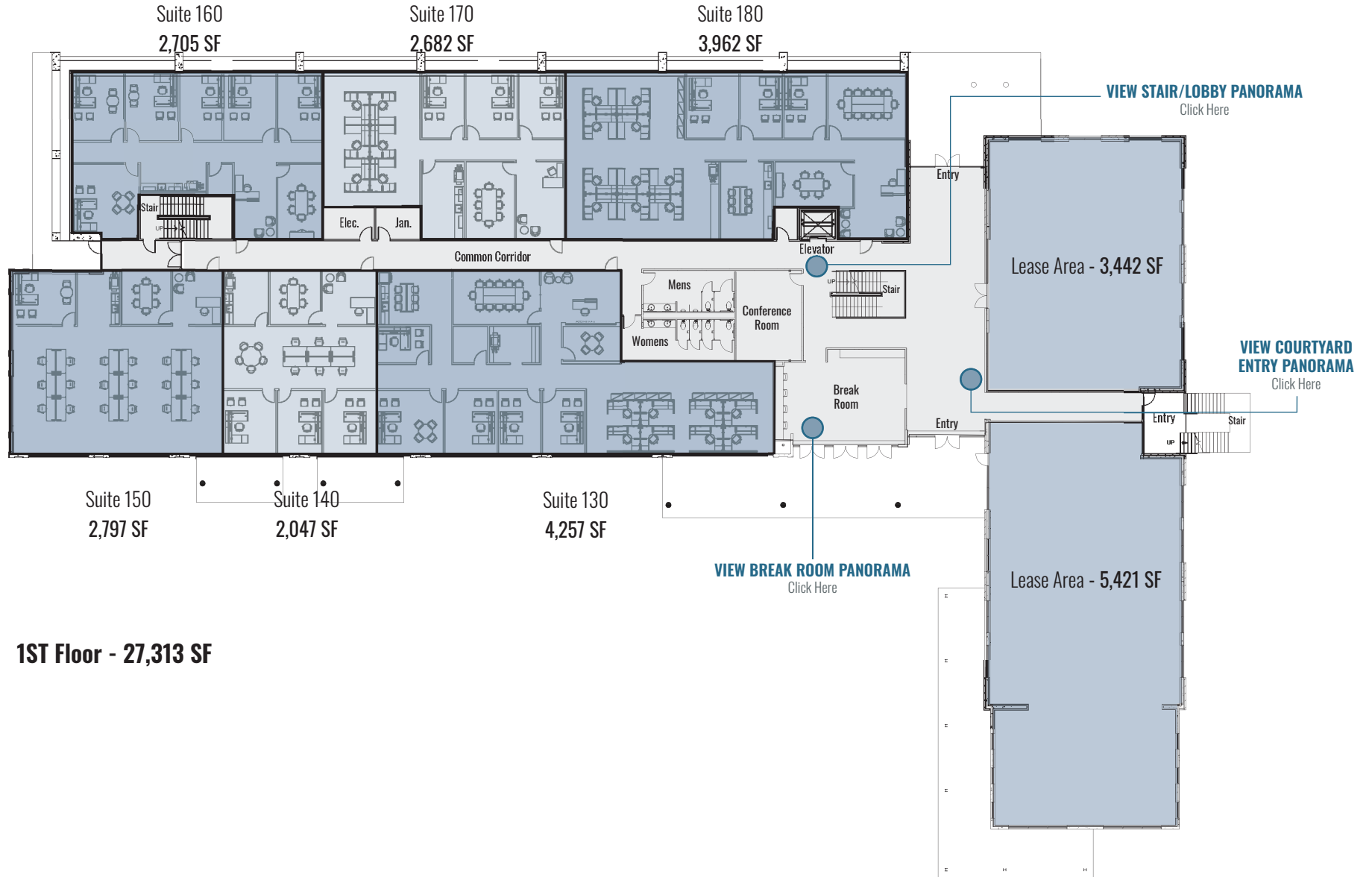
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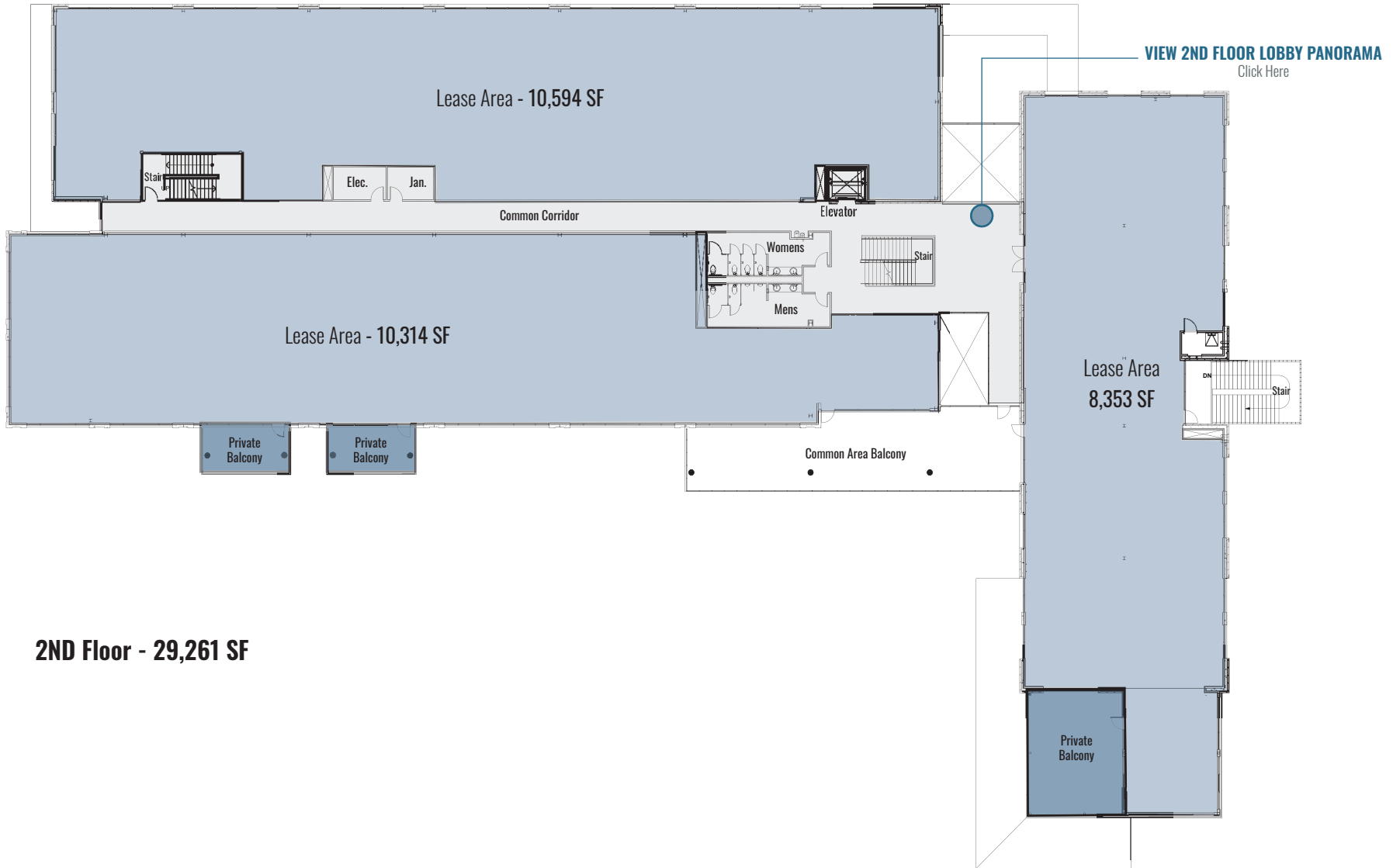
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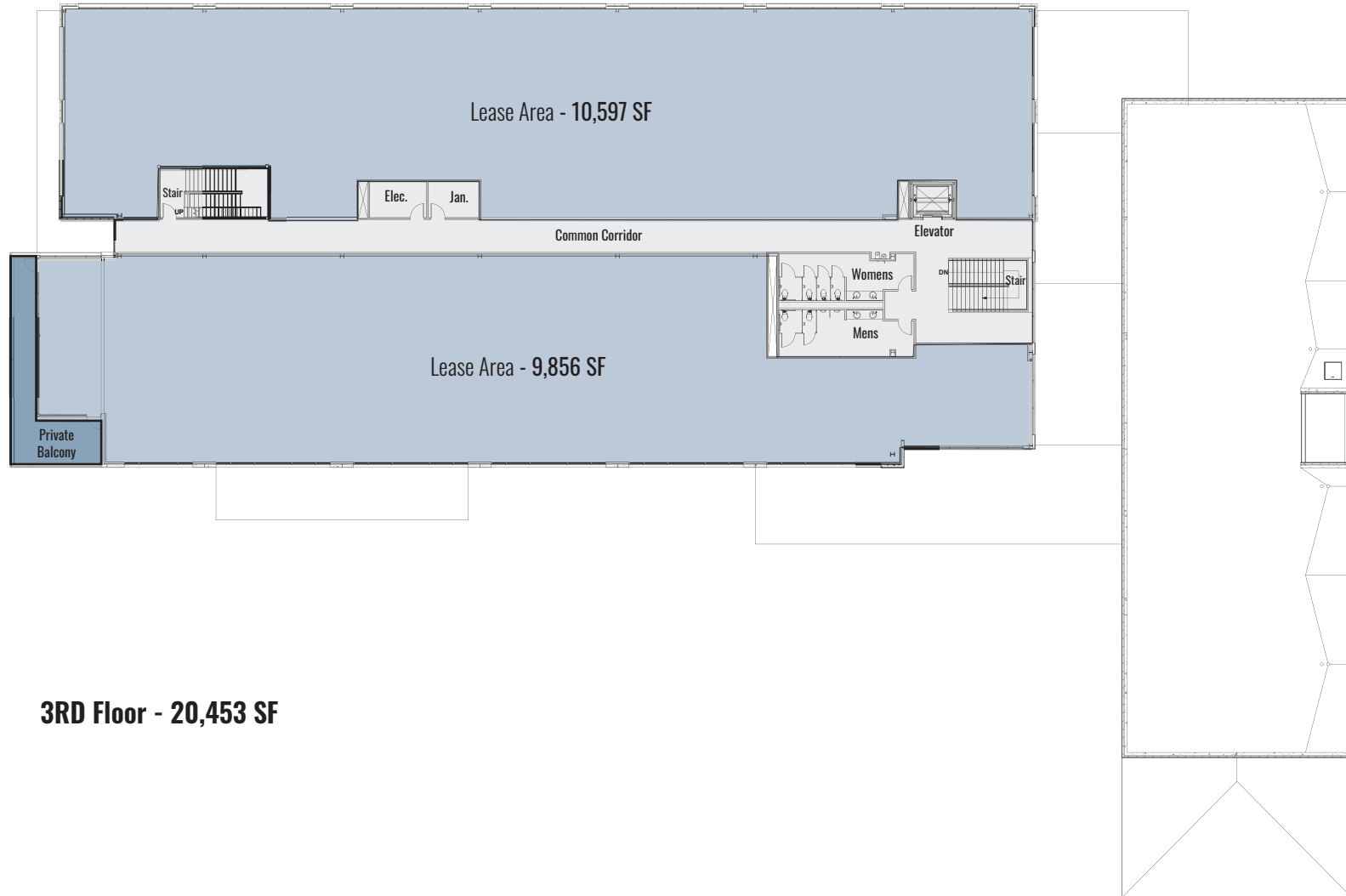






**2ND Floor - 29,261 SF**





**3RD Floor - 20,453 SF**



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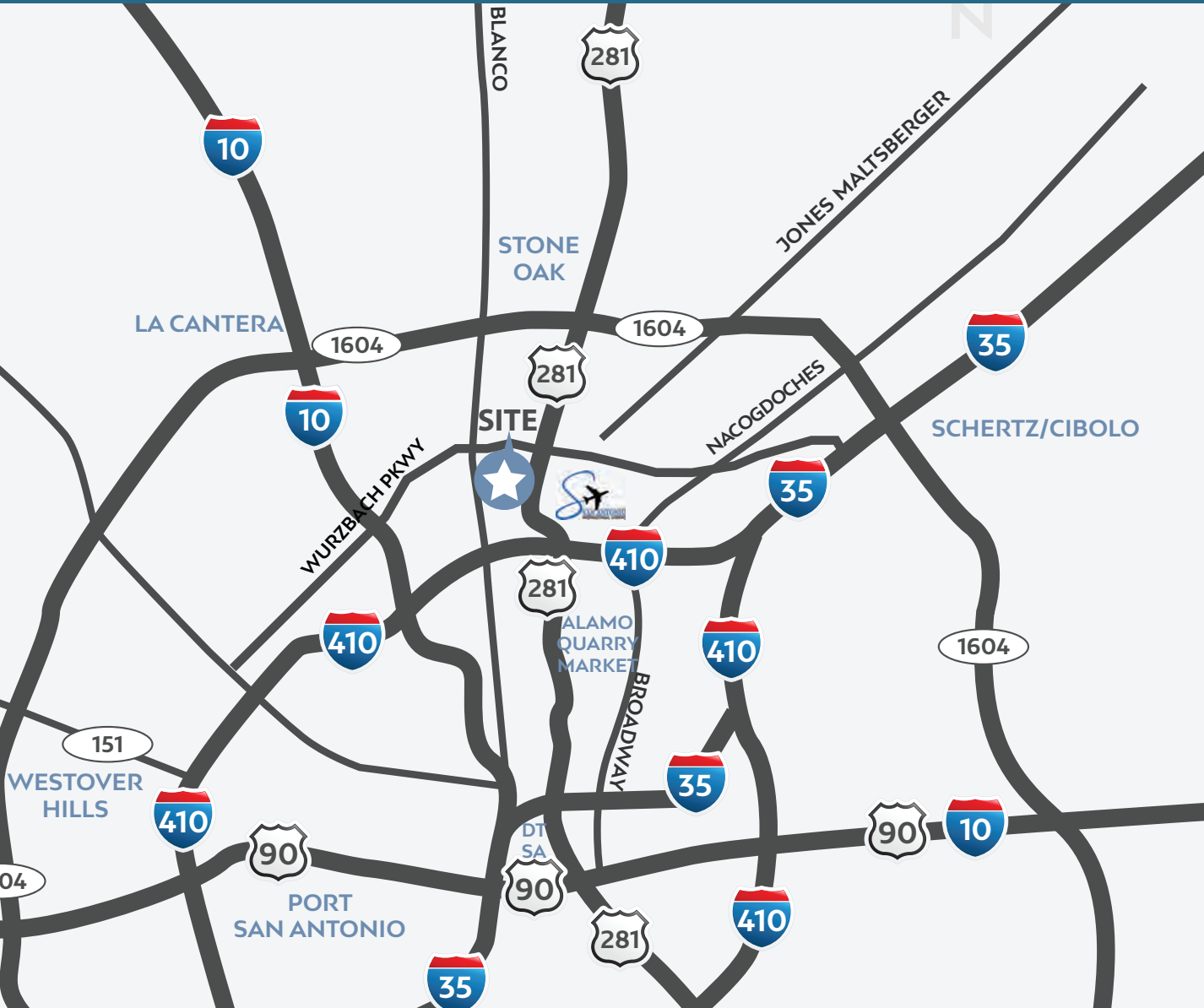
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- Located at the Corner of Wurzbach Parkway and West Avenue
- North Central Submarket
- Excellent Access & Visibility
- Conveniently Located Near Retail, Restaurant and Hospitality Amenities

**DRIVE TIMES**

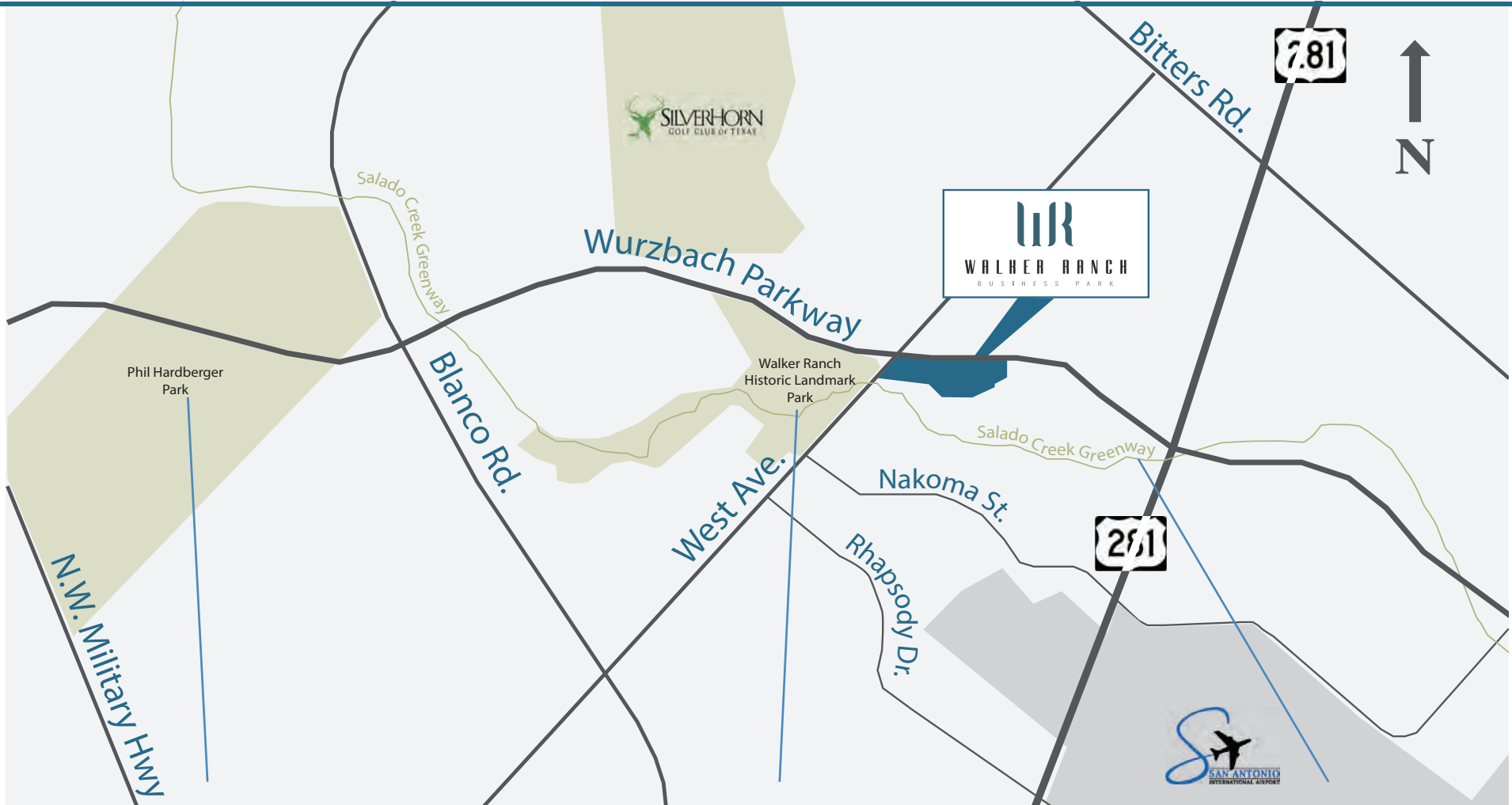
Airport	6 Minutes
Alamo Quarry Market	9 Minutes
Stone Oak	11 Minutes
Downtown	15 Minutes
La Cantera	18 Minutes
Westover Hills	22 Minutes
Schertz/Cibolo	22 Minutes
Port San Antonio	23 Minutes

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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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