



**UNIVERSITY  
HEIGHTS**  
Tech Center

5710, 5726 Hausman Road • San Antonio, TX 78249  
5711, 5723, 5811 University Heights Blvd • San Antonio, TX 78249



**WORTH**  
& ASSOCIATES

- University Heights Tech Center Consists of Five Single Story Flex Office Buildings Totaling 246,494 SF
- Gated Office Park with Controlled Access
- Excellent Access to IH-10 via Hausman Road
- Hill Country Feel with Native Oak Trees
- 5/1000 Parking Ratio
- Great Outdoor Common Areas with Newly Designed Park with Trail, Seating Areas and Scenic Landscaping
- Located Next to 3M San Antonio Office and the FBI Regional Office
- Close to Many Restaurants, Shops, Hotels and Other Area Amenities



## Available Space

### Building II

Suite 110 - 10,240 SF

Suite 123 - 12,543 SF

### Building III

Suite 101 - 10,240 SF

Suite 108 - 10,313 SF

Suite 115 - 6,240 SF

Suite 121 - 18,559 SF

*Suite 108, 115 & 118 - 35,112 SF*

### Building IV

Suite 100 - 14,720 SF

Suite 111 - 2,324 SF

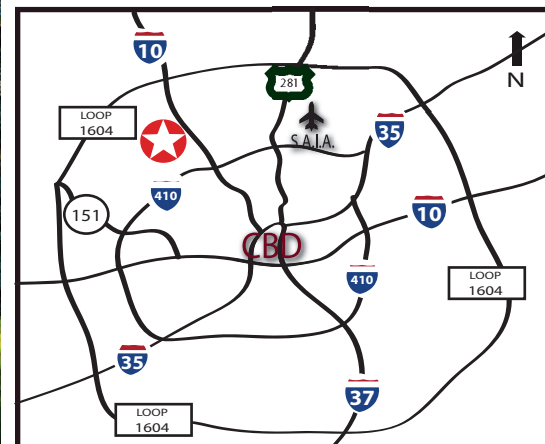
Suite 112 - 4,280 SF

*Suite 111 & 112 - 6,604 SF*

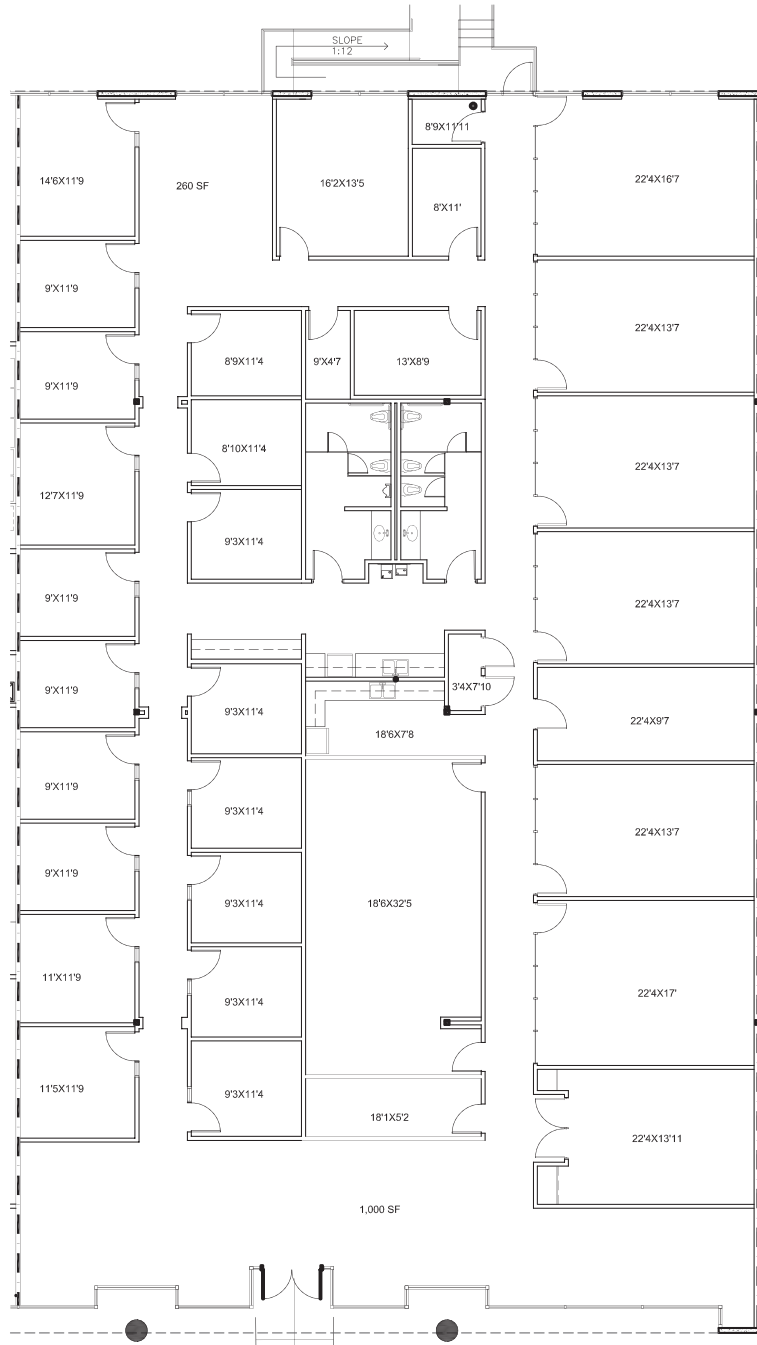
Suite 119 - 7,173 SF

### Building V

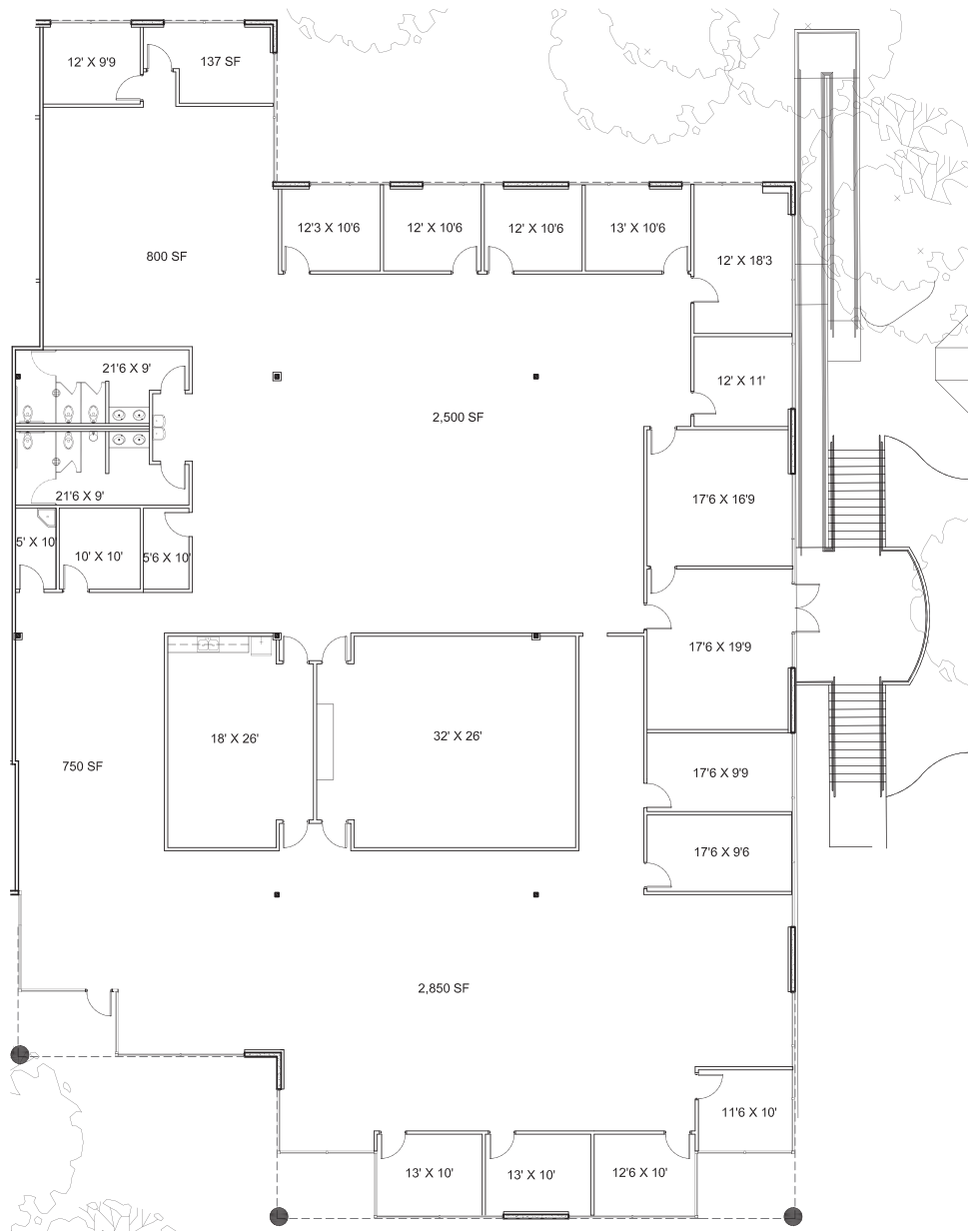
Suite 105 - 9,253 SF



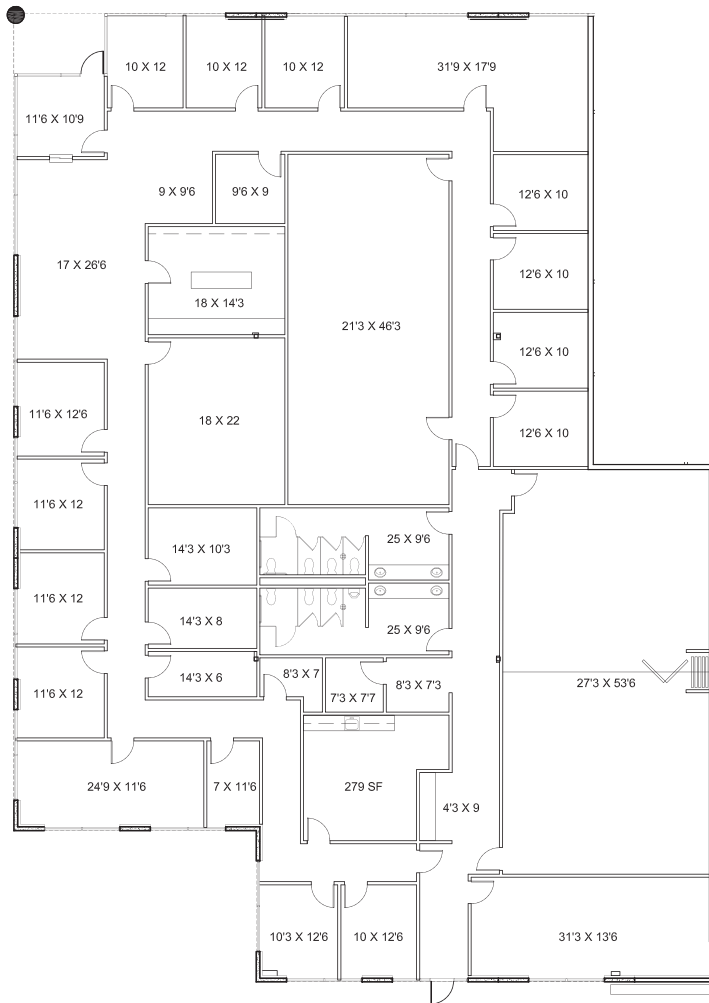
Building II - Suite 110 - 10,240 SF



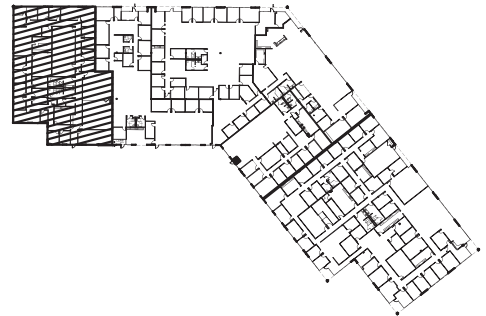
*Building II - Suite 123 - 12,543 SF*



*Building III - Suite 101 - 10,240 SF*

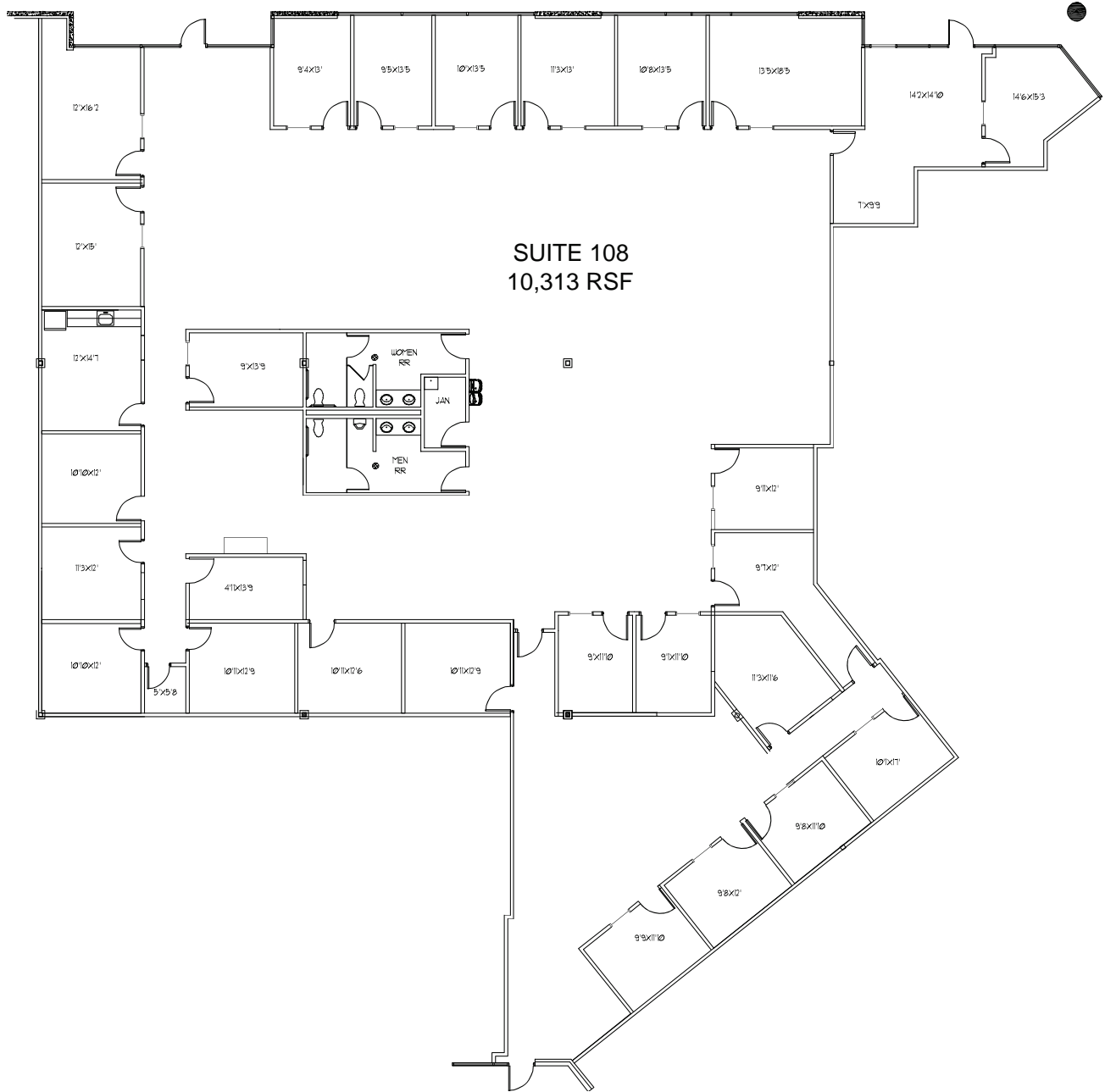


Location Plan



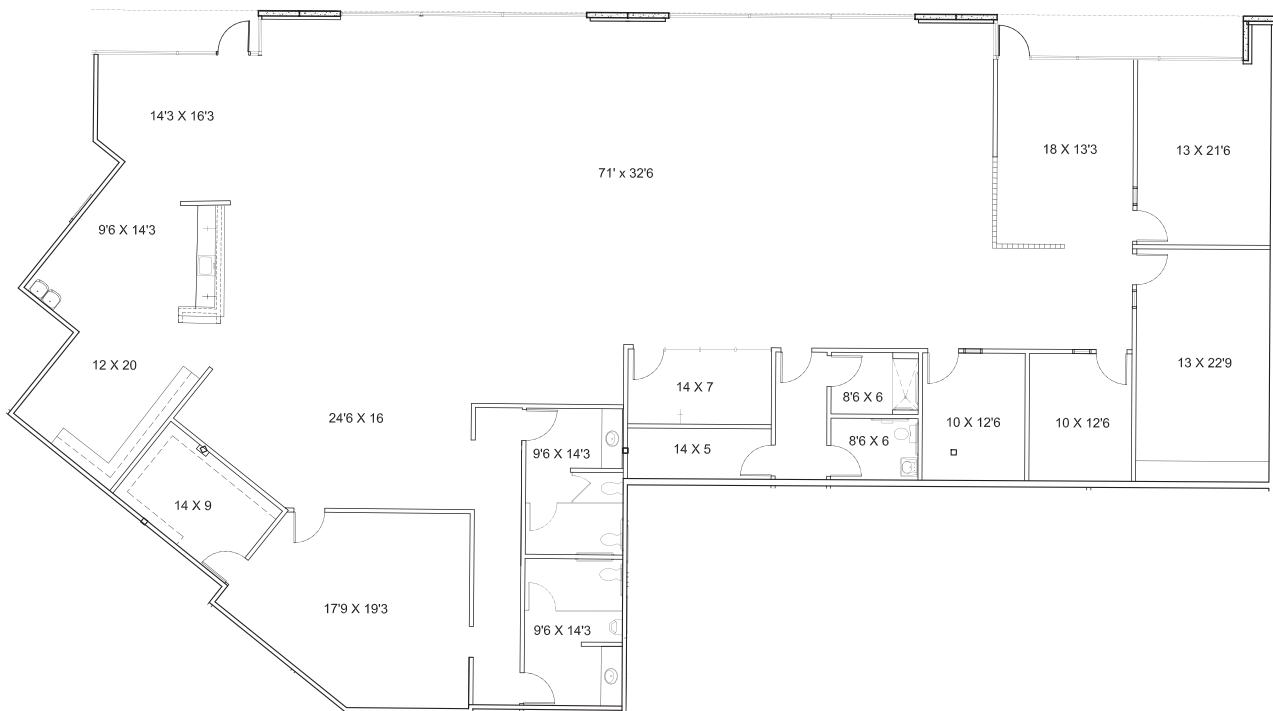
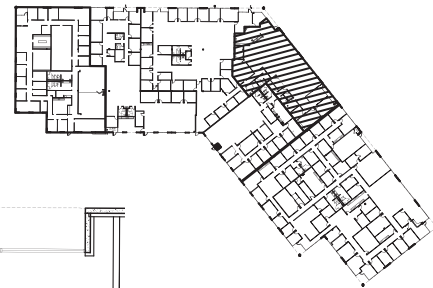


Building III - Suite 108 - 10,313 SF



*Building III - Suite 115 - 6,240 SF*

Location Plan



Building III - Suite 121 - 18,559 SF







*Building IV - Suite 100 - 14,720 SF*

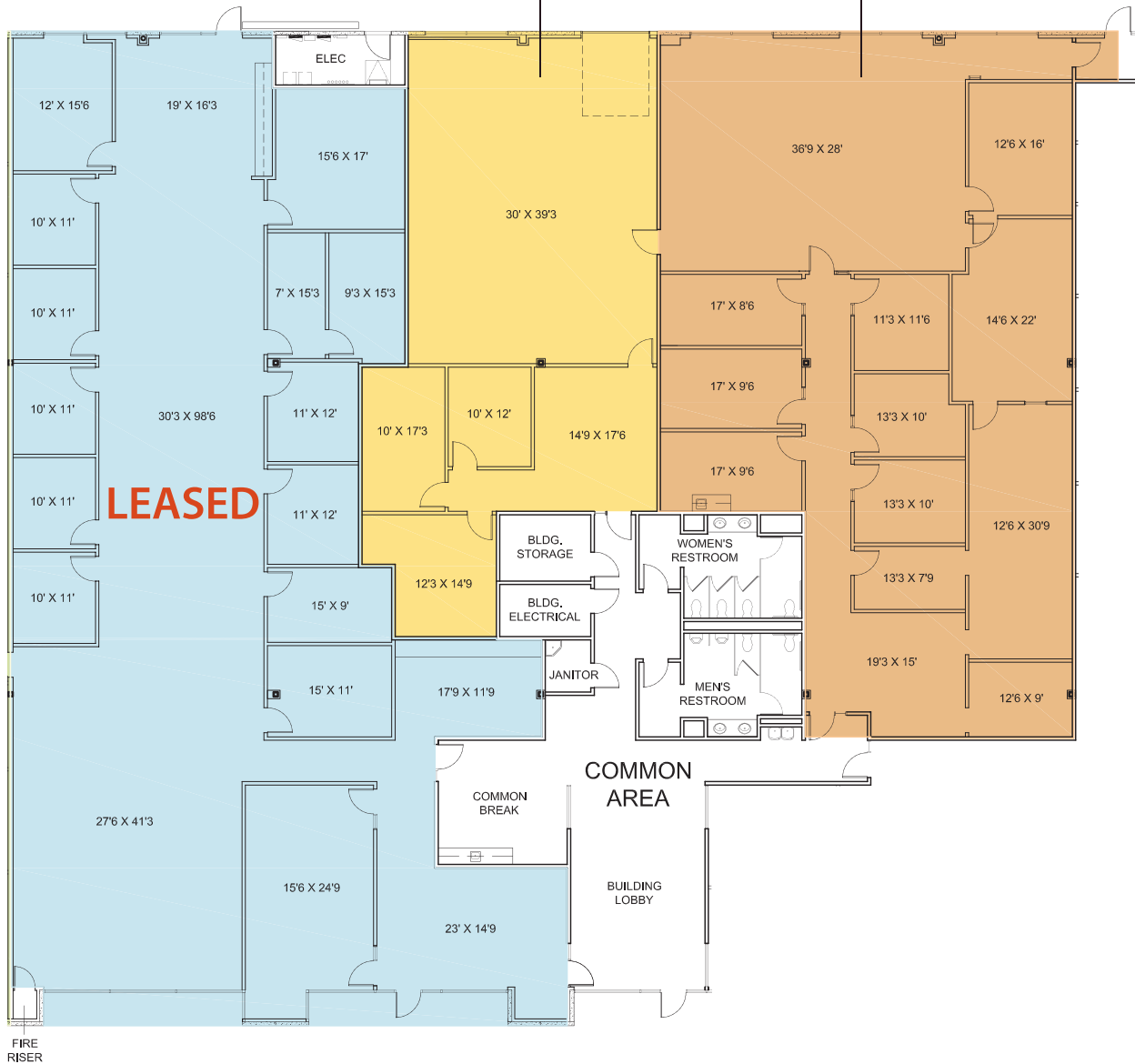


Building IV Contiguous Spaces

- Suite 111 - 2,324 SF
- Suite 112 - 4,280 SF
- Suite 111 & 112 - 6,604 SF

Suite 111  
2,324 SF

Suite 112  
4,280 SF

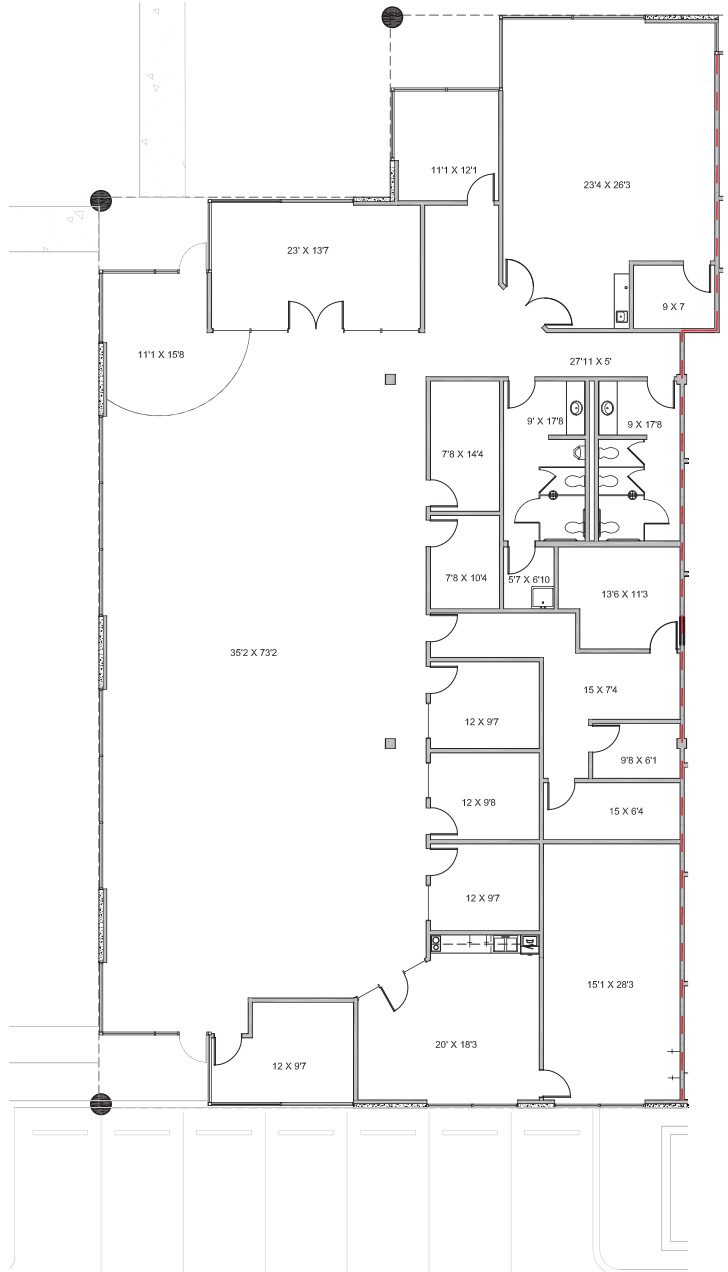
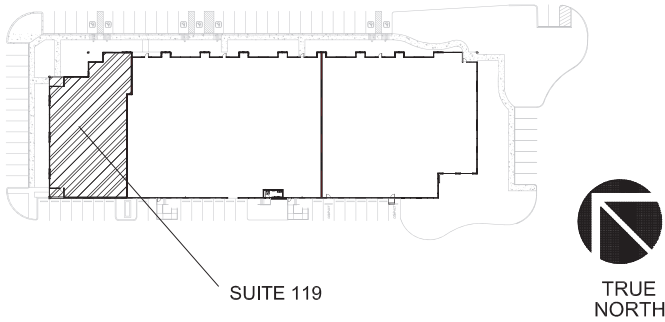


**Note:** Suites 109, 111 & 112 share a common building entrance and lobby, common break room and shared restrooms.



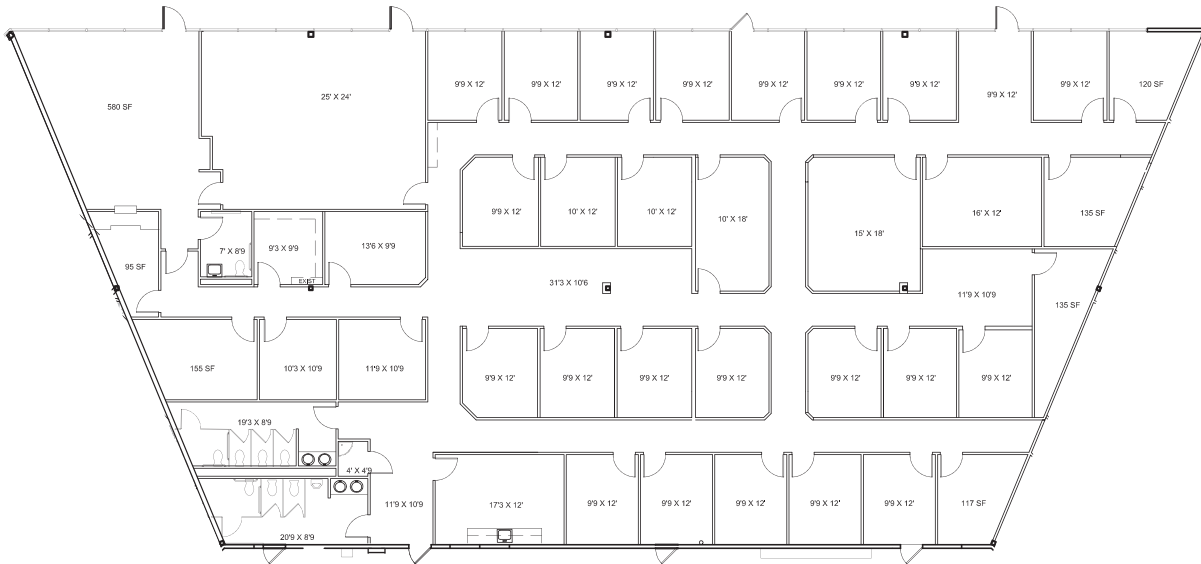
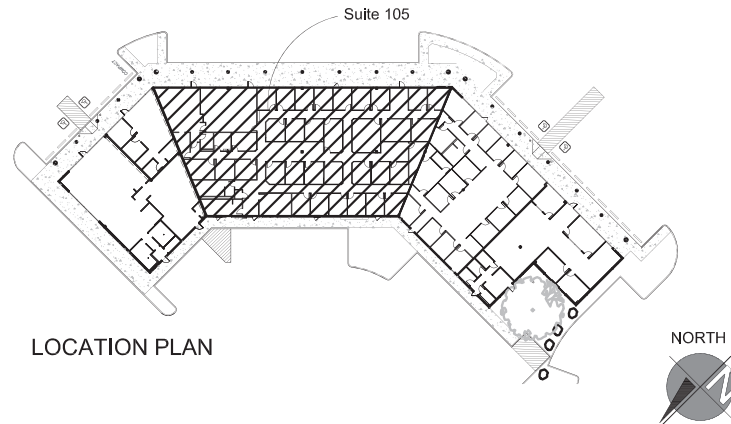
*Building IV - Suite 119 - 7,173 SF*

LOCATION MAP:





### Building V - Suite 105 - 9,253 SF





 Vacant Space





# UNIVERSITY HEIGHTS

Tech Center

AERIAL



UNIVERSITY HEIGHTS  
TECH CENTER

TOYOTA  
DEALERSHIP

FBI REGIONAL  
OFFICE

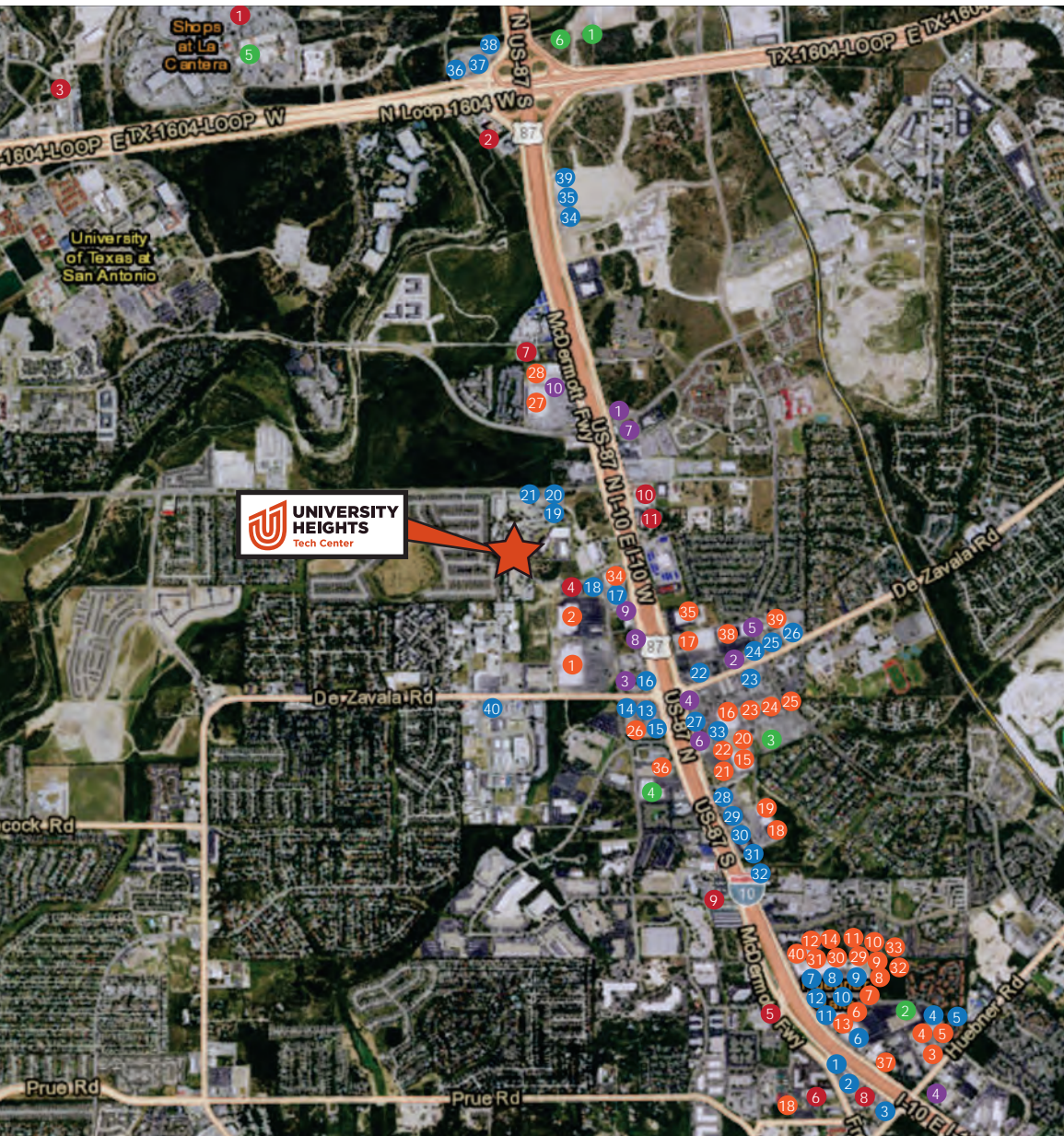
3M + KCI

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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 Pappadeaux's
- 40 Buffalo Wild Wings

**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 Haverty's
- 36 Americus Diamond
- 37 Louis Shanks
- 38 PetSmart
- 39 Specs
- 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

**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

**ENTERTAINMENT**

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at LaCantera
- 6 iFLY

