



# INWOOD VILLAGE

• BUSINESS PARK •

2722 W. BITTERS RD  
SAN ANTONIO, TX 78248

*\* Move-In Ready Class A Office Suites from 1,400 SF to 1,900 SF \**



WORTH  
& ASSOCIATES

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## ▪ MOVE-IN READY ▪ SUITE CONCEPT

- 30 Move In Ready Class A Office Suites ranging in size from 1,400 SF to 5,000 SF
- Suites Can be Combined to Form Larger Contiguous Spaces
- Expedited lease process with shorter lease forms
- The lobby, common areas and restrooms feature high end finishes, and all suites will have access to a fully equipped break room, 2 conference rooms and building Wi-Fi

## ▪ BUILDING INFORMATION ▪

*Inwood Village is currently planned as a two building office project in the highly desirable Far North Central Submarket of San Antonio in the master planned business community of Inwood Heritage Oaks.*

- Two Story, 77,035 SF Class A Office Building
- On-Site Management Office
- Space Plans that can Accommodate Multiple Business Needs
- Beautiful Campus Like Setting with Native Trees and Scenic Landscaping
- Great Far North Central Location next to Plenty of Restaurants, Shops, Great Neighborhoods and other area amenities
- Excellent Access to Loop 1604, Bitters Road, IH-10 and Highway 281
- Fully Equipped Common Tenant Lounge
- Two Common Conference Rooms with State of the Art Visual and Audio Equipment
- Various Suite Sizes and Expansion Opportunities
- 10' Ceiling Height
- Building Wi-Fi
- Secured by Cameras and Equipped with Card Access System
- Pre-Wired Suites for Voice and Data
- Outdoor Patio and Deck



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▪ AMENITIES - PHOTOS ▪



*Tenant Lounge*



*Move-in Ready Suite*



*Conference Room*

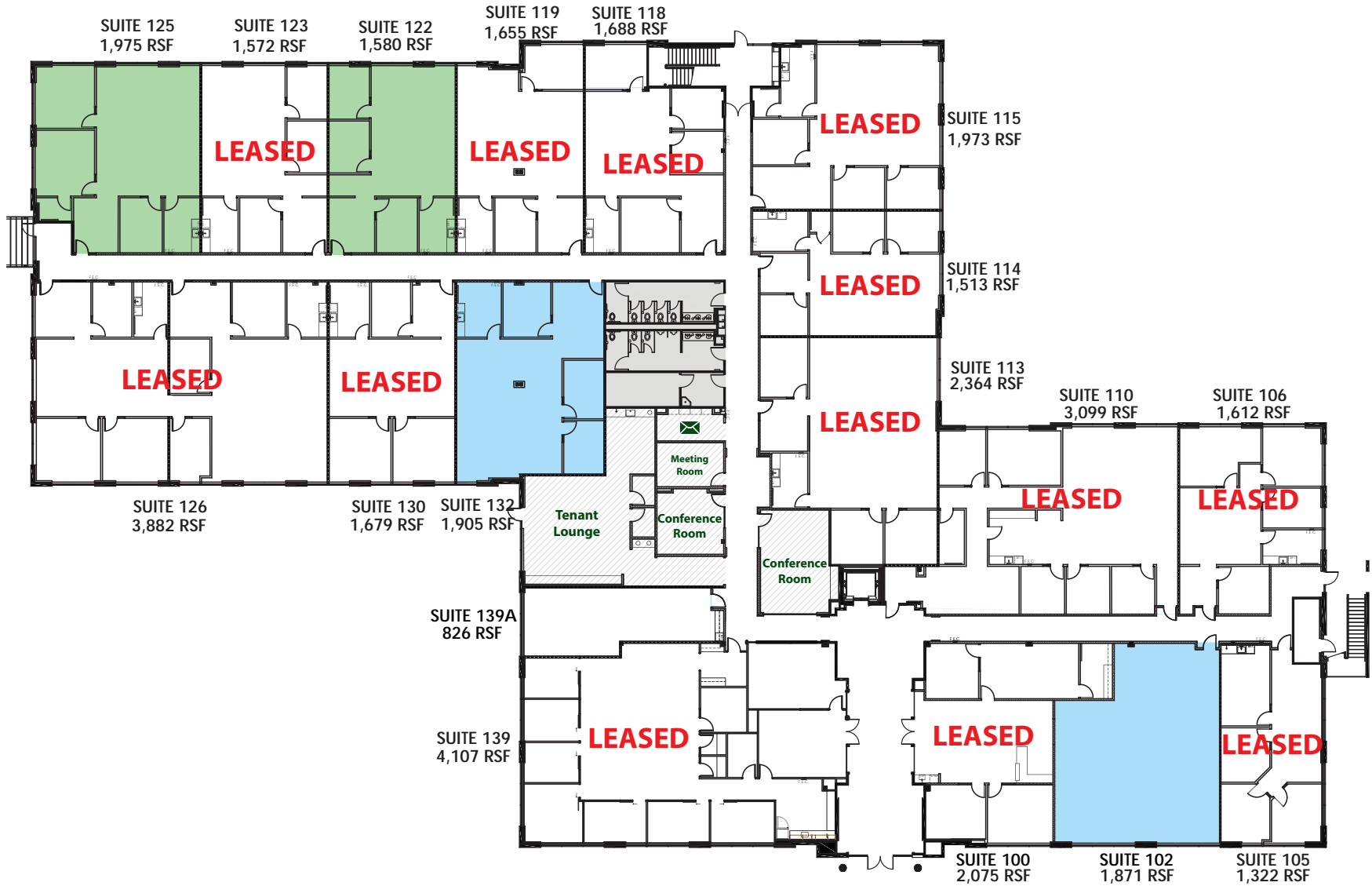


*Outdoor Patio & Deck*

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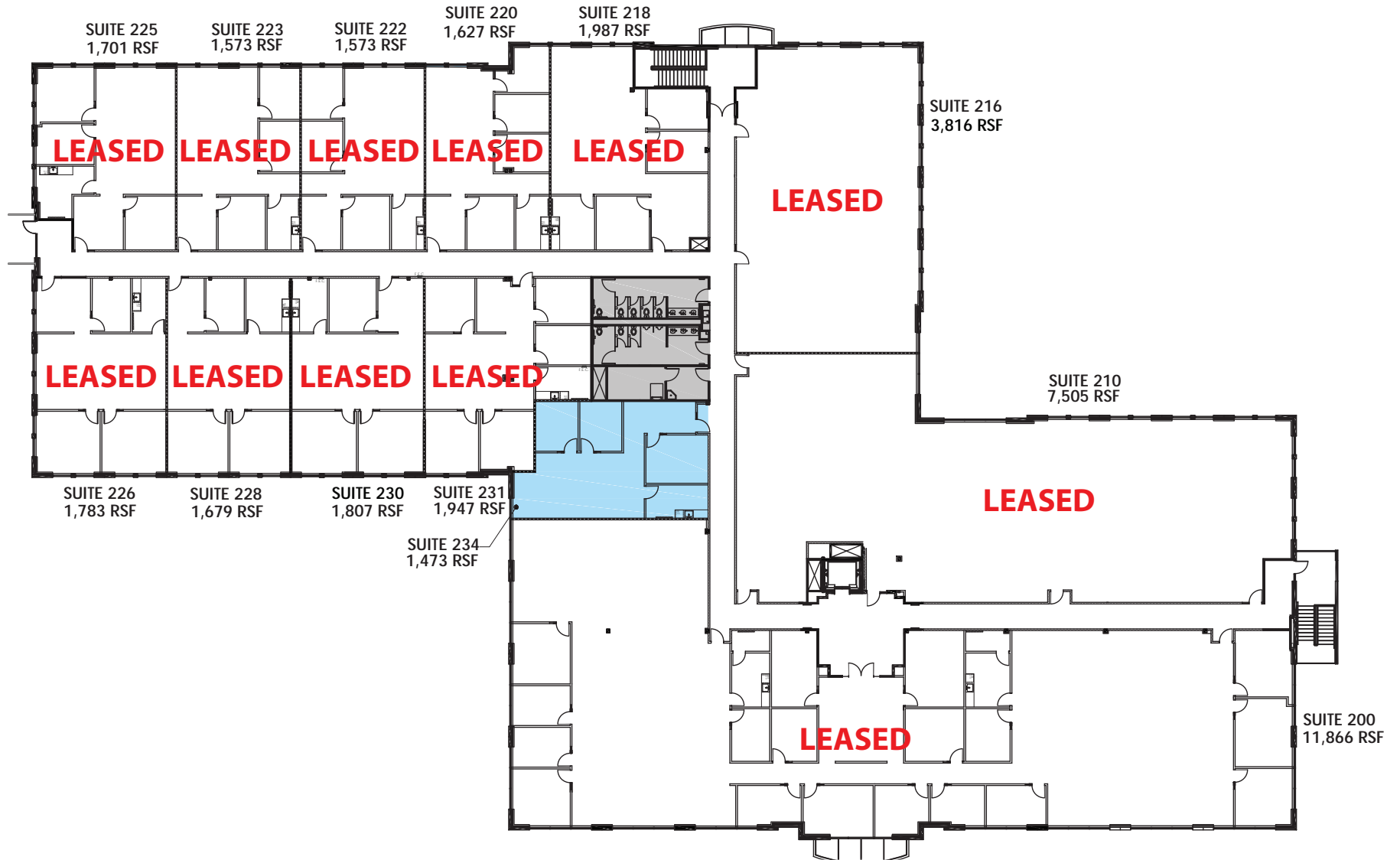


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## ▪ SITE PLAN ▪



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▪ **AERIAL SITE PLAN** ▪



Loop 1604

Bitters Rd.

Aerial Site Plan



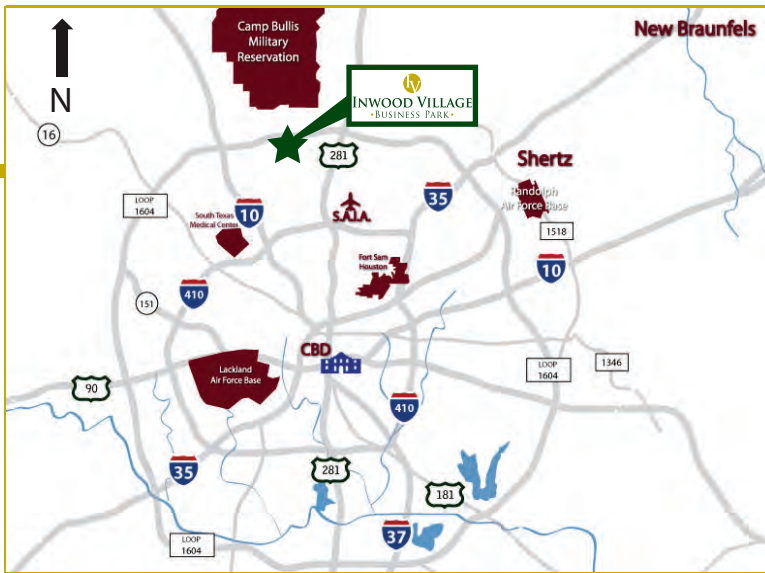
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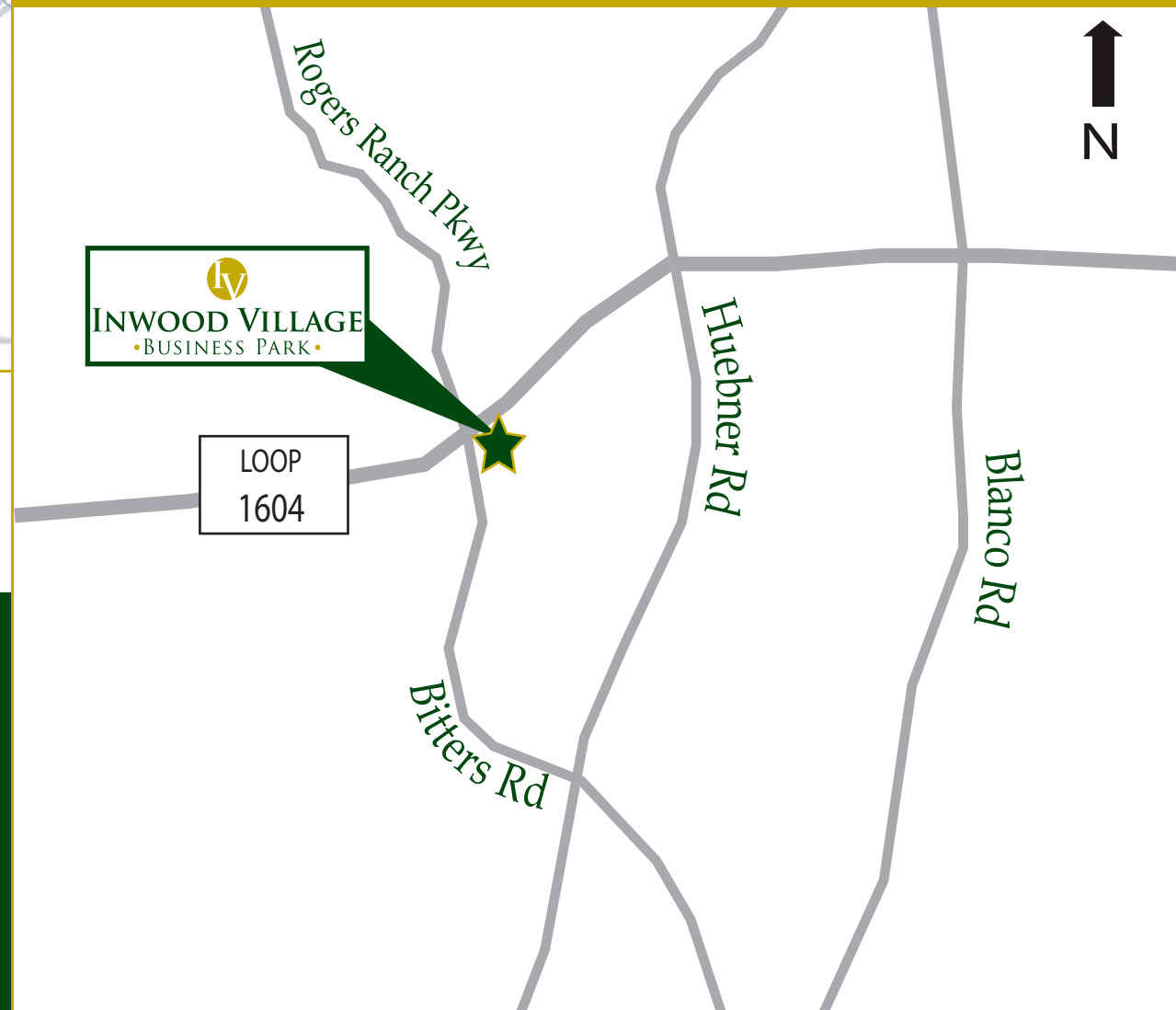


## ▪ LOCATION ANALYSIS ▪



### INWOOD VILLAGE • BUSINESS PARK •

- Located at the corner of Bitters Road and Loop 1604 in the Far North Central Submarket of San Antonio
- A part of the Heritage Oaks Business Park, which at Build Out will Feature Five Office Buildings totaling around 450,000 SF of Space
- Less than 11 miles from San Antonio International Airport
- Close to executive housing, excellent schools, hotels, hospitals and plenty of retail, restaurant and entertainment amenities



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▪ AERIAL PHOTO ▪



BUILDING II

BUILDING I

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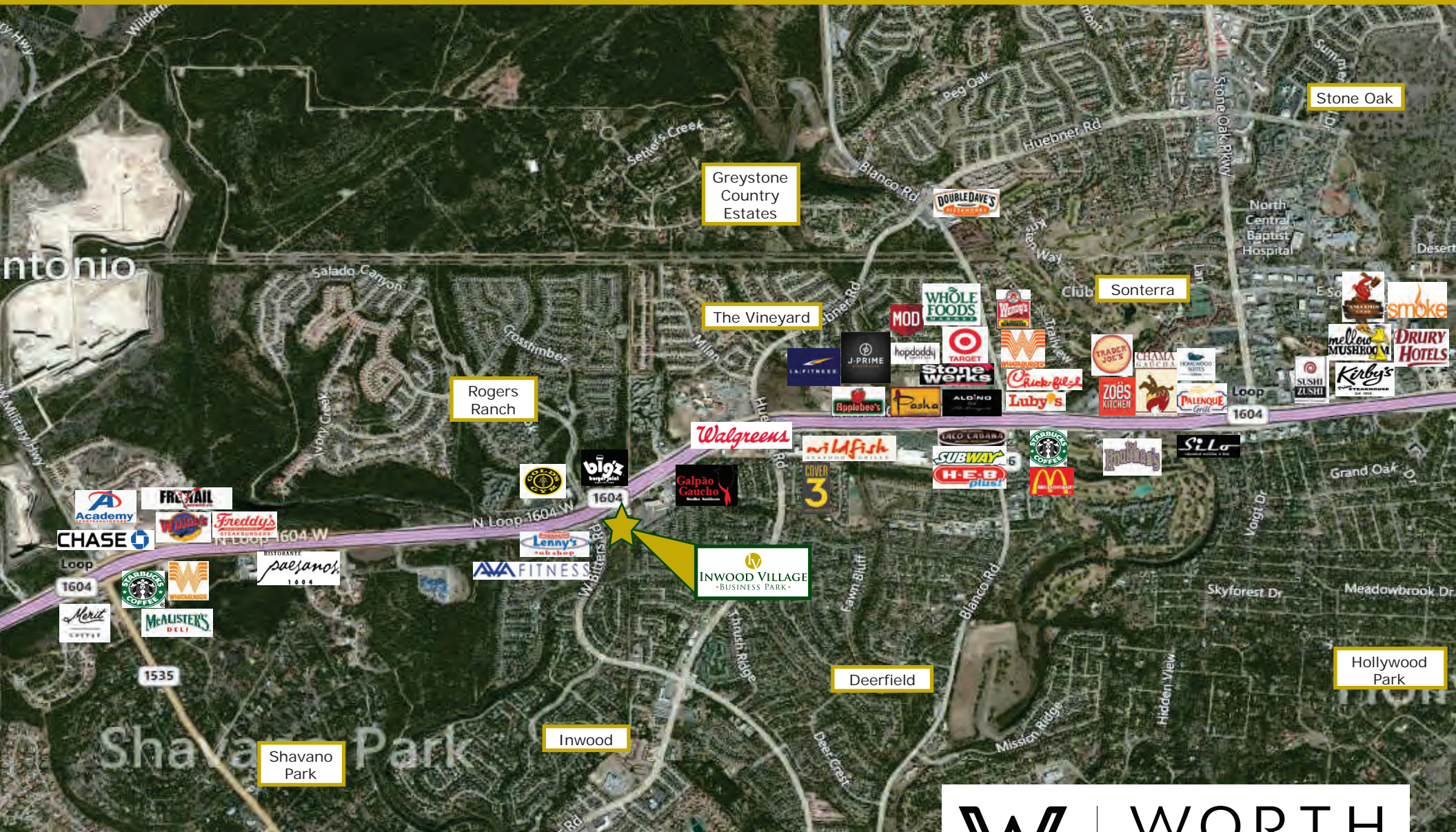




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• AMENITY MAP •



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