



INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

BUILDING II - AVAILABLE NOW



WORTH
& ASSOCIATES



INWOOD VILLAGE • BUSINESS PARK •

BUILDING INFORMATION

- CLASS A OFFICE BUILDING
- TWO STORIES
- 74,265 RSF
- 4/1000 PARKING RATIO
- MONUMENT SIGNAGE AVAILABLE
- NORTH CENTRAL SUBMARKET
- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604

AVAILABLE SPACE

- SUITE 110 - 1,201 SF
 - SUITE 112 - 1,201 SF
 - SUITE 120 - 7,977 SF
 - SUITE 129 - 1,809 SF
 - SUITE 201 - 2,071 SF
 - SUITE 220 - 3,098 SF
 - SUITE 223 - 1,732 SF
 - SUITE 225 - 2,008 SF
 - SUITE 226 - 2,007 SF
- MOVE-IN READY SUITES
- SHELL
- MOVE-IN READY SUITES



AVAILABLE NOW





INWOOD VILLAGE

• BUSINESS PARK •



BUILDING AMENITIES

CONFERENCE CENTER

- TWO CONFERENCE ROOMS WITH STATE OF THE ART AUDIO AND VISUAL EQUIPMENT

TENANT LOUNGE

- INDOOR SEATING WITH SELF SERVE MICRO MARKET

COURTYARD

- BEAUTIFULLY LANDSCAPED GREENSPACE WITH OUTDOOR SEATING AND MEETING AREAS

PATIO & DECK

- COVERED PATIO AND DECK WITH SEATING AND OUTDOOR KITCHEN AND ENTERTAINMENT AMENITIES

CONTROLLED ACCESS

- OPENPATH ACCESS SYSTEM PROVIDING TOUCHLESS, CLOUD-BASED, MOBILE AND SECURE BUILDING ACCESS

PROPERTY MANAGEMENT

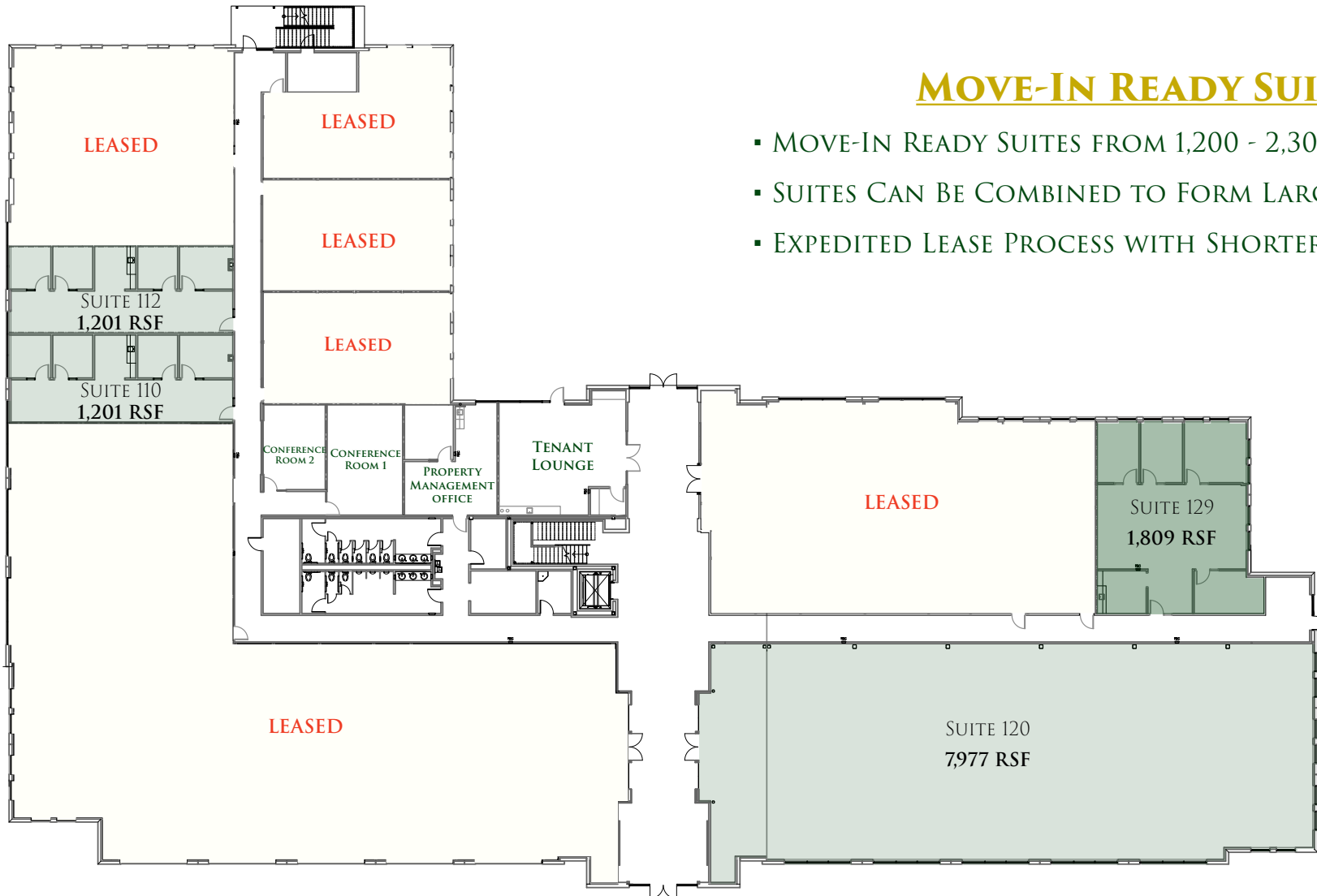
- ON-SITE MANAGEMENT TEAM



1ST FLOOR - 34,885 RSF

MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,200 - 2,300 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS

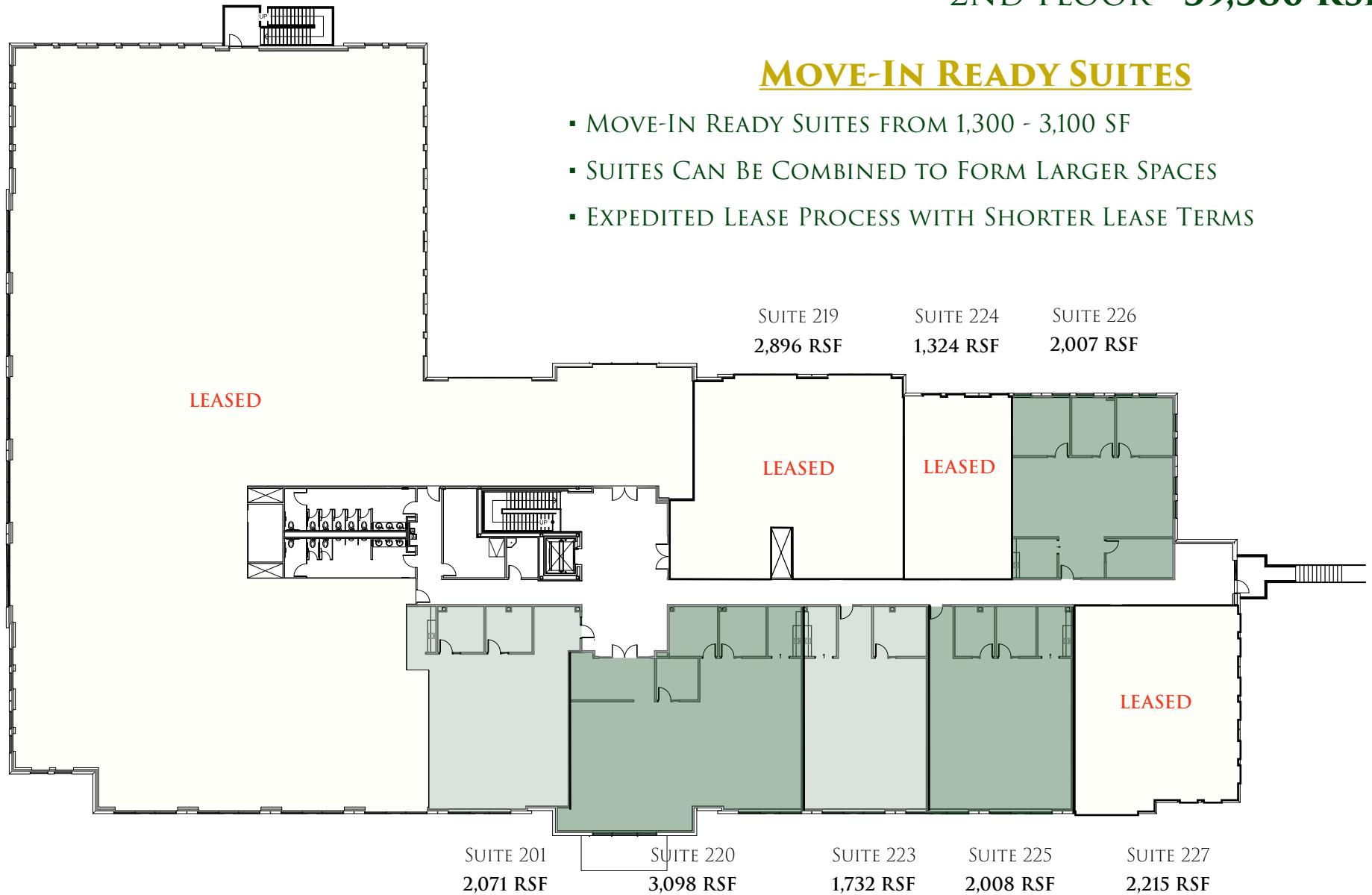


CONTACT: SHAWN GULLEY
210.805.3333
SHAWN@WORTHSA.COM

ROB GISH
210.805.3370
ROBG@WORTHSA.COM

MOVE-IN READY SUITES

- MOVE-IN READY SUITES FROM 1,300 - 3,100 SF
- SUITES CAN BE COMBINED TO FORM LARGER SPACES
- EXPEDITED LEASE PROCESS WITH SHORTER LEASE TERMS



CONTACT: SHAWN GULLEY
 210.805.3333
 SHAWN@WORTHSA.COM

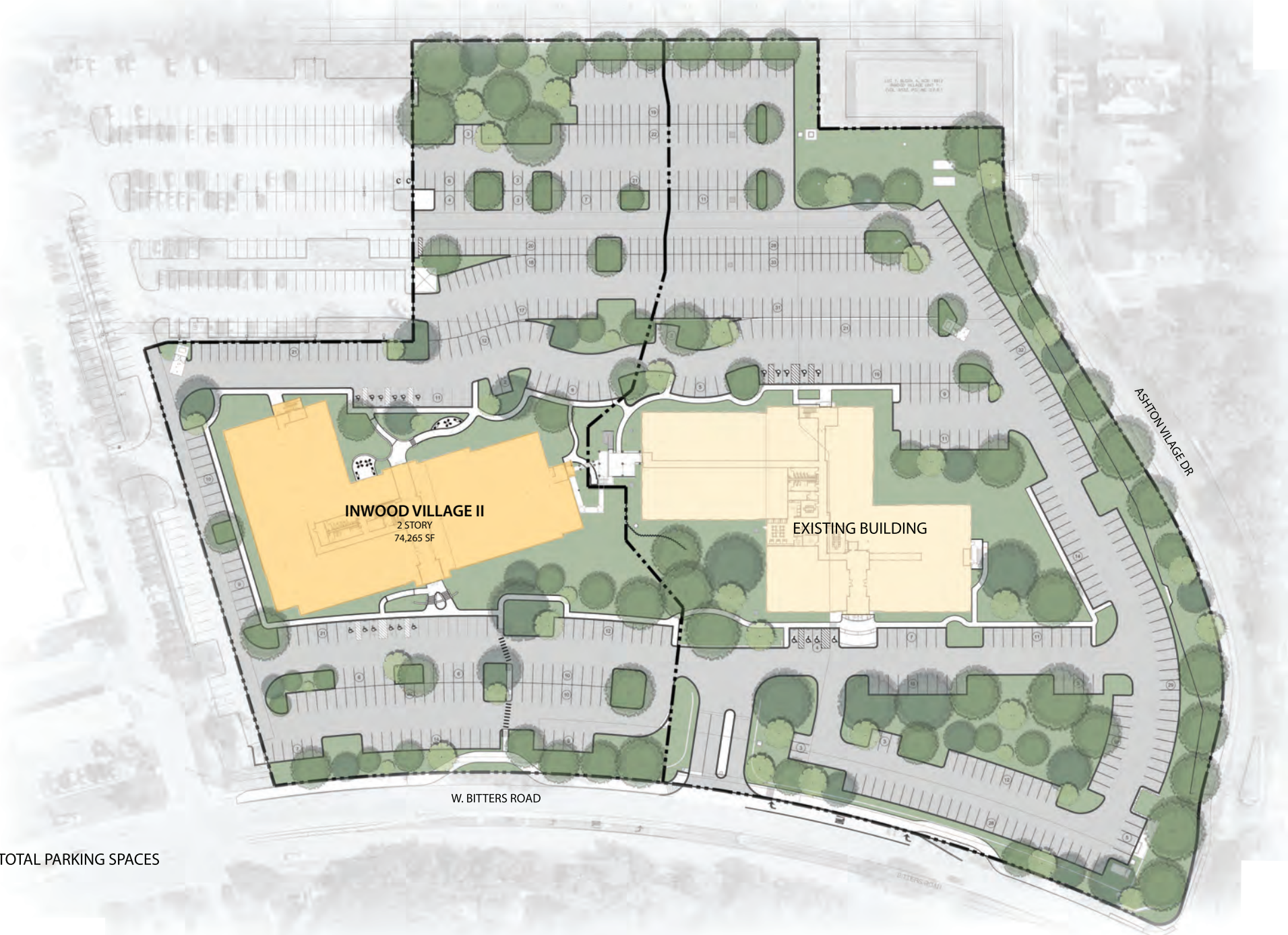
ROB GISH
 210.805.3370
 ROBG@WORTHSA.COM



INWOOD VILLAGE

• BUSINESS PARK •

▪ SITE PLAN ▪



INWOOD VILLAGE II
2 STORY
74,265 SF

EXISTING BUILDING

W. BITTERS ROAD

ASHTON VILAGE DR

697 TOTAL PARKING SPACES

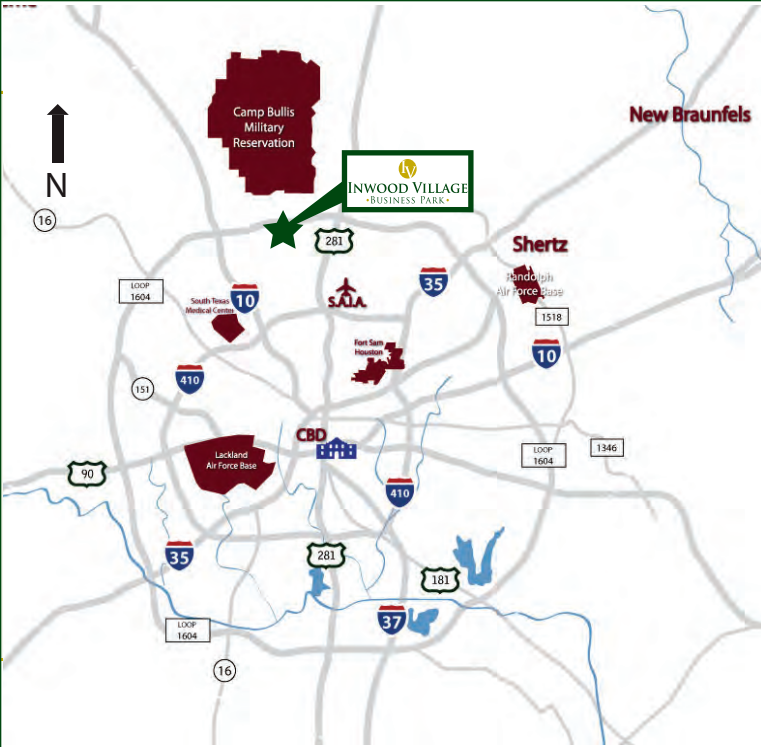


INWOOD VILLAGE

• BUSINESS PARK •

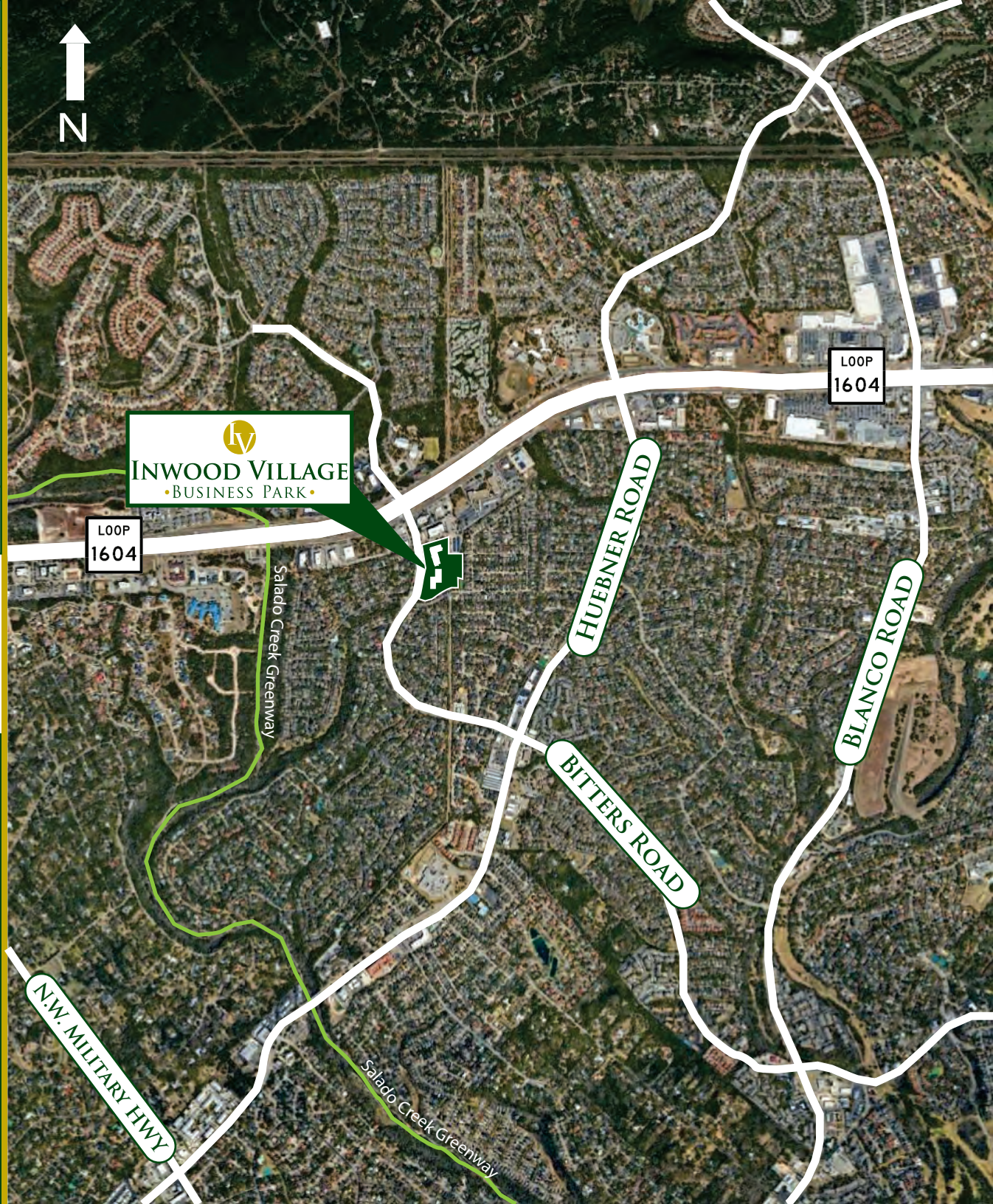
- PRIME OFFICE CAMPUS LOCATED IN NORTH CENTRAL SAN ANTONIO
- INWOOD VILLAGE I & II FEATURES 151,300 SQUARE FEET OF CLASS A OFFICE SPACE
- PARK HIGHLIGHTS INCLUDE SOLAR COVERED CARPORTS AND FOUR ACTIVATED GREENSPACES INCLUDING MULTIPLE SEATING AREAS, COVERED DECK, OUTDOOR KITCHEN, LAWN AND NUMEROUS OTHER ENTERTAINMENT AMENITIES






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 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES





INWOOD VILLAGE • BUSINESS PARK •

DRIVE TIMES

LOOP 1604

- UNDER 1 MINUTE

HIGHWAY 281 & LOOP 1604

- 6 MINUTES

IH-10 & LOOP 1604

- 10 MINUTES

STONE OAK

- 13 MINUTES

LA CANTERA

- 13 MINUTES

SAN ANTONIO
INTERNATIONAL AIRPORT

- 14 MINUTES

DOWNTOWN SAN ANTONIO

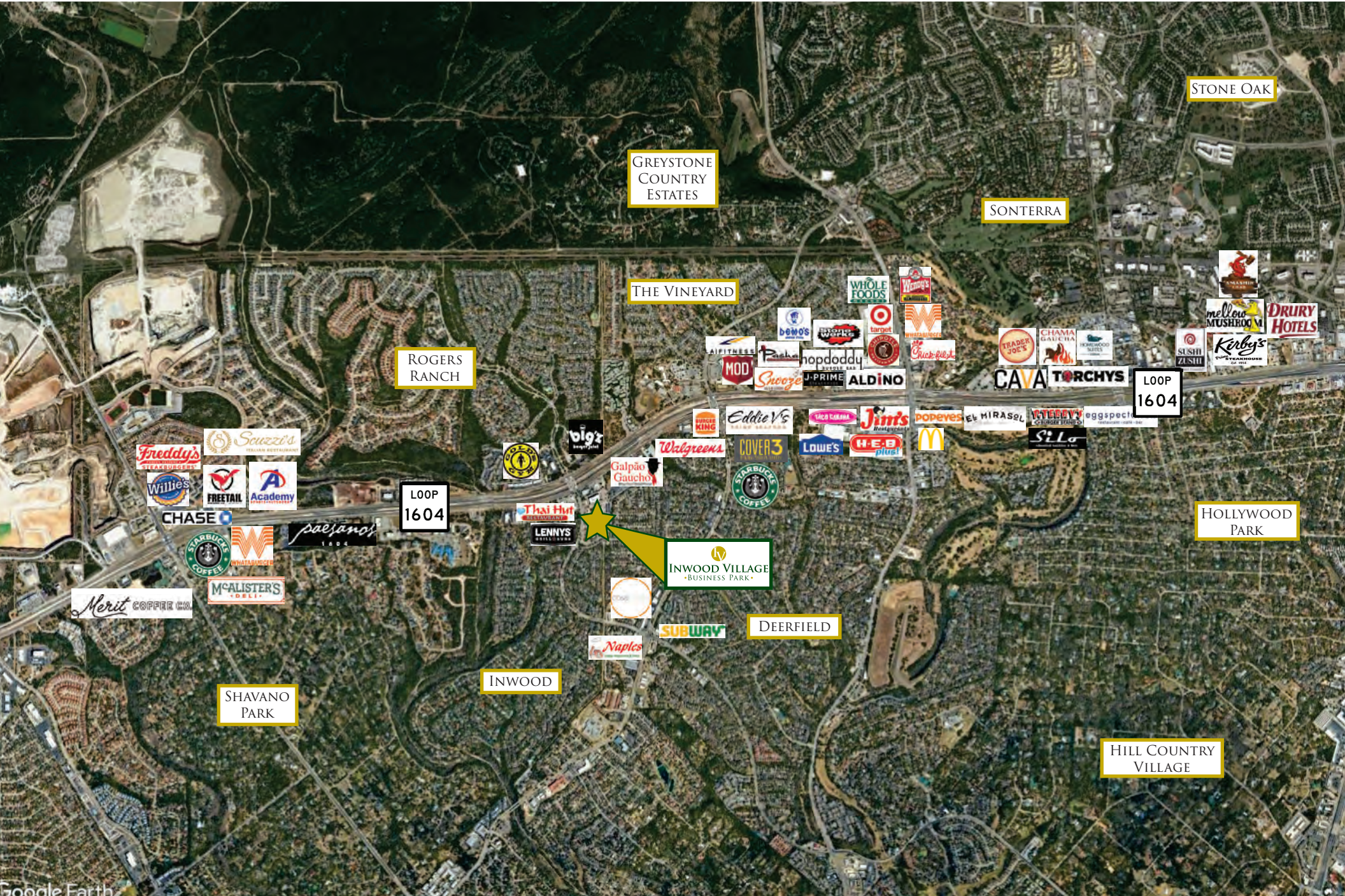
- 23 MINUTES





INWOOD VILLAGE
• BUSINESS PARK •

▪ AMENITY MAP ▪



STONE OAK

GREYSTONE
COUNTRY
ESTATES

SONTERRA

THE VINEYARD

ROGERS
RANCH

LOOP
1604

LOOP
1604

HOLLYWOOD
PARK

INWOOD VILLAGE
BUSINESS PARK

DEERFIELD

INWOOD

SHAVANO
PARK

HILL COUNTRY
VILLAGE



INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

FOR LEASING INFORMATION:

SHAWN GULLEY

210.805.3333

SHAWN@WORTHSA.COM

ROB GISH

210.805.3370

ROBG@WORTHSA.COM



WORTH
& ASSOCIATES

7373 BROADWAY, SUITE 201 | SAN ANTONIO, TX 78209 | 210.822.5220 | WWW.WORTHSA.COM