



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 Featuring a Newly Designed Park with Walking Trail, Seating Areas, Disc Golf and Scenic Landscaping
- Located Next to the Solventum 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 - 6,512 SF

Building III

Suite 101 - 8,278 SF

Suite 108 - 10,313 SF

Suite 112 - 5,186 SF

Suite 115 - 6,240 SF

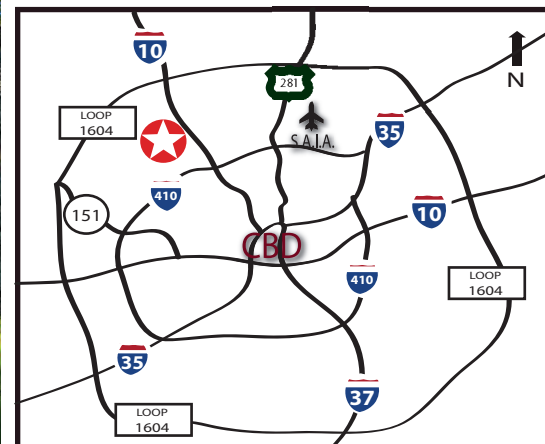
Suite 108, 112, 115 - 21,739 SF

Building IV

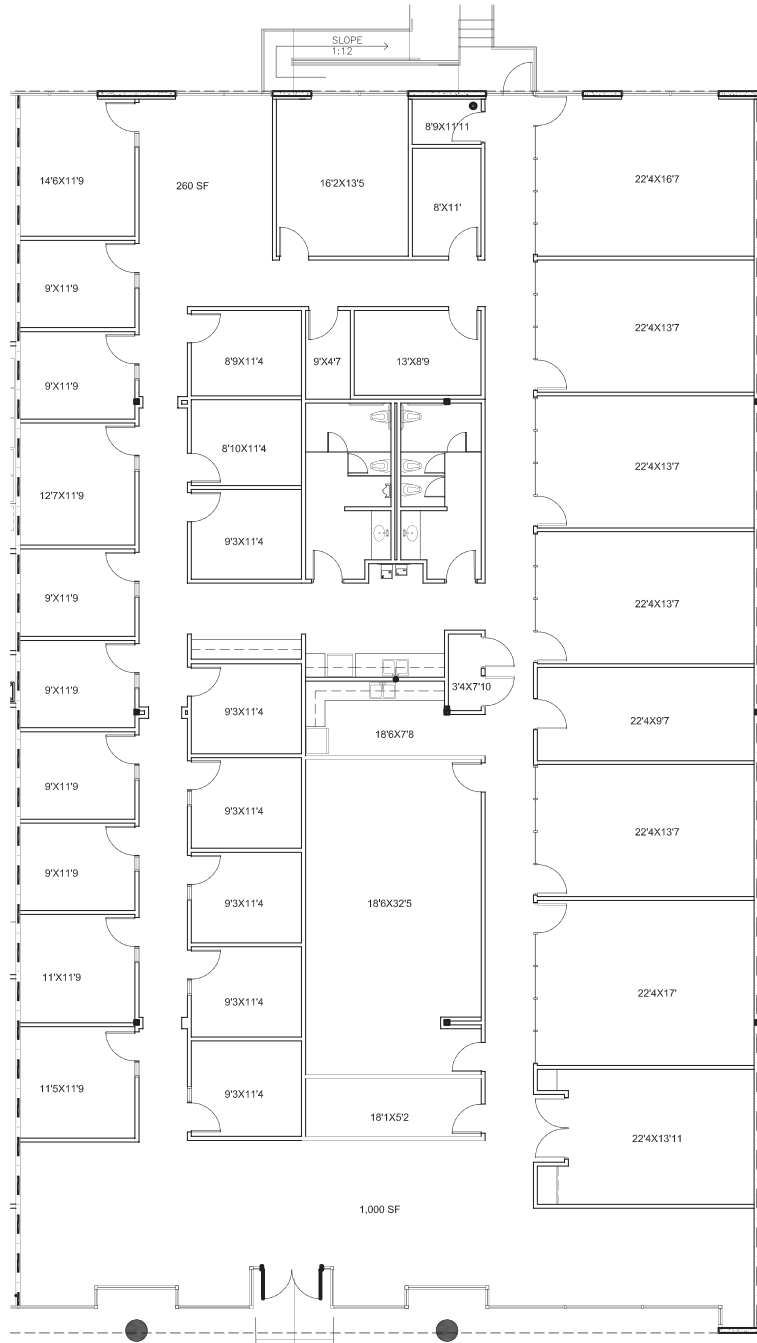
Suite 112 - 4,280 SF

Building V

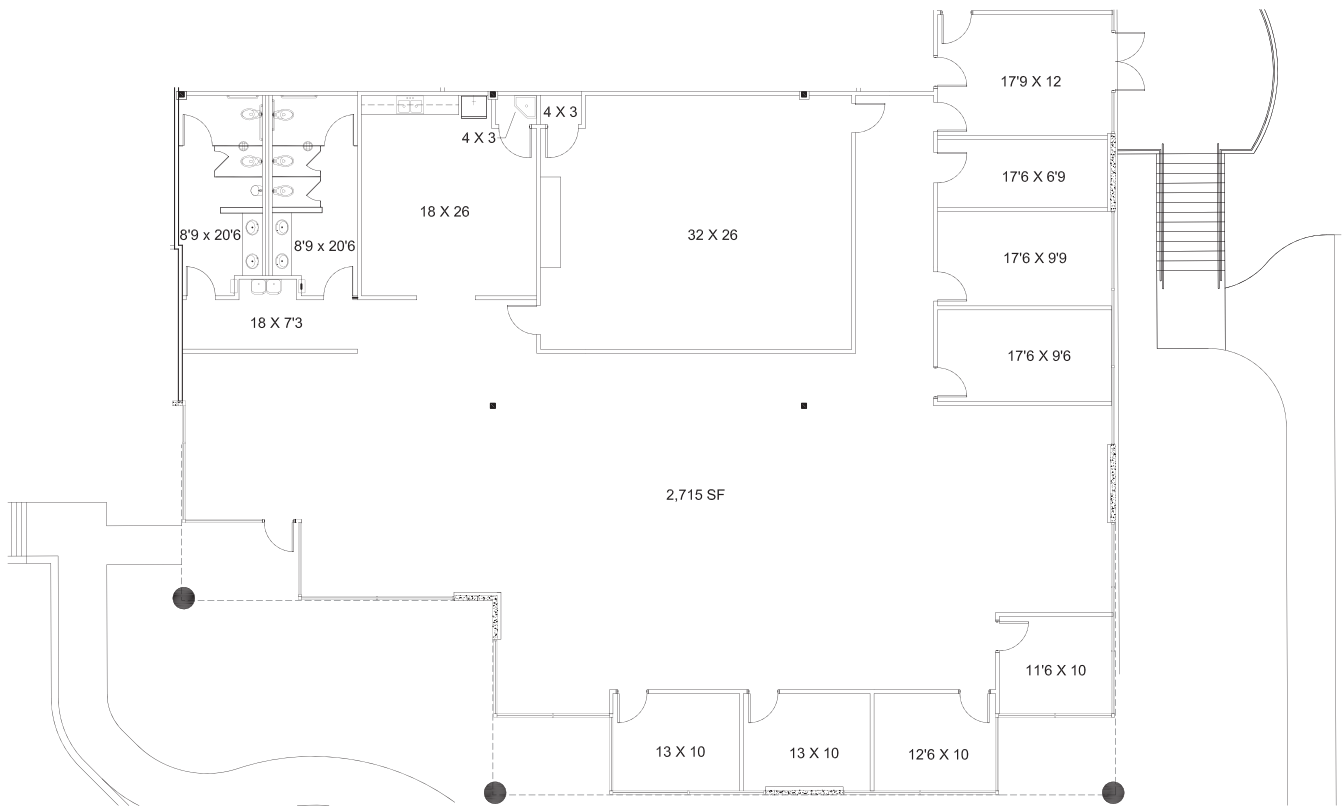
Suite 107 - 3,007 SF



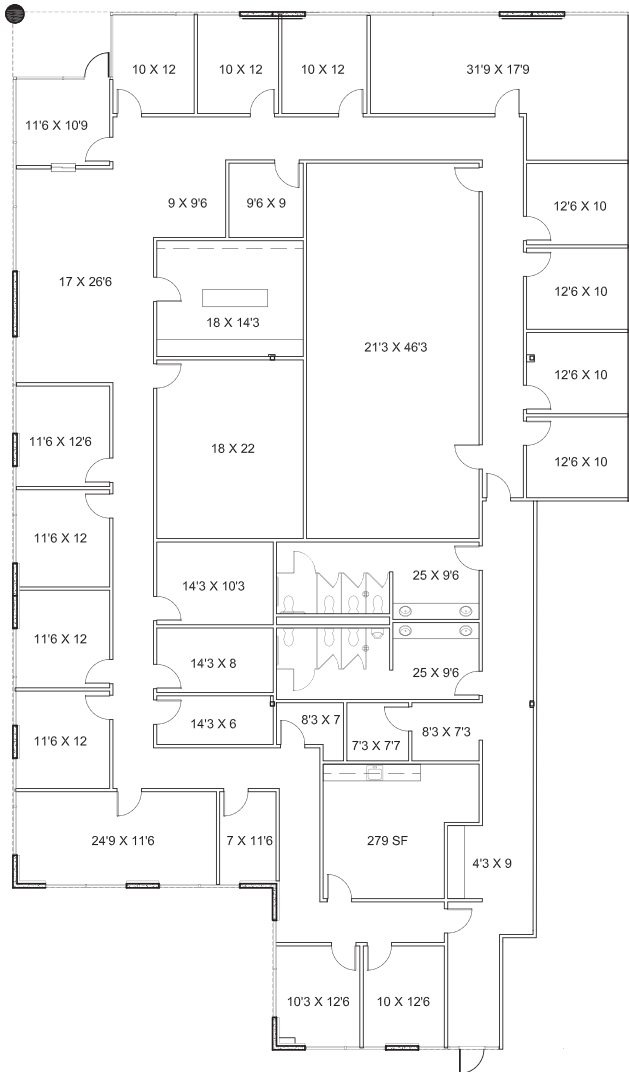
Building II - Suite 110 - 10,240 SF



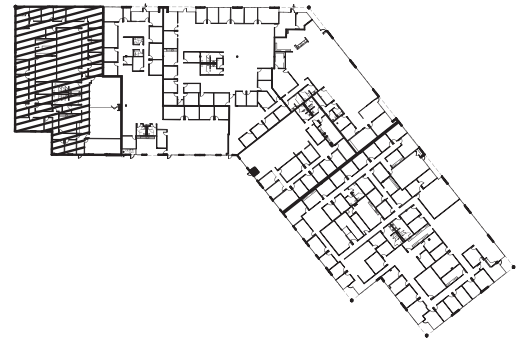
Building II - Suite 123 - 6,512 SF



Building III - Suite 101 - 8,278 SF

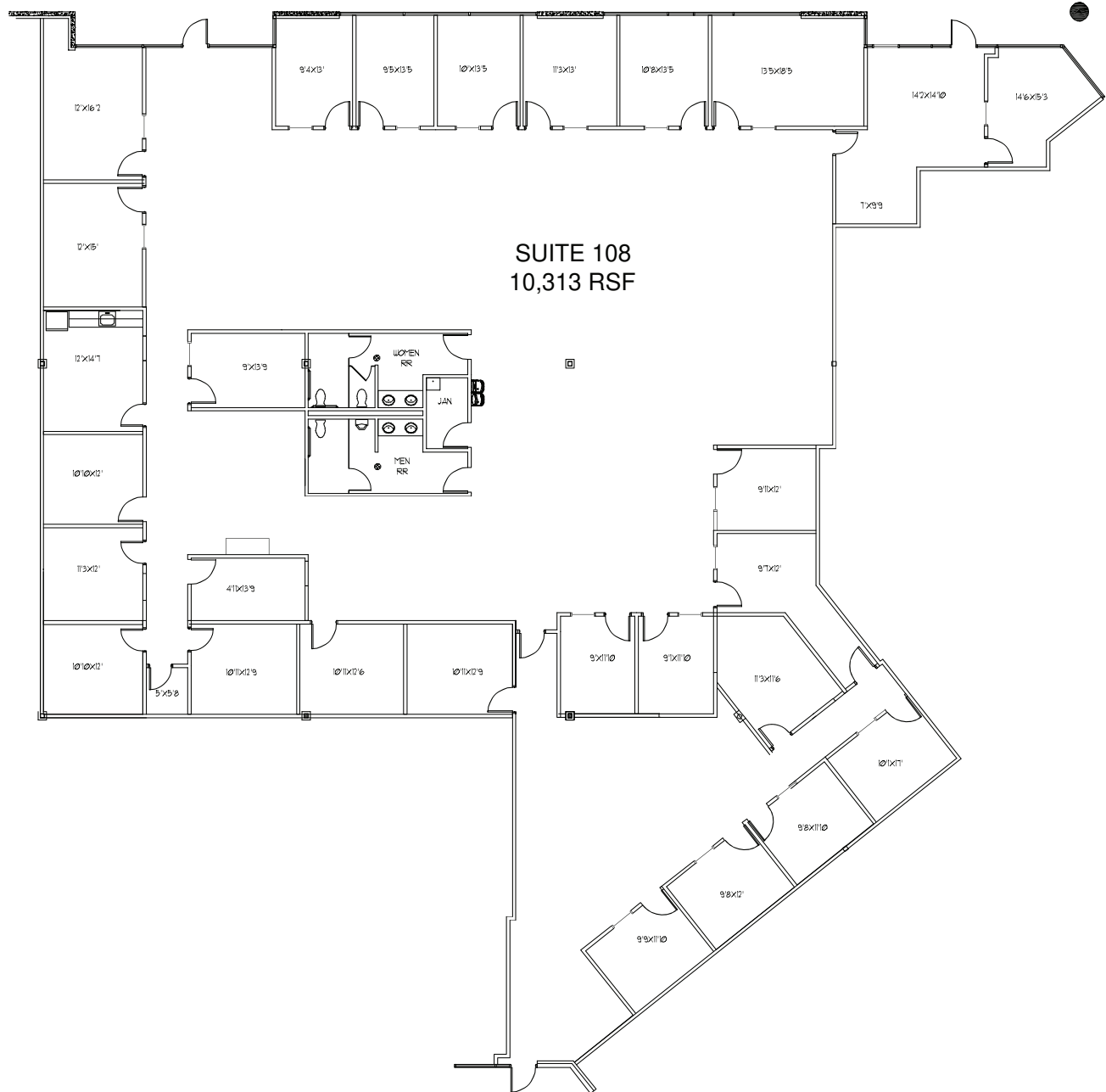


Location Plan



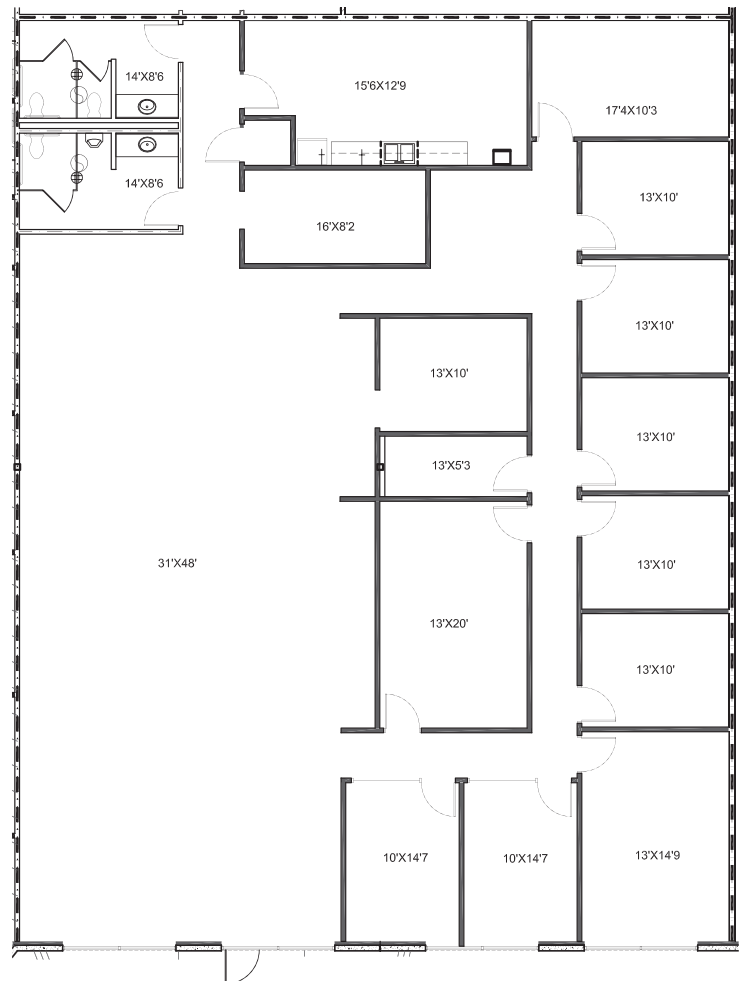
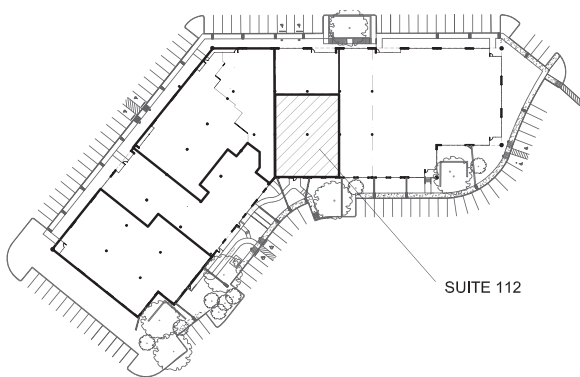


Building III - Suite 108 - 10,313 SF



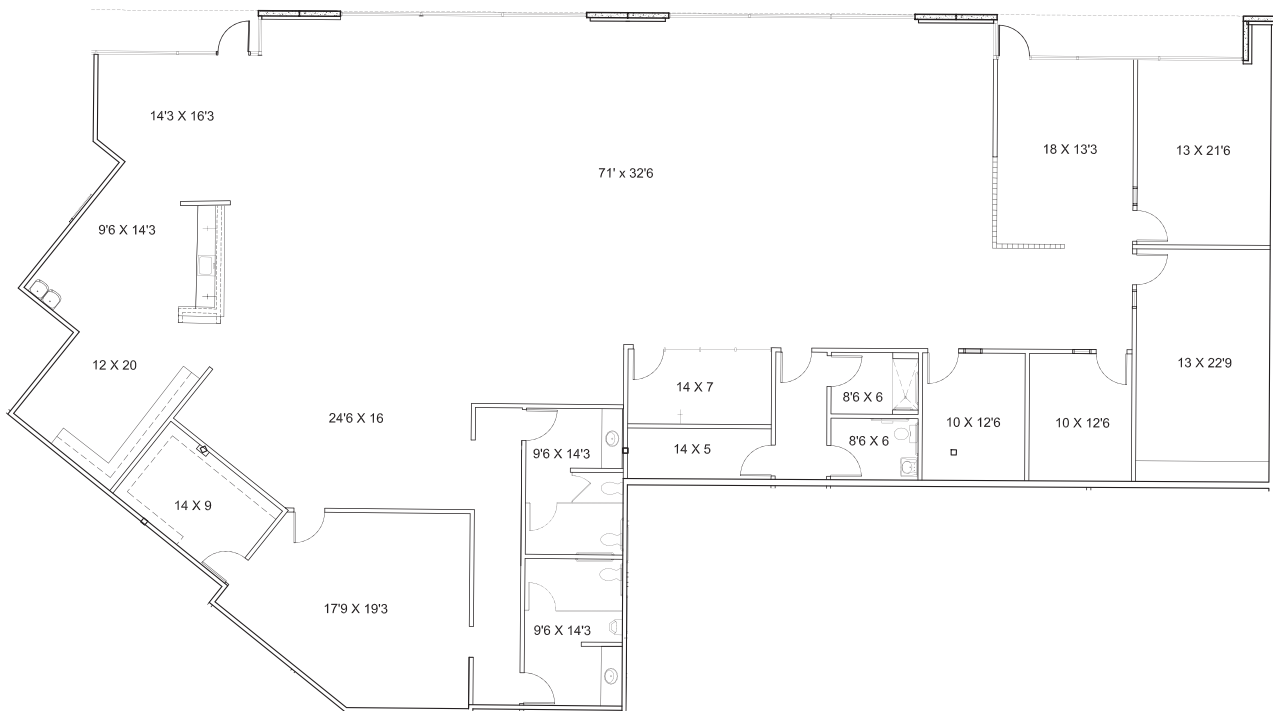
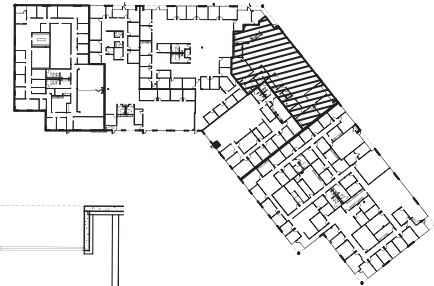
Building III - Suite 112 - 5,186 SF

LOCATION PLAN



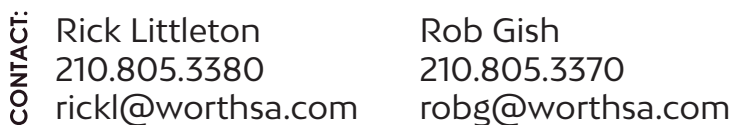
Building III - Suite 115 - 6,240 SF

Location Plan





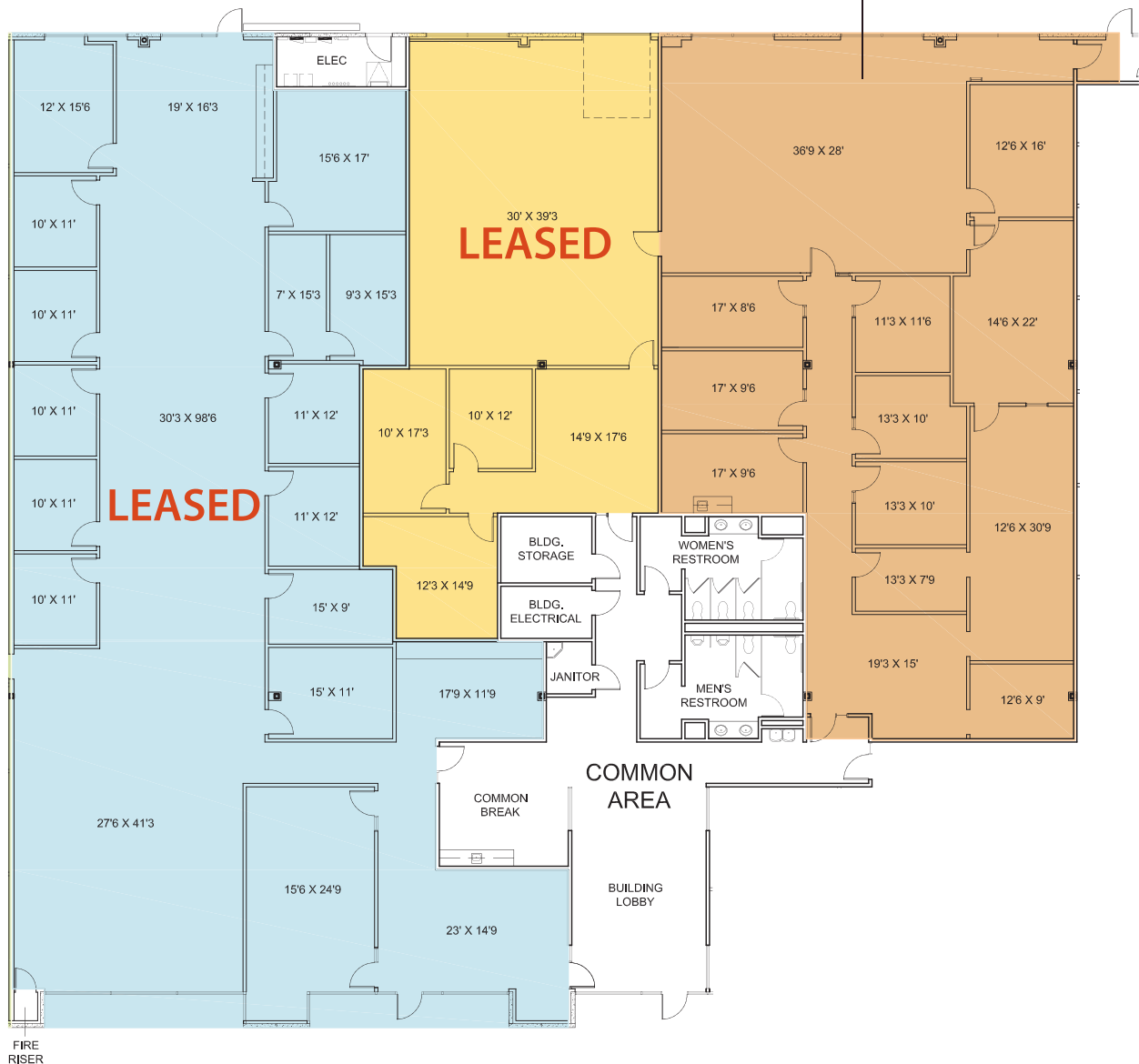
Building III - Suite 108, 112 & 115 - 21,739 SF





Building IV - Suite 112 - 4,280 SF

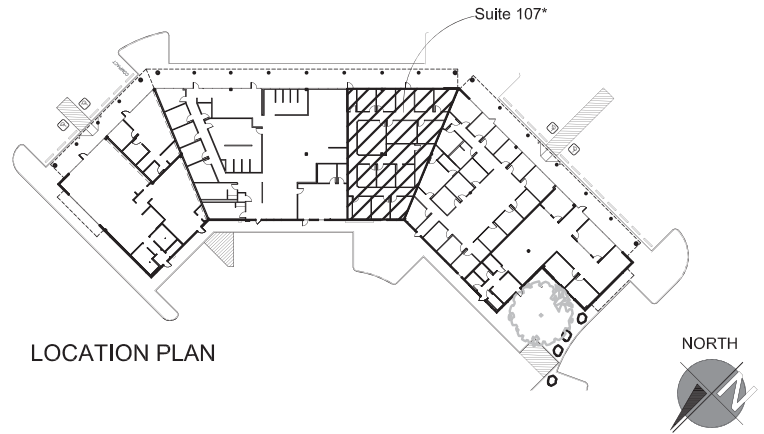
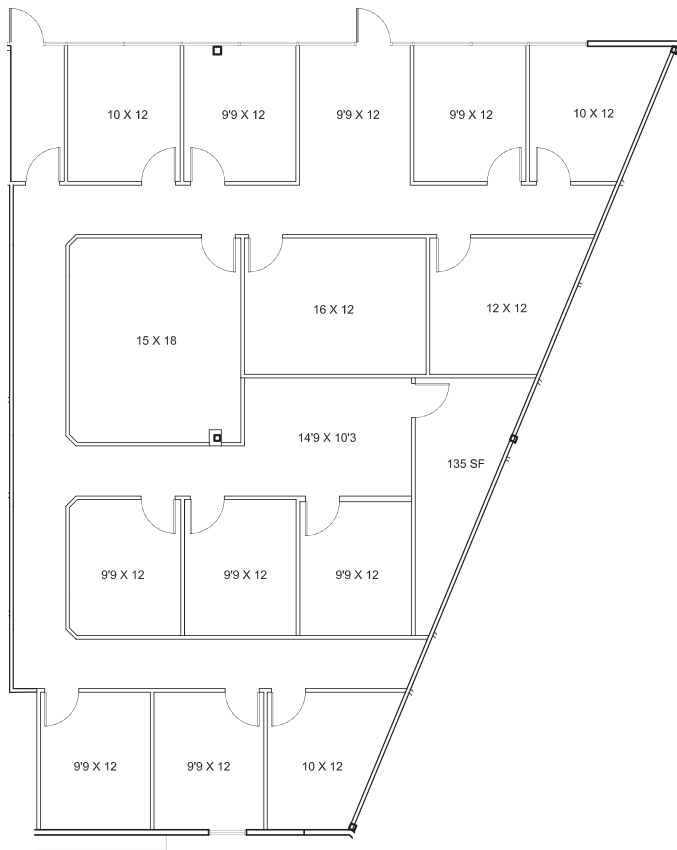
Suite 112
4,280 SF

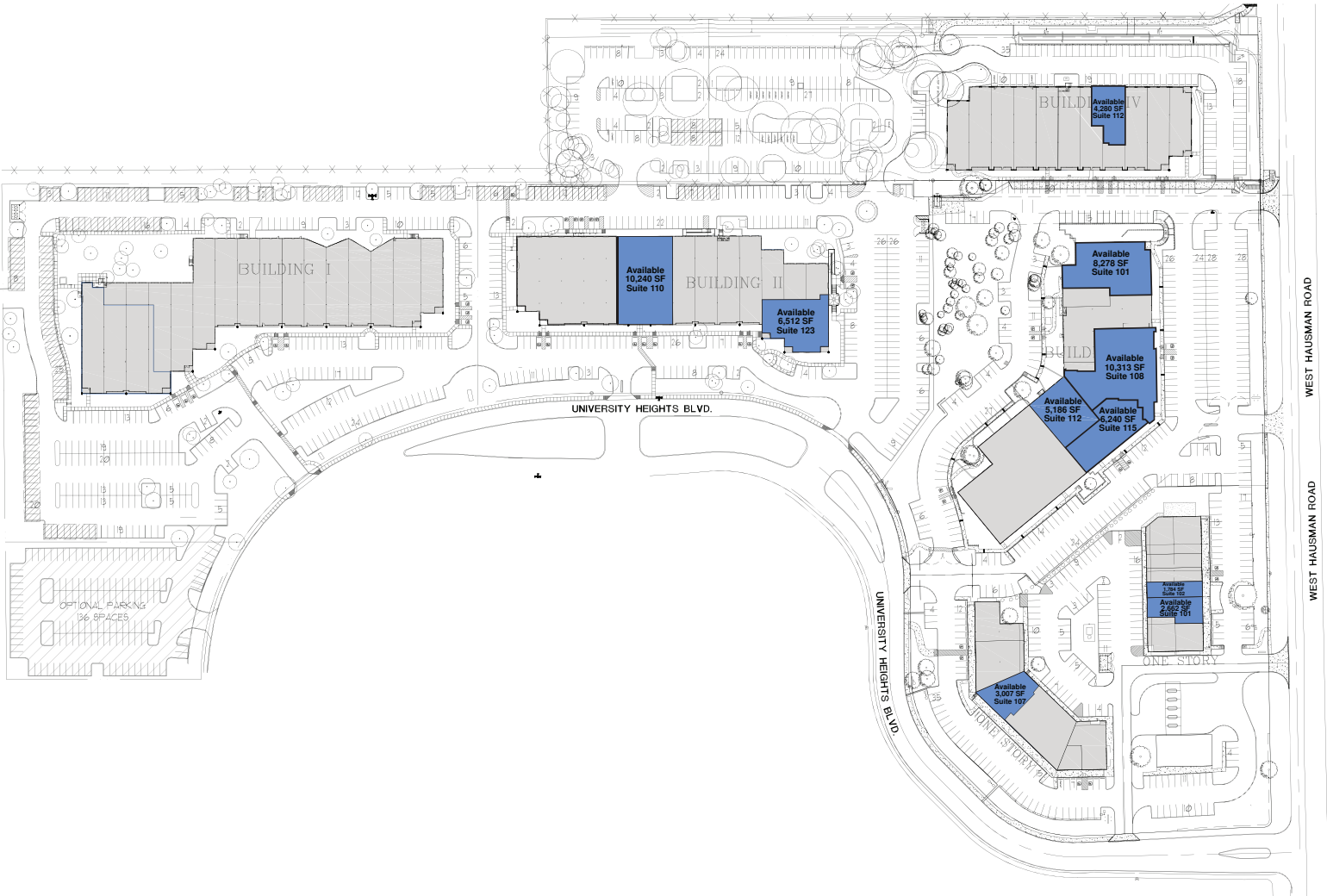


Note: Suites 109, 111 & 112 share a common building entrance and lobby, common break room and shared restrooms.



Building V - Suite 107 - 3,007 SF





 Vacant Space









UNIVERSITY HEIGHTS

Tech Center

AMENITY MAP



RESTAURANTS

- | | |
|-----------------------------|-------------------------------|
| 1 Cracker Barrel | 21 Espana Bar De Tapas |
| 2 Bill Miller | 22 McDonalds |
| 3 Jims Restaurant | 23 Five Guys Burger and Fries |
| 4 Luce Ristorante E Enoteca | 24 Burger King |
| 5 Flying Saucer | 25 Wendys |
| 6 Pericos | 26 Chick Fil A |
| 7 Panera Bread | 27 Taco Cabana |
| 8 Fire Wok | 28 Outback Steakhouse |
| 9 California Pizza Kitchen | 29 Carrabbas Italian Grill |
| 10 Saltgrass Steakhouse | 30 Logan's Roadhouse |
| 11 Romanos Macaroni Grill | 31 Chili's |
| 12 La Madeline | 32 Joe's Crabshack |
| 13 Ihop | 33 Starbucks |
| 14 Einsteins Bros Bagel | 34 Cheddar's |
| 15 HuHot Mongolian Grill | 35 Chuy's |
| 16 Whataburger | 36 Olive Garden |
| 17 Matamoros Restaurant | 37 Red Lobster |
| 18 Zios Italian Kitchen | 38 Longhorn Steakhouse |
| 19 Sapporro Sushi | 39 Pappadeaux's |
| 20 Picnicks | 40 Buffalo Wild Wings |

RETAIL

- | | |
|------------------------|------------------------|
| 1 Wal Mart | 21 Office Max |
| 2 Sam's Club | 22 La Z Boy Furniture |
| 3 Birkenstock | 23 Petco |
| 4 New Balance | 24 Stein Mart |
| 5 Half Price Books | 25 Party City |
| 6 REI | 26 Good Sports |
| 7 Ann Taylor | 27 Rooms To Go |
| 8 Banana Republic | 28 Costco |
| 9 Talbots | 29 Ross Dress for Less |
| 10 Bed Bath and Beyond | 30 Lenscrafters |
| 11 Pier 1 Imports | 31 Gymboree |
| 12 Old Navy | 32 Game Stop |
| 13 Gap | 33 Eddie Bauer |
| 14 Jos. A. Bank | 34 Ethan Allen |
| 15 Target | 35 Haverty's |
| 16 HEB | 36 Americus Diamond |
| 17 Home Depot | 37 Louis Shanks |
| 18 Golds Gym | 38 PetSmart |
| 19 Ashley Furniture | 39 Specs |
| 20 Marshalls | 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



WORTH

& ASSOCIATES

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