



HERITAGE OAKS

• AT INWOOD •

2915 W. BITTERS RD. • SAN ANTONIO, TX 78248

BUILDING III



L LINEBARGER
ATTORNEYS AT LAW

W | **WORTH**
& ASSOCIATES



AVAILABILITIES

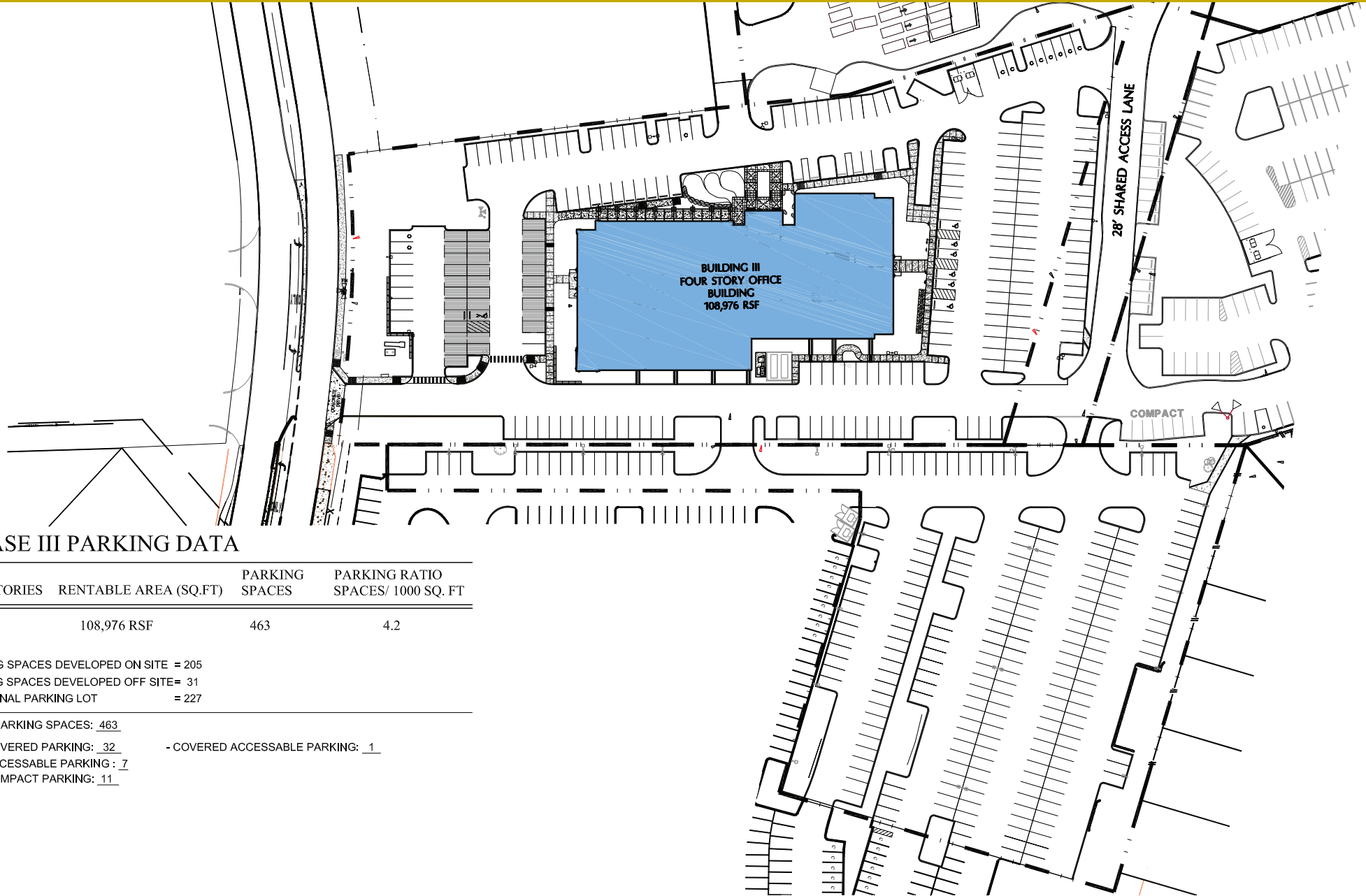
- Suite 110 - 5,625 SF
- Suite 111 - 1,704 SF
- Suite 112 - 5,490 SF
- Suite 311 - 3,120 SF
- Suite 315 - 1,839 SF
- Suite 318 - 2,907 SF

Move In Ready - Available NOW

▪ PROPERTY INFORMATION ▪

Heritage Oaks III is 108,975 SF Class A office project in the highly desirable Far North Central submarket of San Antonio. The site is close to executive housing and an abundance of area amenities.

- 109,000 SQUARE FEET
- FOUR STORY CLASS A OFFICE BUILDING
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- ON-SITE PROPERTY MANAGEMENT
- CONTIGUOUS CLEARVIEW GLASS ON 4TH FLOOR
- MONUMENT SIGNAGE VISIBLE FROM LOOP 1604
- 4.5/1000 PARKING RATIO WITH COVERED PARKING AVAILABLE
- 10' CEILING HEIGHT
- OUTDOOR MEETING SPACE
- EXCELLENT ACCESS TO BITTERS ROAD & LOOP 1604



PHASE III PARKING DATA

# OF STORIES	RENTABLE AREA (SQ.FT)	PARKING SPACES	PARKING RATIO SPACES/ 1000 SQ. FT
4	108,976 RSF	463	4.2

PARKING SPACES DEVELOPED ON SITE = 205
 PARKING SPACES DEVELOPED OFF SITE = 31
 ADDITIONAL PARKING LOT = 227

TOTAL PARKING SPACES: 463

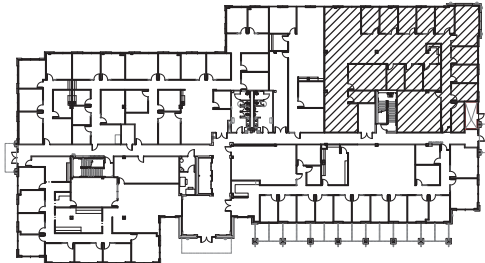
- COVERED PARKING: 32
- ACCESSIBLE PARKING : 7
- COMPACT PARKING: 11
- COVERED ACCESSABLE PARKING: 1



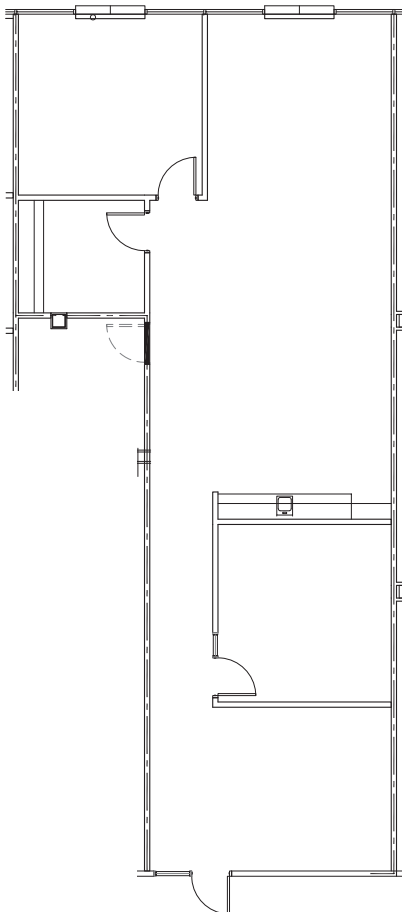
• Suite 110 - 5,625 SF



LOCATION MAP

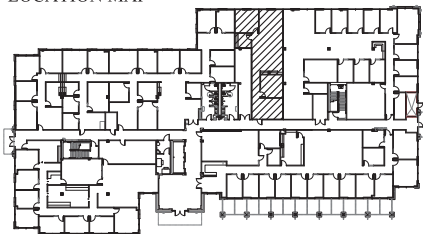


• Suite 111 - 1,704 SF



SCALE: 3/32" = 1'-0"

LOCATION MAP

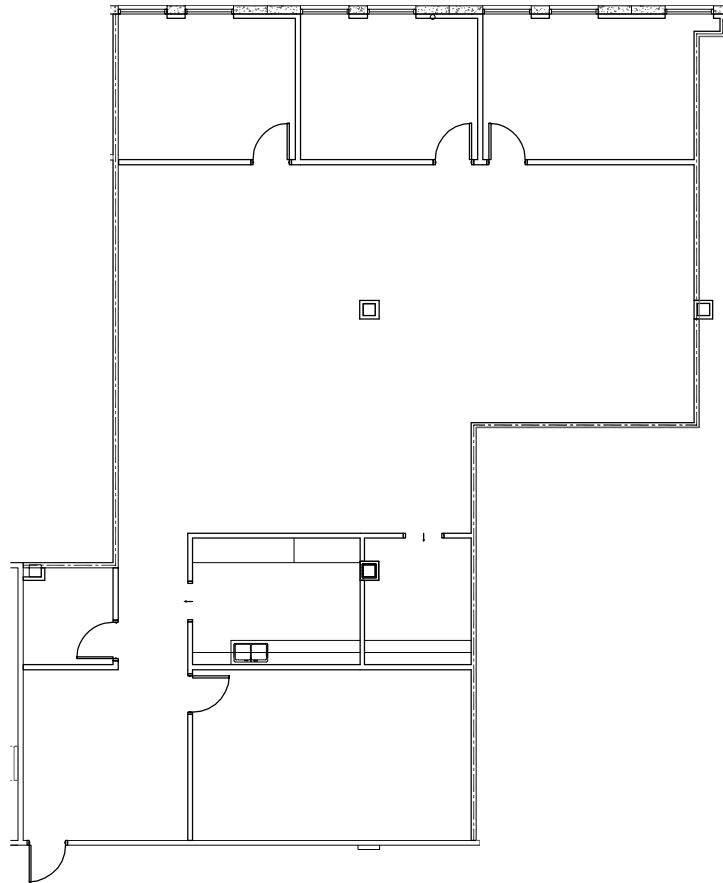
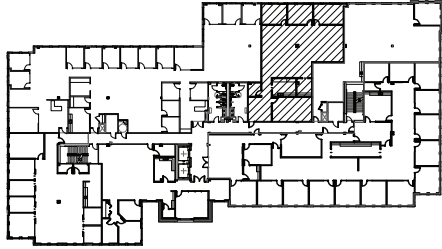


• Suite 112 - 5,490 SF



- Suite 311 - 3,120 SF of Class A Office Space
- Good Mix of Open Office and Private Offices
- Class A Finishes Throughout
- *Ready for Occupancy NOW*
- 10' Ceiling Height

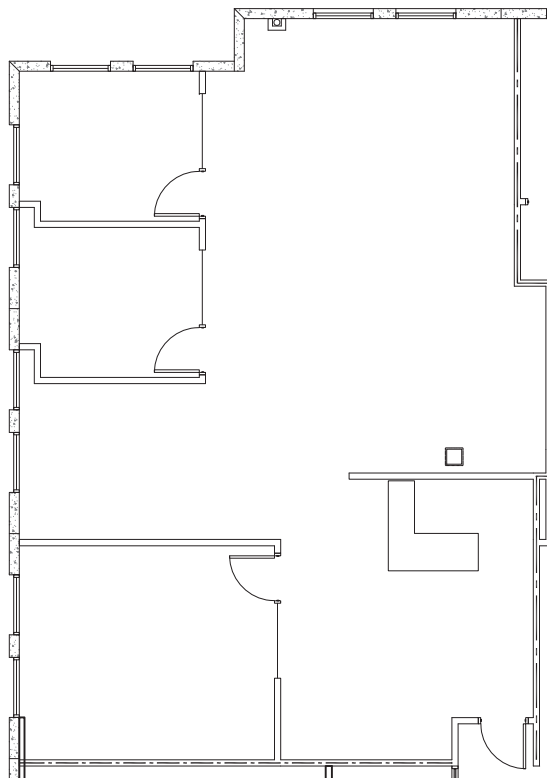
LOCATION MAP



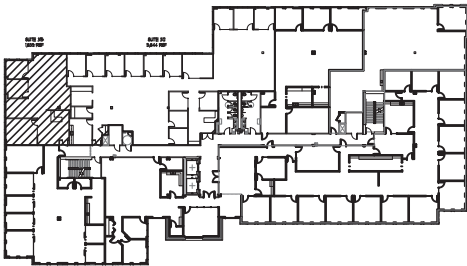
[VIEW VIRTUAL TOUR](#) - *CLICK HERE*



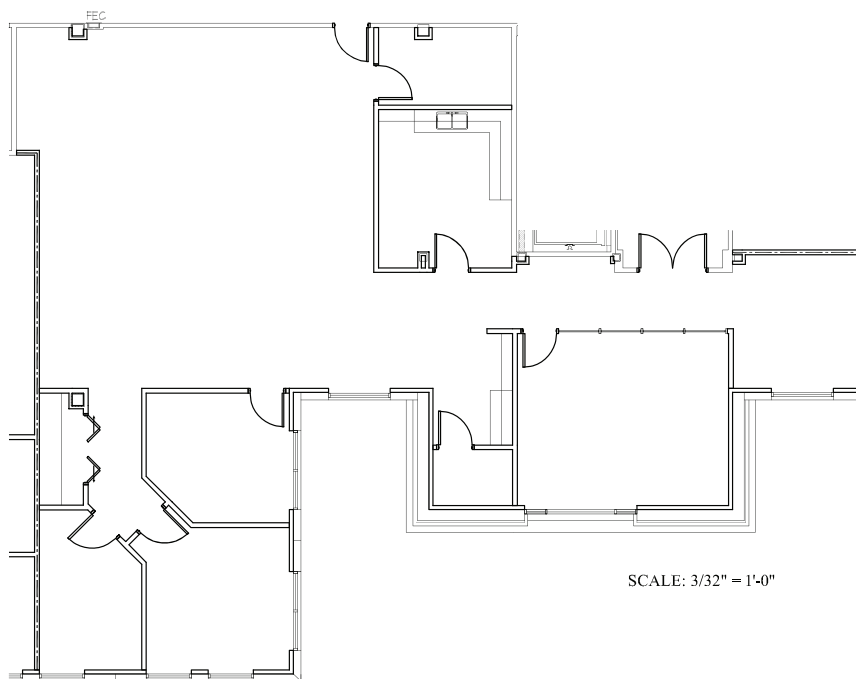
• Suite 315 - 1,839 SF



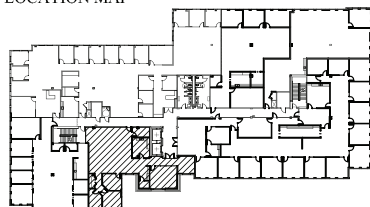
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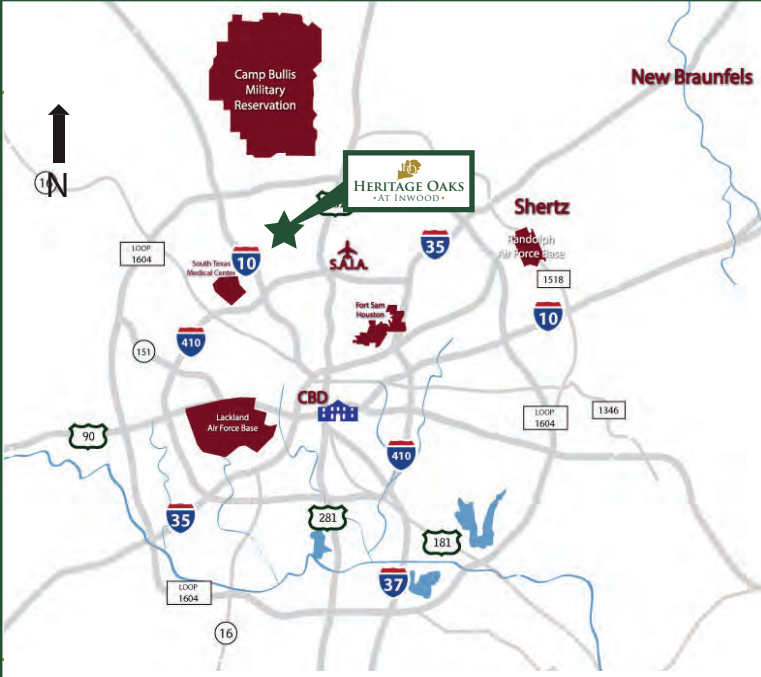
• Suite 318 - 2,907 SF



LOCATION MAP

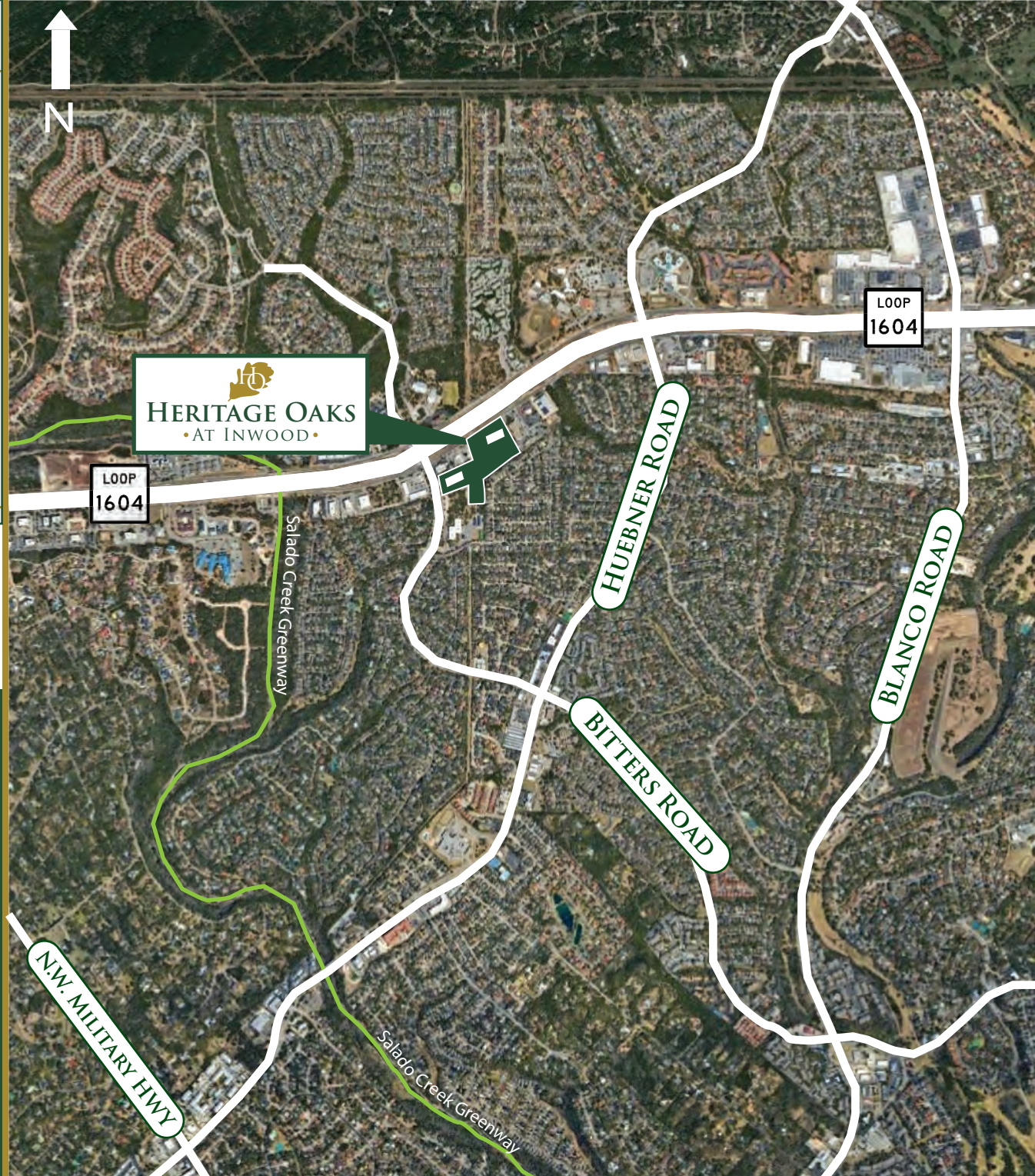







HERITAGE OAKS
• AT INWOOD •

- 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





▪ ACCESS & DRIVE TIMES ▪

