



# UNIVERSITY HEIGHTS

Service Center



WORTH  
& ASSOCIATES

***Flex/Service Center Development  
4,000 - 15,000 SF Available***



- University Heights Service Center is a three building flex/service center complex featuring 126,976 SF of space
- 18' Clear Height
- Dock, Semi Dock & Grade Level Loading doors
- 96' - 128' Bay Depths, 32' Bay Width
- 3,072 SF - 4,096 SF bay sizes
- Parking for Buildings I, II & III:
  - 5/1000 Parking Ratio (based on 60% office buildout)
  - 6/1000 Parking Ratio (based on 50% office buildout)
  - Flexibility to add additional parking in truck courts
- Zoned I-1 - General Industrial District
- Ingress/Egress to site at University Heights Blvd, DeZavala Rd. and Cogburn Avenue
- Gated with Card Key Access
- Close to many restaurants, shops, hotels, and other area amenities
- Excellent access to IH-10 via DeZavala and University Heights Blvd.



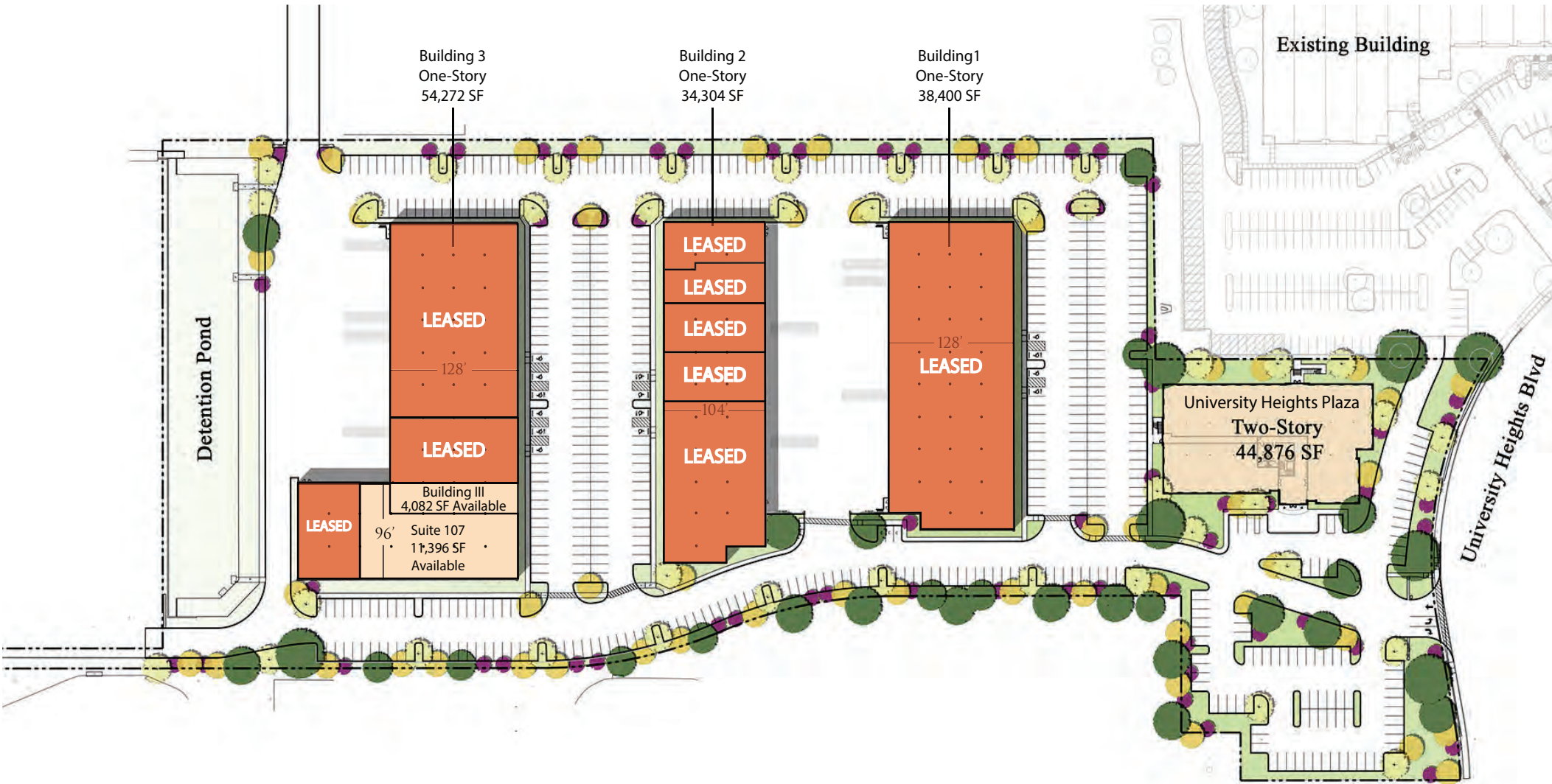
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## AVAILABLE SPACE

- **BLDG 3 - Suite 107 - 11,396 SF**
- **BLDG 3 - Suite 110 - 4,082 SF**
- *BLDG 3 - Suite 107/110 - 15,478 SF*

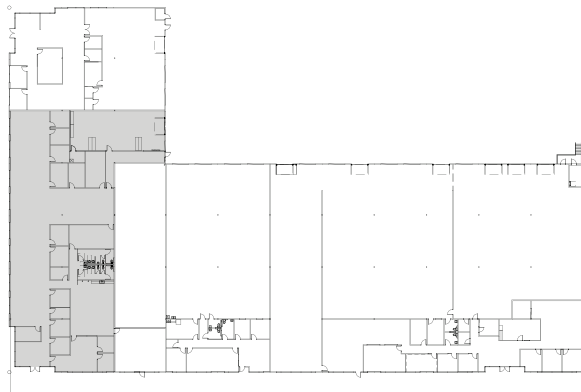




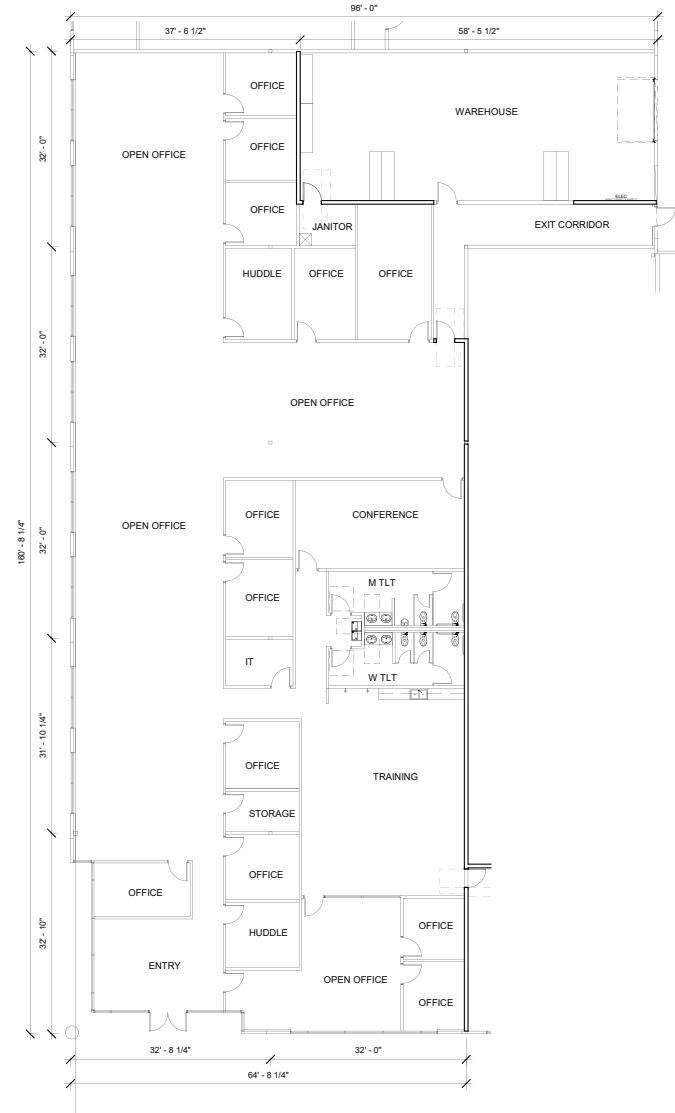
# Bldg. 3

## AVAILABLE SPACE

- **Suite 107 - 11,396 SF**
  - 9,943 SF Office
  - 1,453 SF Warehouse



② Key Plan  
1" = 40'-0"



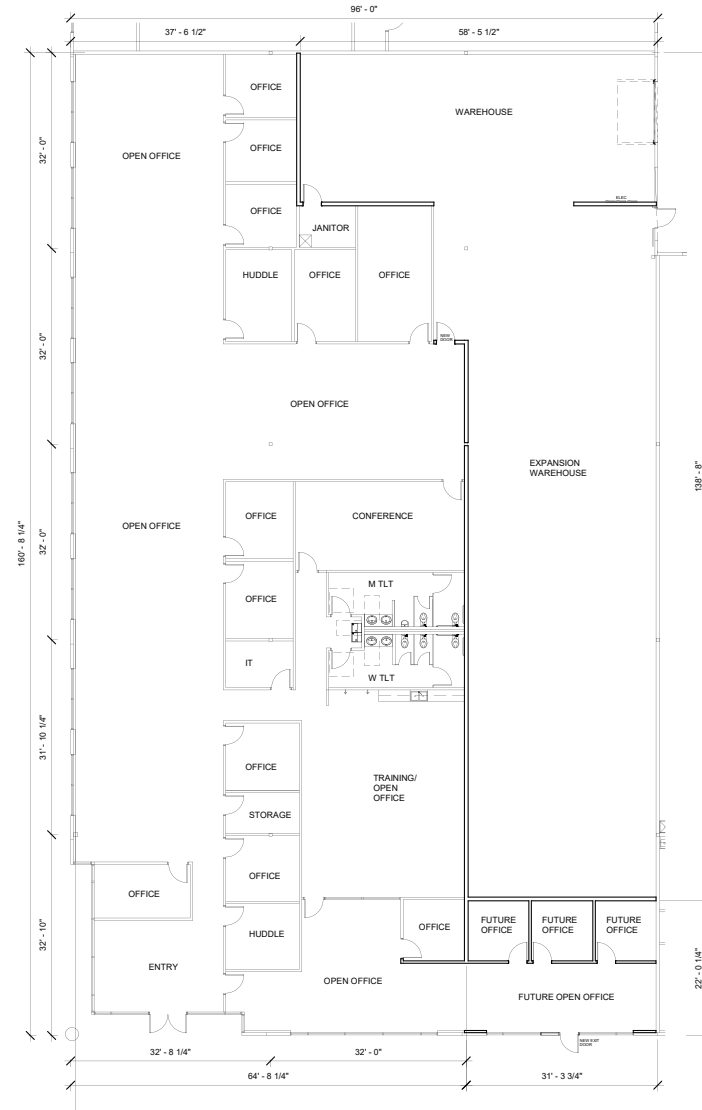
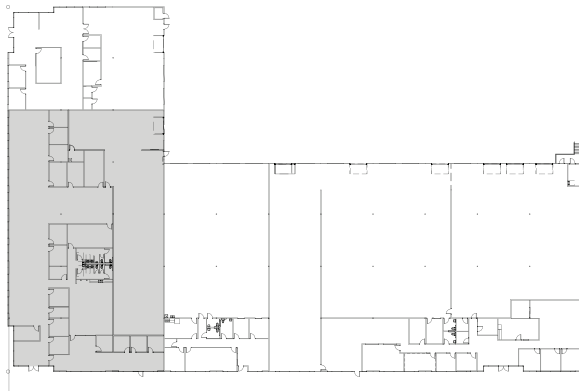
① Existing Floor Plan  
3/32" = 1'-0"



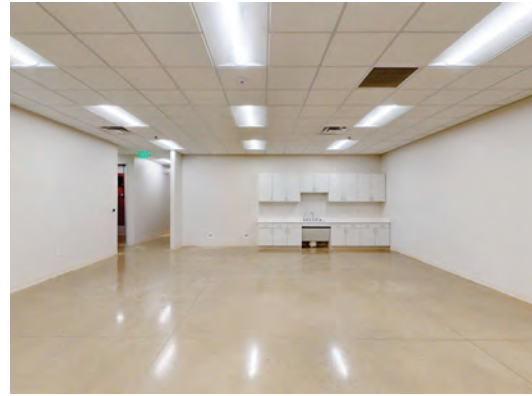
# Bldg. 3

## AVAILABLE SPACE

- **Suite 107/110 - 15,478 SF**
  - 10,343 SF Office
  - 5,135 SF Warehouse



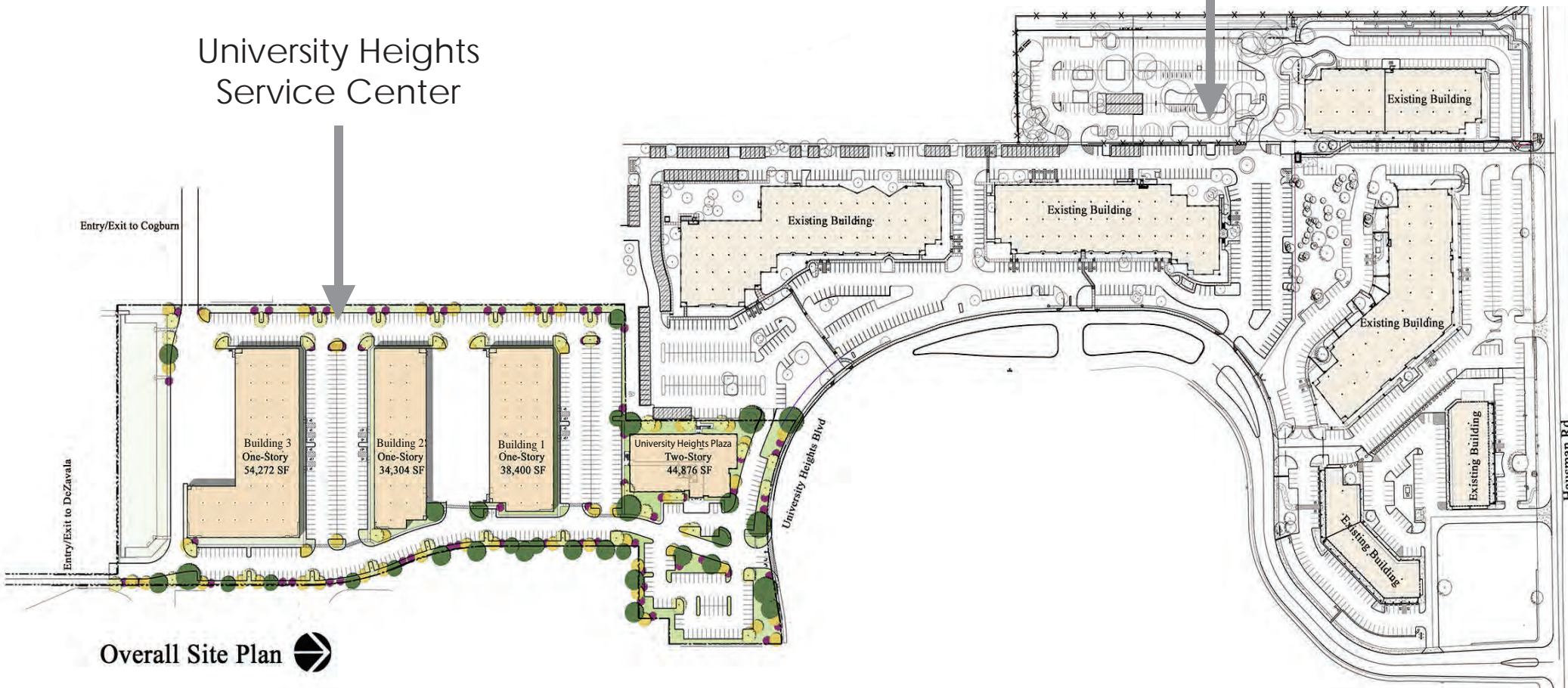






University Heights  
Service Center

University Heights  
Tech Center







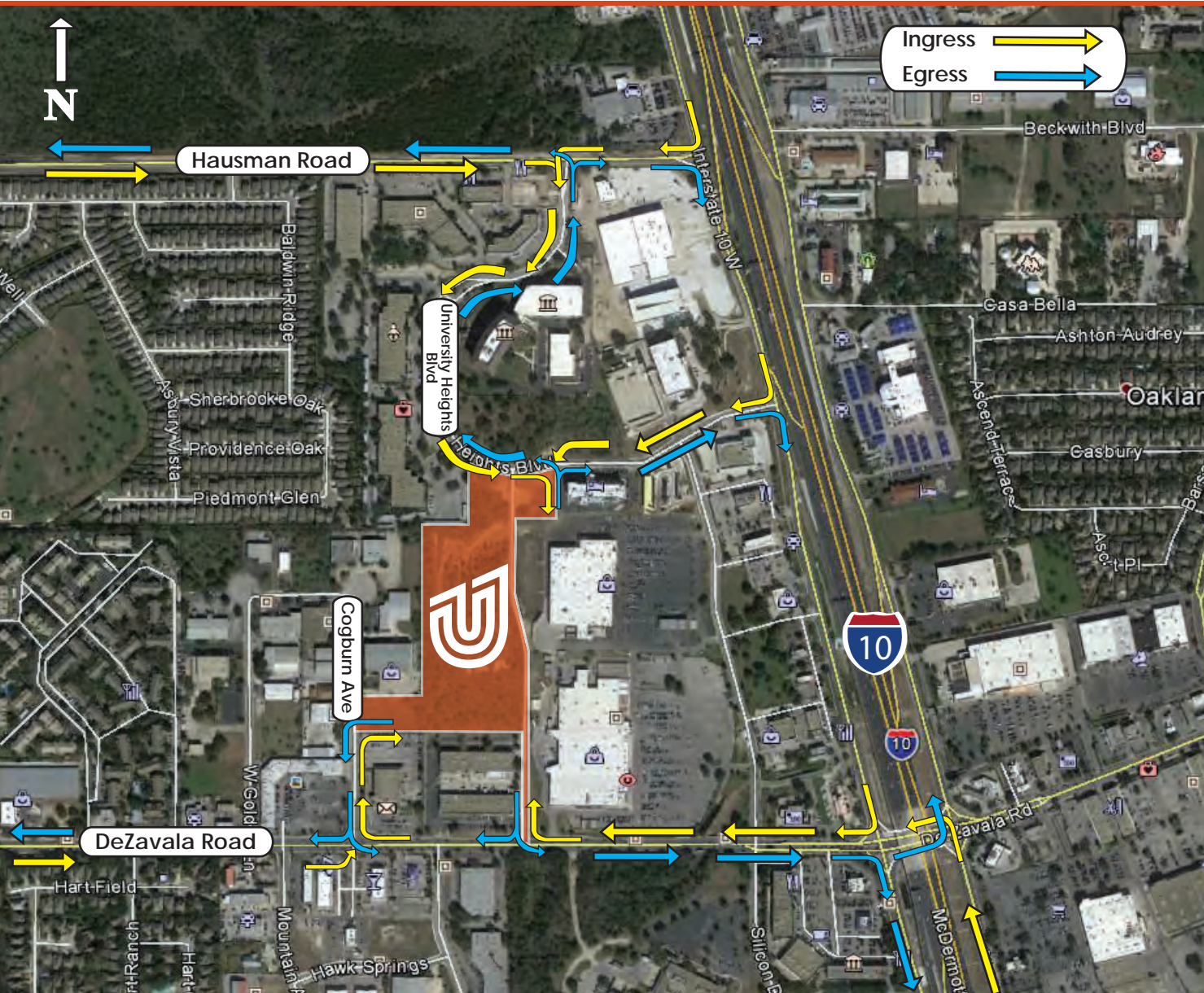






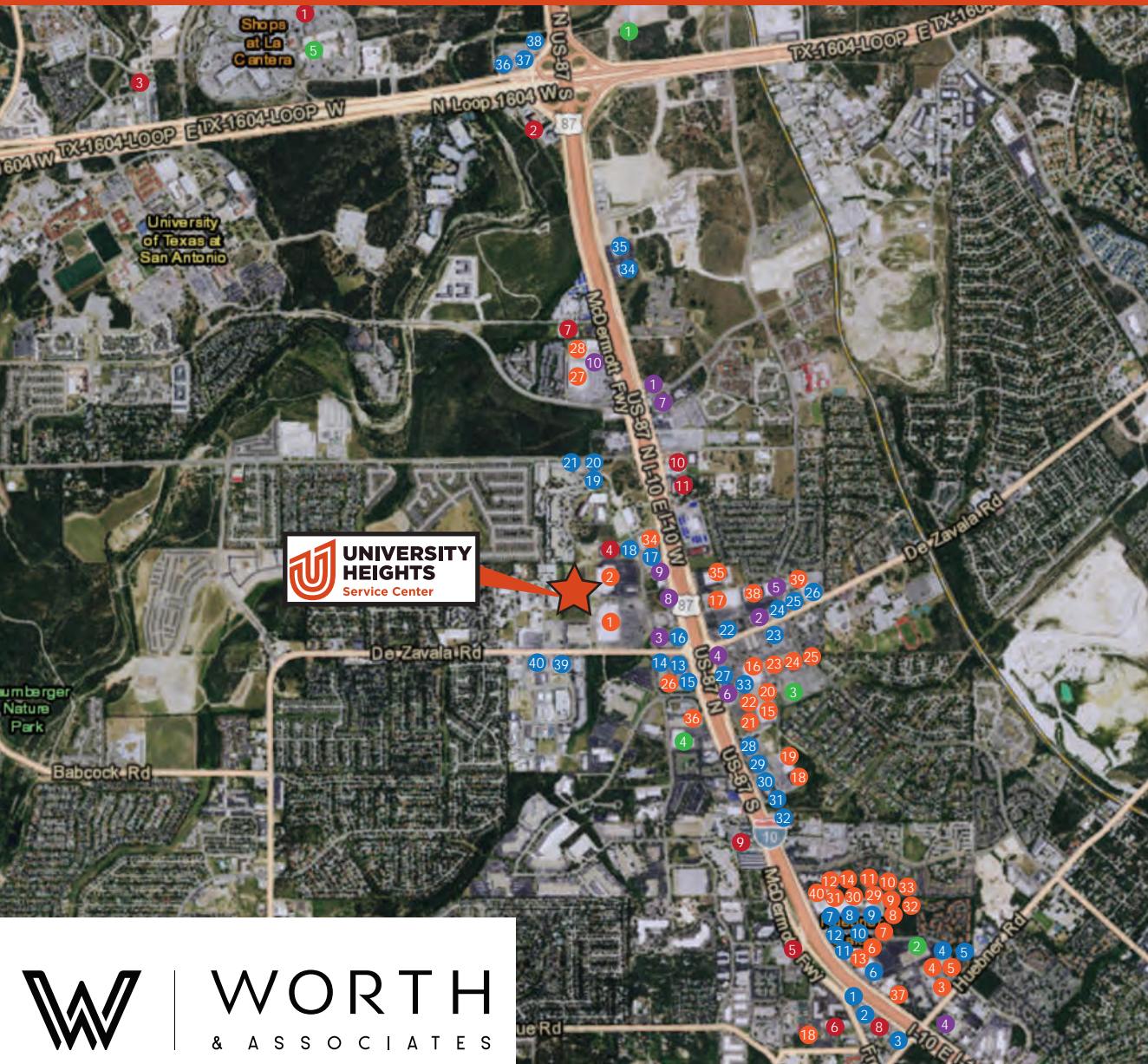






- LOCATED IN BETWEEN UNIVERSITY HEIGHTS BLVD AND DEZAVALA ROAD
- **3** ACCESS POINTS TO THE SITE FROM UNIVERSITY HEIGHTS BLVD, DEZAVALA ROAD AND COGBURN AVENUE
- **11** MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- **4** MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- **2.7** MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- **5** MILES FROM LOOP 410/ IH 10 INTERCHANGE





### 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 Maccaroni 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 Sapporo Sushi            | 39 Culvers                    |
| 20 Picnicks                 | 40 Buffalo Wild Wings         |

### 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

### 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

### 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 Havertys            |
| 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 |

### ENTERTAINMENT

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at La Cantera