



BUILDING II



HERITAGE OAKS • AT INWOOD •

2338 N. LOOP 1604 W.
SAN ANTONIO, TX 78248



AVAILABLE SPACE

- Suite 130 - 6,364 SF
- Suite 201 - 2,415 SF
- Suite 204 - 3,906 SF
- Suite 201/204 - 6,321 SF
- Suite 201/204/205 - 7,561 SF
- Suite 207 - 4,055 SF
- Suite 315 - 3,842 SF
- Suite 319 - 6,642 SF
- Suite 315/319 - 10,484 SF

PROPERTY INFORMATION

Heritage Oaks II is 108,000 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.

- 108,000 SQUARE FEET
- THREE STORY CLASS A OFFICE BUILDING
- COVERED PARKING AVAILABLE
- ON-SITE PROPERTY MANAGEMENT
- 10' CEILING HEIGHT
- GREAT NORTH CENTRAL LOCATION NEXT TO PLENTY OF RESTAURANTS AND SHOPS
- EXCELLENT ACCESS TO BITTERS ROAD & LOOP 1604
- **NEWLY RENOVATED LOBBY & COMMON AREAS**
- **NEW TENANT LOUNGE WITH SEATING AND SELF SERVE MICRO MARKET**
- **NEW CONFERENCE ROOM WITH STATE OF THE ART AUDIO AND VISUAL EQUIPMENT**
- **185 NEW SOLAR COVERED CARPORTS** - Coming Soon
- 4.5/1000 PARKING RATIO
- OUTDOOR SEATING AND MEETING SPACE



New Conference Room



New Tenant Lounge



New Outdoor Areas



Newly Renovated Lobby



New Rear Entrance Canopy



185 NEW SOLAR CARPORTS - *Coming Soon*

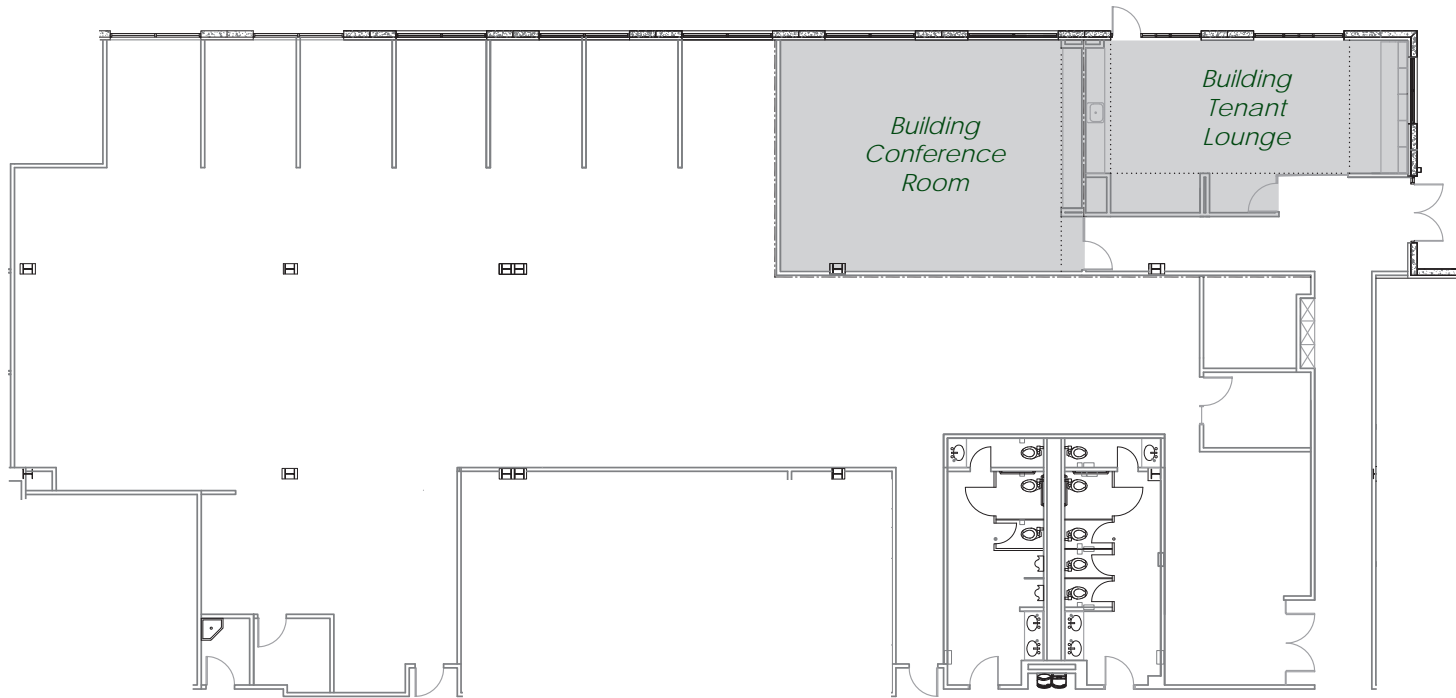


SOLAR CARPORT - EXAMPLE PHOTOS

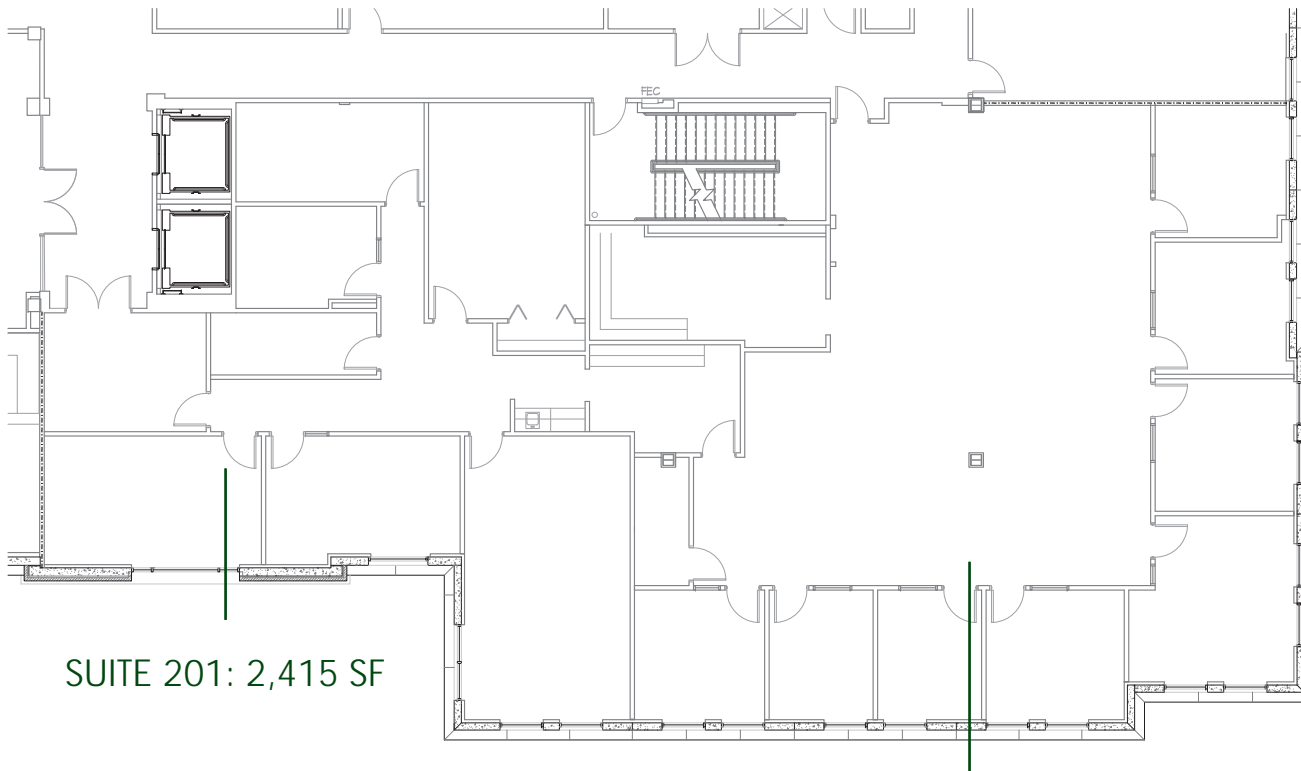


SUITE 130: 6,364 SF

- *New Paint, Carpet & Lighting*
- *Open Office Layout with Exterior Offices*

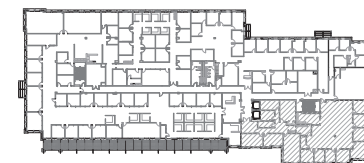


SUITE 201/204: 6,321 SF



SUITE 201: 2,415 SF

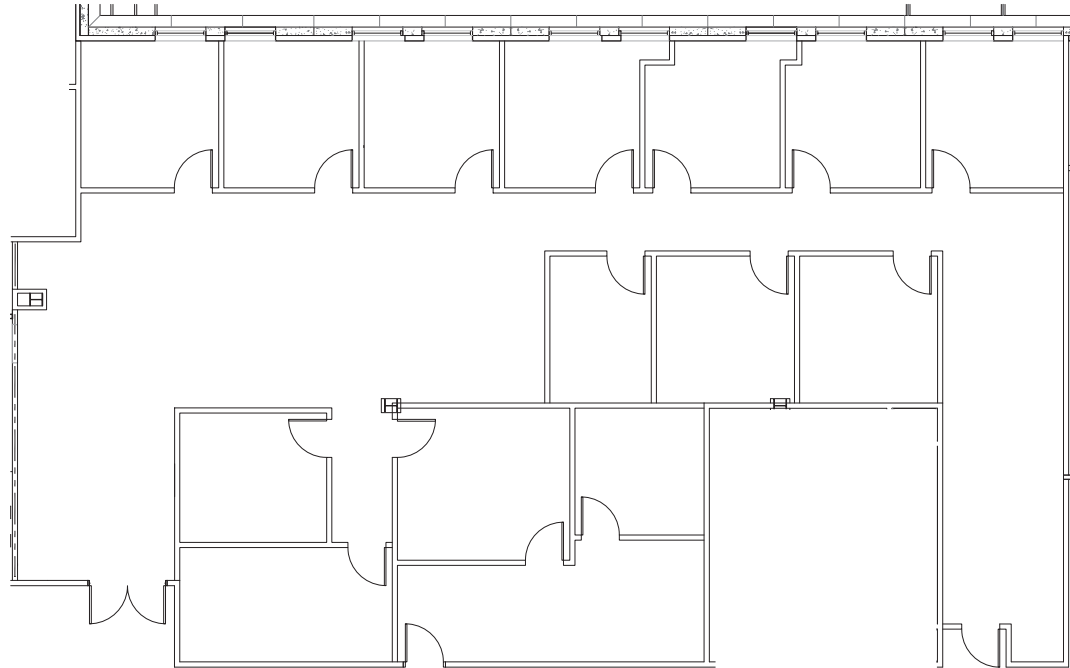
SUITE 204: 3,906 SF



Location Map

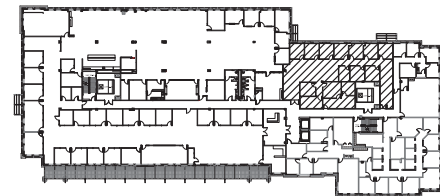


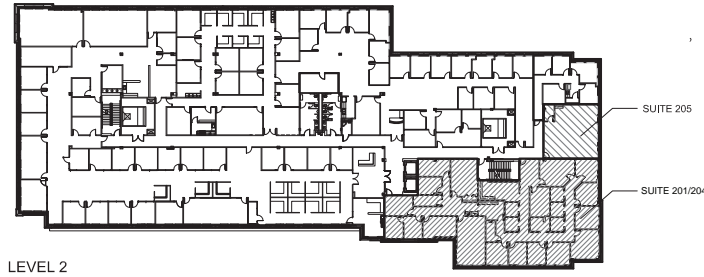
SUITE 207: 4,055 SF



SCALE: N.T.S.

LOCATION MAP



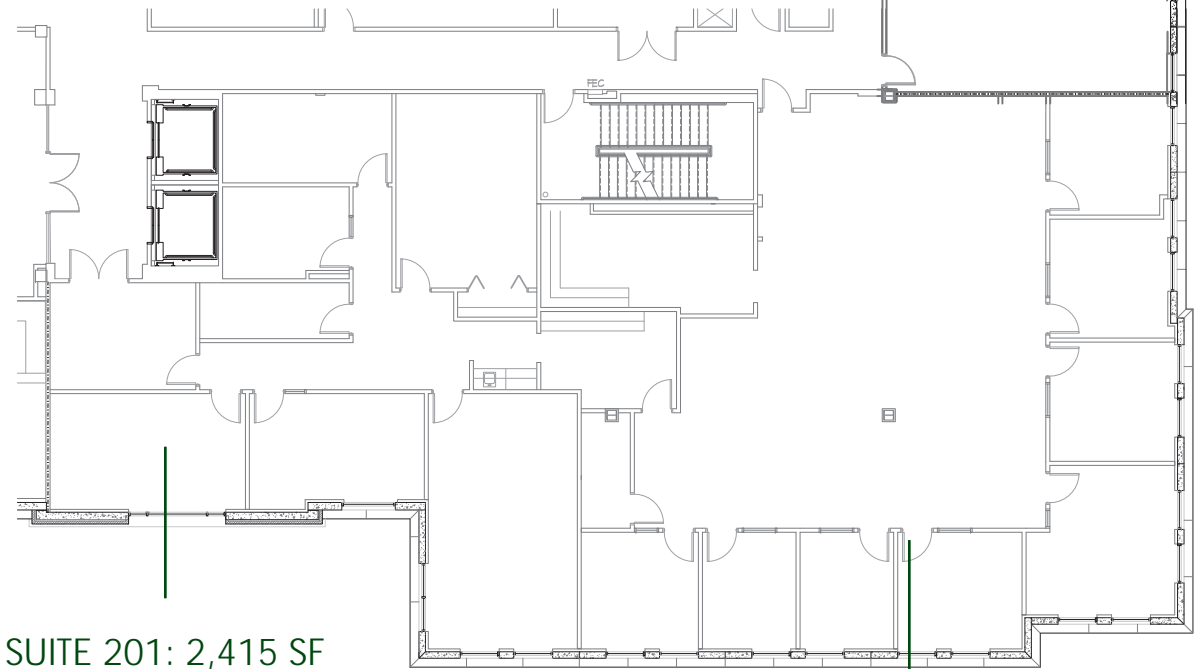


LEVEL 2

SUITE 205: 1,240 SF

2ND FLOOR LEASING OPTIONS

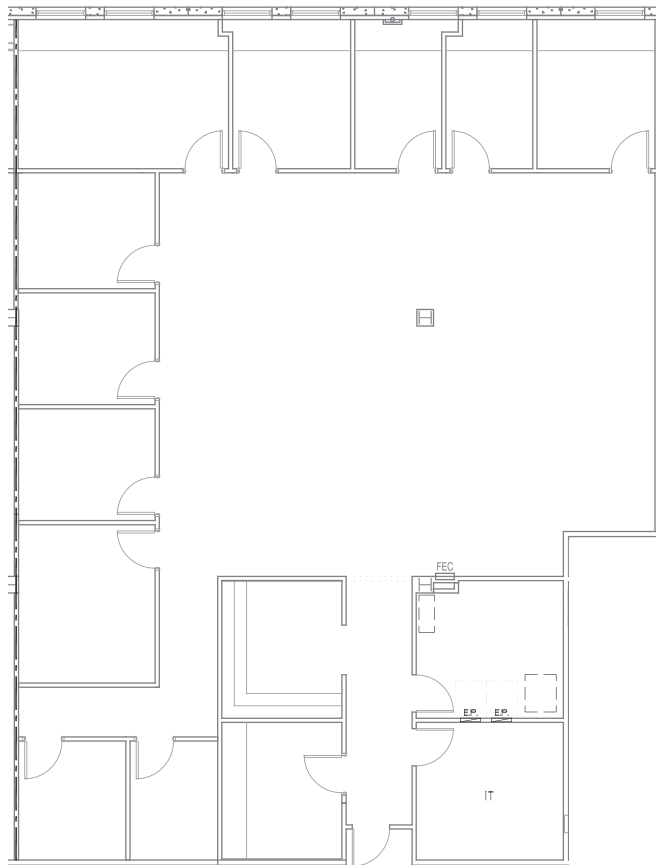
- SUITES 204/205 - 5,146 SF
- SUITES 201/204 - 6,321 SF
- SUITES 201/204/205 - 7,561 SF



SUITE 201: 2,415 SF

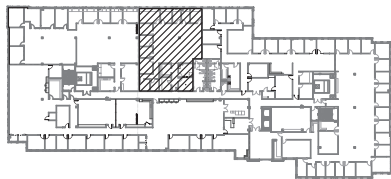
SUITE 204: 3,906 SF

SUITE 315: 3,842 SF

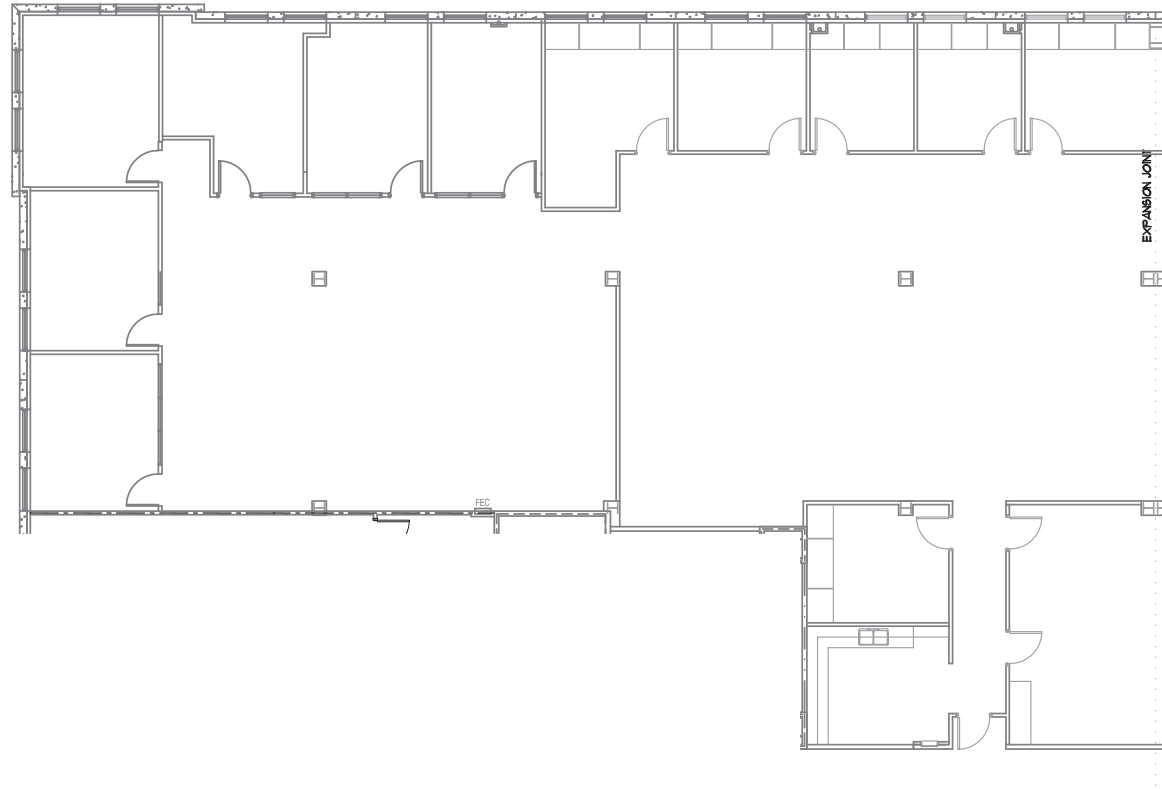


SCALE: 3/32" = 1'-0"

LOCATION MAP

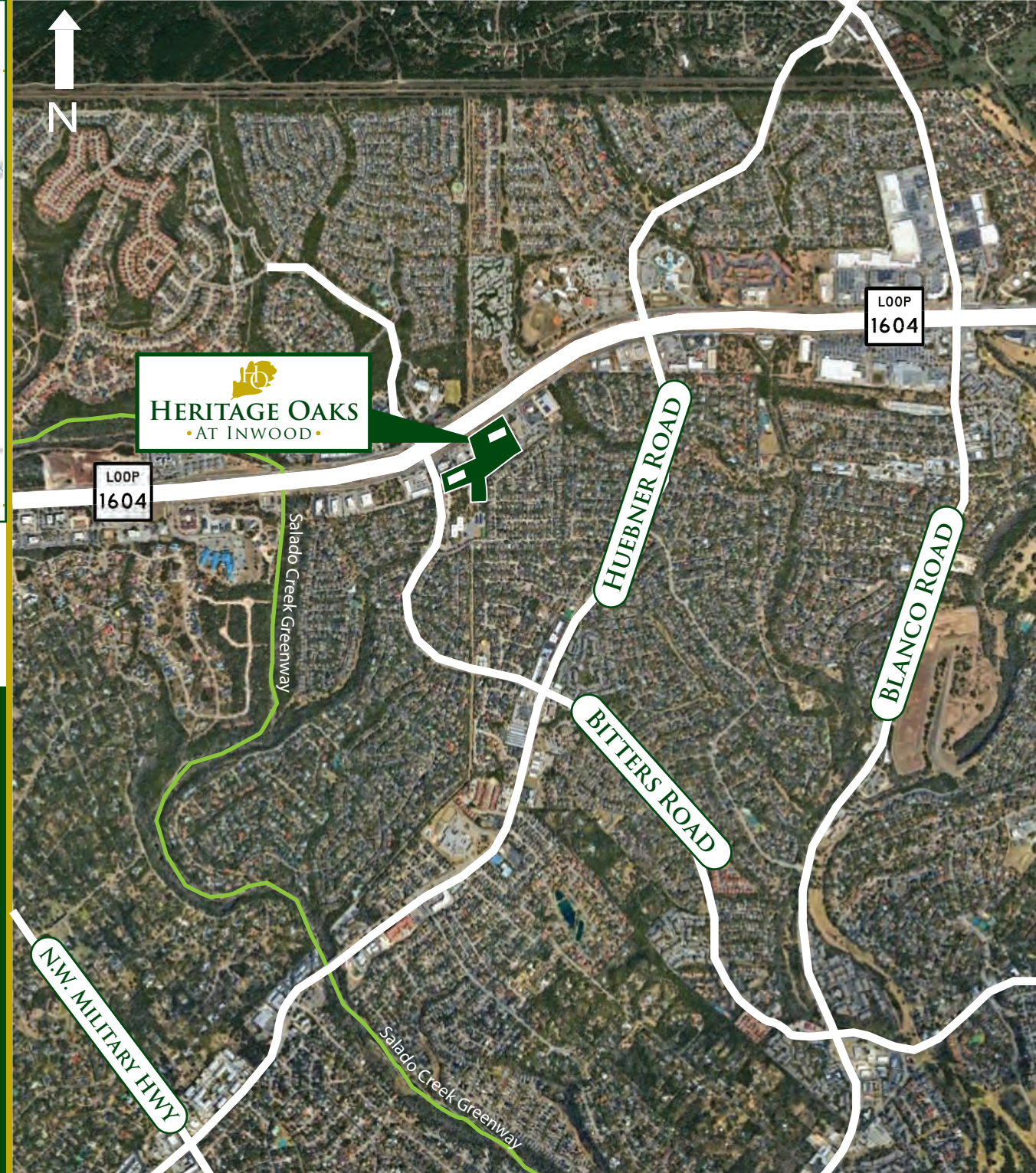
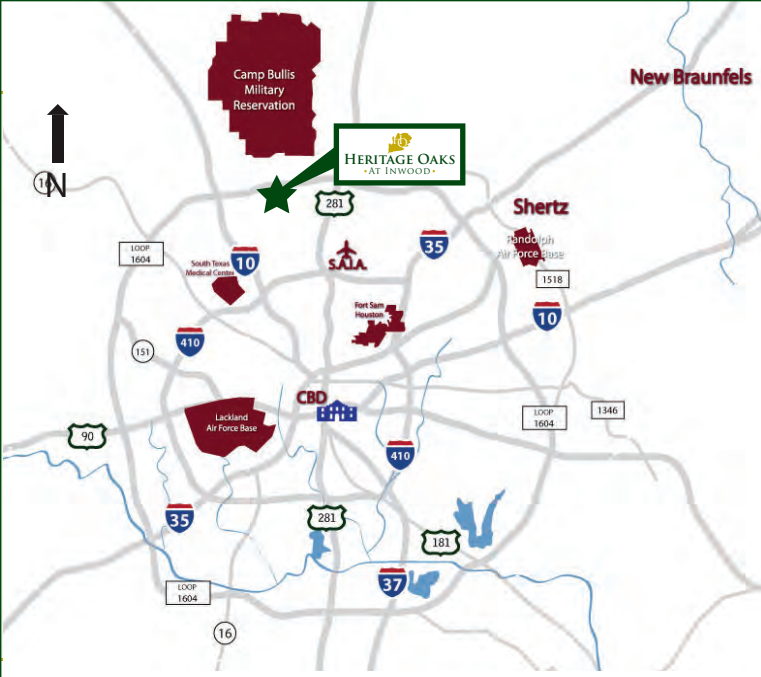


SUITE 319: 6,642 SF



LOCATION MAP





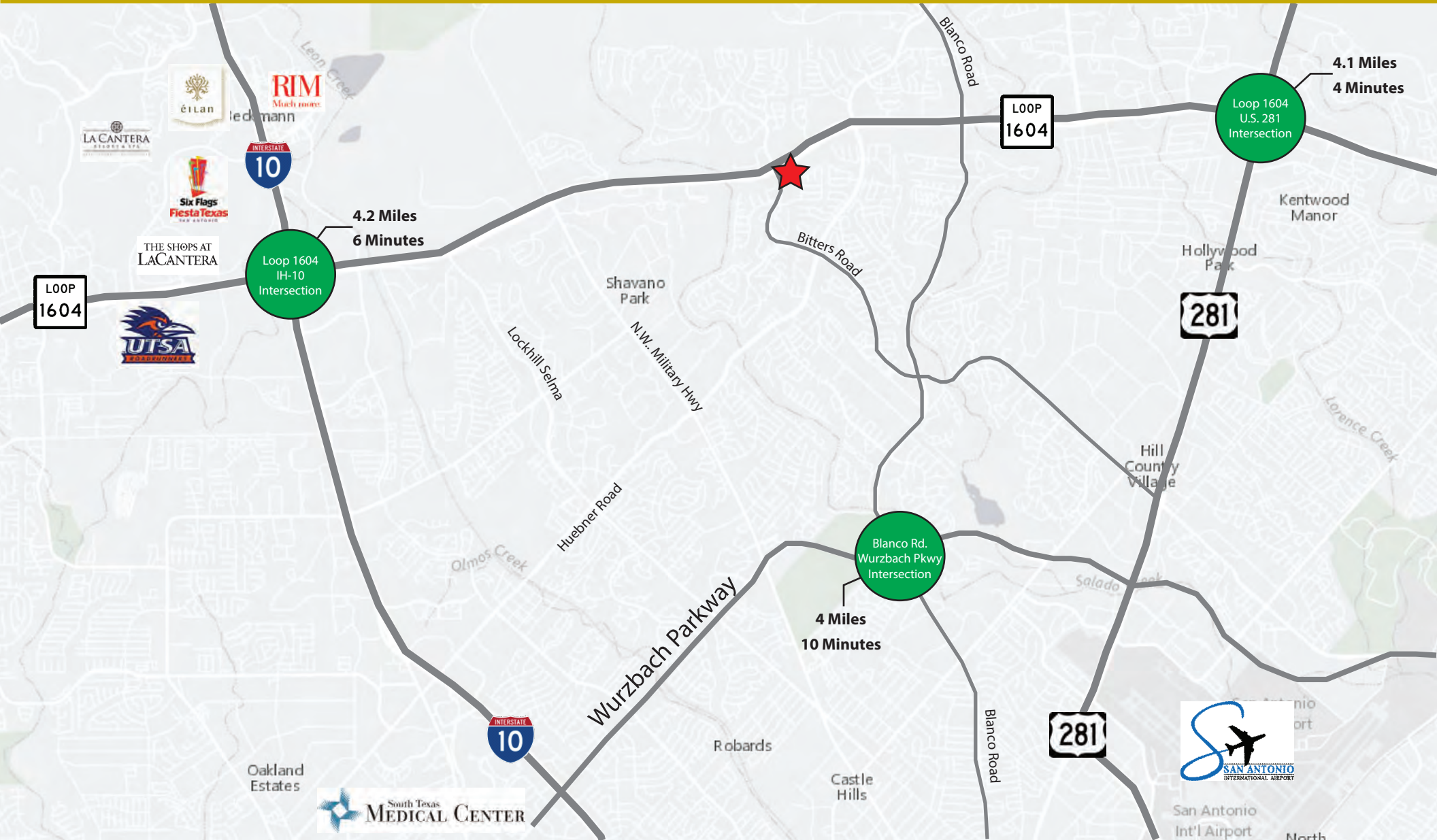

HERITAGE OAKS
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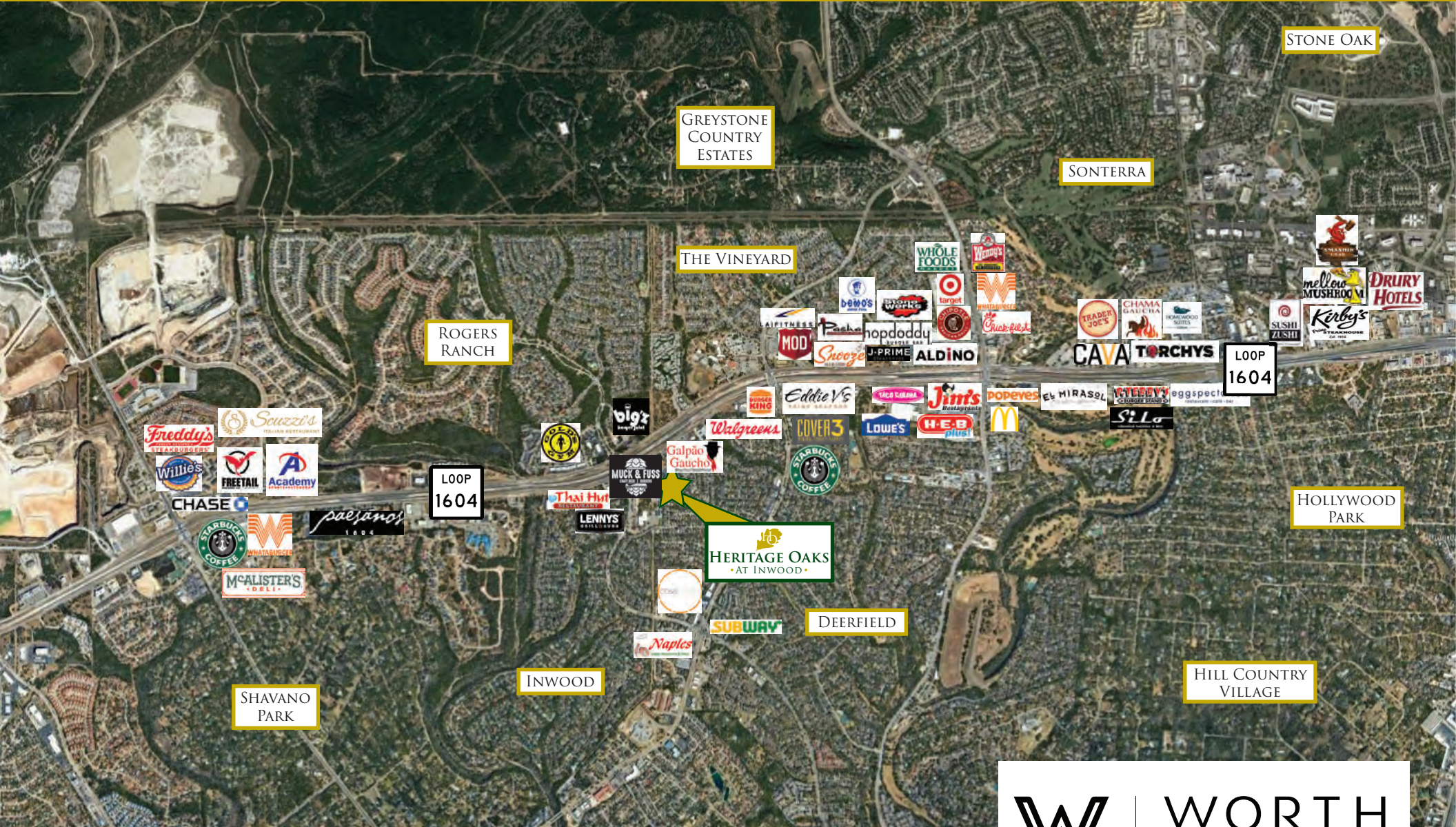
- LOCATED AT THE CORNER OF BITTERS ROAD AND LOOP 1604 IN THE FAR NORTH CENTRAL SUBMARKET OF SAN ANTONIO
- A PART OF THE HERITAGE OAKS BUSINESS PARK, WHICH AT BUILD OUT WILL FEATURE FIVE OFFICE BUILDINGS TOTALING AROUND 452,000 SF OF SPACE
- CLOSE TO EXECUTIVE HOUSING, AWARD-WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES





▪ ACCESS & DRIVE TIMES ▪





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