



# INWOOD VILLAGE

• BUSINESS PARK •

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

**MOVE-IN READY OFFICE SUITES**



WORTH  
& ASSOCIATES



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## 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 120 - 7,977 SF — SHELL

▪ SUITE 201 - 2,071 SF

▪ SUITE 223 - 1,732 SF

▪ SUITE 225 - 2,008 SF

MOVE-IN  
READY  
SUITES



**MOVE-IN READY OFFICE SUITES**



**AVAILABLE NOW**





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## 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



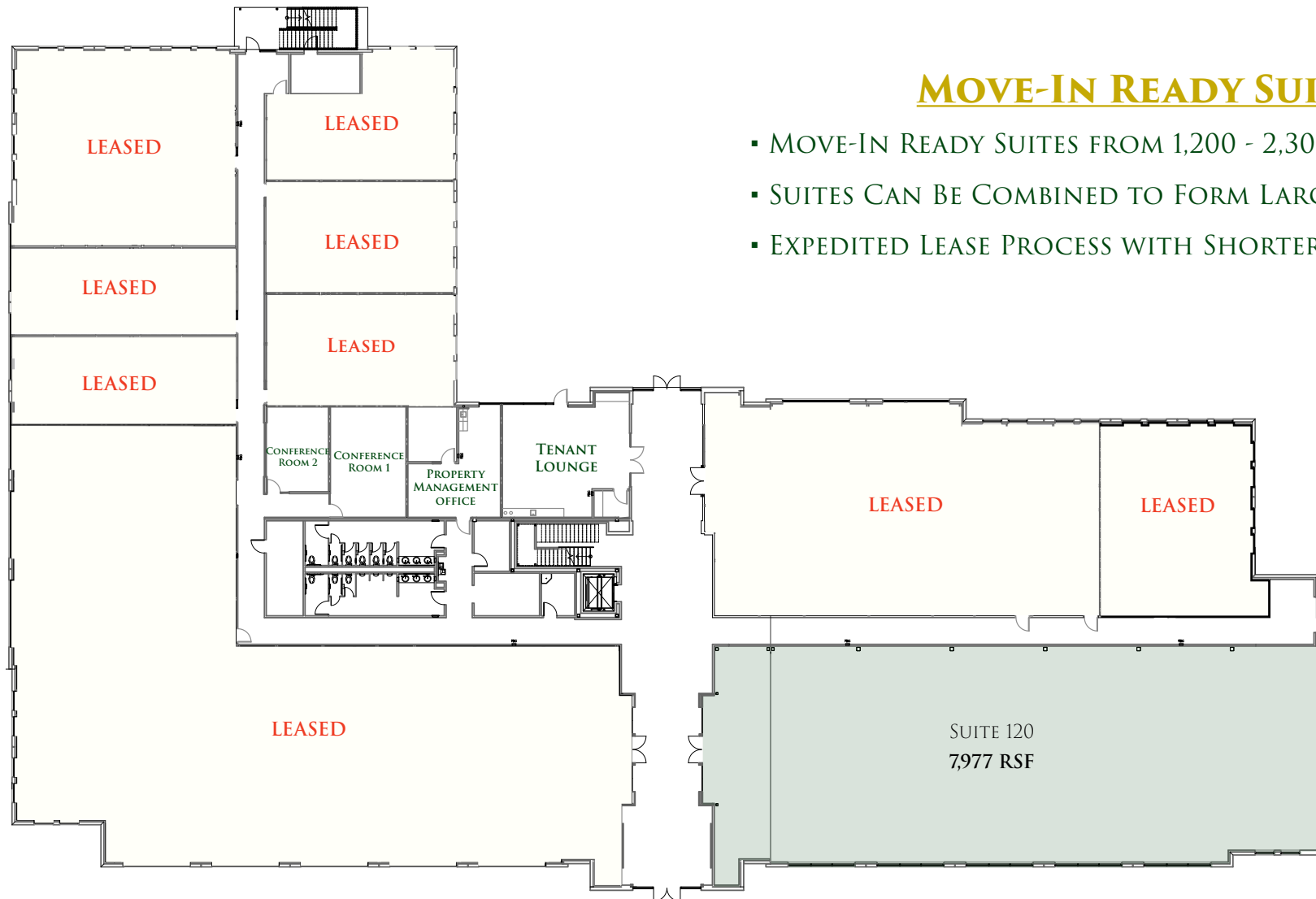
### PROPERTY MANAGEMENT

- ON-SITE MANAGEMENT TEAM

1ST FLOOR - 34,885 RSF

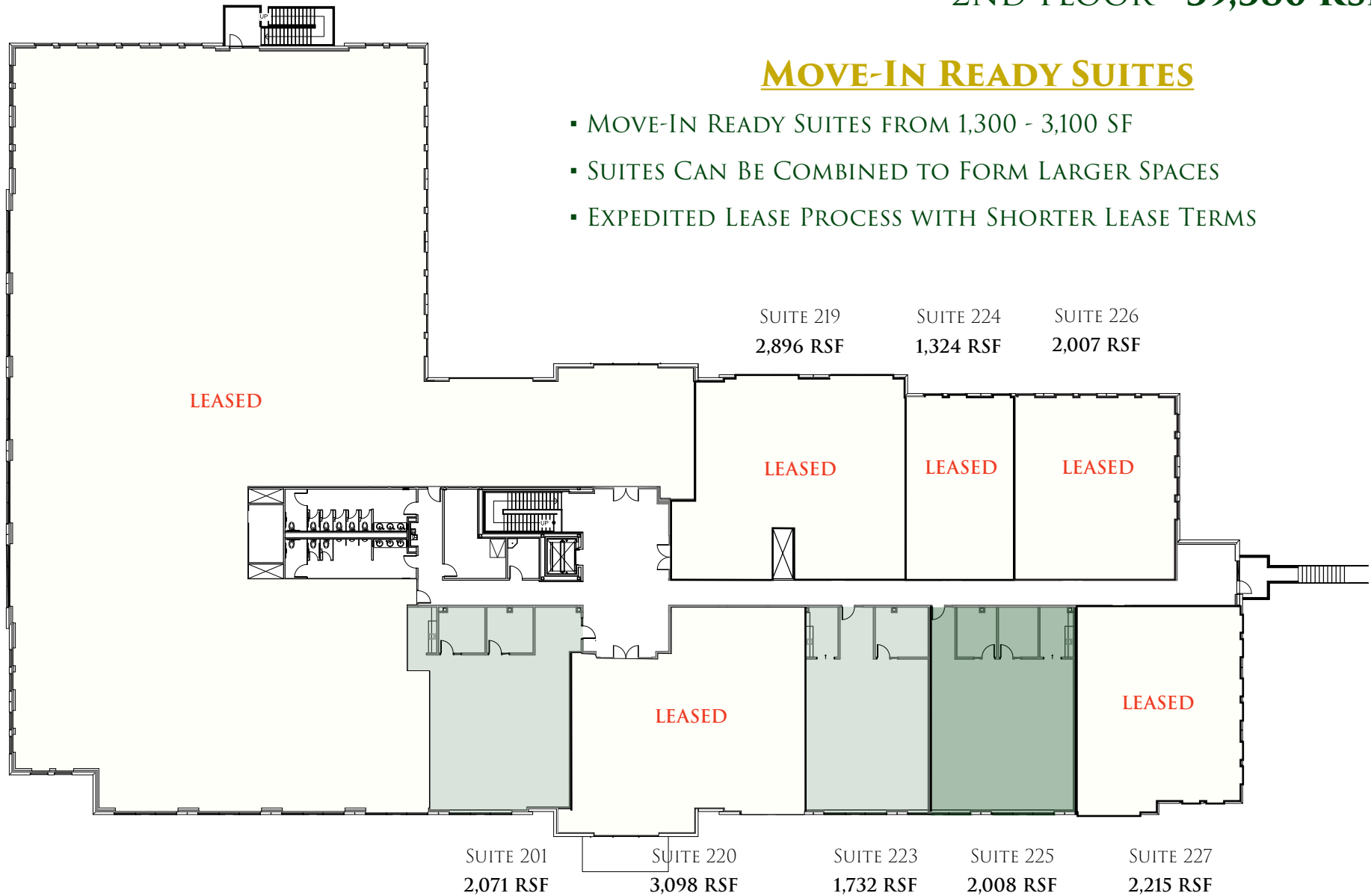
**MOVE-IN READY SUITES**

- 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



**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

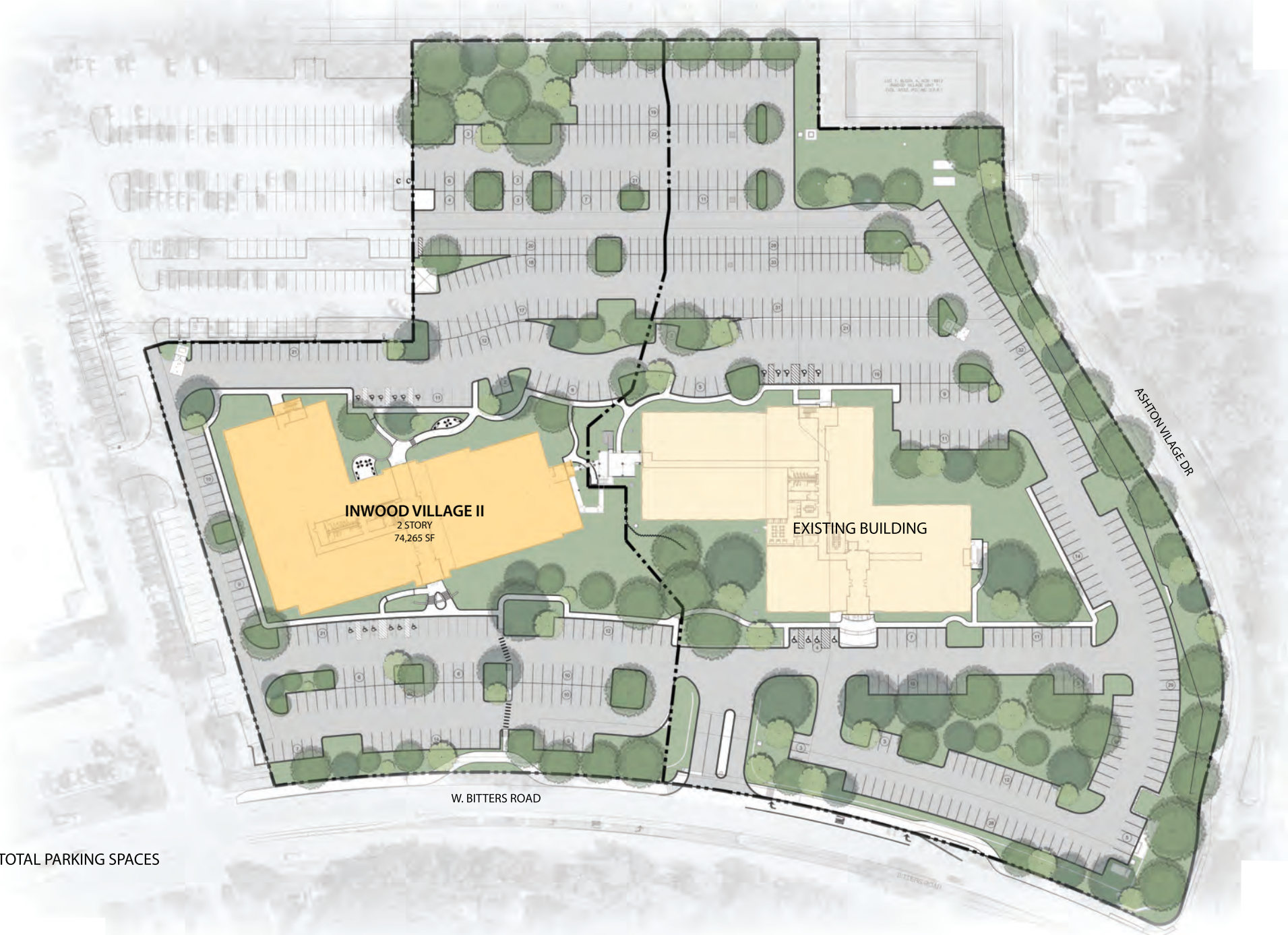




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## ▪ SITE PLAN ▪



**INWOOD VILLAGE II**  
2 STORY  
74,265 SF

**EXISTING BUILDING**

W. BITTERS ROAD

ASHTON VILAGE DR

697 TOTAL PARKING SPACES

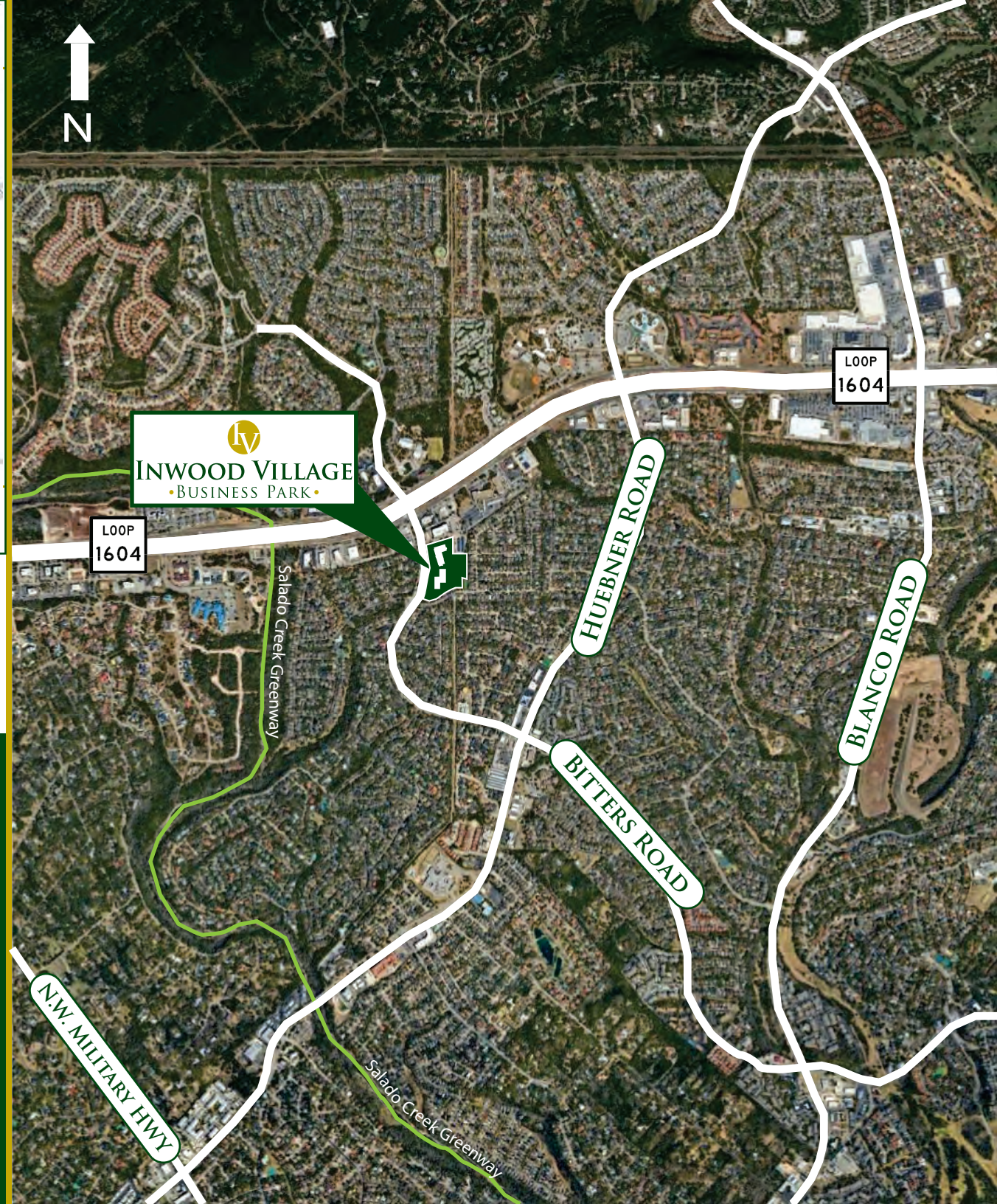
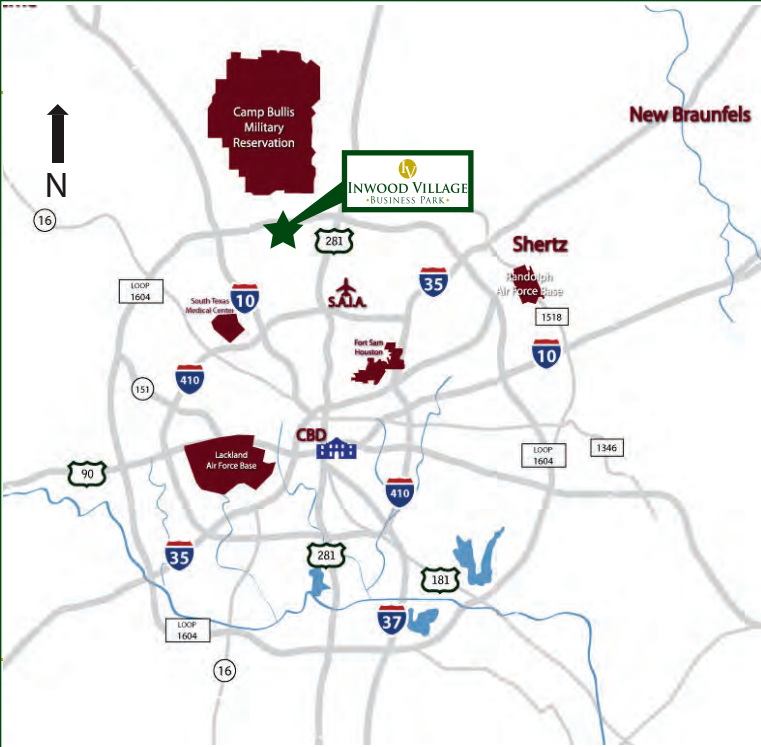


# INWOOD VILLAGE

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- 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**  
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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



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## 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

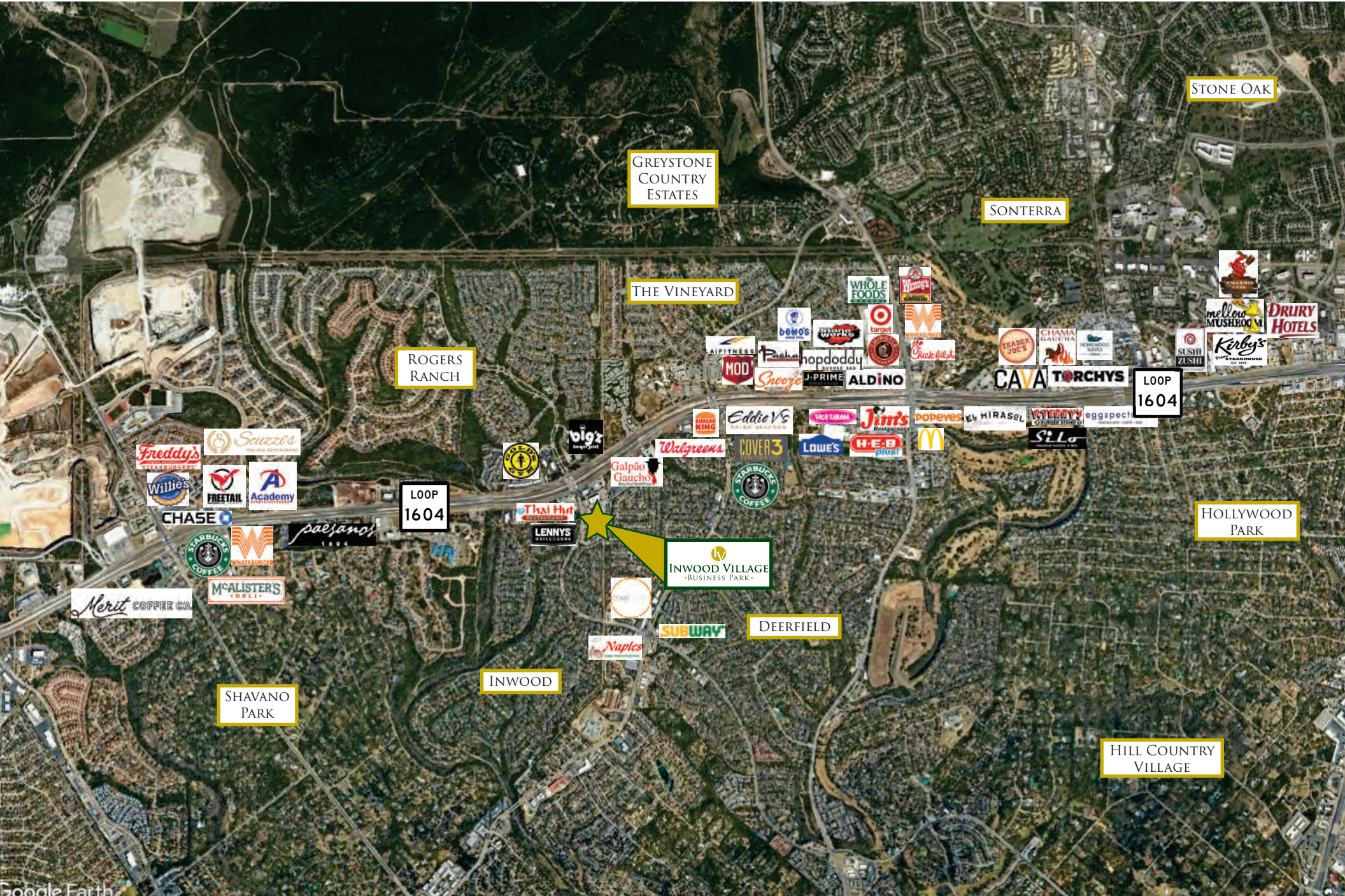
- 23 MINUTES





**INWOOD VILLAGE**  
• BUSINESS PARK •

▪ AMENITY MAP ▪



STONE OAK

GREYSTONE  
COUNTRY  
ESTATES

SONTERRA

THE VINEYARD

ROGERS  
RANCH

LOOP  
1604

LOOP  
1604

HOLLYWOOD  
PARK

INWOOD VILLAGE  
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DEERFIELD

INWOOD

HILL COUNTRY  
VILLAGE

SHAVANO  
PARK



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