



**UNIVERSITY  
HEIGHTS**  
Tech Center

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



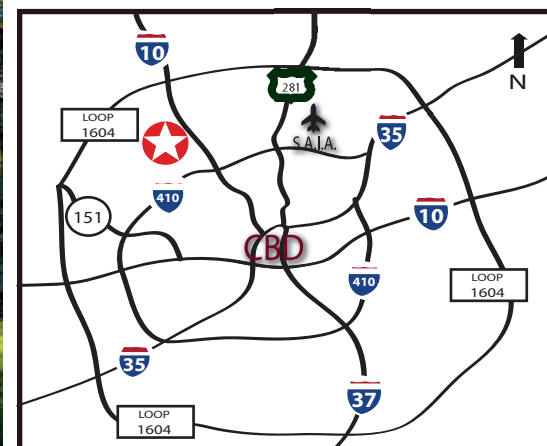
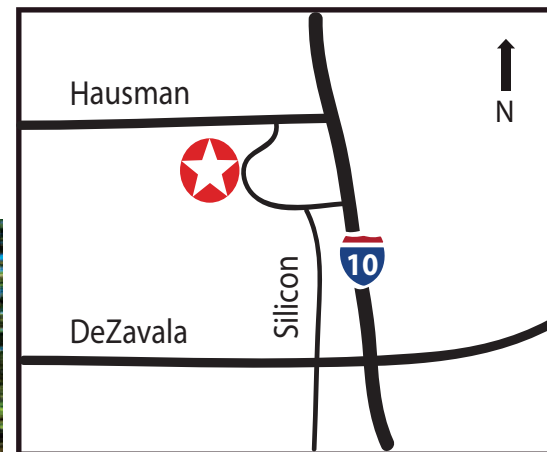
## Available Space

### Building IV

Suite 112 - 4,280 SF

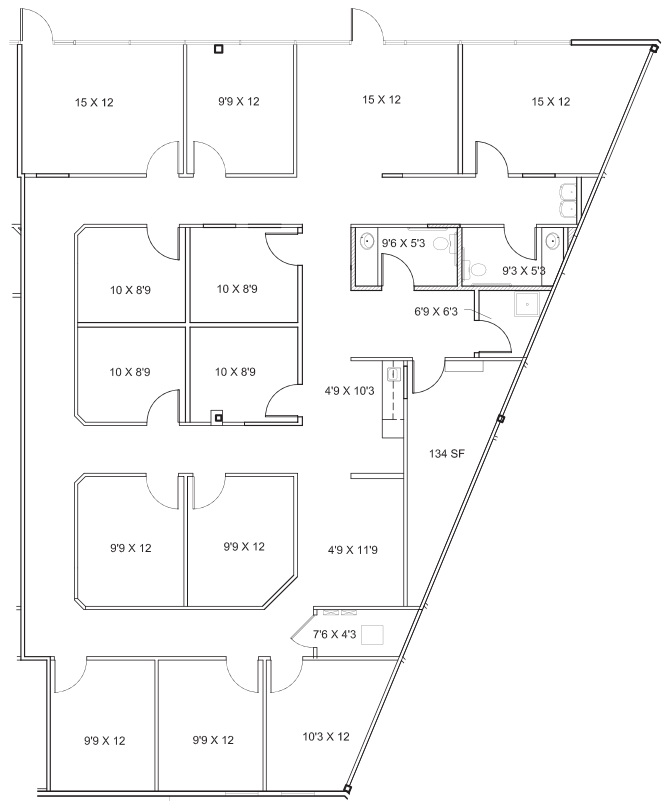
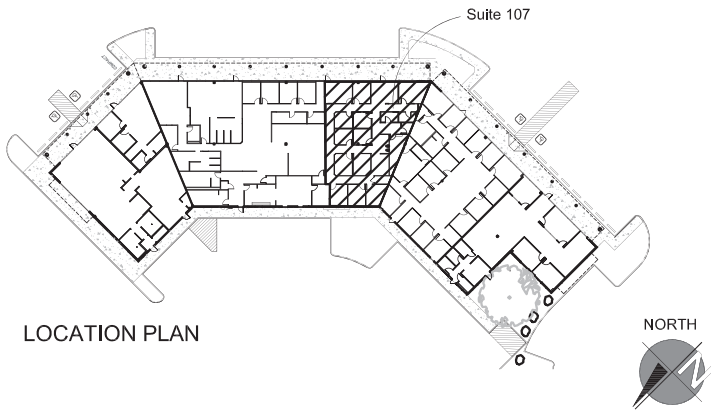
### Building V

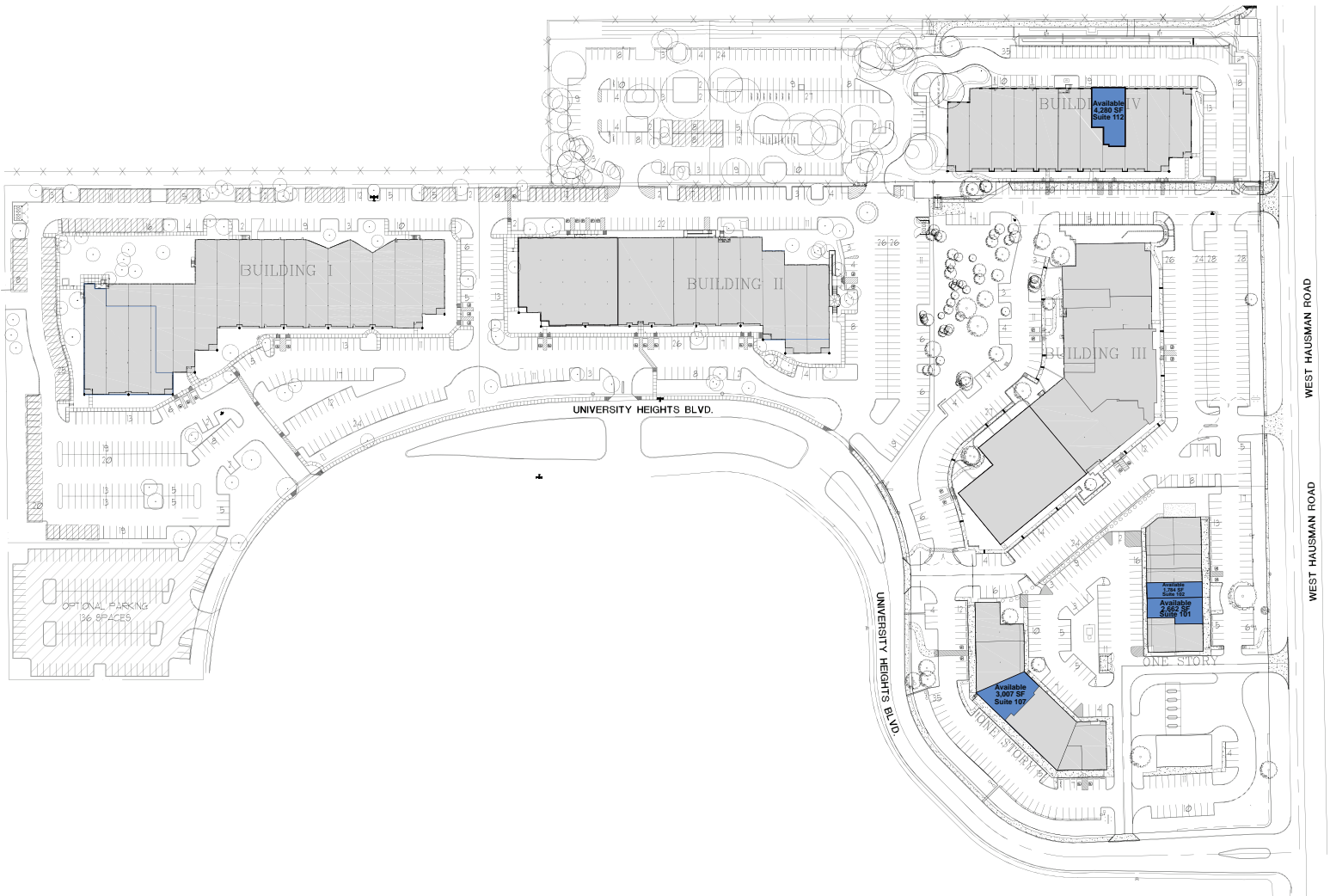
Suite 107 - 3,007 SF





*Building V - Suite 107 - 3,007 SF*





 Vacant Space





# UNIVERSITY HEIGHTS

Tech Center

AERIAL



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**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 Sapporro Sushi           | 39 Pappadeaux's               |
| 20 Picnicens                | 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

