



WALKER RANCH
BUSINESS PARK



BUILDING I
CLASS A OFFICE SPACE - UP TO 78,688 SF



WORTH
& ASSOCIATES

EXTERIOR RENDERING



AVAILABLE SPACE

Class A Office
Up To 78,688 SF

NOW PRE LEASING

PROPERTY INFORMATION - BUILDING I

- THREE STORY, 78,688 SQ. FT. CLASS A OFFICE BUILDING
- FULLY EQUIPPED BREAK ROOM
- EXTERIOR COURTYARD ALONG SALADO CREEK GREENWAY
- COMMON AREA PORCHES
- 4/1000 PARKING
- COMMON AREA WI-FI
- GATED OFFICE PARK WITH CONTROLLED ACCESS
- NORTH CENTRAL SUB MARKET
- LOCATED AT THE INTERSECTION WEST AVENUE AND WURZBACH PARKWAY
- DIRECT ACCESS TO SALADO CREEK GREENWAY HIKE AND BIKE TRAILS
- ADJACENT TO THE 30+ ACRE WALKER RANCH HISTORIC LANDMARK PARK
- CONVENIENT ACCESS TO WEST AVENUE, WURZBACH PARKWAY, HWY 281 AND LOOP 410
- SURROUNDED BY DINING, SHOPPING, OUTDOOR ACTIVITIES AND DESIRABLE NEIGHBORHOODS

CONTACT:

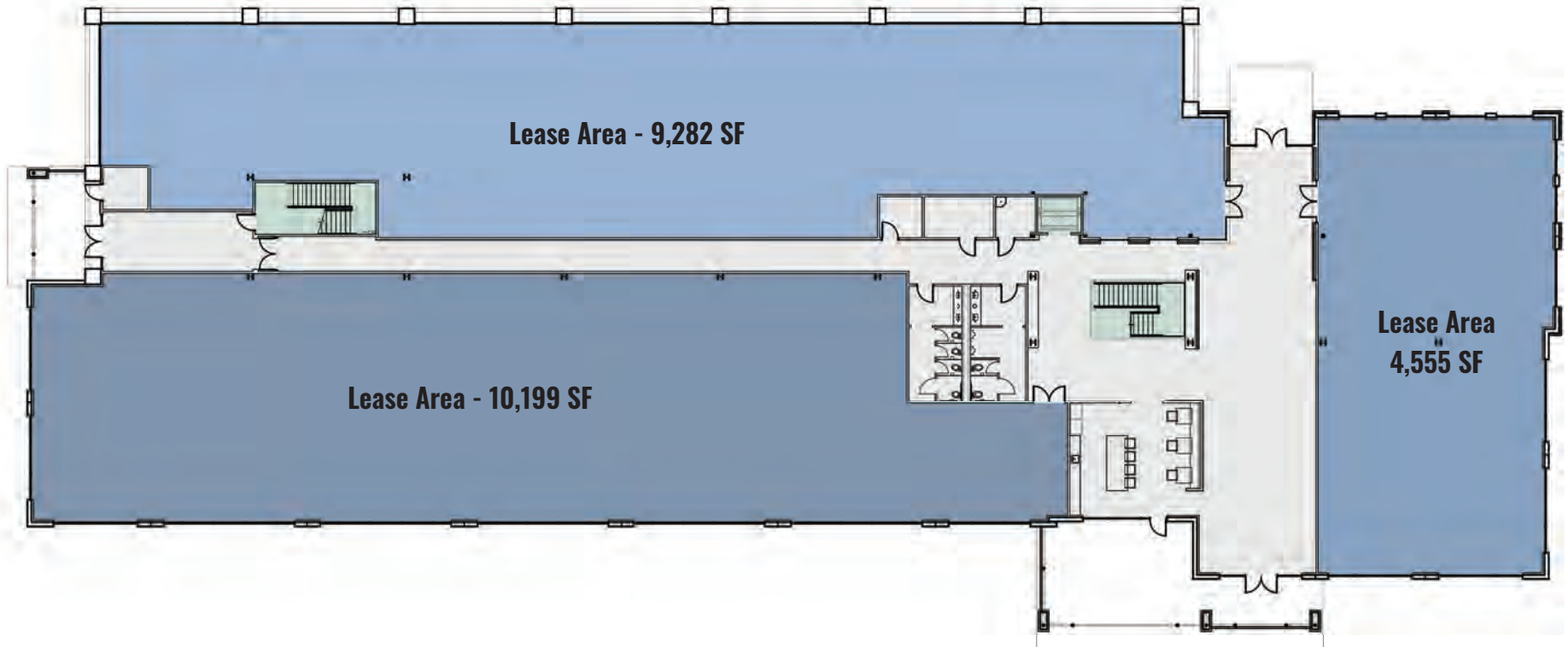
Shawn Gulley
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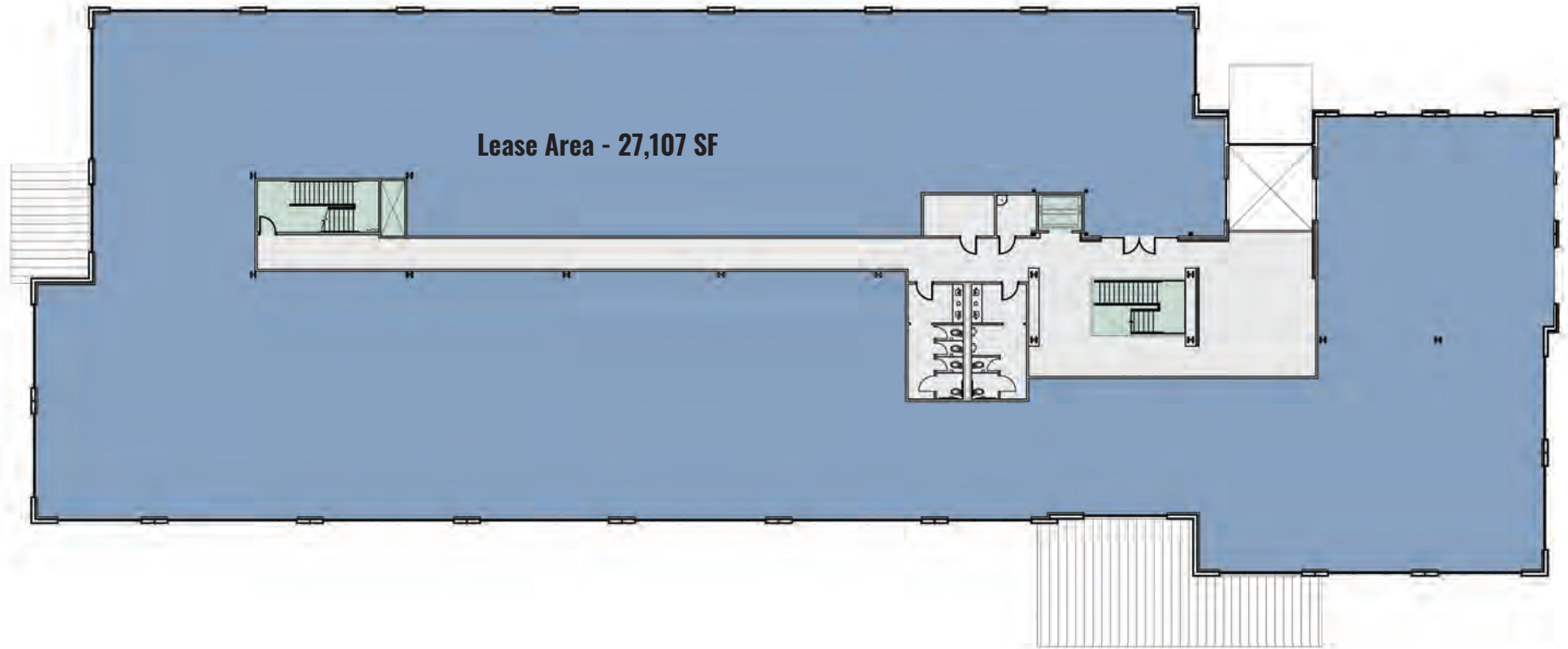
1ST Floor - 24,036 SF

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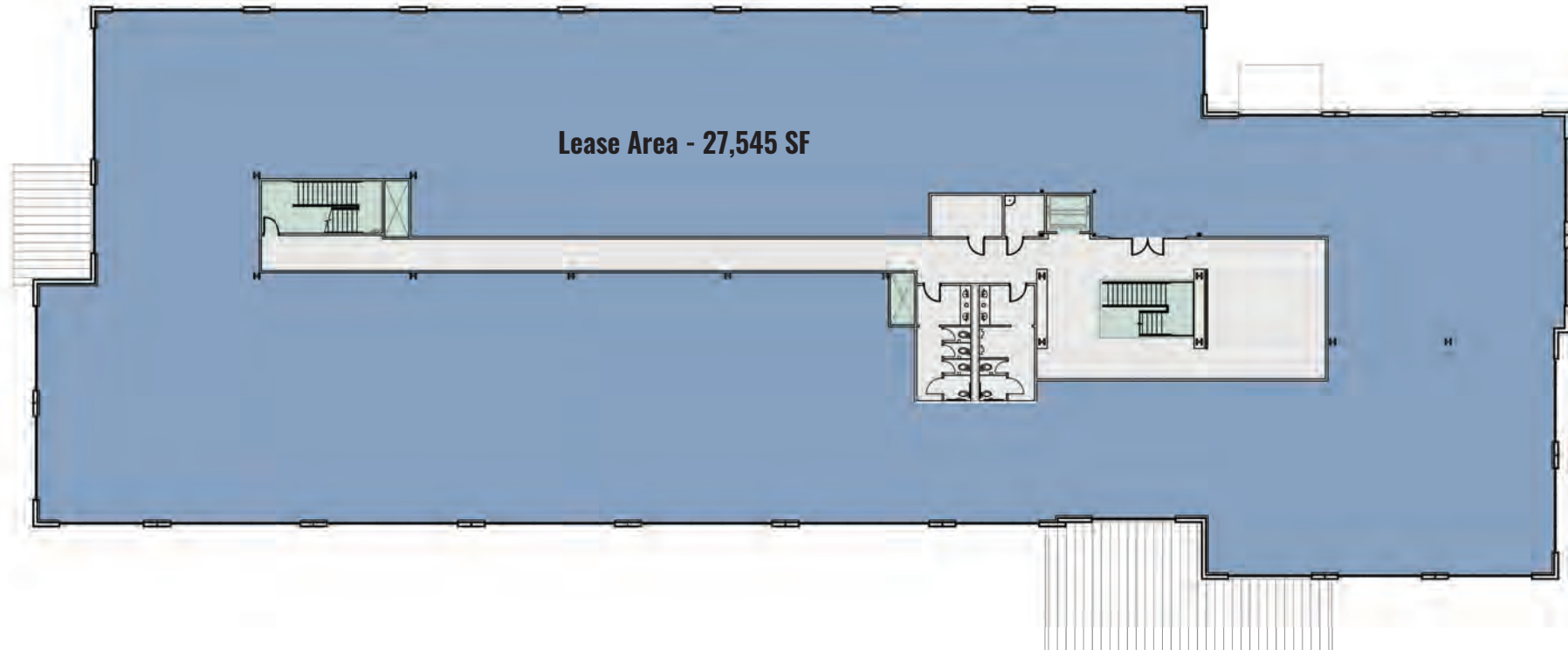
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2ND Floor - 27,107 SF



3RD Floor - 27,545 SF

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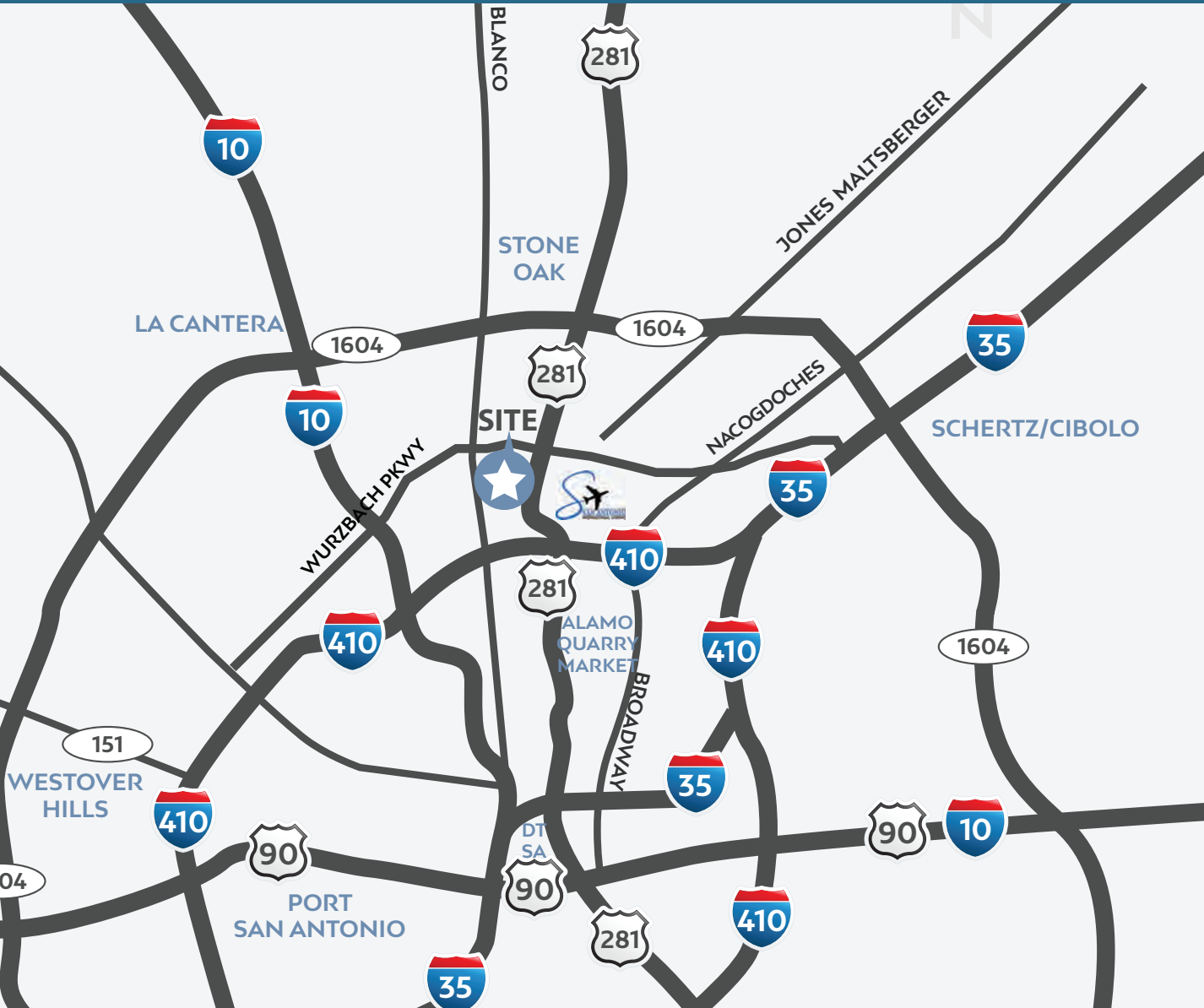


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- Located at the Corner of Wurzbach Parkway and West Avenue
- North Central Submarket
- Excellent Access & Visibility
- Conveniently Located Near Retail, Restaurant and Hospitality Amenities

DRIVE TIMES

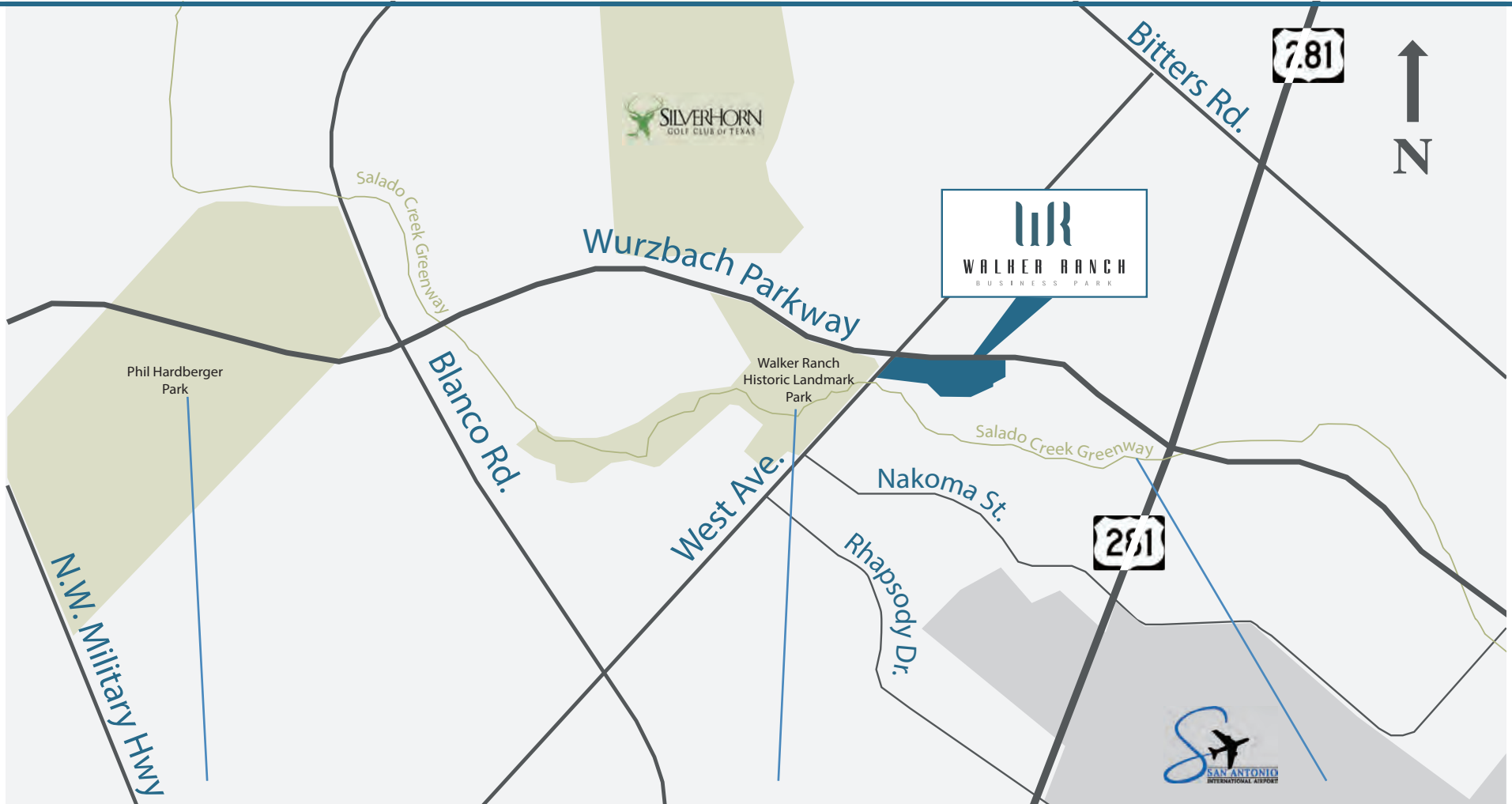
| | |
|---------------------|------------|
| Airport | 6 Minutes |
| Alamo Quarry Market | 9 Minutes |
| Stone Oak | 11 Minutes |
| Downtown | 15 Minutes |
| La Cantera | 18 Minutes |
| Westover Hills | 22 Minutes |
| Schertz/Cibolo | 22 Minutes |
| Port San Antonio | 23 Minutes |

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Phil Hardberger Park

Phil Hardberger Park is a 311-acre park that features trails, playscapes, dog parks, picnic facilities, basketball courts, outdoor classrooms, urban ecology center, future land bridge and access to Salado Creek Greenway.

Walker Ranch Park

Walker Ranch Park is a 70-acre park that features walking trails, playscapes, pavilion, picnic tables and access to the Salado Creek Greenway.

Salado Creek Greenway

Salado Creek Greenway is part of the Howard Peek Greenway System that features a growing network of 69 miles of multi-use and accessible trails that circle San Antonio connecting neighborhoods and local parks.

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