INWOOD VILLAGE
•BUSINESS PARK•

2806 W. BITTERS RD | SAN ANTONIO, TX 78248

MOVE-IN READY OFFICE SUITES



WORTH & ASSOCIATES

Inwood Village
•Business Park•

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 111 - **1,260 SF** — Move-In Ready Suites
- Suite 113 - **1,270 SF** — Move-In Ready Suites
- Suite 120 - **7,977 SF** — Shell
- Suite 201 - **2,071 SF** — Move-In Ready Suites
- Suite 223 - **1,732 SF** — Move-In Ready Suites
- Suite 225 - **2,008 SF** — Move-In Ready Suites





Move-In Ready Office Suites



Available Now





INWOOD VILLAGE
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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







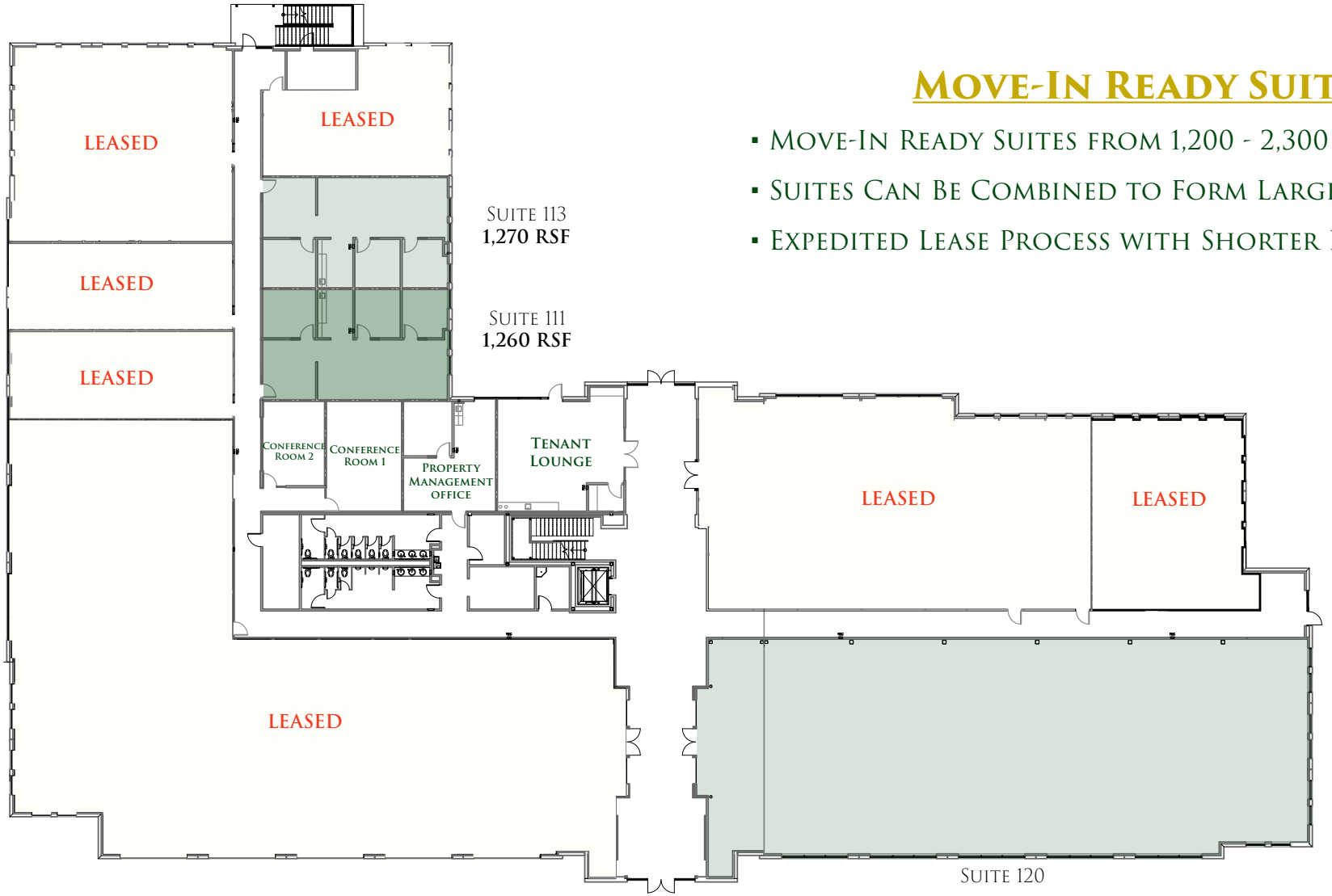




INWOOD VILLAGE
•BUSINESS PARK•

▪ 1ST FLOOR PLAN ▪

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

ROB GISH | 210.805.3370 | ROBG@WORTHSA.COM
SHAWN GULLEY | 210.805.333 | SHAWN@WORTHSA.COM

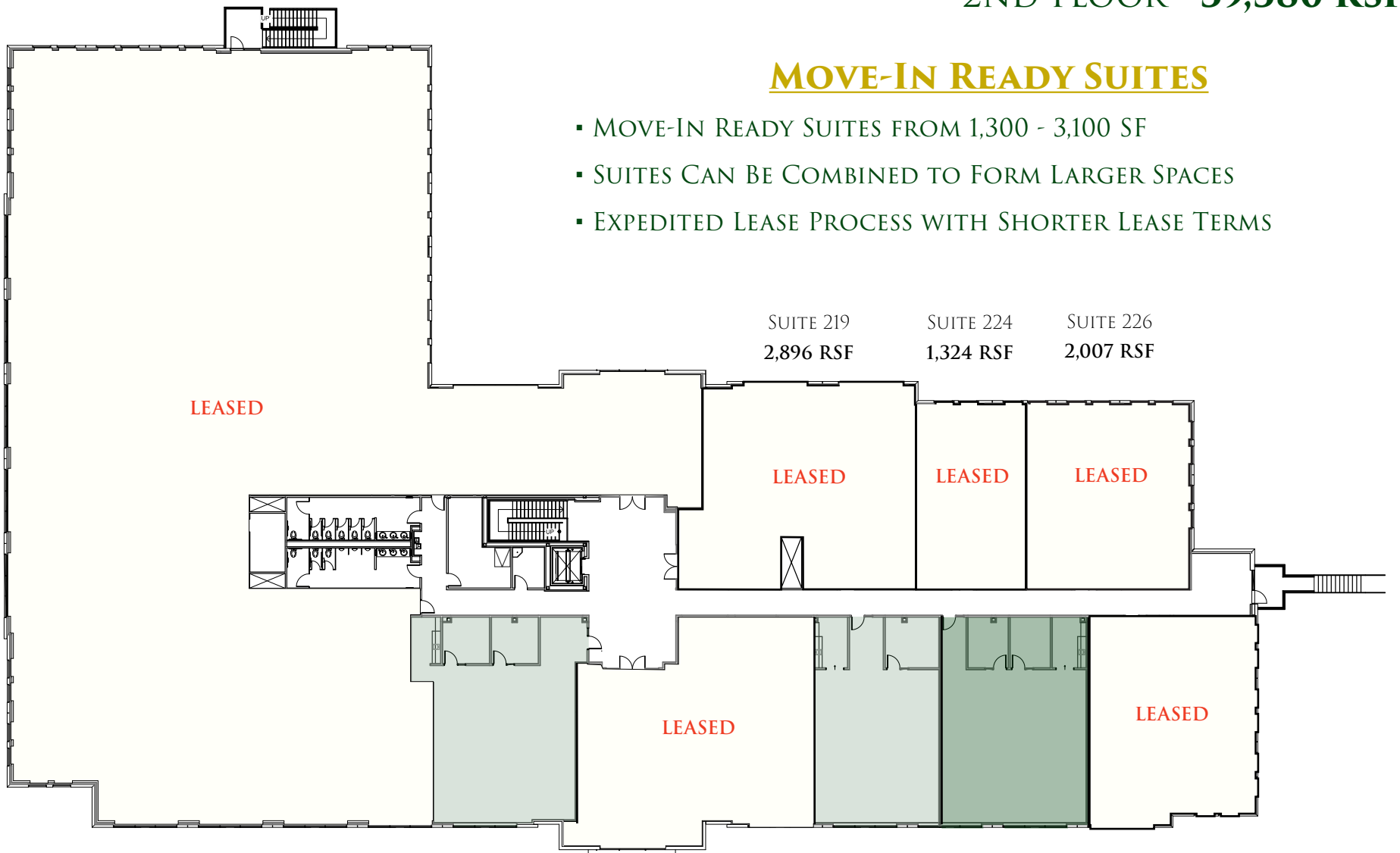
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▪ 2ND FLOOR PLAN ▪

2ND FLOOR - **39,380 RSF**

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



SUITE 219	SUITE 224	SUITE 226
2,896 RSF	1,324 RSF	2,007 RSF

SUITE 201	SUITE 220	SUITE 223	SUITE 225	SUITE 227
2,071 RSF	3,098 RSF	1,732 RSF	2,008 RSF	2,215 RSF

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SITE PLAN

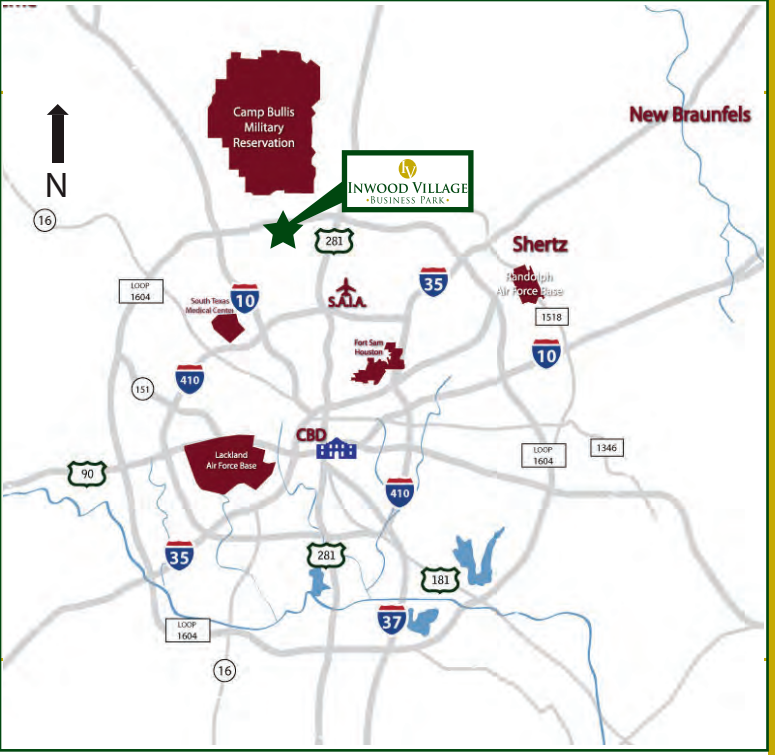


697 TOTAL PARKING SPACES

Inwood Village
•Business Park•

- 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



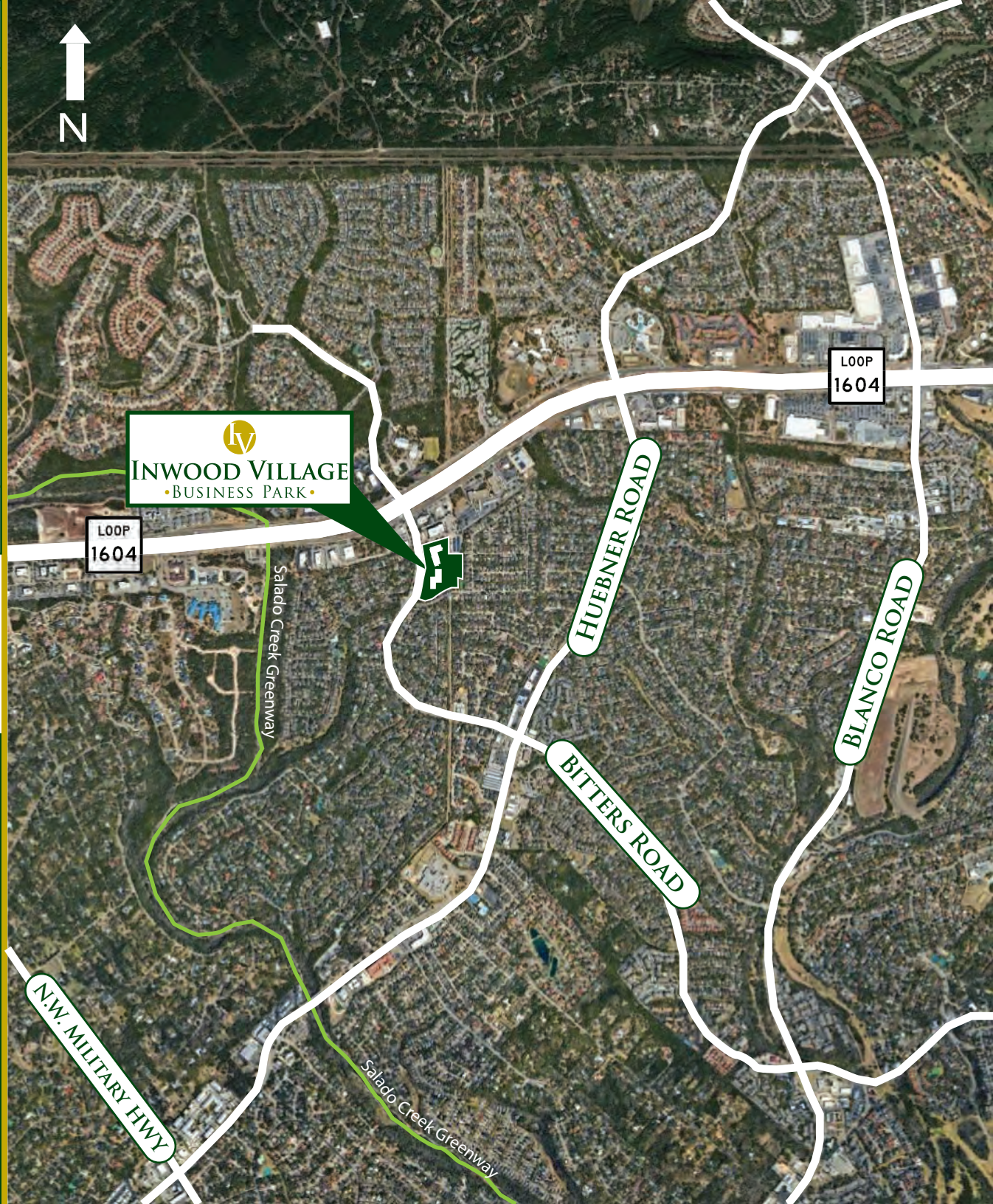


INWOOD VILLAGE
•BUSINESS PARK•

- 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



INWOOD VILLAGE
•BUSINESS PARK•

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 •



Inwood Village
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