

# WESTOVER

## Office Center I



Leased By:

**Wender & Hall**

Real Estate Development, Investments & Brokerage

[www.wender-hall.com](http://www.wender-hall.com)  
(210) 342-2255

Developed By:

**MYERS & CROW  
COMPANY, LTD.**

[www.myerscrow.com](http://www.myerscrow.com)  
(210) 256-7800





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### Development Overview

#### Site Area

8.78 acres

#### Building Area

102,000 SF

#### Building Configuration

2 story building

#### Parking

638 spaces (6.25 cars / 1,000 RSF)

#### Adjacent Site

5.73 Acres for Future Building or Parking

### Premier Location

- Strategic location in San Antonio, TX
- Outstanding access from S.H. 151, S.H. 1604, and I.H. 410
- Near abundant retail, restaurants and hotels
- Located in the Master Planned Westover Hills Business Park
- Outstanding demographics, housing and services in the surrounding area

### Building & Site Features

- LEED (Leadership in Energy & Environmental Design) Certified building
- Appealing architectural design for image-conscious companies
- Extensive regional/native landscaping
- Exterior building and monument signage available
- Card access system and security cameras at all entries
- Full-cover illumination of parking areas
- Electric vehicle fueling stations
- Dual pane insulated glass on exterior windows





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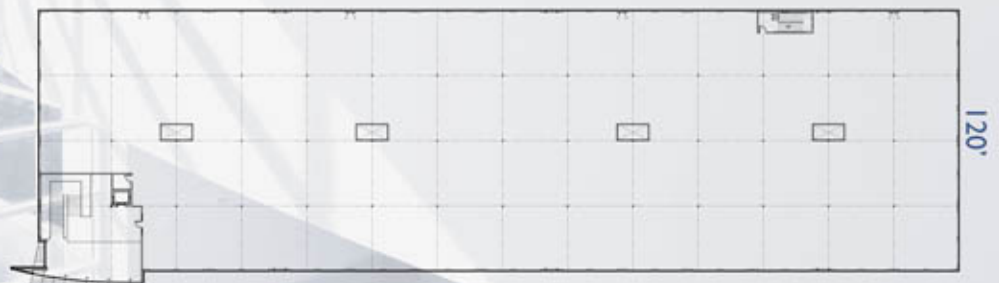
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### Interior Features

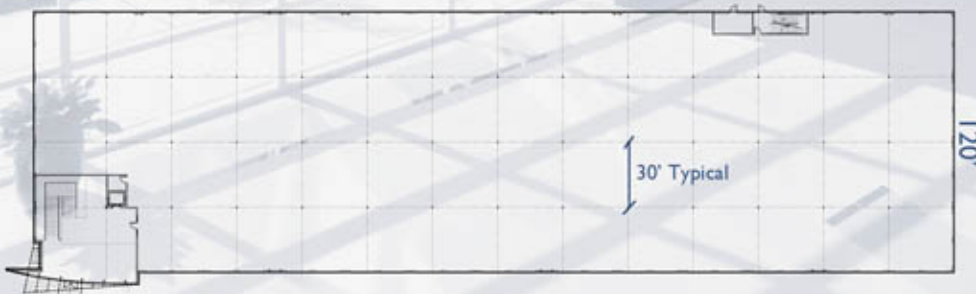
- Two-story atrium lobby, including Italian porcelain and granite tile entry, natural wood paneling, and grand staircase to facilitate interfloor traffic
- Bright open floor plans with 10' ceiling heights maximizing natural and ambient lighting
- Energy efficient building materials, lighting, and mechanical systems
- Interior office design and finish to suit



### Floor Plans



Second Floor 51,000 SF



First Floor 51,000 SF

### Technology Features

- Multiple fiber optics providers available to the building with redundant access
- High energy efficient HVAC design includes multiple zones and digital energy management system
- Pad area and conduits for backup generator provided
- Customized power capacity
- 24-hour, 7 day heating and air conditioning system

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For Leasing Information, Please Contact:

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