



# BUILDING II



## HERITAGE OAKS • AT INWOOD •

2338 N. LOOP 1604 W.  
SAN ANTONIO, TX 78248



## AVAILABLE SPACE

- Suite 115 - 5,055 SF
- Suite 130 - 7,985 SF
- Suite 201 - 2,415 SF
- Suite 204 - 3,906 SF
- Suite 201/204 - 6,321 SF
- Suite 205 - 1,240 SF
- Suite 201/204/205 - 7,561 SF
- Suite 311 - 9,925 SF
- Suite 319 - 3,802 SF
- Suite 335 - 13,801 SF
- Suite 311/319/335 - 27,528 SF

## PROPERTY INFORMATION

*Heritage Oaks II is 108,000 SF Class A office project in the highly desirable Far North Central submarket of San Antonio. The site is close to executive housing and an abundance of area amenities.*

- 108,000 SQUARE FEET
- THREE STORY CLASS A OFFICE BUILDING
- COVERED PARKING AVAILABLE
- ON-SITE PROPERTY MANAGEMENT
- 10' CEILING HEIGHT
- GREAT NORTH CENTRAL LOCATION NEXT TO PLENTY OF RESTAURANTS AND SHOPS
- **NEWLY RENOVATED LOBBY & COMMON AREAS**
- **NEW TENANT LOUNGE**
- 4.5/1000 PARKING RATIO
- MONUMENT SIGNAGE VISIBLE FROM LOOP 1604
- OUTDOOR MEETING SPACE
- EXCELLENT ACCESS TO BITTERS ROAD & LOOP 1604





Newly Renovated Lobby



New Tenant Lounge



New Outdoor Areas

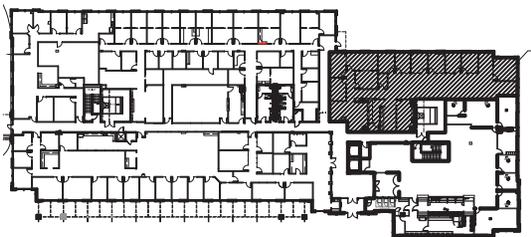
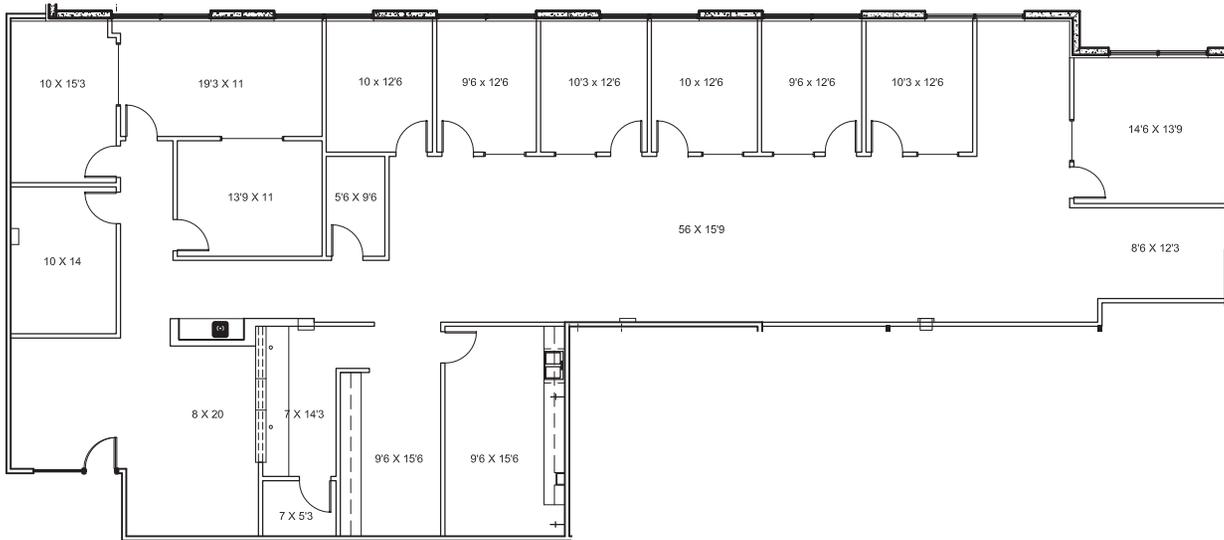


Monument Signage



New Outdoor Areas

SUITE 115: 5,055 SF



LOCATION MAP

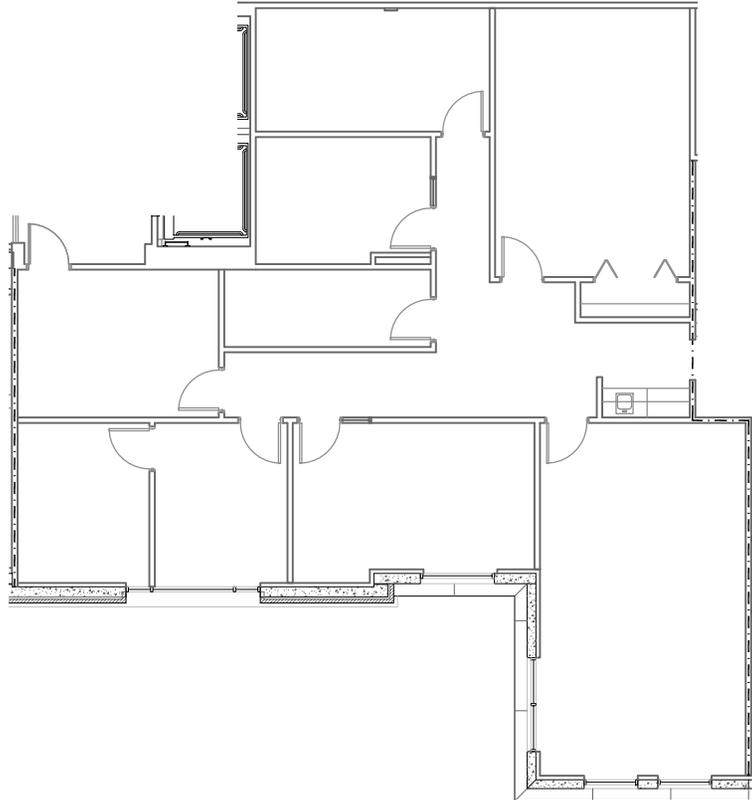


**SUITE 130: 7,985 SF**

- *New Paint, Carpet & Lighting*
- *Open Office Layout with Exterior Offices*

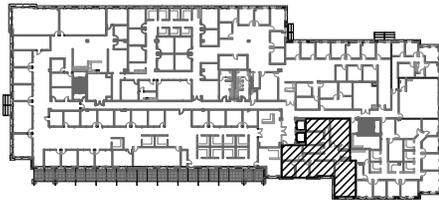


SUITE 201: 2,415 SF

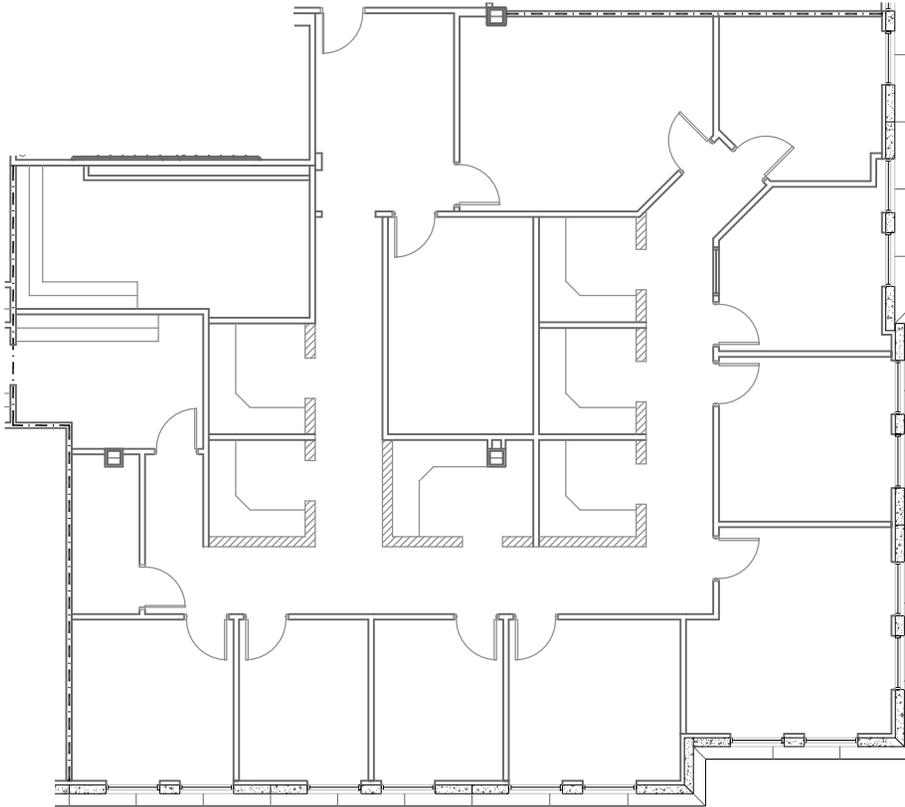


SCALE: 3/32" = 1'-0"

LOCATION MAP

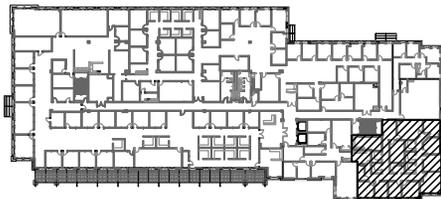


SUITE 204: 3,906 SF

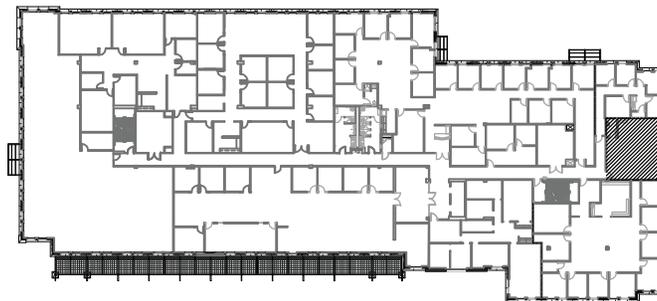
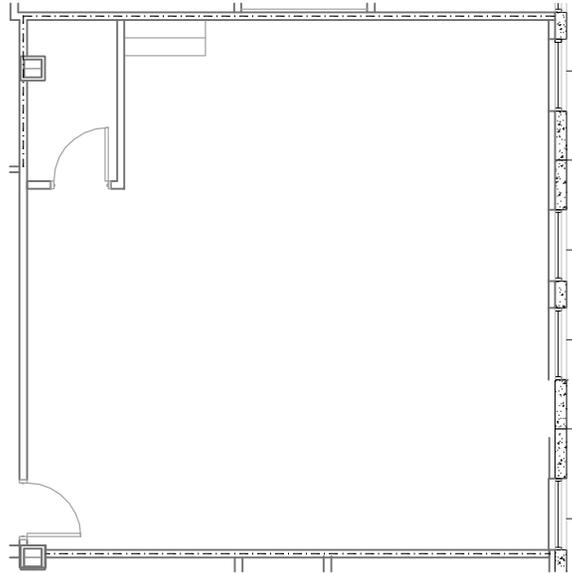


SCALE: 3/32" = 1'-0"

LOCATION MAP



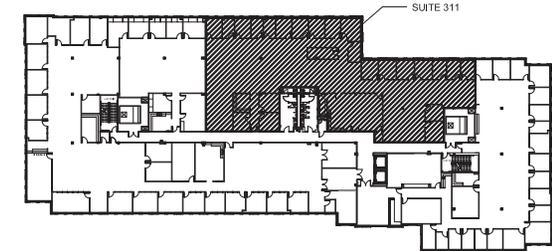
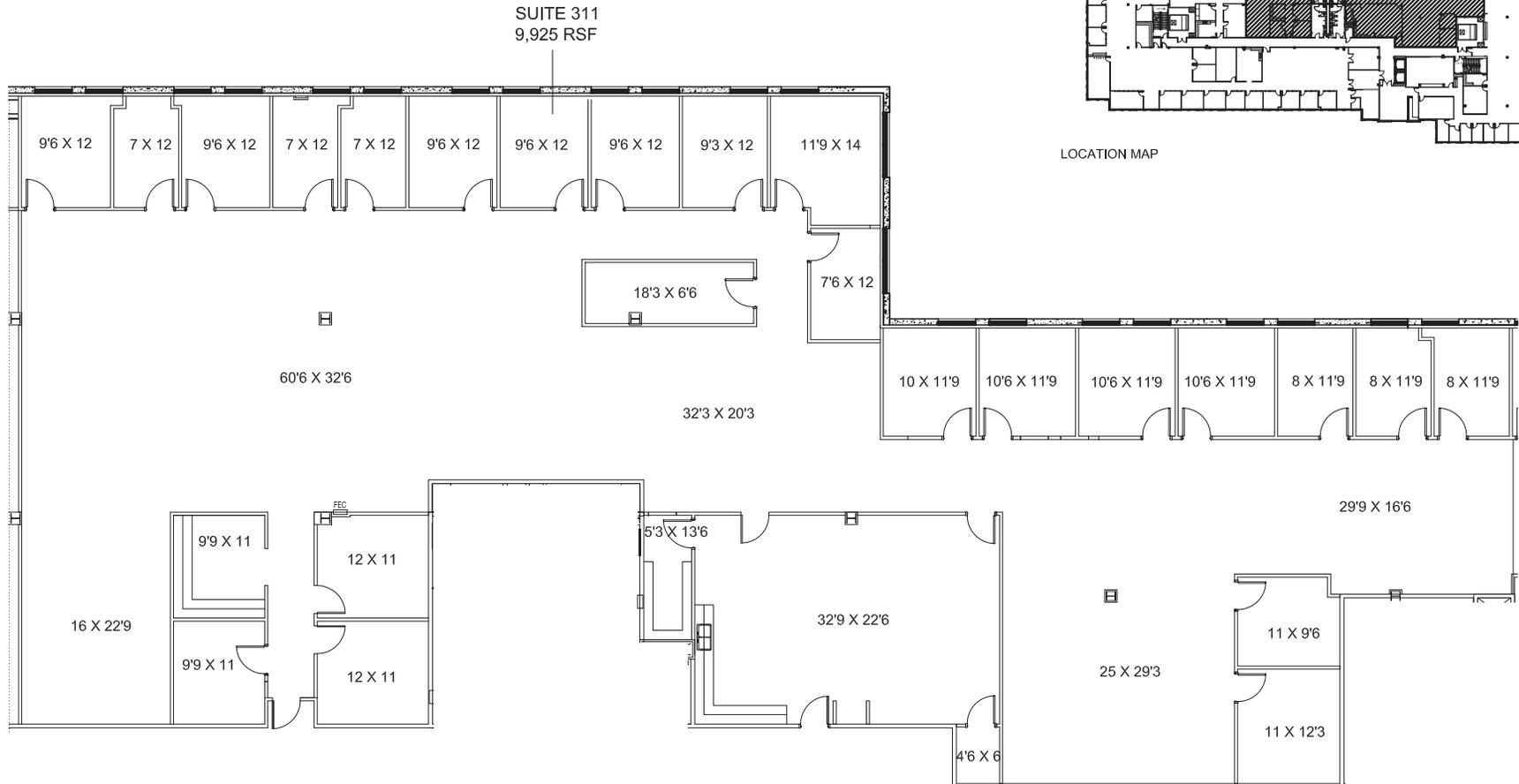
SUITE 205: 1,240 SF



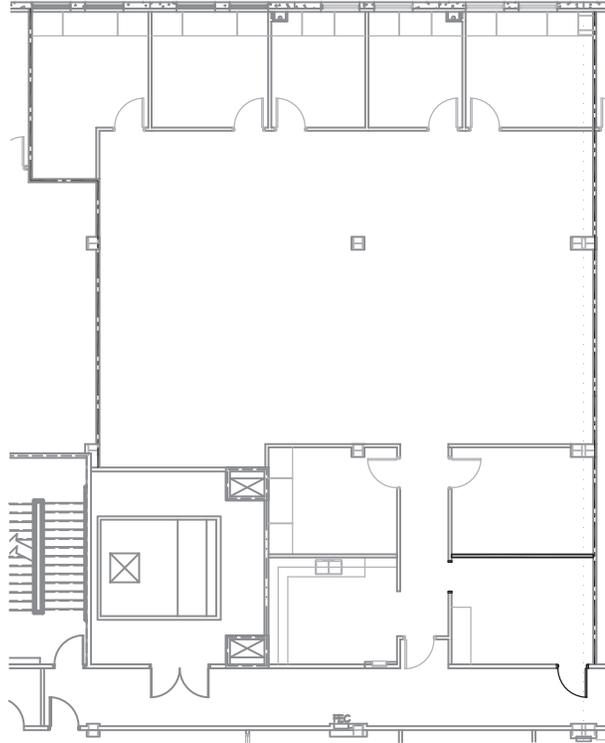
LOCATION MAP



**SUITE 311: 9,925 SF**

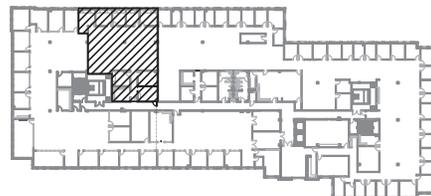


SUITE 319: 3,802 SF

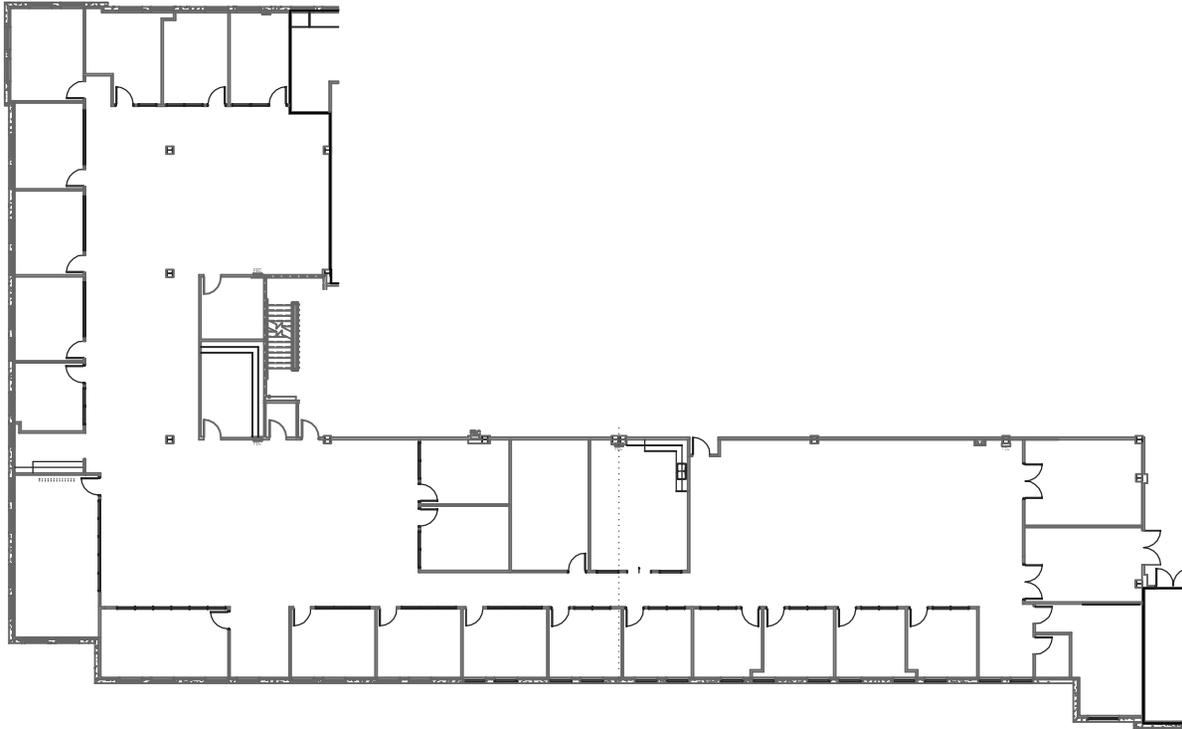


SCALE 1/16" = 1'-0"

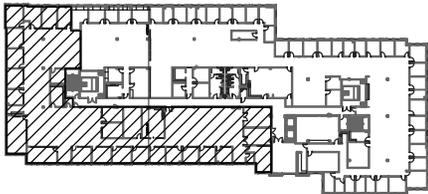
LOCATION MAP - LEVEL 3  
NTS



SUITE 335: 13,801 SF



LOCATION MAP - LEVEL 3 (N.T.S.)

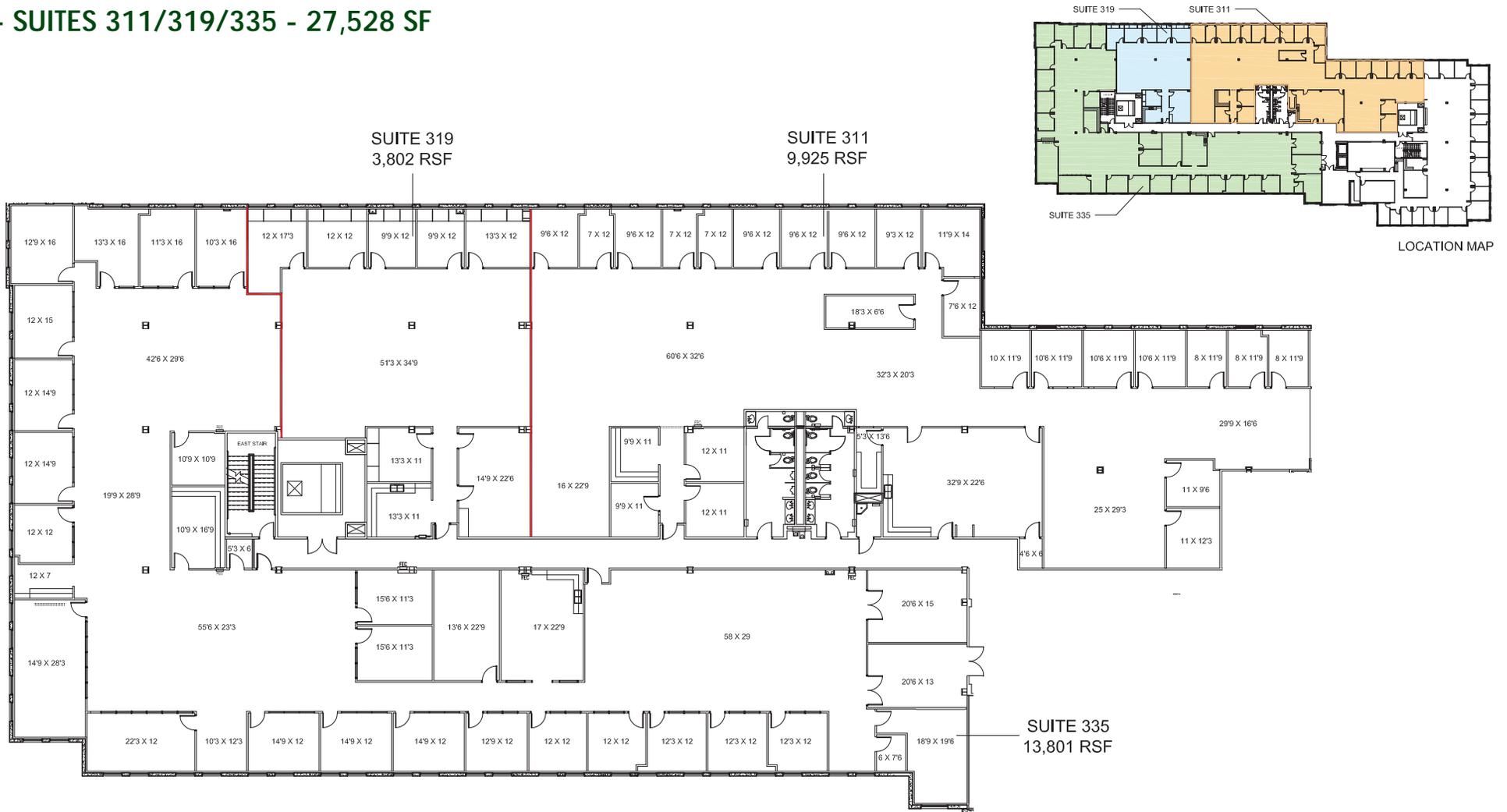


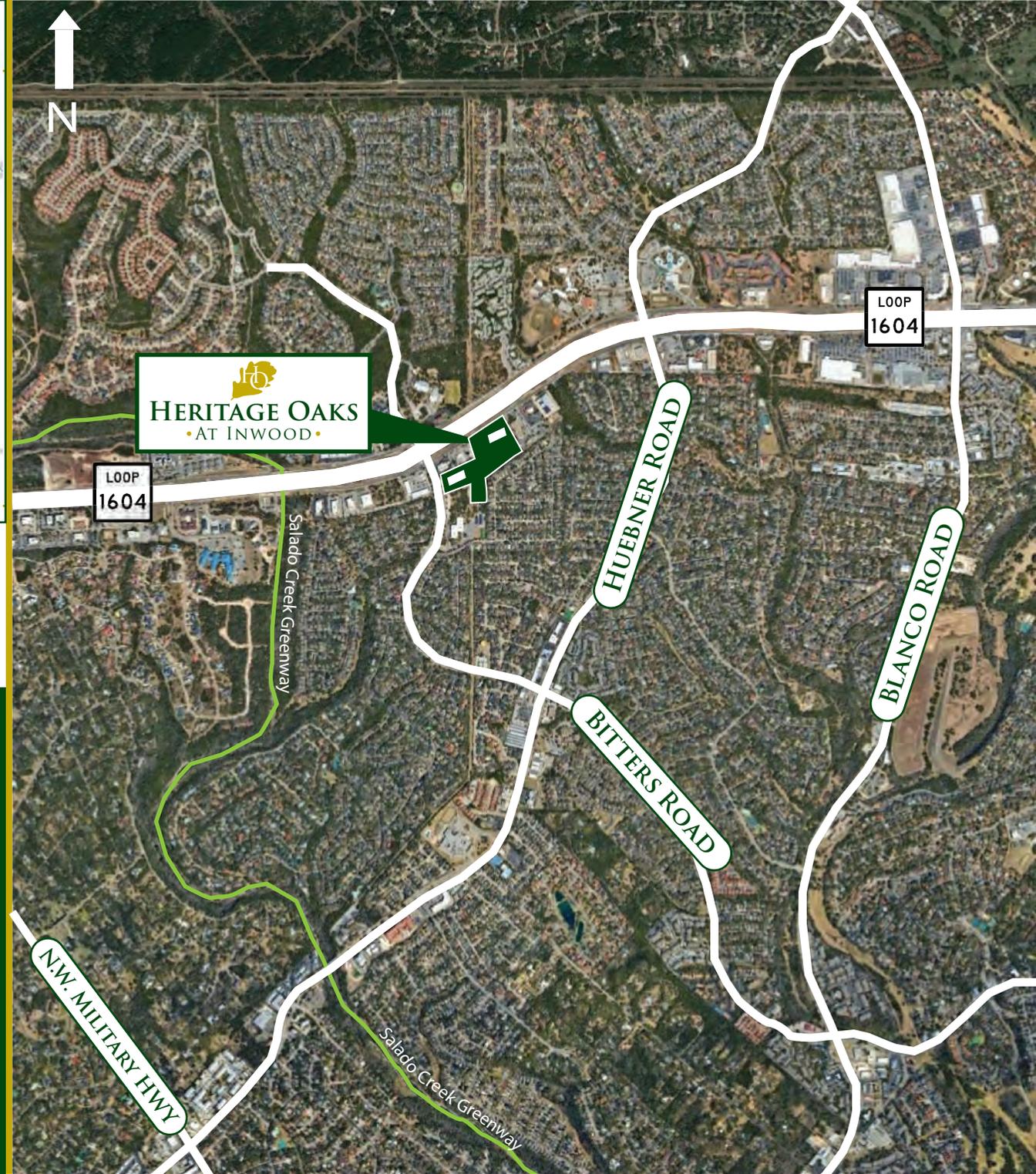
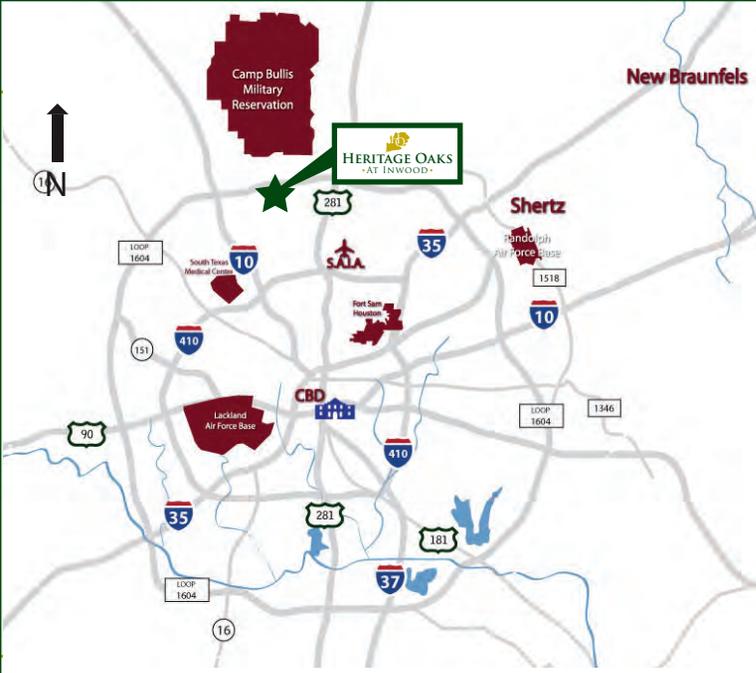
SCALE: N.T.S.



**3RD FLOOR LEASING OPTIONS**

- SUITES 311/319 - 13,727 SF
- SUITES 319/335 - 17,603 SF
- SUITES 311/319/335 - 27,528 SF





**HERITAGE OAKS**  
• AT INWOOD •

- 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 •

**BUILDING III**

**BUILDING II**

**BITTERS ROAD**

**LOOP  
1604**

▪ ACCESS & DRIVE TIMES ▪

