

■ PHASE 2

THE NEXT GENERATION OF OFFICE.



PROPERTY INFORMATION

The project is located in the very desirable Westover Hills. The Project consists of a 2-story, 102,545 square foot value office building nestled on 8.97 acres located on Highway 151 with 705 parking spaces.

www.one51officecentre.com

ONE51
OFFICE CENTRE
■ PHASE 2
IN WESTOVER HILLS AT 9810 HIGHWAY 151
SAN ANTONIO, TEXAS 78251

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ABOUT THE PROPERTY

The Project is strategically located in the Westover Hills master-planned development in West San Antonio. The site is an "A" location with ideal freeway visibility and offers great access to Highway 151.

ONE51 OFFICE CENTRE, PHASE 2 is located on the south side of Highway 151, between Military Drive West and Potranco Road and is only 15.6 miles (short 20 minute drive) from the San Antonio International Airport. The Project is also in very close proximity to numerous corporate office campuses, including Nationwide Insurance, Wells Fargo, Hartford Insurance, Kohl's, Capital Group, Chase Bank, Microsoft, NSA, and the Frost Bank's office campus. Other prominent landmarks in the area include Sea World and the Hyatt Hill Country Resort.

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PROJECT INFORMATION

COMPLETED

June 2017

LAND SIZE

8.97 Acres

BUILDING SIZE

102,545 rentable square feet;

Two (2) floors

PERCENT LEASED

83%

PARKING

7/1,000 RSF

LEASE RATE

\$20.00/SF/YR NNN

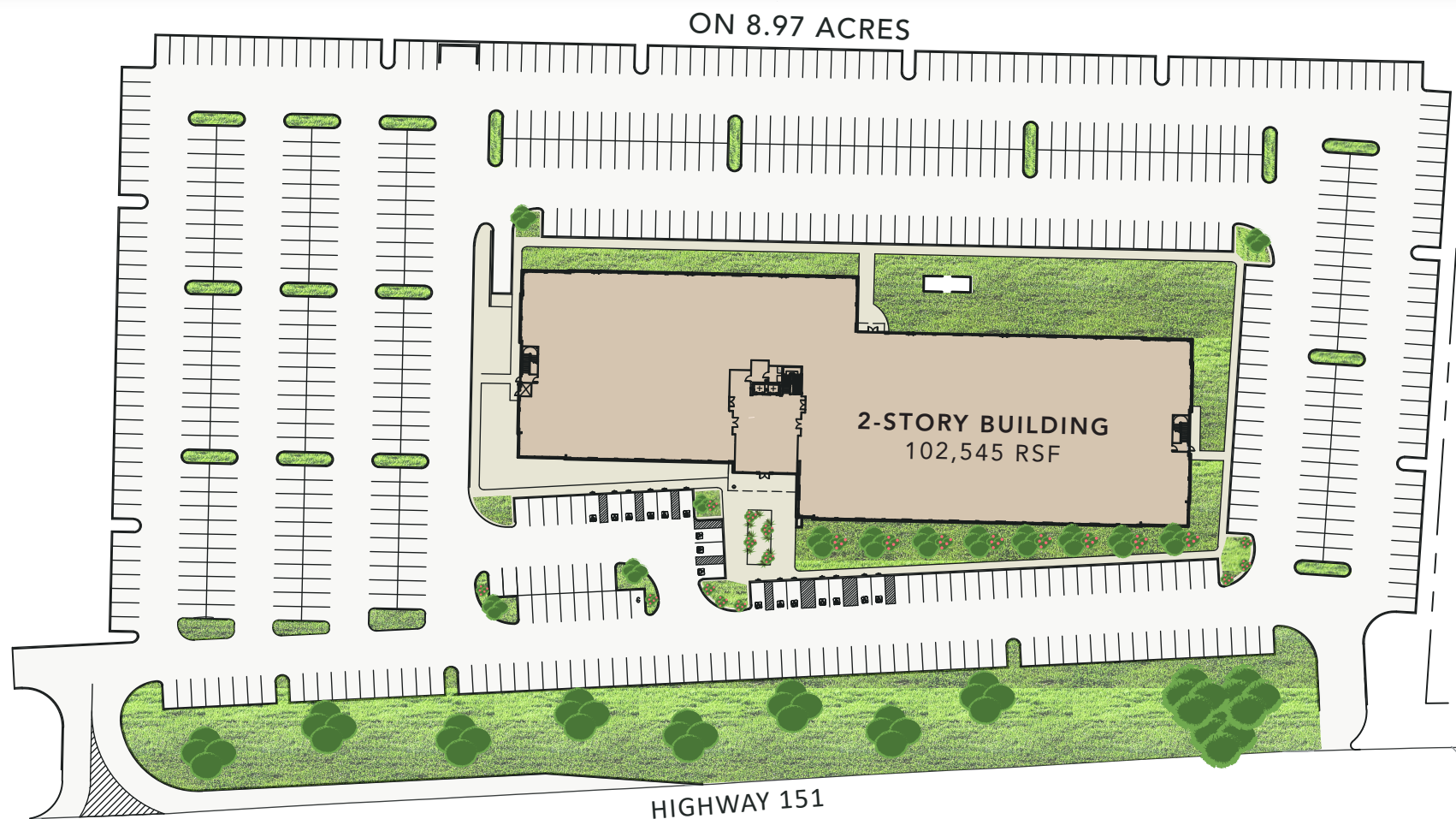
LEASE TERMS

5 to 10 Years



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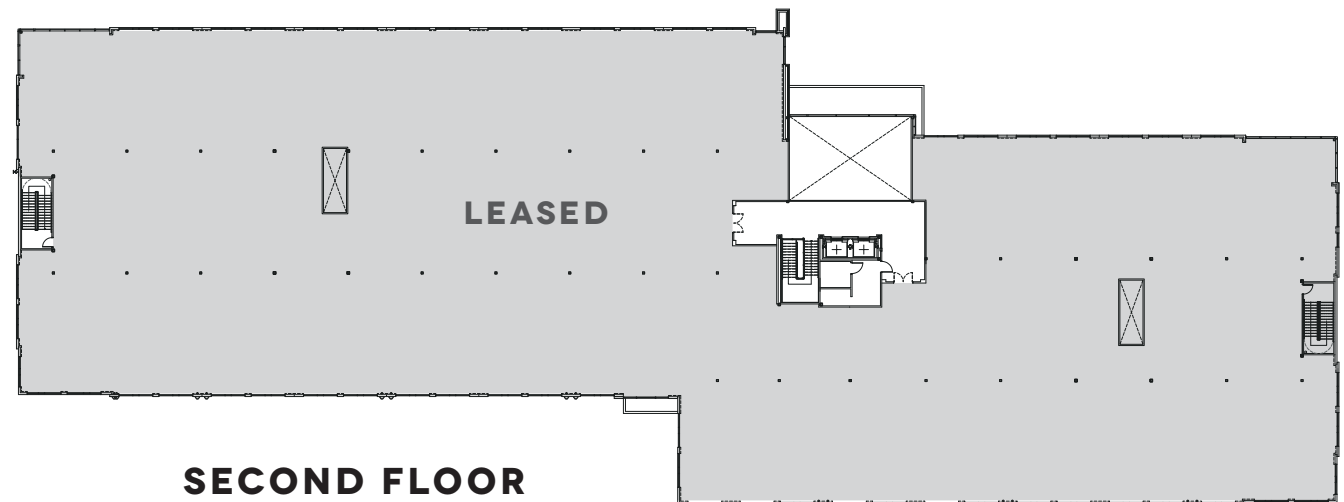
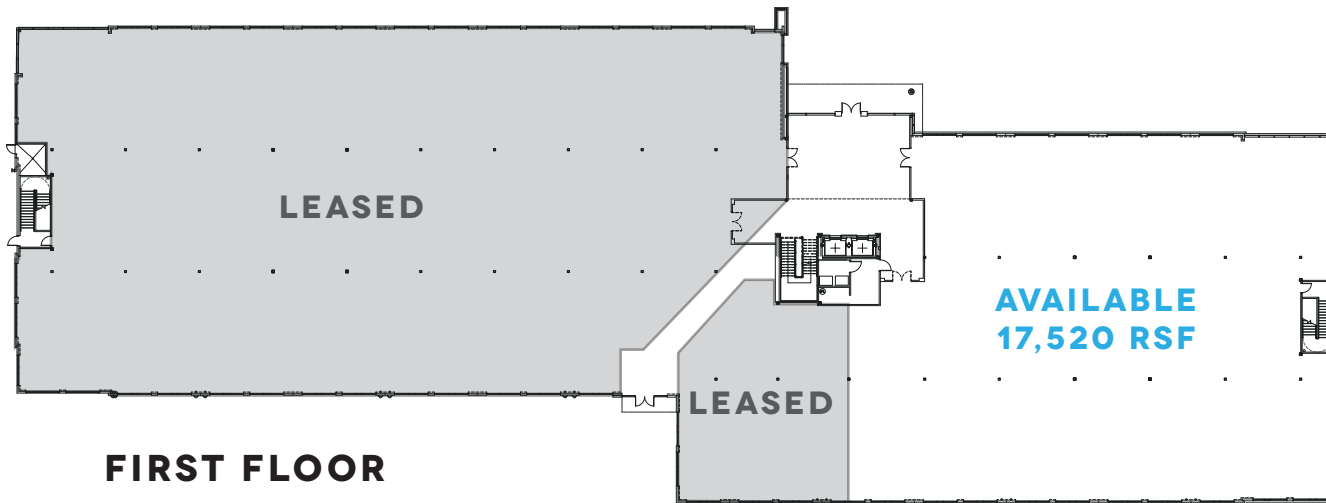


HIGHLIGHTS

- Class A finishes throughout
 - Master-planned corporate environment
 - 7:1,000 parking to accommodate dense office layout
 - 10' ceilings
 - 24 hour access and 24 hour control of HVAC
 - Ample green space with mature trees
 - Open floor plans for efficient & flexible work space design
 - Low occupancy cost relative to traditional office space
 - Ideal visibility/signage and access with frontage on Highway 151
 - Energy efficient systems
 - Dual pane low E glass oversized windows
 - Floor plate design to efficiently accommodate prospective tenants
- Up to 17,520 RSF Available

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INGRESS/EGRESS

WESTOVER HILLS



DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION (2017)	15,800	114,547	291,801
MEDIAN HH INCOME (2017)	\$76,455	\$63,495	\$62,944
AVERAGE HH INCOME (2017)	\$91,580	\$80,116	\$80,360

WESTOVER HILLS

RETAIL

410



MAXIM

STREAM DATA CENTERS

CyrusOne



Microsoft

CHASE



KOHL'S

The Capital Group

LOWE'S

Frost Bank

aetna



WELLS FARGO

ALAMO COLLEGES

CHRISTUS SANTA ROSA Health System

Nationwide On Your Side

HYATT

VA

ONE51 OFFICE CENTRE PHASE 2

FRED LOYA INSURANCE

petco CALL CENTER

SITE

sears

ONE51 OFFICE CENTRE PHASE 1

Sea World

1604

CORPORATE NEIGHBORS

RESTAURANTS

Big's Burger Joint
Sporting News Grill
Subway
Paul Revere's Pizza
Thailand Restaurant
Wok Inn
Thai Hut Restaurant
Little Caesar's
Taqueria El Rodeo
Church's Chicken
Sazon Mexican Cafe
McDonald's
Bill Miller's
Rudy's BBQ
Marianito's Tex Mex Grill
Martha's Mexican Restaurant
Sunsport Restaurant
Freddy's Frozen Custard
Bush's Chicken

Popeye's Chicken
Kennedy's Chicago Pizza
Smashburger
Sonic Drive-In
Willie's Grill & Icehouse
Grand Tequila
Freebird's World Burrito
Genghi's Grill
Wingstop
Five Guys Burgers
The Egg & I
Carl's Jr.
Panera Bread
Tiagos Cabo Grille
Whataburger
Furr's Fresh Buffet
Panda Express
Schlotzky's
Chipotle Mexican Grill

McAllister's Deli
IHOP
TGI Friday's
Buffalo Wild Wings
Cracker Barrel
Chili's
Carino's Italian
Chick-Fil-A
Which Wich Sandwiches
Wendy's
Wing Daddy's Sauce House
Burger King
Jim's Restaurant
Pei Wei's
Taco Cabana
Golden Chicken
Jack in The Box

HOTELS

Holiday Inn San Antonio Northwest
Corporate Lodging Nino
Hyatt Wild Oak Ranch
Hyatt Regency Hill Country
Hyatt Hill Country Golf Club
Antler's Lodge
Staybridge Suites San Antonio Sea World
Hill Country Spa
Hilton San Antonio

BANKS

Navy Federal Credit Union
US Bank
American Eagle Credit Union
JP Morgan Chase
Wells Fargo
Potranco Village Banking Center
Woodforest National Bank
Capital One Bank

Chase Bank
IBC Bank

SHOPPING

Family Dollar
Walgreens
Livestore Plus
HEB Plus
Koh's
Walmart Super Center
Starbuck's
Target
The Home Depot
Ross Dress For Less
Office Depot
Lowe's

WHAT'S NEARBY?

2 MILE RADIUS

Mattress Firm
Gold's Gym
Ink Sell
Texas Tans
Supercuts
AT&T Wireless
Twin Peaks
Dots
Sally's Beauty Supply
Melrose
Claire's Boutique
Radio Shack

Miracle Nails
GNC
Payless Shoe Source
Rack Room Shoes
Anna's Linens
Catherine's
Rue 21
Dollar Tree
Toy's R'Us
Babie's R'Us

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A PROJECT BY

STREAM

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FOR LEASING INFORMATION, CONTACT:

Carolyn Hinchey Shaw, Managing Director
cshaw@streamrealty.com

210.930.3700