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
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.

www.one51officecentre.com
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

www.one51officecentre.com
PHASE 2

THE NEXT GENERATION OF OFFICE.

THE NEXT GENERATION OF OFFICE.

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 - 17,520 RSF Available

- 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
PHASE 2

THE NEXT GENERATION OF OFFICE.

FIRST FLOOR

SECOND FLOOR

LEASED

LEASED

AVAILABLE 17,520 RSF
**DEMOGRAPHICS**

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<th>1 MILES</th>
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<tr>
<td>POPULATION (2017)</td>
<td>15,800</td>
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WHAT'S NEARBY?

2 MILE RADIUS

RESTAURANTS
- Big's Burger Joint
- Sporting News Grill
- Subway
- Paul Revere's Pizza
- Thai Hut Restaurant
- Little Caesar's
- Tequila El Rodeo
- Church's Chicken
- Sazon Mexican Cafe
- McDonald's
- Rudy's BBQ
- Marianito's Tex Mex Grill
- Martha's Mexican Restaurant
- Sunspot Restaurant
- Freddy's Frozen Custard
- Bush's Chicken

- Popeyes's Chicken
- Kennedy's Chicago Pizza
- Smashburger
- Sonic Drive-In
- Willie's Grill & Icehouse
- Grand Tequila
- Freebirds World Burrito
- Genghis Grill
- Wingstop
- Five Guys Burgers
- The Egg & I
- Carrillo's Jr.
- Panera Bread
- Taquitos Cabo Grille
- Whataburger
- Furr's Fresh Buffet
- Panda Express
- Schlotzsky's
- Chipotle Mexican Grill
- McAllister's Deli
- IHOP
- TGI Friday's
- Buffalo Wild Wings
- Cracker Barrel
- Chili's
- Cariño's Italian
- Chick-Fil-A
- Whiz Wich Sandwiches
- Wendy's
- Wing Daddy's Sauce House
- Burger King
- Jim's Restaurant
- Pi A Weis's
- Taco Cabana
- Golden Chicken
- Jack-n-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
- Chase Bank
- US Bank
- American Eagle Credit Union
- JP Morgan Chase
- Wells Fargo
- Potranco Village Banking Center
- Woodforest National Bank
- Capital One Bank

SHOPPING
- Family Dollar
- Walgreens
- Livestore Plus
- HEB Plus
- Kohl's
- Walmart Super Center
- Starbucks
- Target
- The Home Depot
- Ross Dress For Less
- Office Depot
- Lowe's

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

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THE NEXT GENERATION OF OFFICE.

FOR LEASING INFORMATION, CONTACT:
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www.one51officecentre.com