

\* OPENING FALL 2020 \*



19138 N US HWY 281 , SAN ANTONIO, TX 78259



#### 19138 N US HWY 281 SAN ANTONIO. TX 78259

### PROJECT FEATURES:

- 121,940 SQUARE FEET
- FOUR STORY CLASS A OFFICE BUILDING
- BUILDING SIGNAGE VISIBLE FROM HWY 281
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- 1ST FLOOR SHOWERS AND DRESSING ROOMS
- 10' CEILINGS THROUGHOUT
- 547 PARKING SPACES (4.49/1000) 313 IN GARAGE AND 234 SURFACE PARKING

- ADJACENT TO MUD CREEK HIKE AND BIKE TRAILS AND THE PERMANENT 7.5 ACRE DRY CREEK GREENBELT
- 15.87 ACRE LAND SITE
- COMMON AREA TENANT LOUNGE
- OUTDOOR PICNIC AND MEETING SPACE
- LANDSCAPED COURTYARD PLAZA
- CONTIGUOUS CLEARVIEW GLASS ON 4TH FLOOR
- EXCELLENT ACCESS TO REDLAND ROAD,
   SONTERRA BOULEVARD, HWY 281 AND LOOP 1604

### **AVAILABILITIES:**

• 1ST FLOOR - 27,379 SF • 2ND FLOOR - 31,490 SF

• 3RD FLOOR - 31,490 SF • 4TH FLOOR - 31,490 SF

210.805.3333

www.ridgewoodofficeparksa.com

View Fly Through
Animation Video at
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19138 N US HWY 281 SAN ANTONIO, TX 78259 CONSTRUCTION PHOTO:





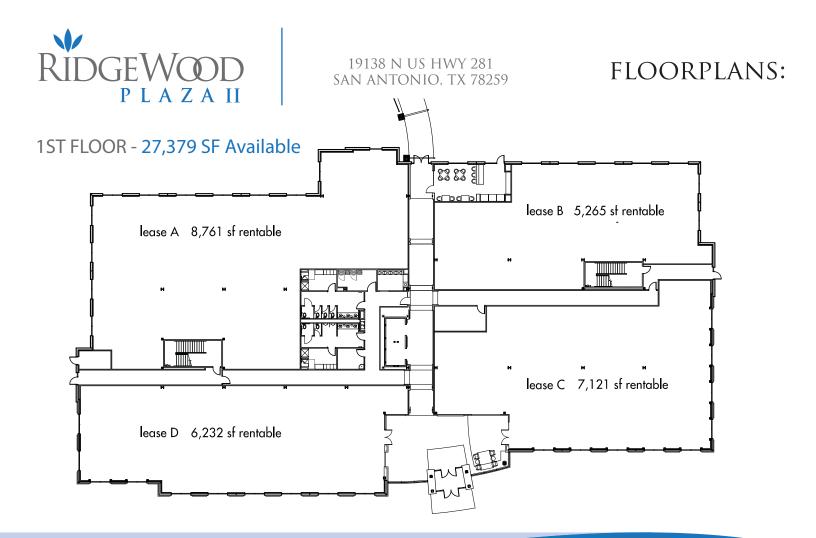








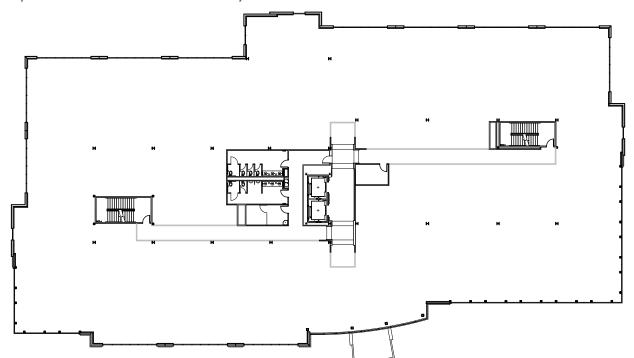




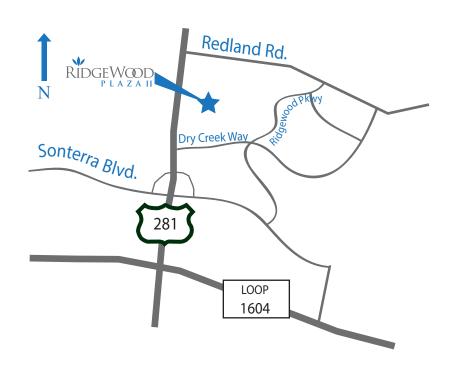
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2ND, 3RD & 4TH FLOOR - 31,490 SF Available







### LOCATION ANALYSIS:

- LOCATED IN BETWEEN HWY 281 AND RIDGEWOOD PARKWAY JUST NORTH OF THE LOOP 1604 HWY 281 INTERSECTION
- A PART OF THE 122 ACRE MASTER PLANNED BUSINESS COMMUNITY OF RIDGEWOOD PARK
- LESS THAN 9 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- WITHIN MINUTES FROM METHODIST STONE OAK HOSPITAL AND NORTH CENTRAL BAPTIST HOSPITAL
- CLOSE TO EXECUTIVE HOUSING, EXCELLENT SCHOOLS, HOTELS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES







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# WORTH & ASSOCIATES ASSETS IN THE PARK:

- WORTH & ASSOCIATES HAS DEVELOPED RIDGEWOOD PLAZA AND RIDGEWOOD BUSINESS CENTER WITHIN RIDGEWOOD OFFICE PARK
- RIDGEWOOD PLAZA IS A FOUR STORY CLASS A OFFICE BUILDING WITH 147,000 SQUARE FEET OF SPACE ANCHORED BY EOG AND RSM ACCOUNTING
- RIDGEWOOD BUSINESS CENTER FEATURES TWO SINGLE STORY FLEX OFFICE BUILDINGS TOTALING 121,000 SQUARE FEET
- WITH THE DEVELOPMENT OF RIDGEWOOD PLAZA II, WORTH & ASSOCIATES WILL HAVE DEVELOPED AROUND 38 ACRES OUT OF THE 122 ACRE BUSINESS PARK









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### TSAOG RIDGEWOOD ORTHOPAEDIC CENTER







### PROJECT DETAIL

- An 8 mile stretch of US 281 from Loop 1604 to Borgfeld Drive is being improved to a highway with more non toll general purpose lanes, HOV lanes, overpasses at major road intersections and frontage lanes.
- Segment 1 from Loop 1604 to Stone Oak Parkway started construction in 2017. The first part of segment 1, from Loop 1604 to Encino Rio has a completion date of Summer 2020. RidgeWood Plaza II is located in Segment 1. The rest of segment 1 from Encino Rio to Stone Oak Parkway will be complete in January 2021.
- Segment 2 from Stone Oak Parkway to Borgfeld Drive will start construction in 2019 and be completed in 2022.
- VISUAL ANIMATION VIDEO https://www.youtube.com/watch?v=xqVQ55biKv Q&feature=youtu.be

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### HIGHWAY U.S. 281 Expansion:



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### LIFESTYLE:

With a number of advanced building design features, a location adjacent to Mud Creek Hike & Bike trail and Legacy Center; a 600,000 Square foot mixed-use lifestyle Center that includes a Dwell at Legacy, a 289 Apartment Community and other anchor tenants that include Life Time Fitness, Best Buy, Main Event, Starbucks, Genghis Grill and Home 2 Suites, RidgeWood Plaza II has been designed to provide an exclusive live, work, play lifestyle for the people who office there. The site is also within close proximity to La Hacienda De Los Barrios, Methodist Stone Oak Hospital and North Central Baptist Hospital. Some of the features are:



- Adjacent to Mud Creek Trail
- Numerous Trees preserved on-site
- Beautiful Landscaped Courtyard

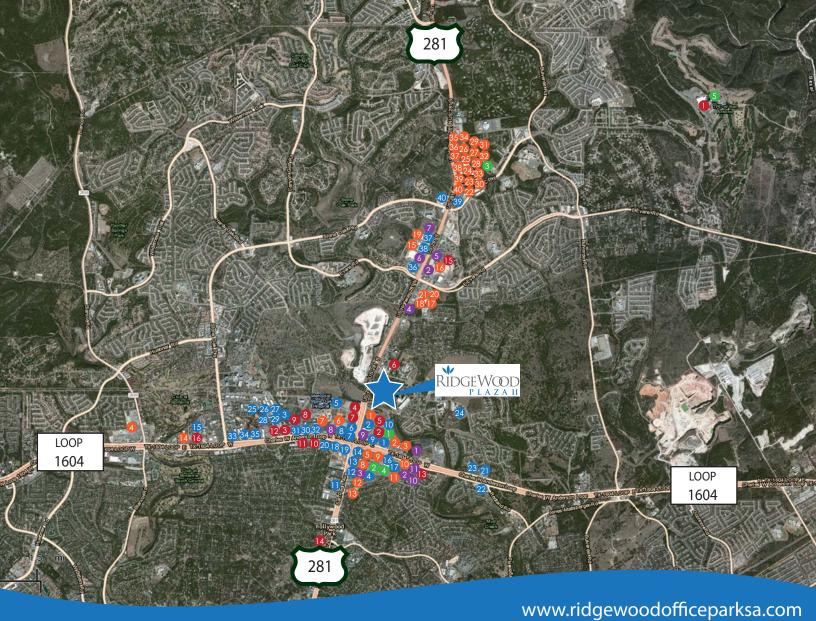


- Abundance of Natural Light
- Express Market Vending Area
- Numerous Bike Racks



- Adjacent to Legacy Center
- Outdoor Picnic and Meeting Space
- Energy Efficient Mechanical Systems







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### **AMENITY MAP:**

**BANKS** 

■ BB&T

Wells Fargo

3 BBVA Compass

4 Broadway Bank

5 Bank of America

6 Chase Bank

Frost Bank

#### **RESTAURANTS**

- Genghis Grill
- 2 Buffalo Wild Wings
- 3 Local Coffee
- 4 Stout's Pizza
- 5 Pericos
- 6 Whataburger Chick-Fil-A
- 8 Las Palapas 9 Starbucks
- 10 Subway
- Red Lobster
- 12 Chili's
- (13) Chuy's
- 14 La Madeleine
- 15 Chama Gaucha
- 16 Pei Wei Red Robin
- 18 IHOP

- Bill Miller 20 Schlotzskys

- 2 Bourbon Street Cafe
  - 22 El Chaparral
  - Shipley's DoNuts
  - 24 La Hacienda De Los Barrios
  - 25 Kumori
  - 26 Local Coffee
  - 27 Smoke
  - 28 The Egg & I
  - 29 Lion & Rose Pub
  - 30 Brick House
  - 31 Meson
  - 32 Jasons Deli 33 Sushi Zushi
  - 34 Kirbys Steakhouse
  - 35 Mellow Mushroom
  - 36 Lupe Tortilla
  - 37 Ruby Tuesdy 38 Mooyah

  - 39 Bar Louie 40 Longhorn Steakhouse

#### **HOTELS**

- JW Marriot Resort
- A Home2 Suites
- 3 Drury Plaza Hotel
- 4 Hyatt Place
- 6 Courtyard Marriot
- 6 Holiday Inn Best Western Plus
- 8 La Quinta Inn & Suites
- 9 Residence Inn
- Fairfield Inn & Suites
- Staybridge Suites
- 12 Drury Inn & Suites
- 13 Hampton Inn
- Holiday Inn Express
- Candlewood Suites 16 Homewood Suites

#### RETAIL

- Life Time Fitness
- Best Buy

- Target
- 6 HEB

- 8 Barnes & Nobles
- Bed Bath & Beyond
- Old Navy
- 13 Marshalls
- Trader Joes
- Alamo Crossfit

- Staples

- **6** Wal Mart
- Costco
- Kohls
- Academy Sports

- Sports Authority
- 6 Golds Gym
- 18 Home Depot
- 19 Half Price Books Walgreens

- My Fit Foods
- 22 Loft
- Brighton
- 24 Justice
- 25 Charming Charlies
- 26 Gymboree
- Eddie Bauer
- 28 White House Black Market
- 29 Bath & Body Works
- **30** Talbots
- Ilit-t 🔞
- 32 James Avery
- 3 Jos A Bank
- 3 Hobby Lobby
- **35** World Market
- **33** Party City
- Learning Express 38 Francescas
- 39 Chicos
- 40 Apricot Lane
- **ENTERTAINMENT**

San Antonio Credit Union

Firstmark Credit Union

8 Security Service Federal Credit Union

Randolph Brooks Federal Credit Union

- Main Event
- 2 Northwoods Theater
- 3 Alamo Drafthouse 4 ICE & Golf Center
- 5 JW Marriot Resort



## FOR LEASING INFORMATION CONTACT:

Shawn Gulley
Senior Vice President of Leasing & Acquisitions
210.805.3333
shawn@worthsa.com

www.ridgewood of fice parks a.com

RidgeWood Plaza II is Developed, Leased and Managed by Worth & Associates



7373 Broadway, Suite 201 • San Antonio, TX 78209 210.822.5220 • Fax 210.822.5224 • www.worthsa.com