

OFFICE SPACE FOR LEASE

BROKER BONUS

6% Tenant Rep Commission

NETWORK TECH CENTER



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PROPERTY HIGHLIGHTS

Network Tech Center consists of 3 single-story office buildings totaling approximately 85,000 SF.

The project is conveniently located in University Park on Network Blvd. with great access to IH-10 and Loop 1604. The project is also within close proximity to numerous retail amenities, restaurants, hotels & business support services.

OVERVIEW

- **Building Size:** 84,505 SF

- **Rate:** Negotiable

- **Space Available:** 5,909 – 12,612 SF
 - Building A: 5,909 SF
 - Building C: 12,612 SF

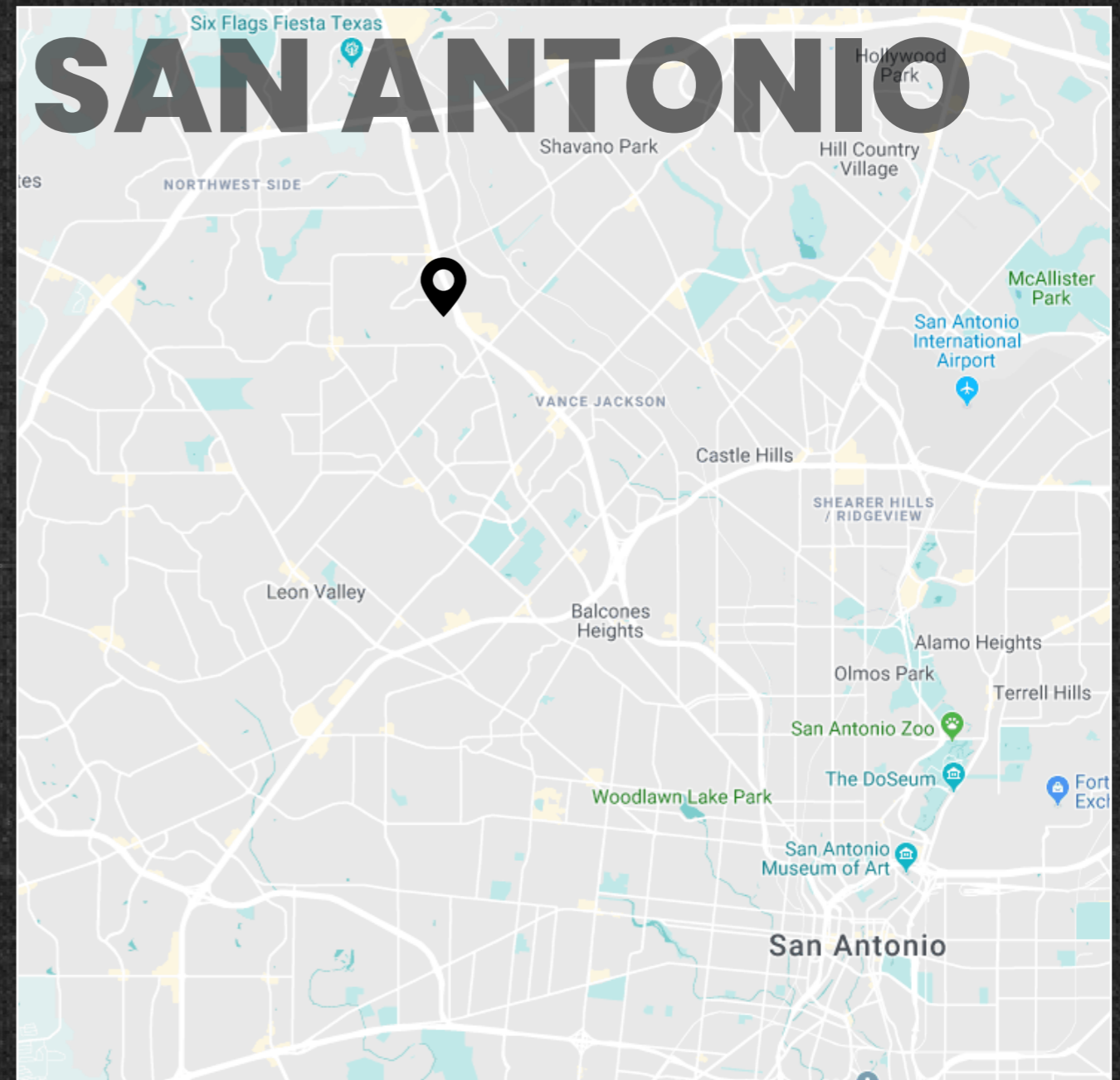
- **Parking:** 4.80/1,000 SF

- **Zoning:** C-2 Light Commercial



LOCATION

- Premiere location in the prestigious University Park Business Center in San Antonio's booming Northwest submarket, which leads the city in absorption and rental rate
- Corporate national and regional neighbors within 5 miles of Network Tech Center include Hulu, USAA, Howard Energy, SSFCU, Acelity, NuStar, Valero, demonstrating the long-term viability and prospects for value appreciation
- Within minutes of multiple dining and retail options and ideally situated between Loop 1604 and Loop 410, and the South Texas Medical Center and University of Texas San Antonio, which drives growth and supplies a well-educated work force
- Desirable executive housing and alluring amenities nearby including private country clubs and golf courses, world-class shopping, and upscale resorts



BUILDING RENDERINGS



12400, 12450 & 12460 NETWORK BLVD SAN ANTONIO, TX 78249

AERIAL



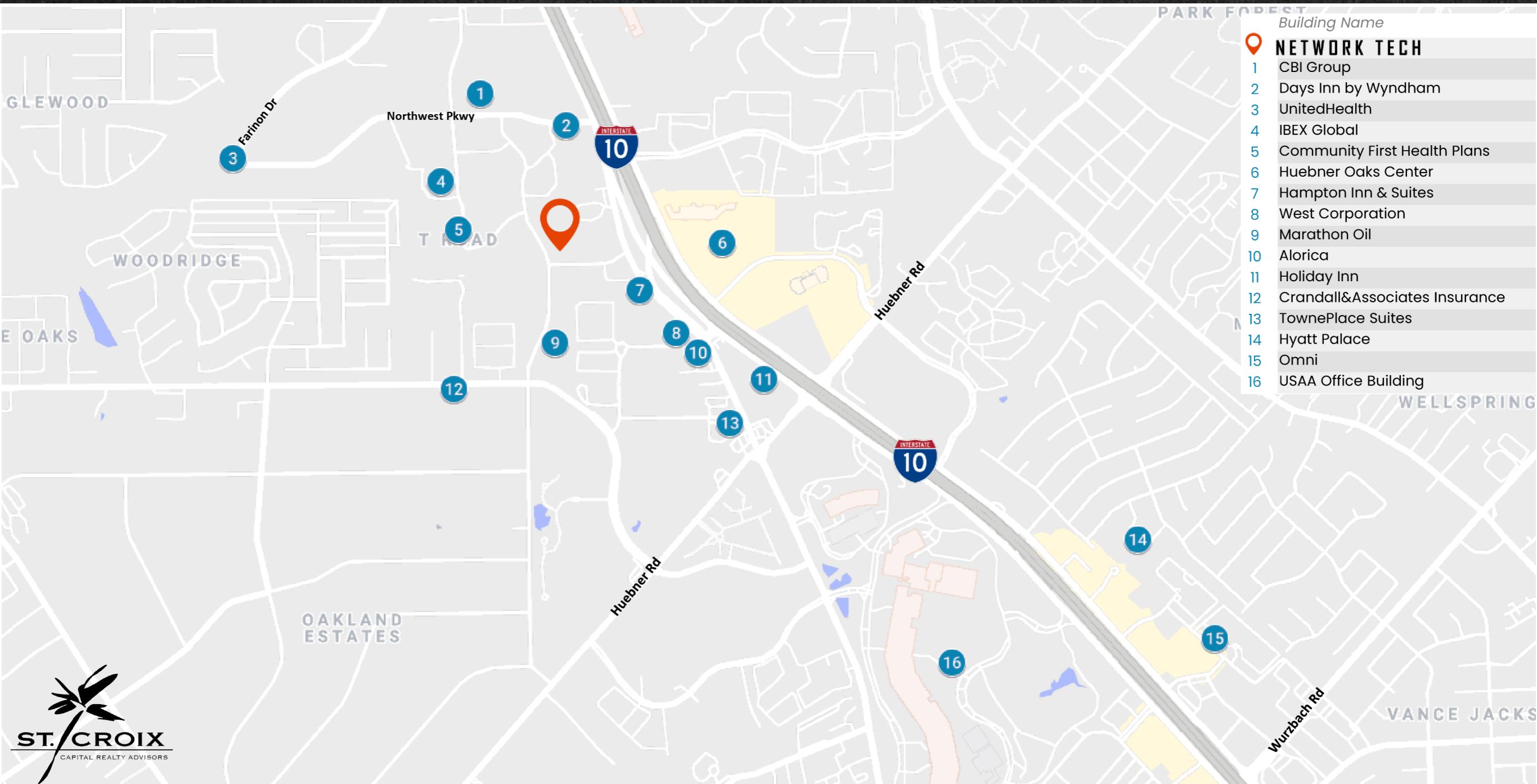
12400, 12450 & 12460 NETWORK BLVD SAN ANTONIO, TX 78249

AERIAL



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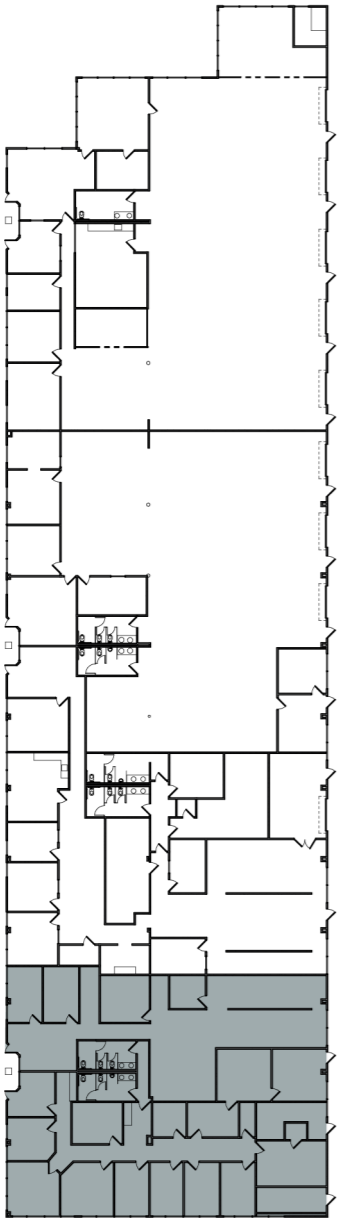
MAP



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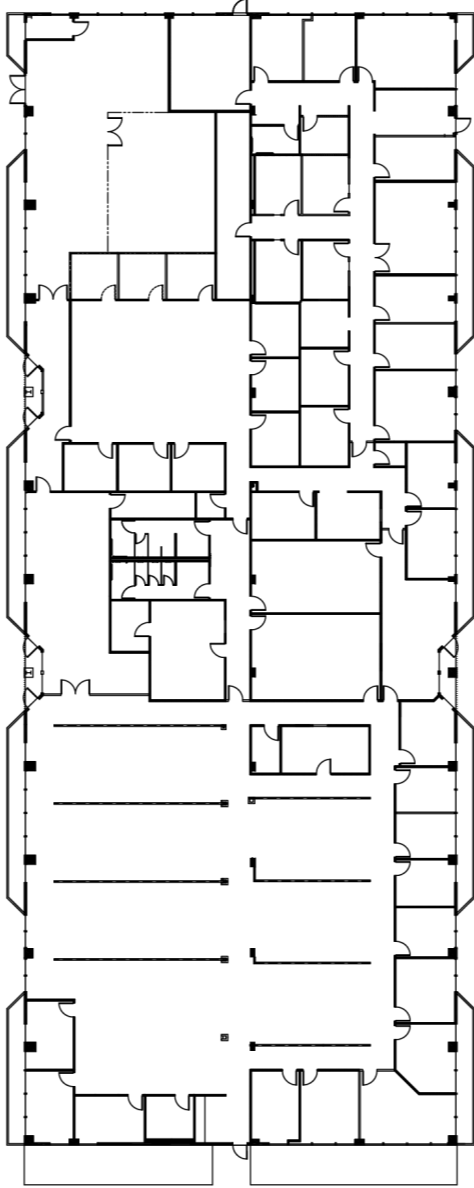
FLOOR PLAN

BUILDING A

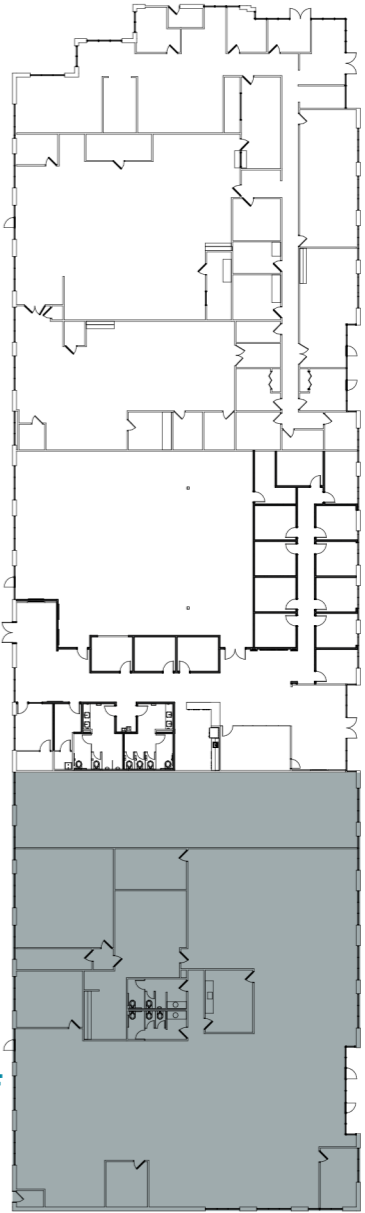


VACANT
SUITE 103 - 2,350 SF
SUITE 300 - 3,559 SF

BUILDING B



BUILDING C



VACANT
SUITE 106 - 12,612 SF

SITE PLAN

- **Building A:** 29,000 SF (12450 Network Blvd)
- **Building B:** 21,650 SF (12400 Network Blvd)
- **Building C:** 33,855 SF (12460 Network Blvd)



FOR MORE INFORMATION PLEASE CONTACT

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