



Fourwinds Tower

OFFICE BUILDING FOR LEASE

8930 & 8940 Fourwinds Drive, Windcrest, TX 78239

 Transwestern

About the Building

AVAILABILITIES

NORTH TOWER

- 2nd Floor: 490 – 1,984 SF
- 3rd Floor: 992 – 2,976 SF
- 4th Floor: Up to 16,803 SF
- 5th Floor: Up to 16,803 SF

SOUTH TOWER

- Floors 2 – 5: 16,803 – 67,212 SF

SPECS

- Two 81,556 RSF five-story office buildings
- Class A on-site amenities including tenant lounge, four conference facilities, fitness center and mother's room
- Abundant parking, solar covered parking



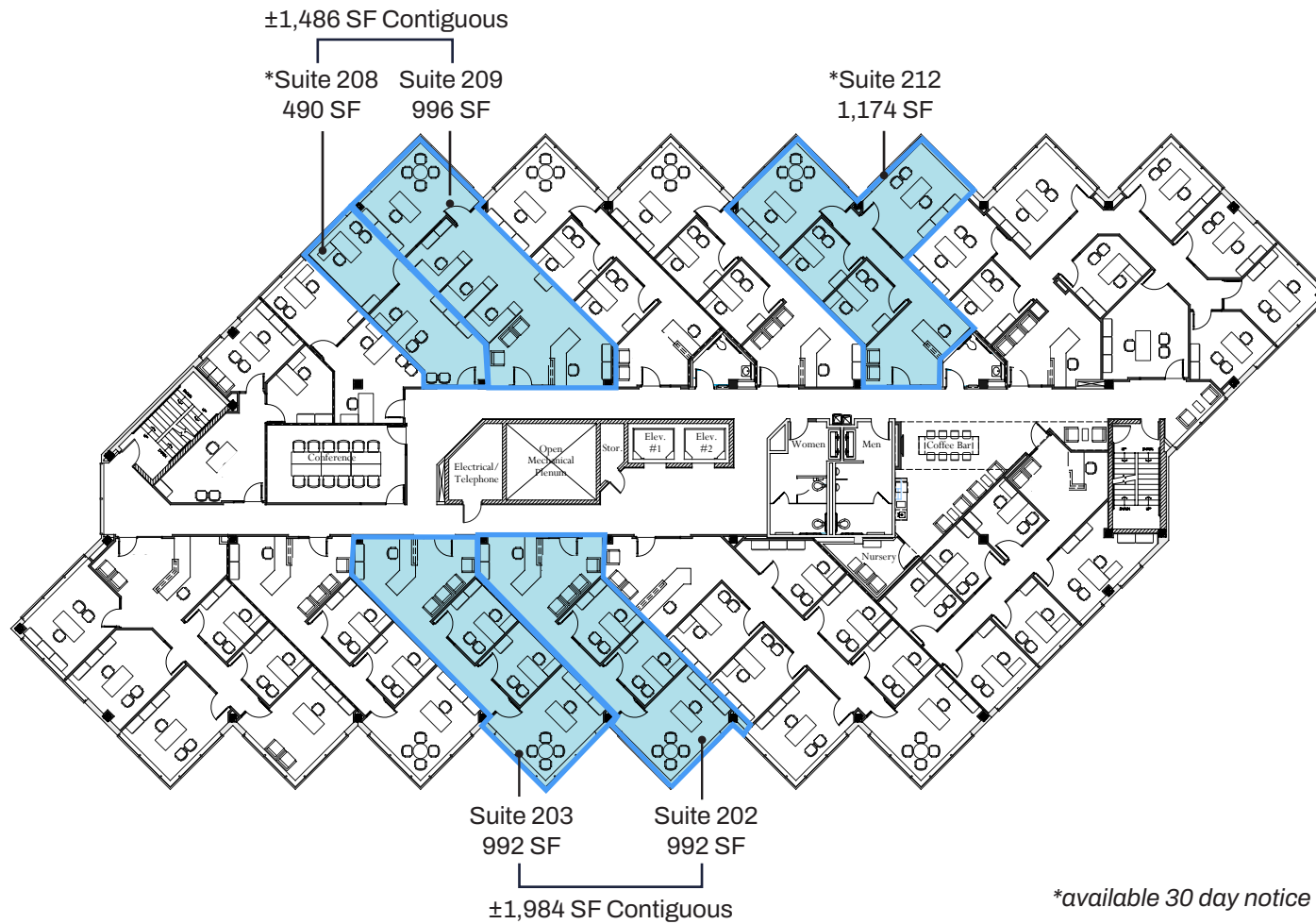
Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com

 Transwestern

Floor Plan

2nd Level • 490 – 1,984 SF AVAILABLE



Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com

Floor Plan

3rd Level • 992 – 2,976 SF AVAILABLE



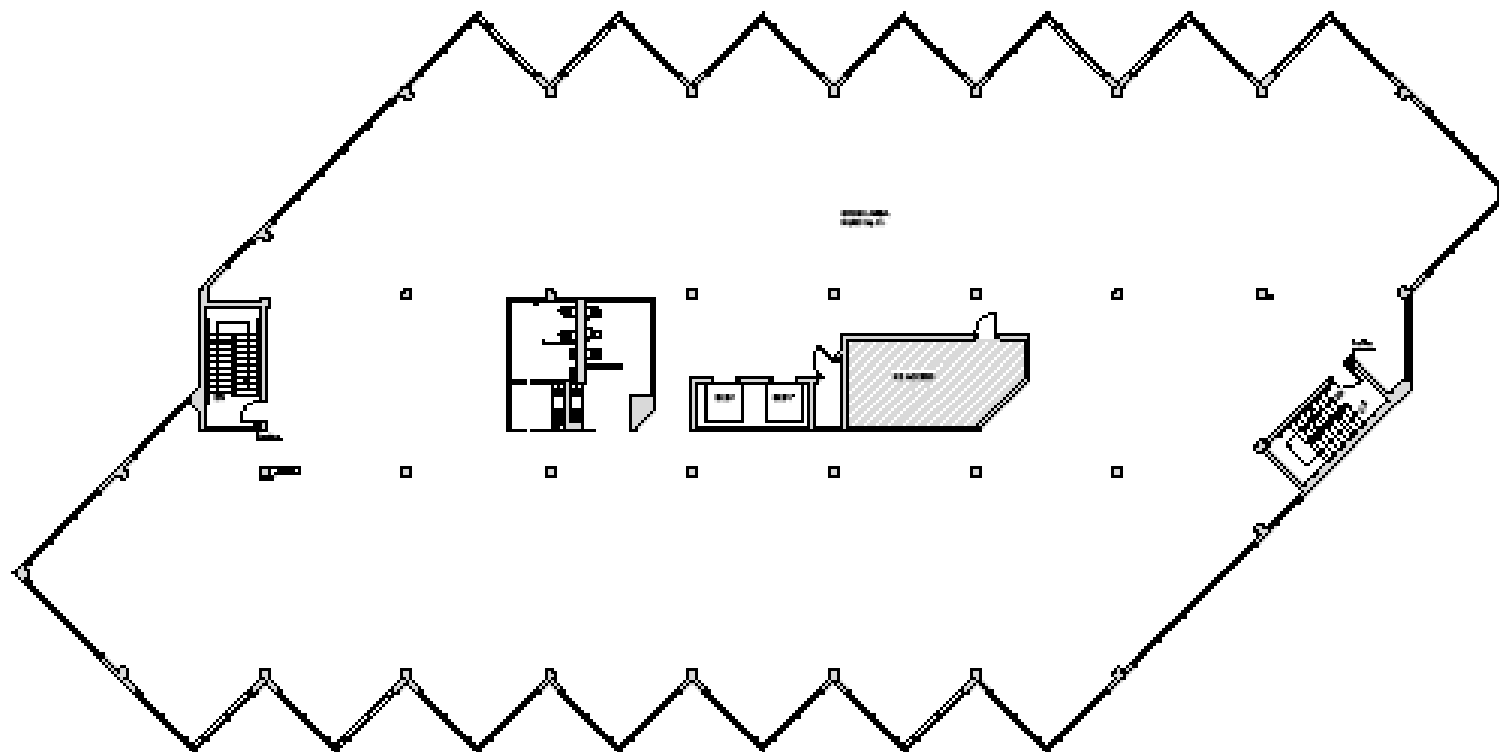
Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com

Conceptual Plan

Floor Plan

2nd and 5th Level • $\pm 16,803$ SF Each • Up to $\pm 67,212$ SF Available



Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com



Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com





Conference Room



Conference Room

Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com

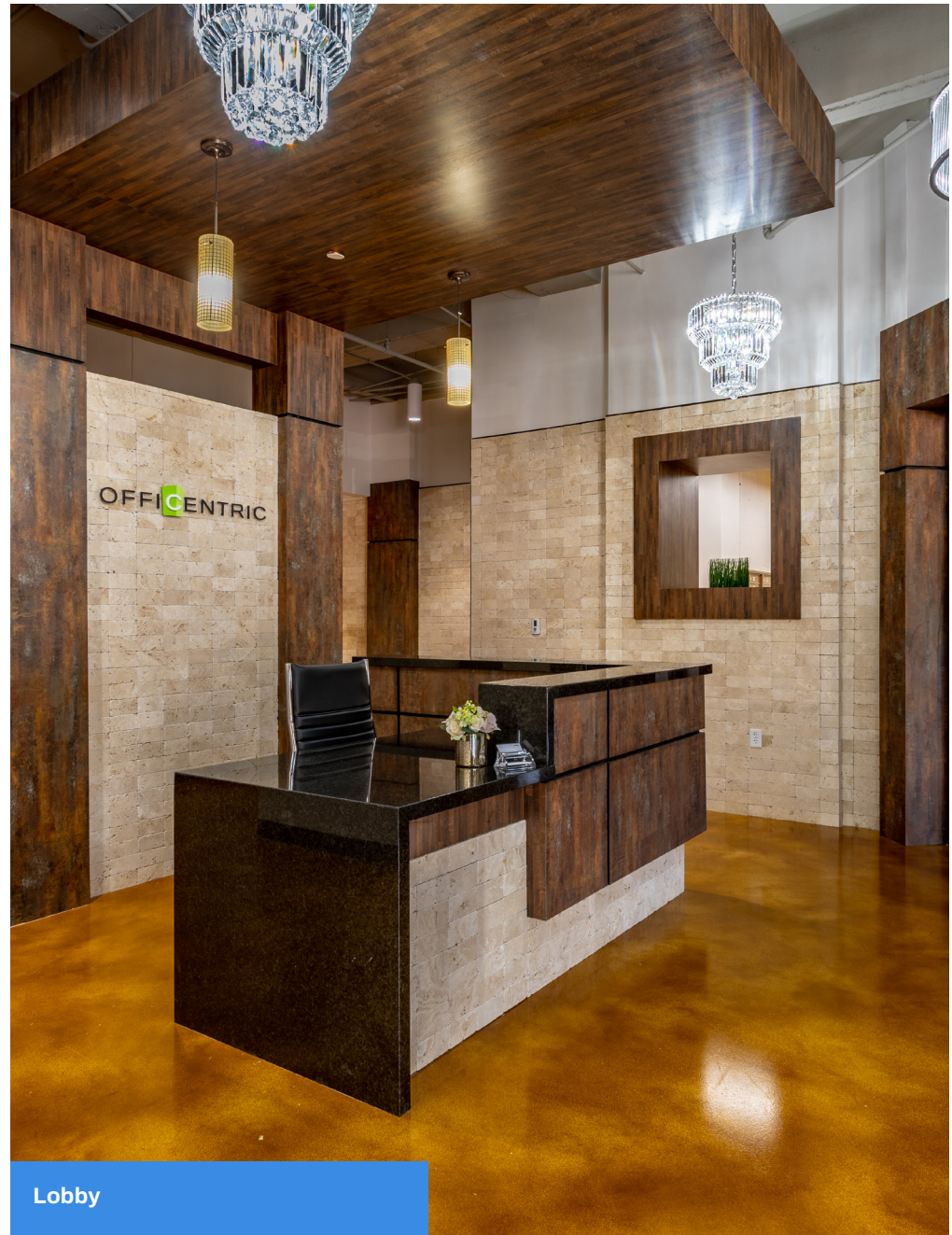
 Transwestern



Interior Break Area



Move in Ready Suites
(Click to View 360 Virtual Tour)



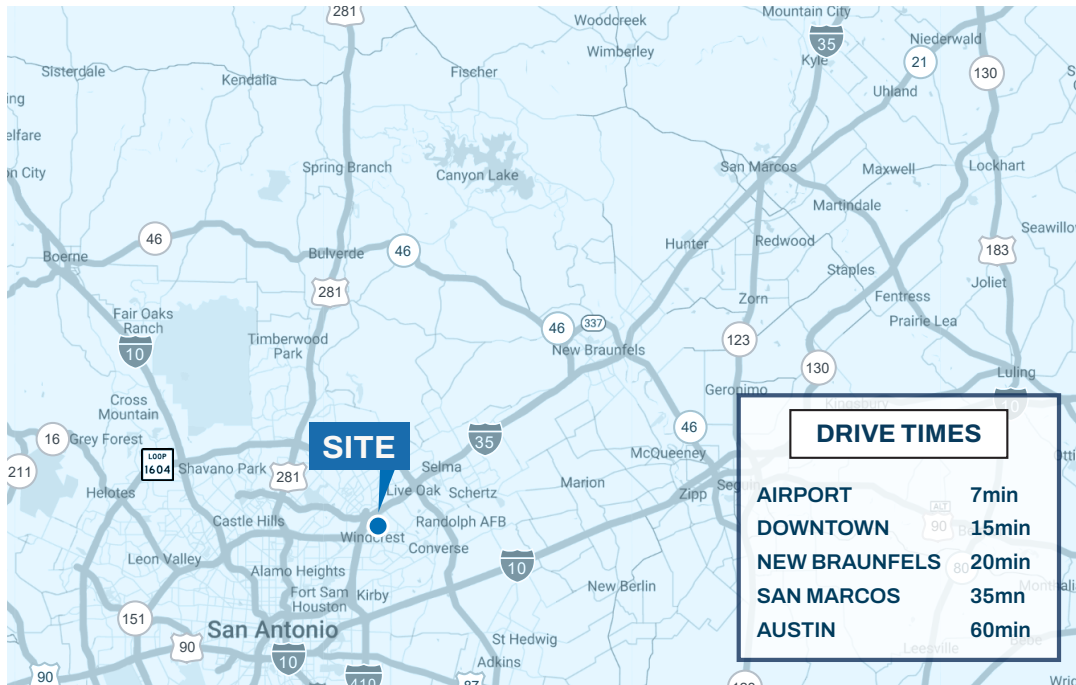
Lobby

Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com

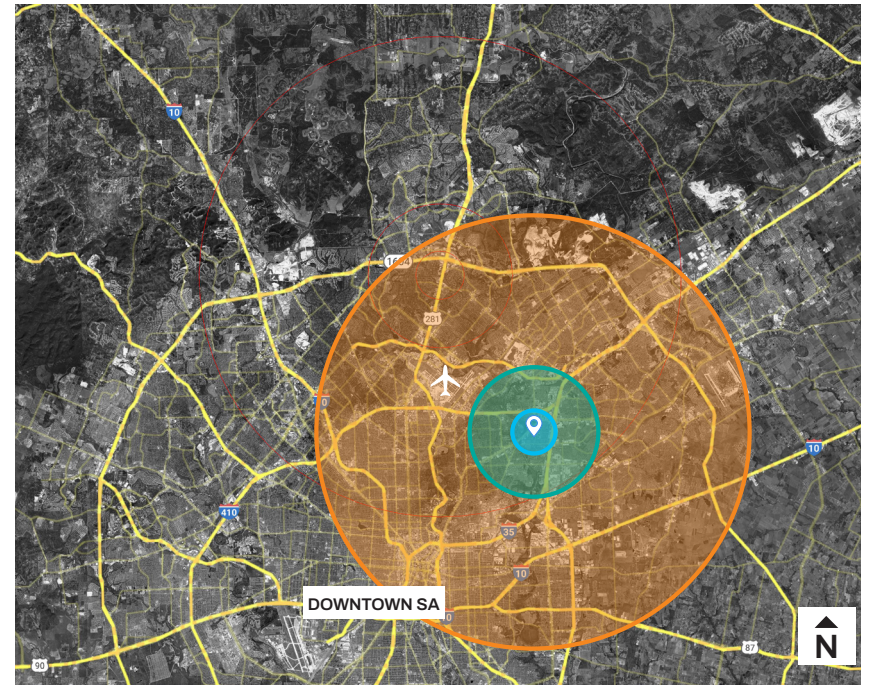
Location Overview

- Immediate access to I-35/410 corridor
- Abundant nearby retail amenities
- Close proximity to Randolph AFB, Downtown, San Antonio Int'l Airport and New Braunfels growth corridor



DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	10-MILE RADIUS
			
POPULATION	7,892	115,387	739,634
HOUSEHOLDS	3,105	43,584	325,622
MEDIAN AGE	40	35	36
AVERAGE HH INCOME	\$67,293	\$64,946	\$81,928
DAYTIME EMPLOYEES	8,663	38,057	419,038
POP. GROWTH	1.5% ↑	1.3% ↑	1.7% ↑



Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com



Get in Touch

Mason Pollard

Vice President
(210) 253-2935
mason.pollard@transwestern.com