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*One of San
Antonio's
Premier Office
Destinations.*

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CORPORATE CAMPUS AVAILABLE
UP TO 144,607 SF

WESTRIDGE

ONE & TWO

15935 / 15955 La Cantera Parkway
San Antonio, Texas 78256



STREAM

SAGEVIEW
— PARTNERS —

An aerial photograph of two modern office buildings, Westridge One and Westridge Two, situated in a lush, green landscape. The buildings are surrounded by extensive parking lots and are connected by a network of roads. In the background, a dense forest covers a hillside, and a residential area is visible in the distance. The sky is clear and blue. Two callout labels, 'WESTRIDGE TWO' and 'WESTRIDGE ONE', are positioned above their respective buildings, with lines pointing to them.

WESTRIDGE TWO

WESTRIDGE ONE

WESTRIDGE

ONE & TWO

15935 / 15955 La Cantera Parkway
San Antonio, Texas 78256

WESTRIDGE - Live. Work. Play. where you have access to everything within minutes, all without the need for a highway or a long commute. The twin buildings are both premium Class A buildings and are part of the Best Office Development according to the San Antonio Business Journal.



NEARBY AMENITIES



Live.

There are several coveted neighborhoods within minutes of the development including The Dominion, Stone Oak, Fair Oaks Ranch, and Cross Mountain. High end apartment complexes are also within a short drive of the complex including The Rim, Eilan, and The Residences at La Cantera.

More than 32,000 people live within a two-mile radius of the development, with an annual growth of 4.4% over the past 10 years. More than 49% have a bachelor's degree or higher. The area has quick and easy access to I-10 and Loop 1604 for those who live in other parts of San Antonio for easy commuting.

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Work.

The neighborhood is home to many of San Antonio's largest and most influential companies including: 3M, Forge Energy, Howard Energy, Hulu, Grainger, Methodist Healthcare, Medtronic, NuStar, Raytheon, Security Service, US Department of Justice, Valero, Vericast, Victory Capital, and WellMed.

The buildings were completed in 2014 and 2016 and are certified LEED Silver with floor-to-ceiling glass windows featuring an unmatched view of rolling hills, lush green landscapes, and Downtown San Antonio. The interior features marble flooring accented with hardwood finished, best-in-class cafeterias, ample meeting space, and covered parking.

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Play

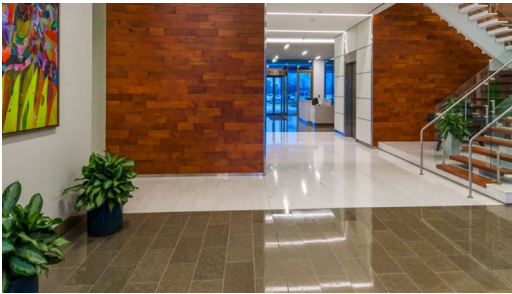
There are plenty of options for fun after work in the immediate area including high-end shopping at La Cantera, relaxing at Eilan Spa, exploring at Friedrich Wilderness Park, dining at Signature or another of a wide variety of restaurants, exercising at Leon Creek Greenway, hitting the links at Top Golf or the renowned Palmer and Resort Courses at La Cantera, or having a blast at Six Flags Fiesta Texas.



PROPERTY SITE AERIAL / INGRESS-EGRESS

WESTRIDGE

ONE & TWO



PROPERTY DETAILS

Building One: 135,139 rentable square feet
Building Two: 129,201 rentable square feet
Year Built: 2014/2016
Parking: Up to 5/1,000 covered spaces available

AVAILABILITIES

Westridge One

Level 3: 36,259 SF*

Level 4: 36,170 SF*

* Available 2/1/27

Westridge Two

Level 3: Up to 36,144 SF

Level 4: Up to 36,034 SF

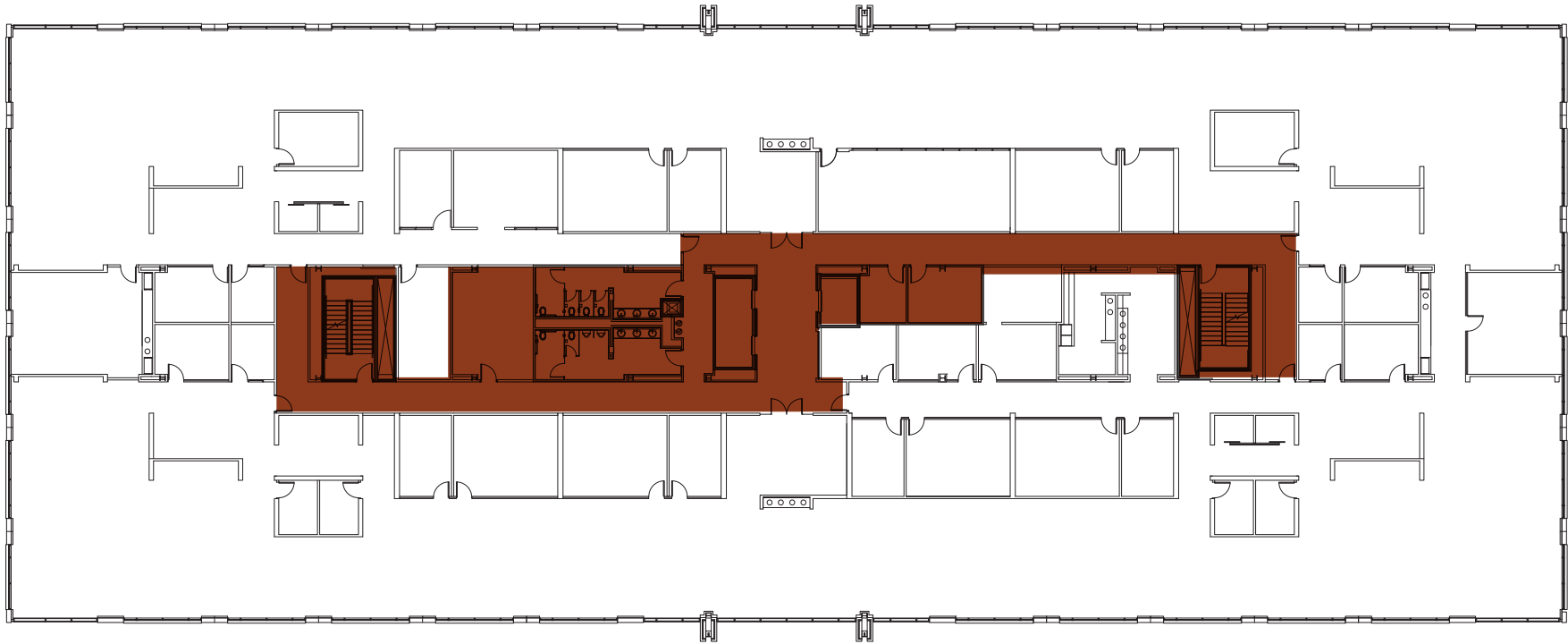
LEASING RATE

\$28.00/SF/YR NNN

PROPERTY HIGHLIGHTS

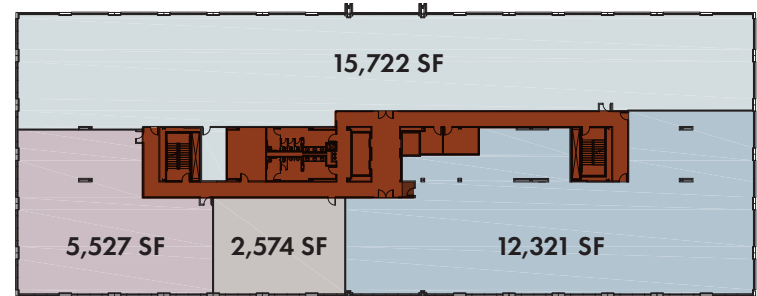
- Class A office in dynamic Far Northwest Submarket
- Prime corporate campus destination
- Signage opportunities
- LEED Silver certified building
- Modern interior design
- First class gym & locker rooms
- Mother's room
- Fresh food market

LEVEL 3



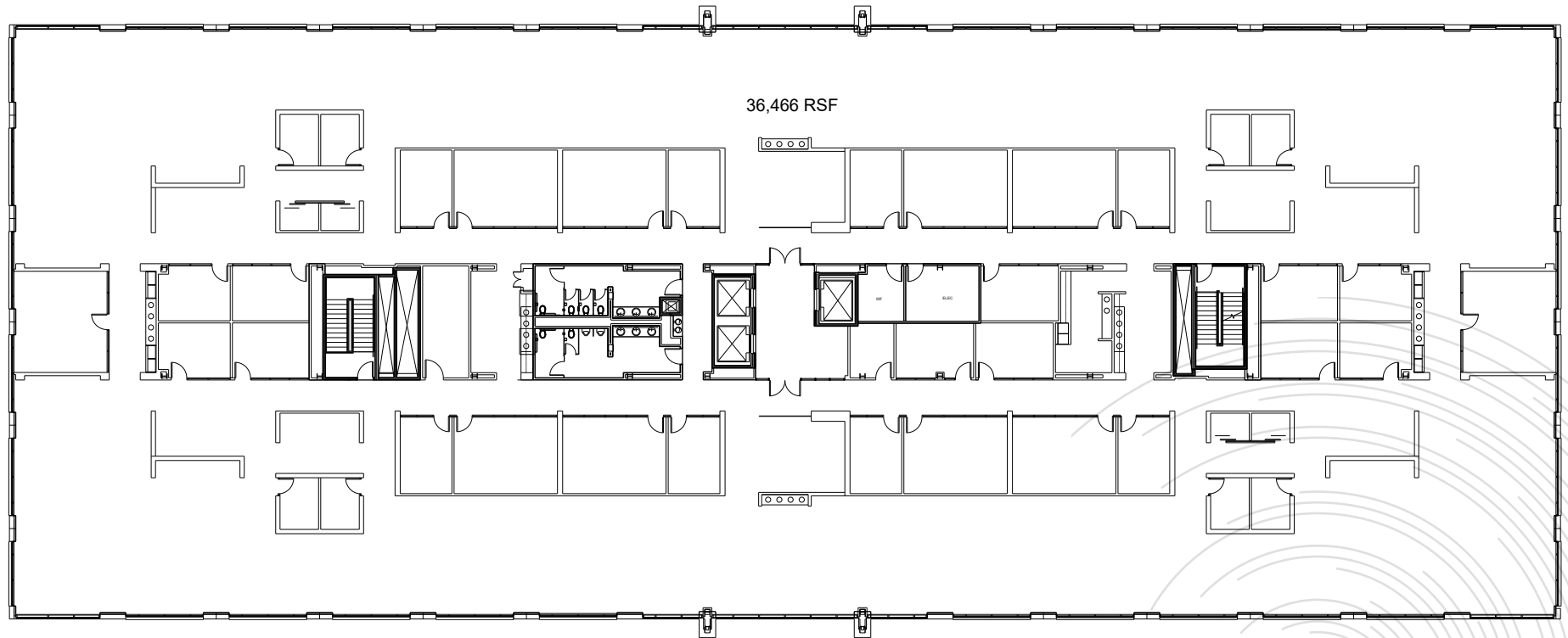
 Common Area Corridor

POTENTIAL DEMISING PLAN



Up to 36,144 SF
AVAILABLE

LEVEL 4



Up to 36,034 SF
AVAILABLE

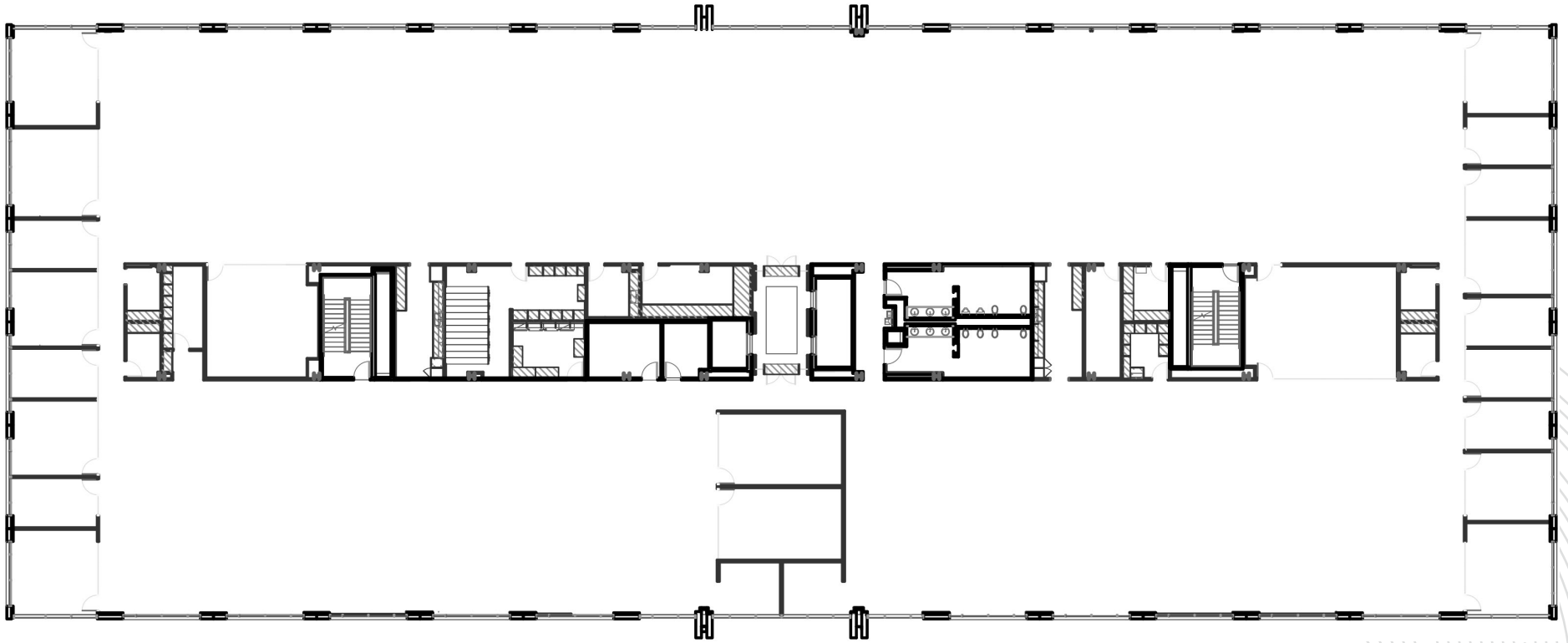
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AVAILABLE FLOORPLAN

WESTRIDGE ONE

LEVEL 3

* Available 2/1/27



36,259 SF
AVAILABLE

AVAILABLE FLOORPLAN

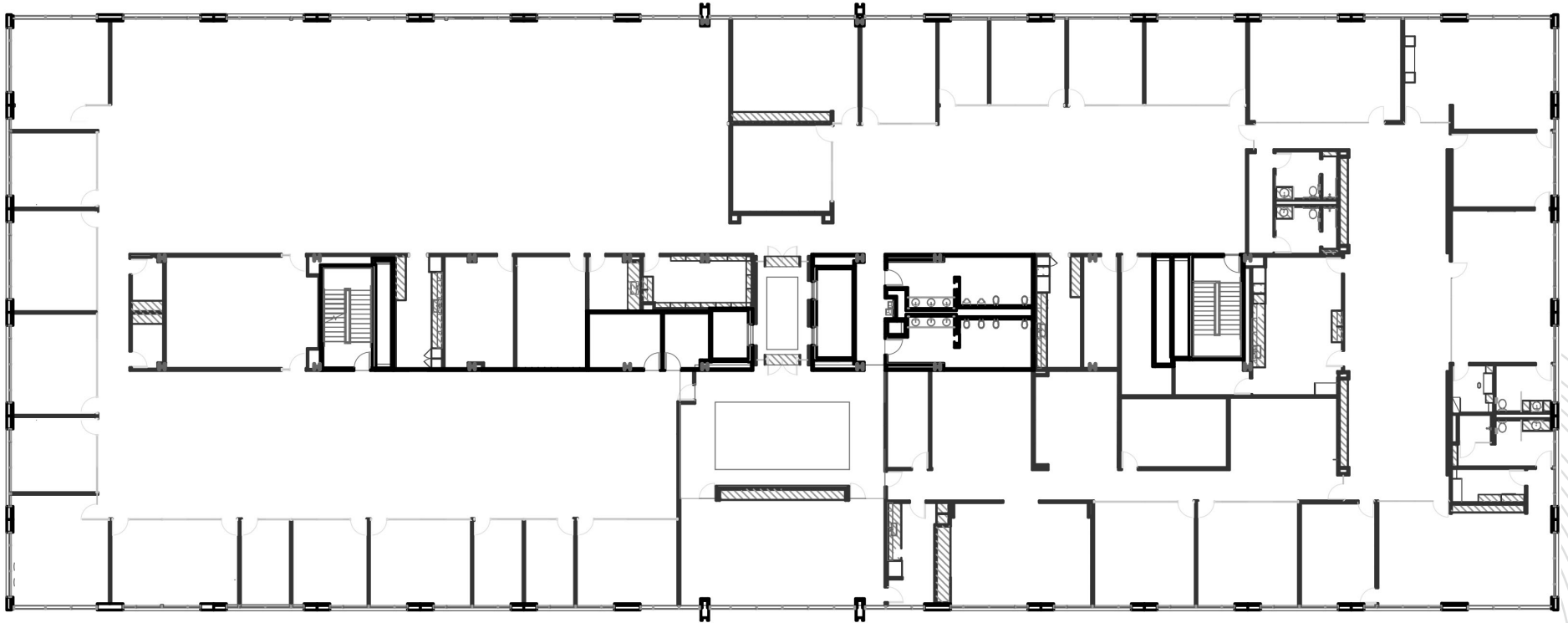
LEVEL 4

* Available 2/1/27



Take The
Virtual Tour
Here

WESTRIDGE ONE



36,170 SF

AVAILABLE



WESTRIDGE

ONE & TWO

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San Antonio, Texas 78256

Live. Work. Play.

 Victory Capital

WESTRIDGE

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STREAM

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