



WESTPOINTE CORPORATE CENTER

654 RICHLAND HILLS DRIVE | SAN ANTONIO, TEXAS 78245

**10,000 - 73,633 RSF
Available For Sale or Lease**

- Ability to convert all or a portion to warehouse/flex space
- Dense user parking available
- Located in the growing Westover Hills Area
- Only needs your furniture to move in
- Recently renovated exterior and landscaping



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About

Westpointe Corporate Center just needs your furniture, and it is ready for your company. The 114,180 SF building is located in the quickly growing Westover Hills area, surrounded by many other corporate headquarters. It can accommodate dense-user parking and already has CAT 6 cabling installed and a raised floor for easy access to electrical infrastructure. In addition, a high ceiling with a white noise system in place and outdoor patios will keep the office environment flowing. A growing list of nearby restaurants, hotels, and retail amenities will keep employees engaged.

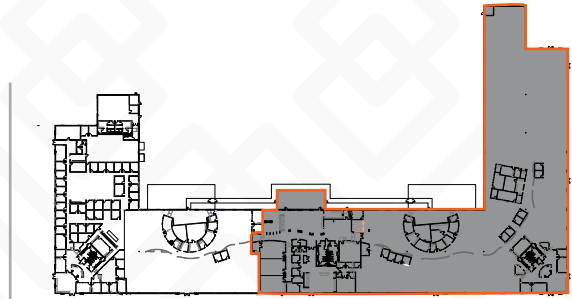


Property Highlights

- Parking Ratio: 6.96/1,000 SF
- Outdoor Patio
- CAT 6 cabling in place
- Raised flooring system providing easy access/relocation of cabling and electrical infrastructure
- High, open, ceilings with white noise system in place
- VIA Bus stop located on Richland Hills Drive and Ingram Road
- Building Size: ±114,180 SF

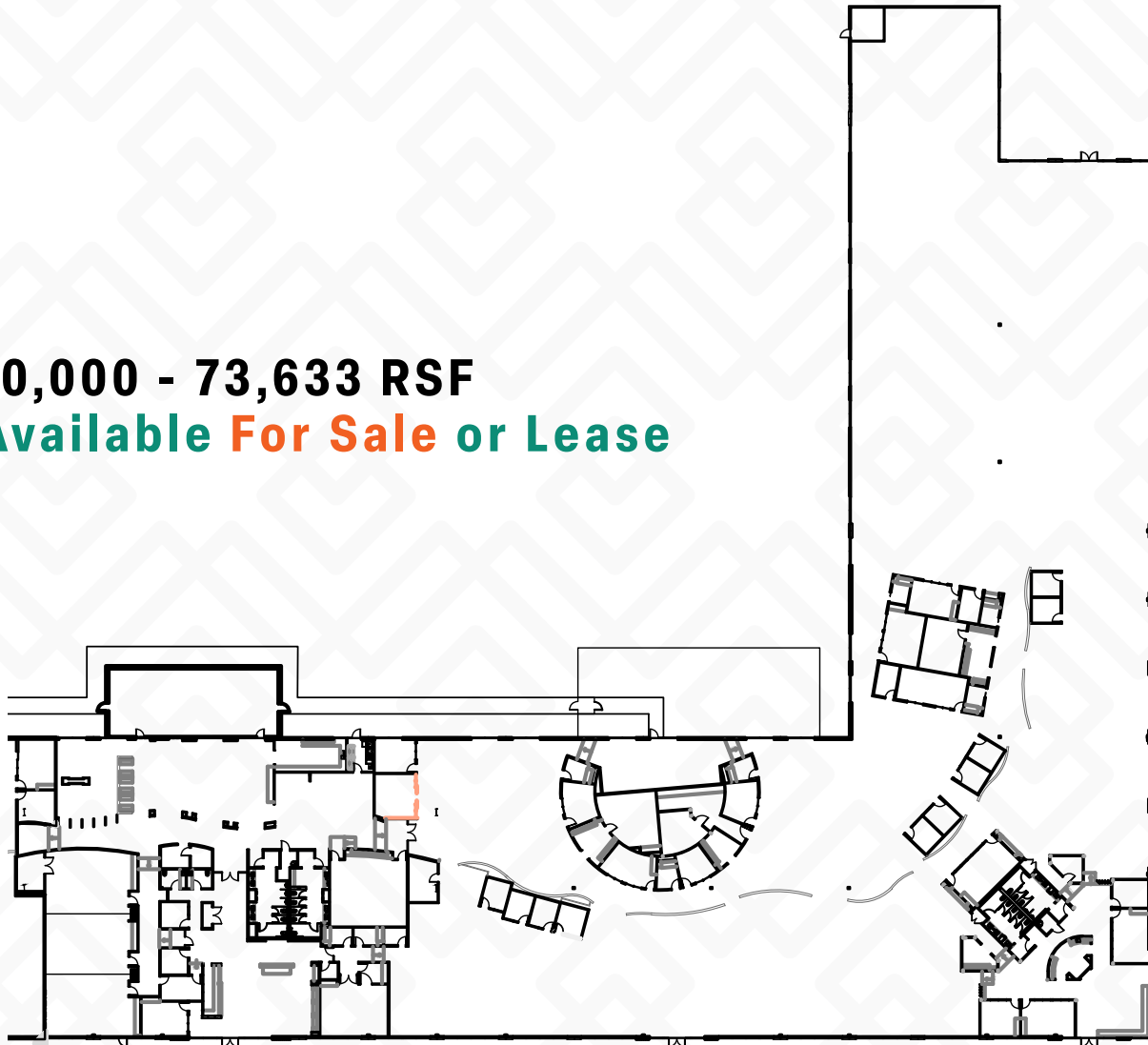
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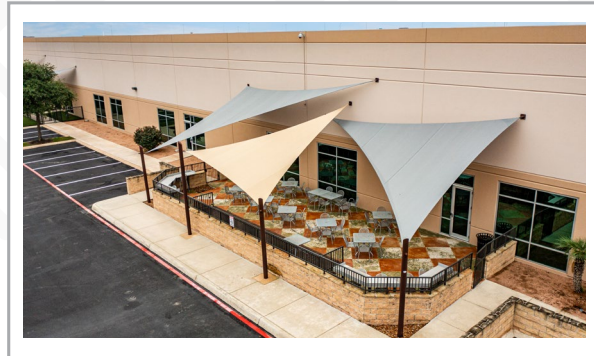
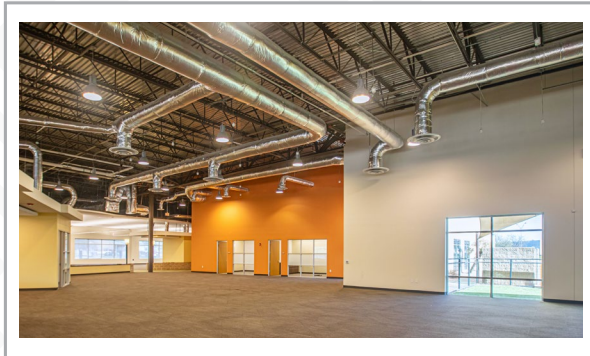
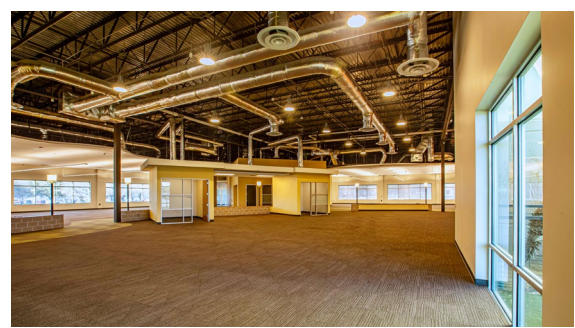
Location Map

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Space is currently on sublease market.

Photo Gallery




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Quick Demos



Population Within 10 Minutes
10% of S.A.



Diversity Index
Within 3 Miles



Average Household Income
Within 3 Miles



**Drive
Times**

HWY 151

2 MINUTES

LOOP 410

5 MINUTES

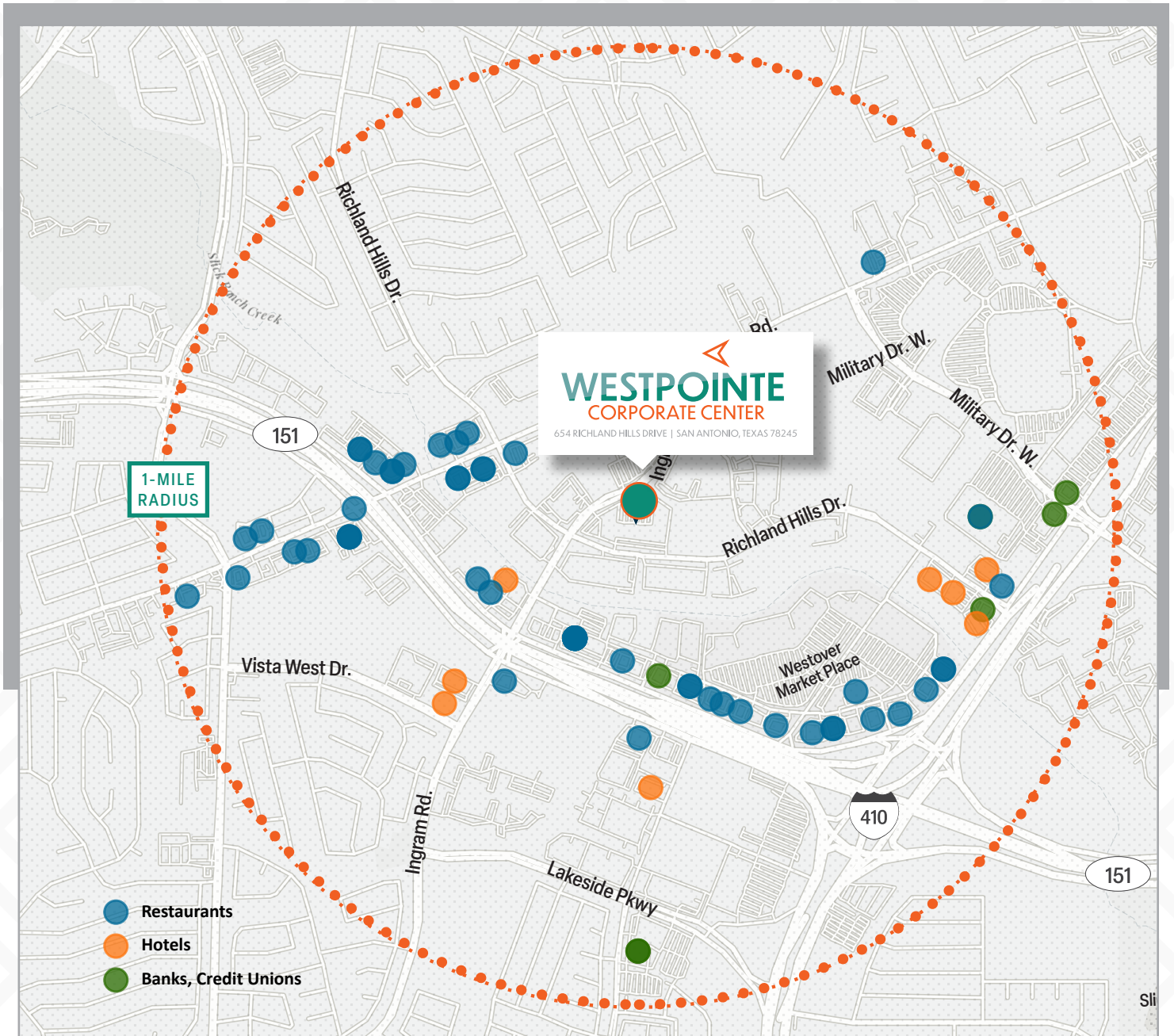
HWY 90

7 MINUTES

LOOP 1604

9 MINUTES

Nearby Amenities



Restaurants



Hotels



Banks, Credit Unions



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- **Class A Office With
Warehouse Options**



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