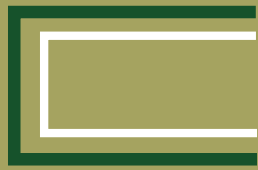


The Next  
Generation In Office.



**One51** | Phase 2

9810 Highway 151  
San Antonio, Texas 78251



Up to 17,520 SF  
Available For Lease



A Stream  
Development



# One51 | Phase 2

9810 Highway 151  
San Antonio, Texas 78251



*A Stream  
Development*

- **New building with walkable retail amenities**
- Master-planned corporate environment
- 7/1,000 SF parking to accommodate dense office layout
- Shell floorplan available for custom build-out

# About The Property

Located in the quickly growing Westover Hills part of west San Antonio, One51 Phase 2 is a 2-story, 102,545 square foot office building on 8.97 acres along Highway 151. The building has freeway visibility and great access to Highway 151.

A vibrant retail corridor surrounds One51 Phase 2 to serve the growing population in the area. It is in close proximity to many corporate offices, including Microsoft, Wells Fargo, Chase, Kohl's, Frost Bank, and Hartford Insurance.

## Walkable Amenities



## Project Details

Building Size: 102,545 RSF

Built: 2017

Parking: 7/1,000 RSF

Freeway Visibility

Lease Rate: \$21.00/SF/YR NNN



# Master-Planned

Corporate Environment

Up to 17,520 SF

Available For Lease



Walkable

Nearby Amenities



A Stream  
Development

# Highlights

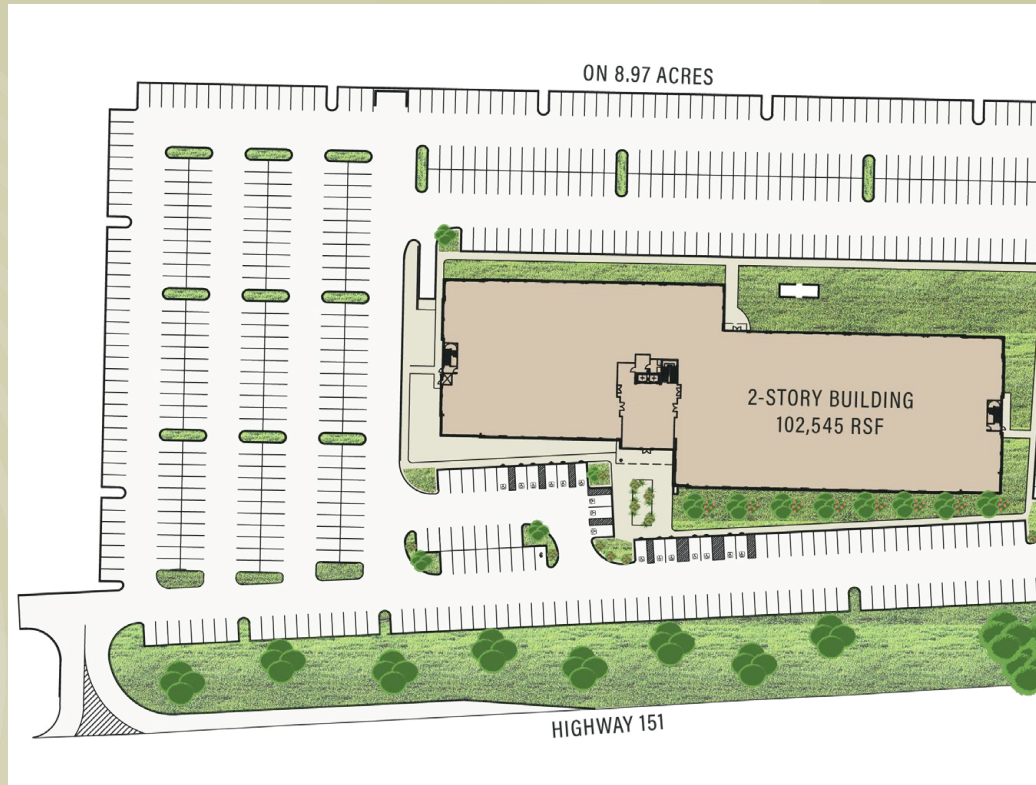
- Class A finishes throughout
- 7/1,000 SF parking to accommodate dense office layout
- 10' ceilings
- 24 hour access and 24 hour control of HVAC
- Generator pad available
- Desirable Westover Hills location



## One51 | Phase 2

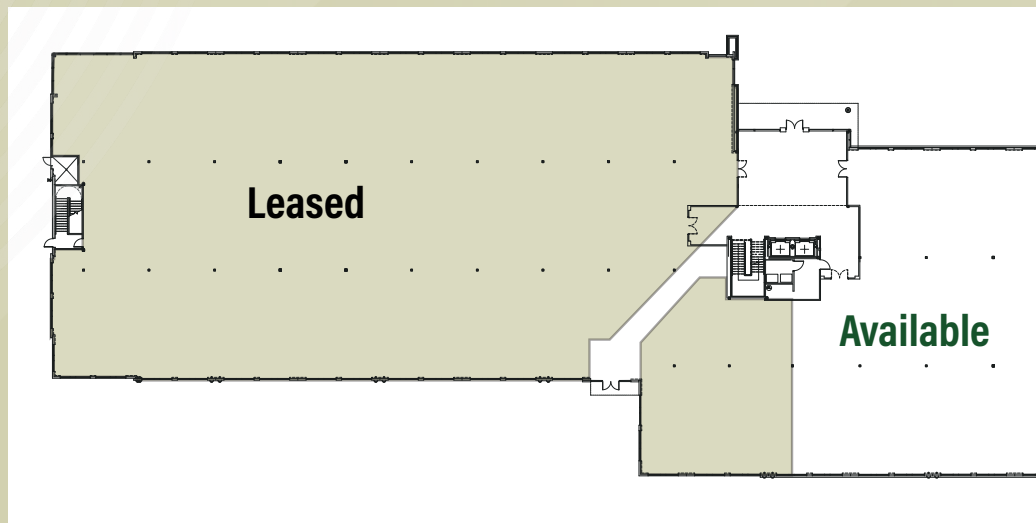
9810 Highway 151  
San Antonio, Texas 78251

# Property Site Plan



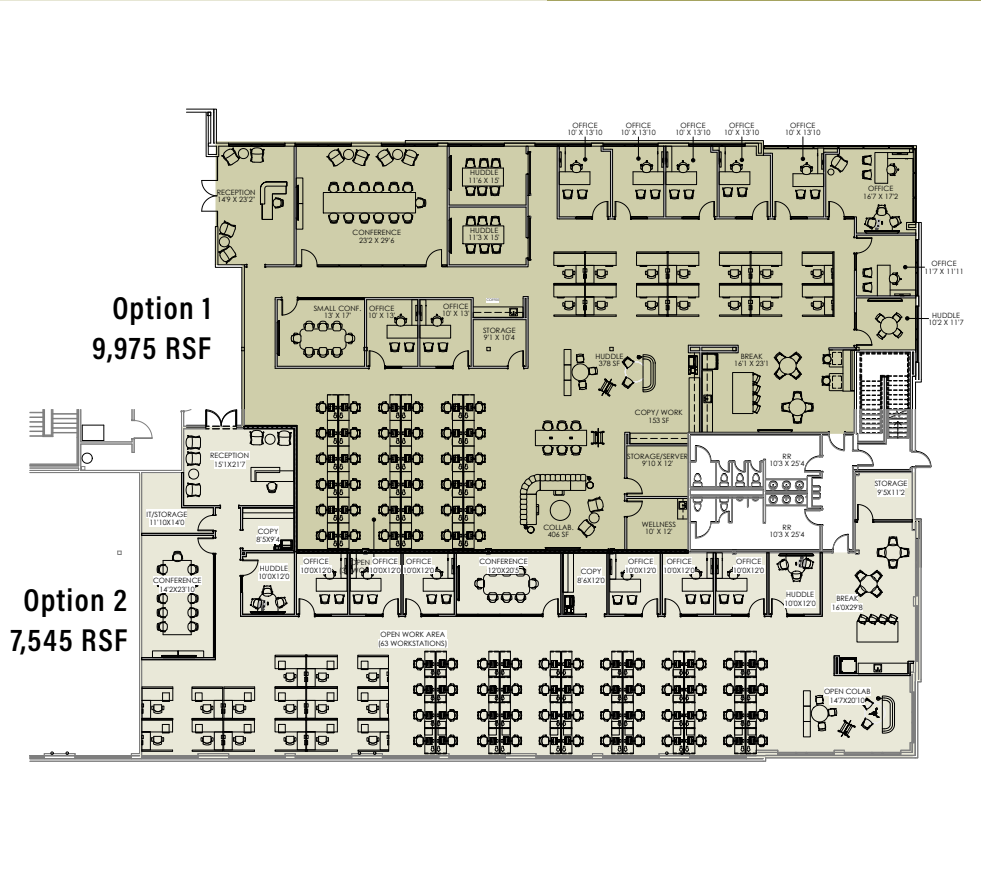
Level 1

Up to 17,520 SF  
Available For Lease

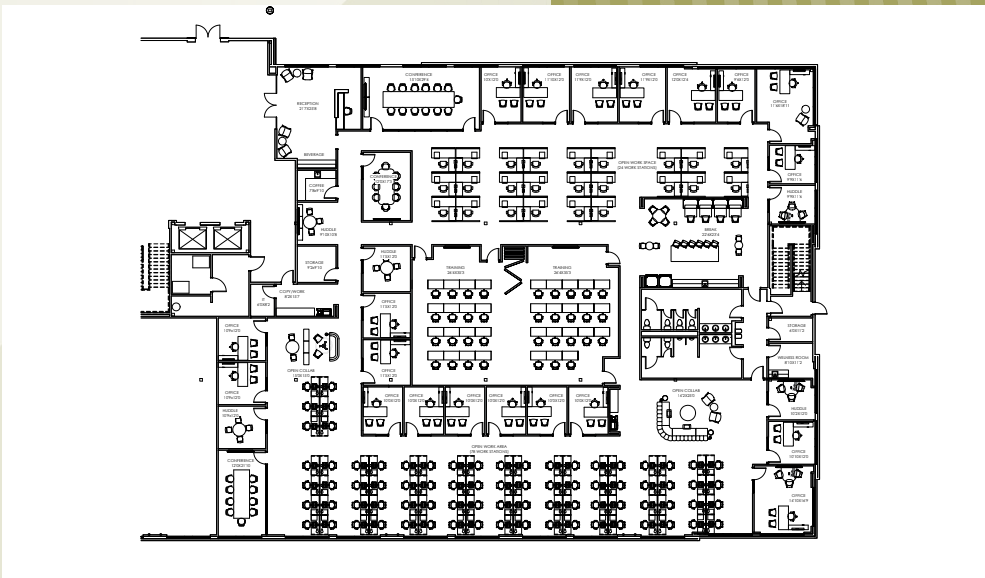
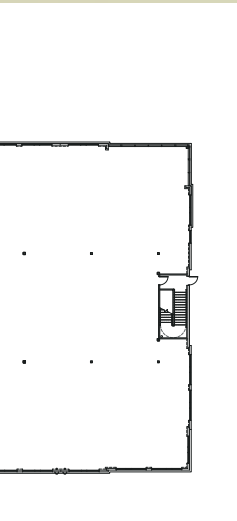


A Stream  
Development

# Possible Floorplan Options



**Options  
1 & 2**  
17,520 RSF



**Option 3**  
17,520 RSF



## Corporate Neighbors



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# Walkable Amenities



**One51** Phase 2  
 In Westover Hills at  
 9910 Highway 151 | San Antonio, Texas 78251

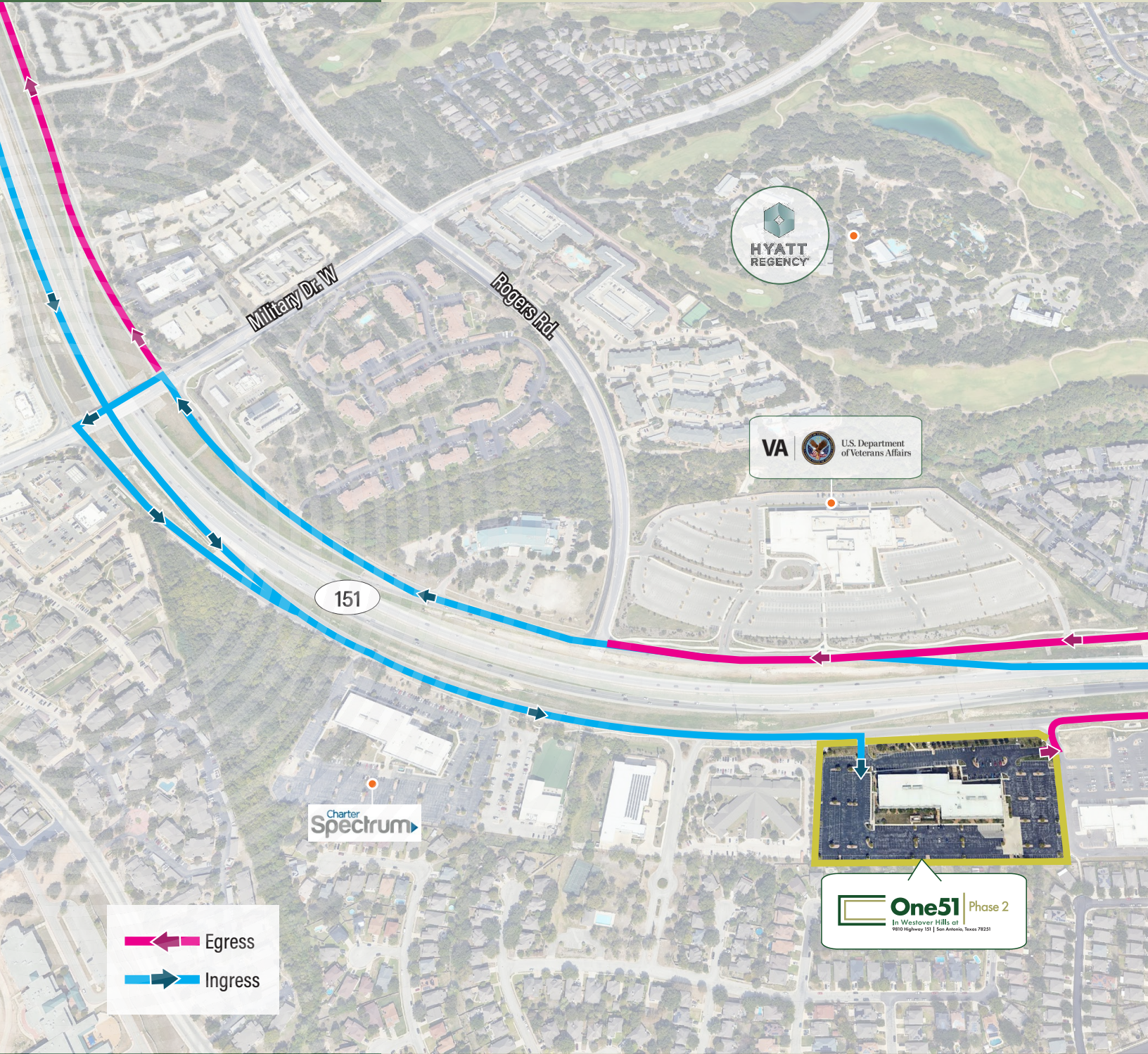
## Nearby Amenities (Within a 3 Mile Radius)

**60+**  
 Restaurants

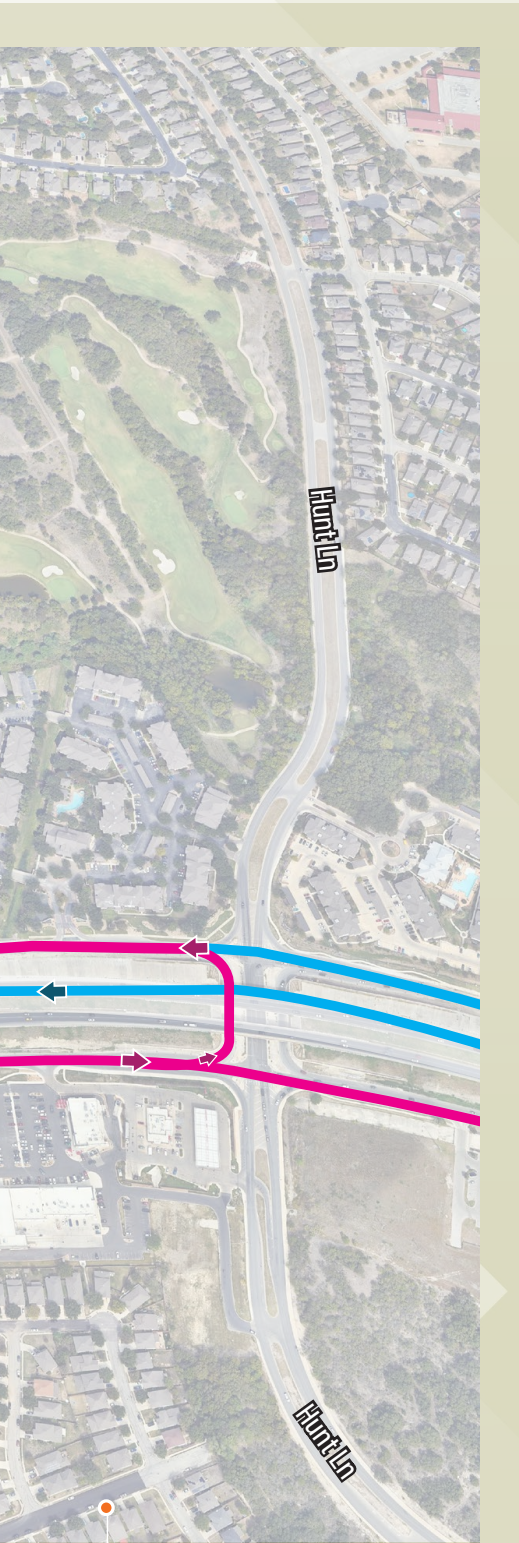
**15+**  
 Nearby Hotels

**30+**  
 Banks, Credit Unions

# Ingress/Egress



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Development



## Demographics



**125,037**  
Total Population



**3.45%**  
Expected 5 Year  
Population Growth



**\$92,675**  
Average Household  
Income



**65.2%**  
Some College+

## Drive Times



### Immediate

Highway 151

### 4 Minutes

Loop 410

### 5 Minutes

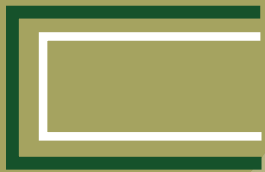
Loop 1604

### 8 Minutes

Highway 90

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# One51 | Phase 2

9810 Highway 151  
San Antonio, Texas 78251

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