



FARINON

Business Park

5818 FARINON DRIVE • SAN ANTONIO, TX 78249

*** FULL BUILDING OPPORTUNITY - 84,000 SF AVAILABLE NOW ***





FARINON

Business Park

▪ PROPERTY INFORMATION ▪

AVAILABLE SPACE

- **1st Floor: 20,731 - 41,486 SF**

20,731 SF is in White Box Condition

- **2nd Floor: 43,404 SF**

- **Entire Building - 84,890 SF**

Building Ready For Tenant Finishout

VIEW VIRTUAL TOUR

<https://farinonbusinesspark.com/virtual-tour/>



Farinon Business Park is currently planned as a three building office project; two existing and one under construction, in the highly desirable Northwest submarket of San Antonio in the master planned business community of University Business Park.

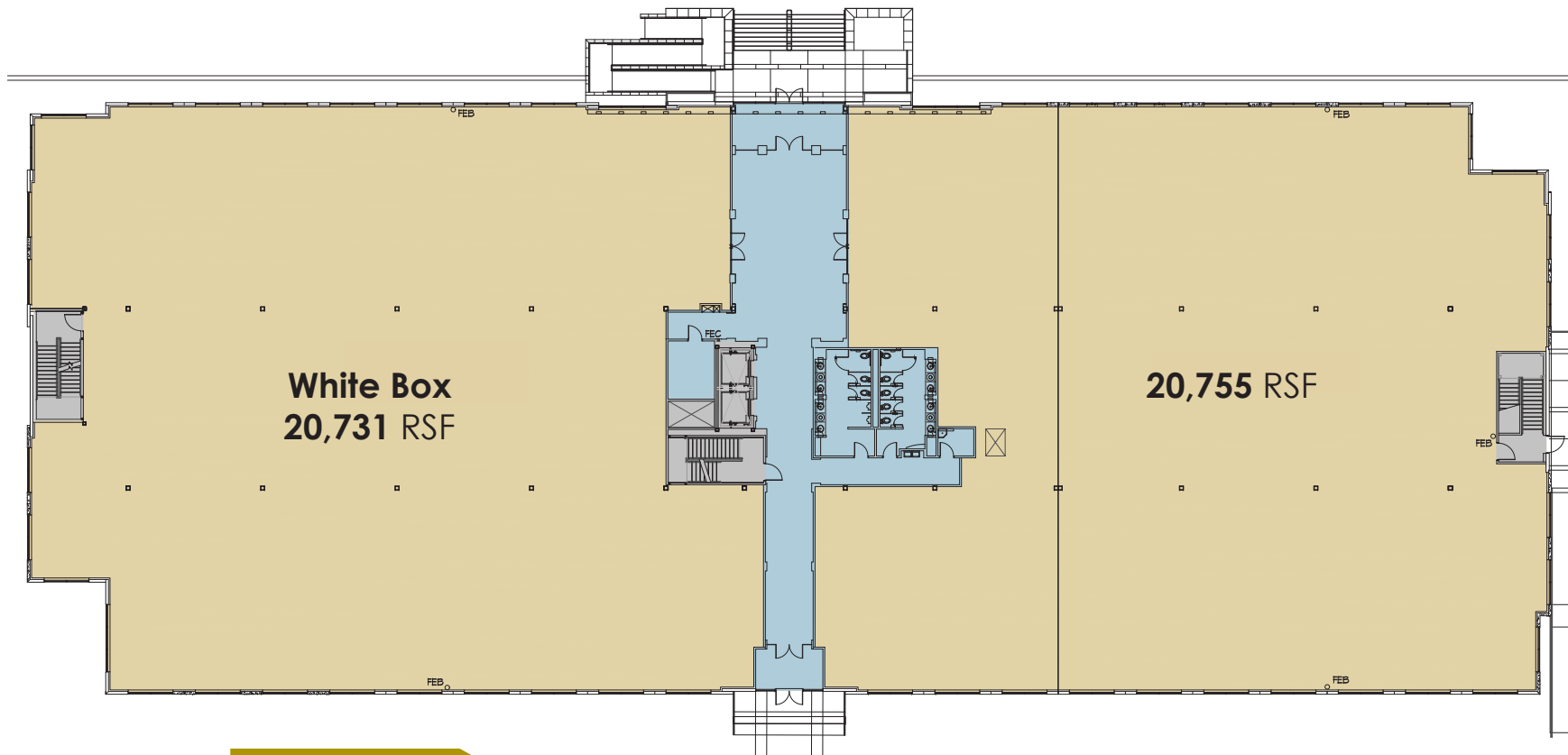
- Building III is a 2 Story, 84,890 SF Class A Office Building
- Located on an Expansive 21 Acre Site with Controlled Access
- Building and Monument Signage Available
- **7/1000 Parking With 107 VIP Parking Spaces Underneath the Building**
- LEED Certified
- Flexible Building Plans that can Accommodate Multiple Business Needs
- Hill Country Feel with Native Oak Trees and Outdoor Seating Areas
- Excellent Northwest Location just minutes away from the South Texas Medical Center, The University of Texas at San Antonio and next to many shops, restaurants and hotels
- Great Ingress/Egress to IH-10, DeZavala and Huebner Road



| BUILDING | RSF | SPACES | PARKING RATIO |
|------------------------------------------------------|--------|--------|---------------|
| Building III | 84,890 | 596 | 7/1000 |
| <i>* Includes 107 Underground VIP Parking Spaces</i> | | | |

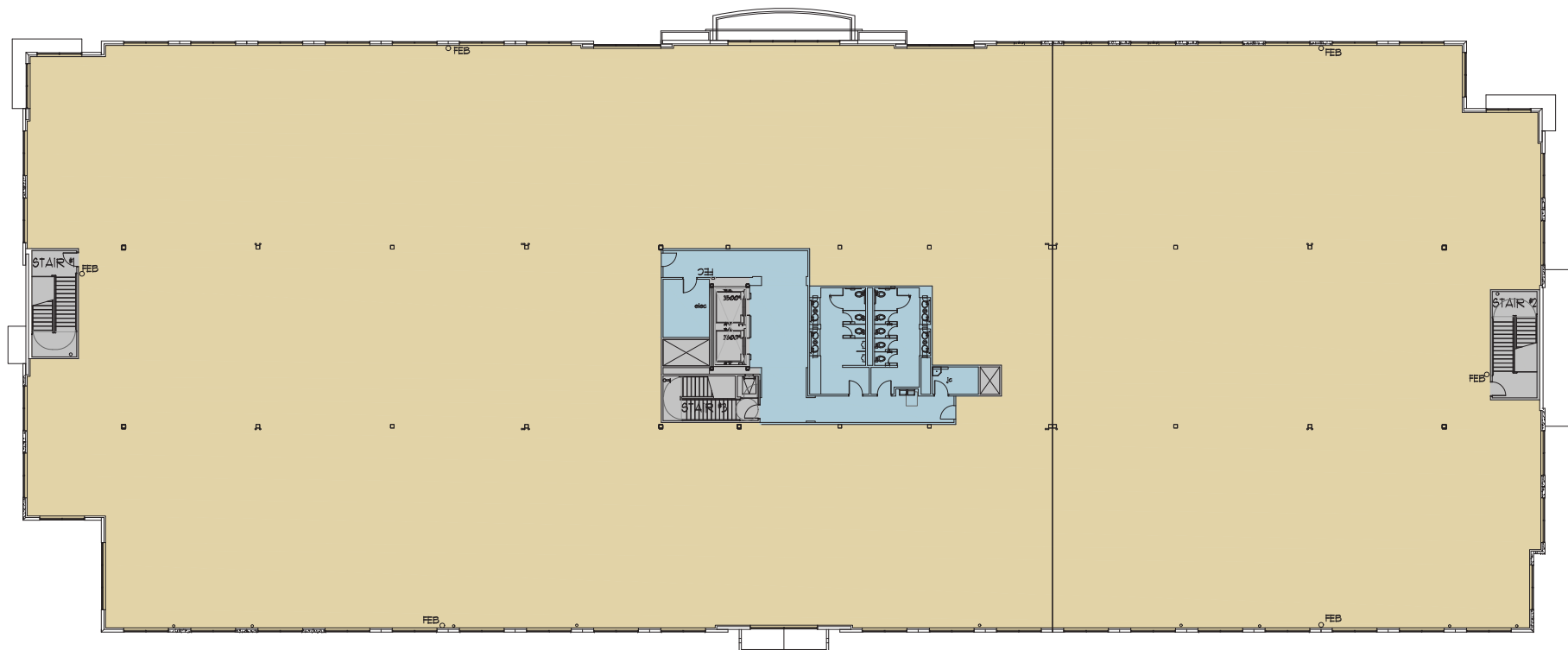


1ST FLOOR - 41,486 RSF

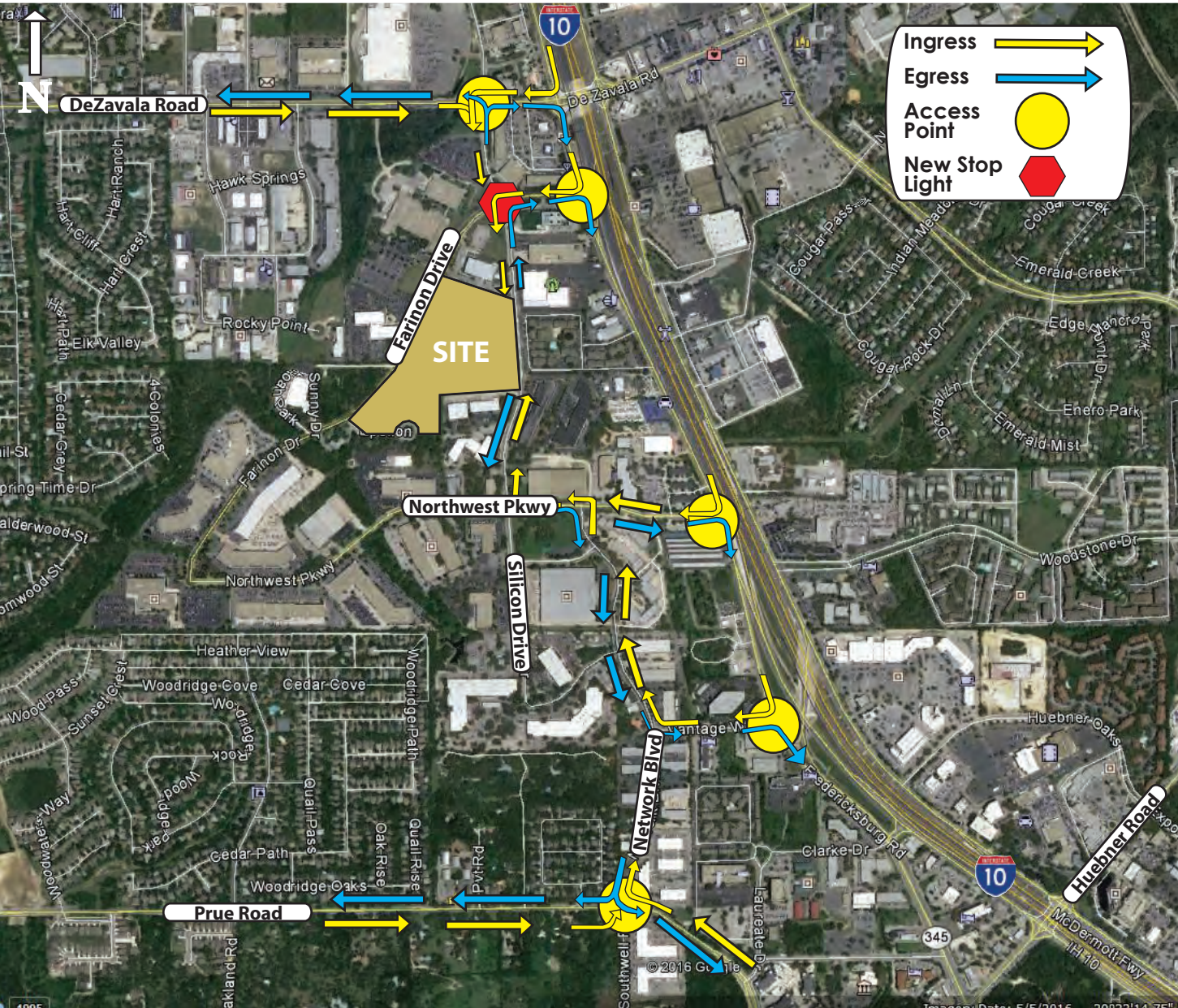


White Box Space





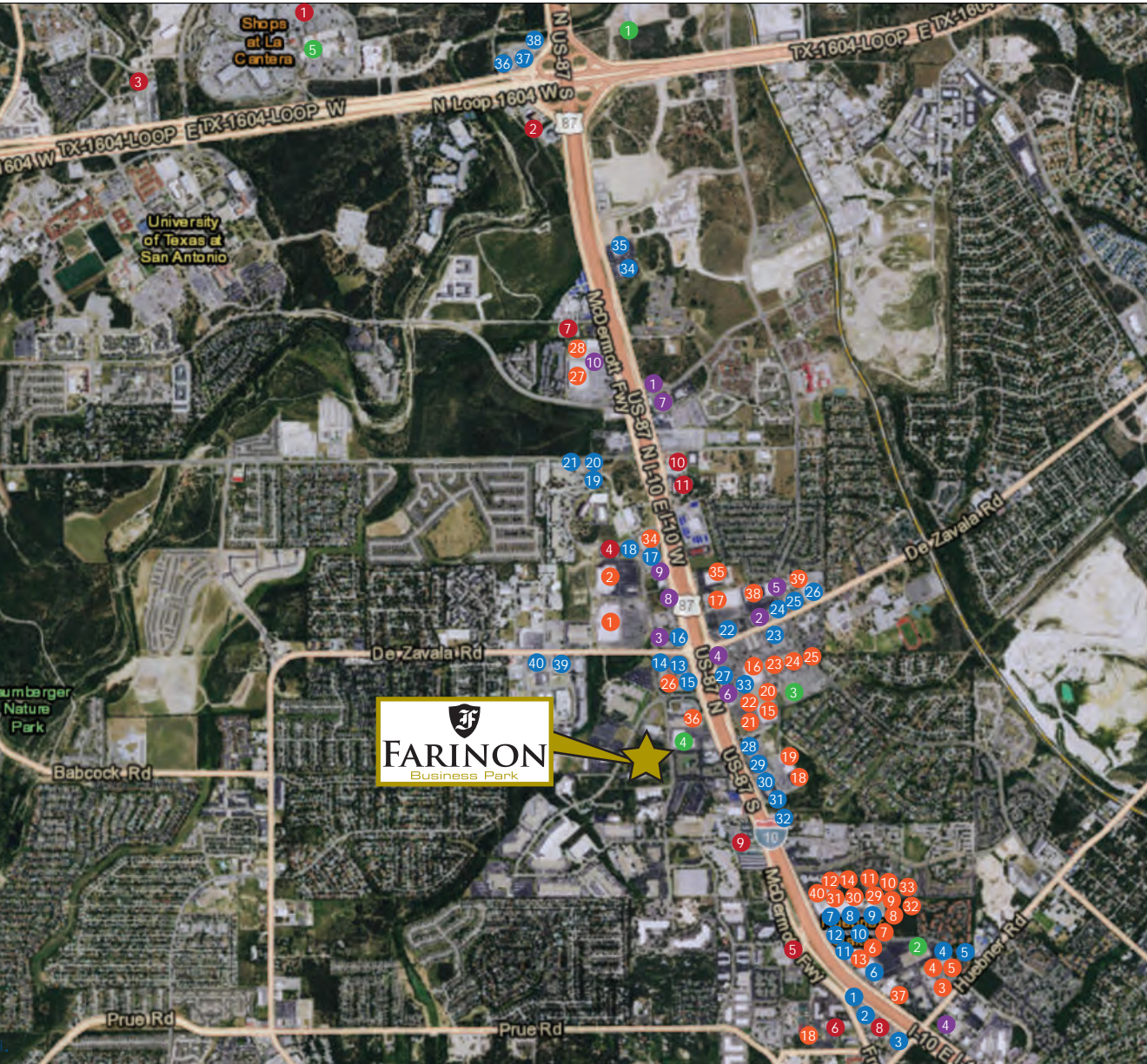
2ND FLOOR - 43,404 RSF



- LOCATED IN BETWEEN DEZAVALA ROAD AND PRUE ROAD
- 5 ACCESS POINTS TO THE PARK FROM IH-10, DEZAVALA ROAD AND PRUE ROAD
- 11 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 3 MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- 2.7 MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- 5 MILES FROM LOOP 410/ IH 10 INTERCHANGE
- 3.4 MILES FROM WURZBACH PARKWAY







RESTAURANTS

- | | |
|-----------------------------|-------------------------------|
| 1 Cracker Barrel | 27 Espana Bar De Tapas |
| 2 Bill Miller | 28 McDonalds |
| 3 Jims Restaurant | 29 Five Guys Burger and Fries |
| 4 Luce Ristorante E Enoteca | 30 Burger King |
| 5 Flying Saucer | 31 Wendys |
| 6 Pericos | 32 Chick Fil A |
| 7 Panera Bread | 33 Taco Cabana |
| 8 Fire Wok | 34 Outback Steakhouse |
| 9 California Pizza Kitchen | 35 Carrabbas Italian Grill |
| 10 Saltgrass Steakhouse | 36 Logan's Roadhouse |
| 11 Romanos Maccaroni Grill | 37 Chili's |
| 12 La Madeline | 38 Joe's Crabshack |
| 13 Ihop | 39 Starbucks |
| 14 Einsteins Bros Bagel | 40 Cheddar's |
| 15 HuHot Mongolian Grill | 41 Chuy's |
| 16 Whataburger | 42 Olive Garden |
| 17 Matamoros Restaurant | 43 Red Lobster |
| 18 Zios Italian Kitchen | 44 Carrabbas Italian Grill |
| 19 Sapporro Sushi | 45 Culvers |
| 20 Picnicks | 46 Buffalo Wild Wings |

HOTELS

- 1 La Cantera Resort
- 2 Drury Inn & Suites
- 3 Four Points by Sheraton
- 4 Holiday Inn
- 5 Springhill Suites
- 6 TownePlace Suites
- 7 La Quinta Inn and Suites
- 8 Quality Inn
- 9 Studio 6
- 10 Best Western
- 11 Super 8

BANKS

- 1 Wells Fargo
- 2 BBVA Compass
- 3 Bank of America
- 4 Chase Bank
- 5 Frost Bank
- 6 Security Service Federal Credit Union
- 7 United SA Federal Credit Union
- 8 Firstmark Credit Union
- 9 San Antonio Credit Union
- 10 Randolph Brooks Federal Credit Union

RETAIL

- | | |
|------------------------|------------------------|
| 1 Wal Mart | 21 Office Max |
| 2 Sam's Club | 22 La Z Boy Furniture |
| 3 Birkenstock | 23 Petco |
| 4 New Balance | 24 Stein Mart |
| 5 Half Price Books | 25 Party City |
| 6 REI | 26 Good Sports |
| 7 Ann Taylor | 27 Rooms To Go |
| 8 Banana Republic | 28 Costco |
| 9 Talbots | 29 Ross Dress for Less |
| 10 Bed Bath and Beyond | 30 Lenscrafters |
| 11 Pier 1 Imports | 31 Gymboree |
| 12 Old Navy | 32 Game Stop |
| 13 Gap | 33 Eddie Bauer |
| 14 Jos. A. Bank | 34 Ethan Allen |
| 15 Target | 35 Haverty's |
| 16 HEB | 36 Americus Diamond |
| 17 Home Depot | 37 Louis Shanks |
| 18 Golds Gym | 38 PetSmart |
| 19 Ashley Furniture | 39 Specs |
| 20 Marshalls | 40 Bath and Body Works |

ENTERTAINMENT

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at La Cantera



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