

12621 SILICON DRIVE

12621 SILICON | SAN ANTONIO, TX 78249



12621 Silicon Drive

San Antonio, TX 78249

For Lease

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PROPERTY INFORMATION

Overview

Located in University Business Park, this building is situated less than 1/2 mile from the amenities of IH-10 and in a bustling corporate campus setting. With Fortune 500 company neighbors and close proximity to the South Texas Medical Center, La Cantera and The Rim, this building is ideally located.

Recent interior renovations include a fitness center (equipment not included), open office areas with exposed ducting and epoxy coated flooring in fabrication areas. The building has served as a headquarters location with office and light fabrication capabilities (1,600 amp service). Large floor plates provide flexibility if a multi-tenant option is desired.

Details

41,752 SF Office

Land Area 3.452 Acres

Available: 2,000SF - 40,000 SF

Zoning I-1

POWER: 08Y/120V 3PH-4W 1600 Amperes

LOADING DOCK: One (1)

ROOF: Replaced 2012

HVAC: - 27 Roof top units were replaced on 7/29/2019 by Holt

Mechanical - 5-year compressor warranty

RESTROOMS: 27 toilets; 9 urinals

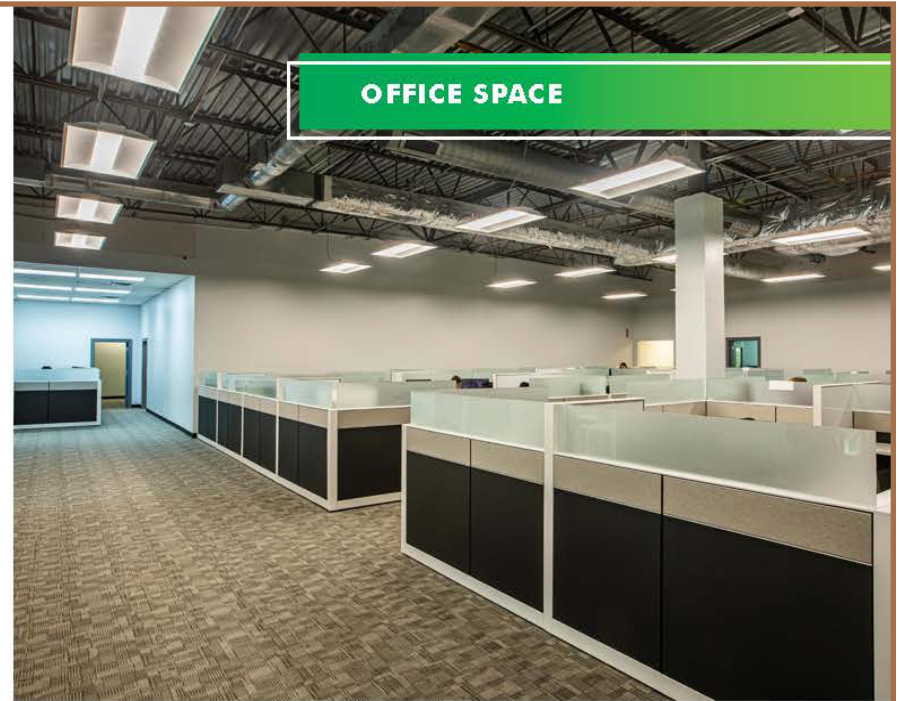
ELEVATORS: 2 personnel lifts

SPRINKLERS: Yes

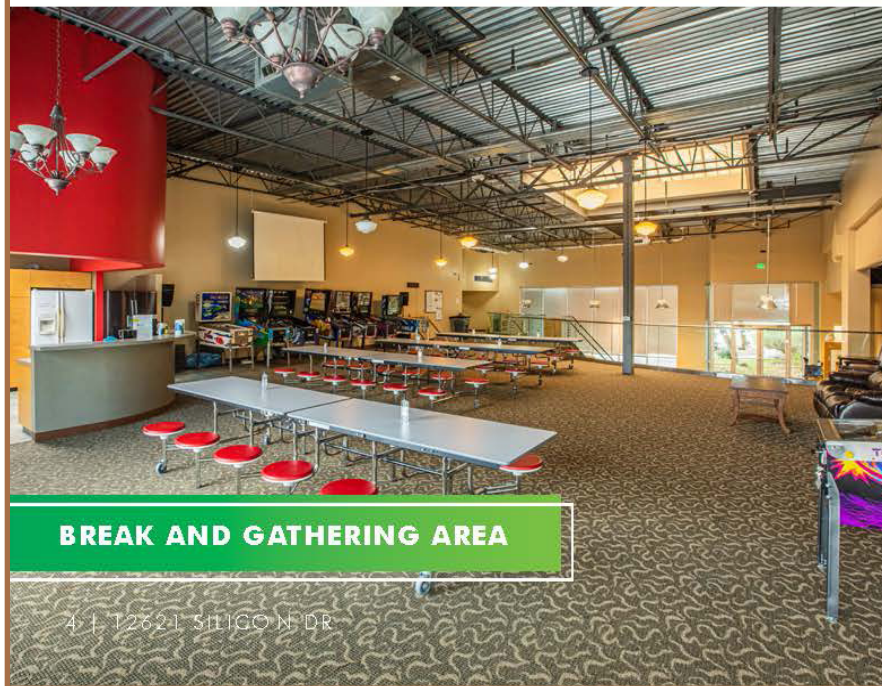




NEW GYMNASIUM



OFFICE SPACE



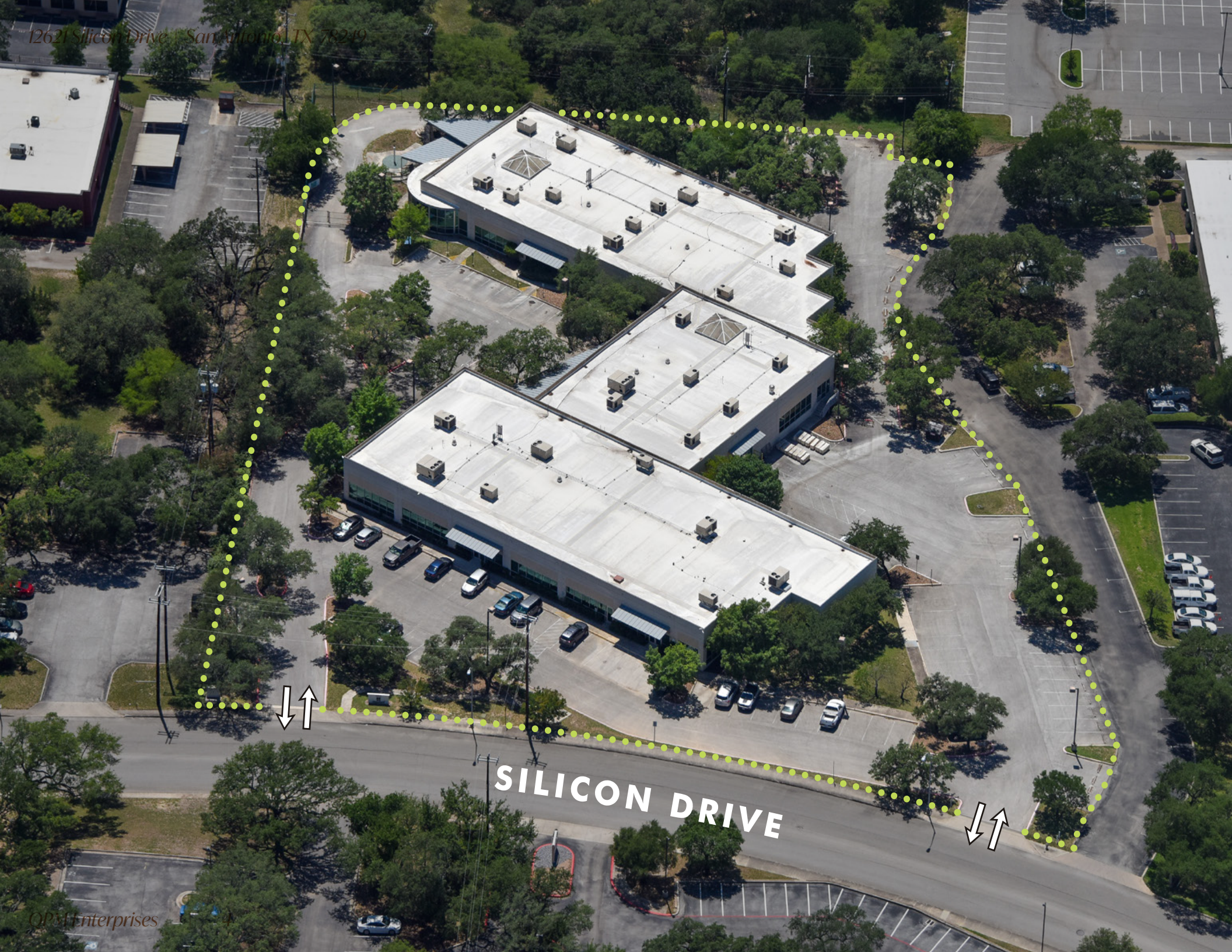
BREAK AND GATHERING AREA

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LAB / MANUFACTURING SPACE

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SILICON DRIVE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2021 Population (Estimate)	10,922	117,693	288,850
2021 Households (Estimate)	4,802	50,423	123,407
2021-2026 Annual Population Growth (Projected)	1.31%	1.35%	1.24%
2021 Average Household Income	\$82,893	\$78,924	\$83,638
2021 Median Household Income	\$65,081	\$58,161	\$60,191
Educational Attainment — Bachelor's Degree	45.6%	45.1%	42.8%

UNIVERSITY OF TEXAS
SAN ANTONIO

LA CANTERA
SHOPPING
CENTER

THE RIM
SHOPPING
CENTER

1604

W HAUSMAN RD

WAL-MART
SUPERCENTER
sam's club



AERIAL MAP

DE ZAVALA RD



INTERSTATE
10

FARINON DR

12621 SILICON

M2 INVESTMENTS



ACELITY

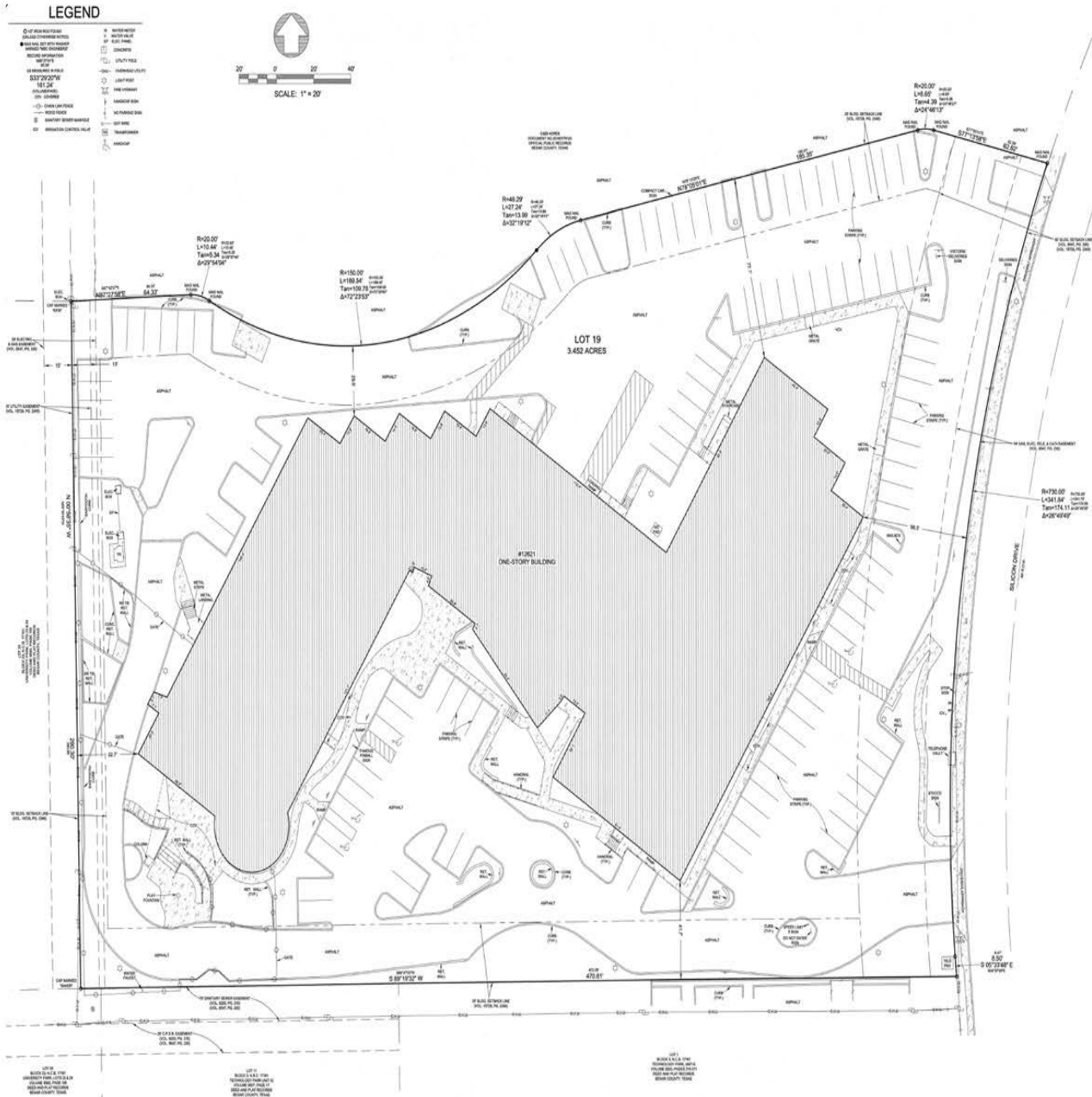
ATENTO

NORTHWEST PKY

HARLAND
CLARKE,
WELLMED

SILICON DR

SURVEY



FLOOR PLANS

01 AS BUILT FLOOR PLAN - 41,728 S.F.
SCALE: GRAPHIC

THIS PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

<p style="font-size: 8px;">300 W. BITTERS ROAD, SUITE 204 SAN ANTONIO, TEXAS 78208 VOICE: (210) 344-8740 FAX: (210) 344-8740 www.villapark.com</p> <p style="text-align: center;">VILLA PARK ARCHITECTURE, PLANNING, INTERIORS, P.L.L.C.</p>	<p style="font-size: 8px;">NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION</p> <p style="text-align: center;">AS BUILT FLOOR PLAN 12621 SILICON DR. SAN ANTONIO, TEXAS 78249</p>
<p>DRAWN: [] CHECKED: [] DESIGNED: [] DATE: [] PROJECT: [] SHEET NO: [] TOTAL SHEETS: []</p>	AB1



