



# Fourwinds Tower

OFFICE BUILDING FOR LEASE

8930 & 8940 Fourwinds Drive, Windcrest, TX 78239

 Transwestern

# About the Building

## AVAILABILITIES

### NORTH TOWER

- 2nd Floor: 490 – 1,486 SF
- 3rd Floor: 992 – 2,976 SF
- 4th Floor: Up to 16,803 SF
- 5th Floor: Up to 16,803 SF

### SOUTH TOWER

- Floors 2 – 5: 16,803 – 67,212 SF

## SPECS

- Two 81,556 RSF five-story office buildings
- Class A on-site amenities including tenant lounge, four conference facilities, fitness center and mother's room
- Abundant parking, solar covered parking



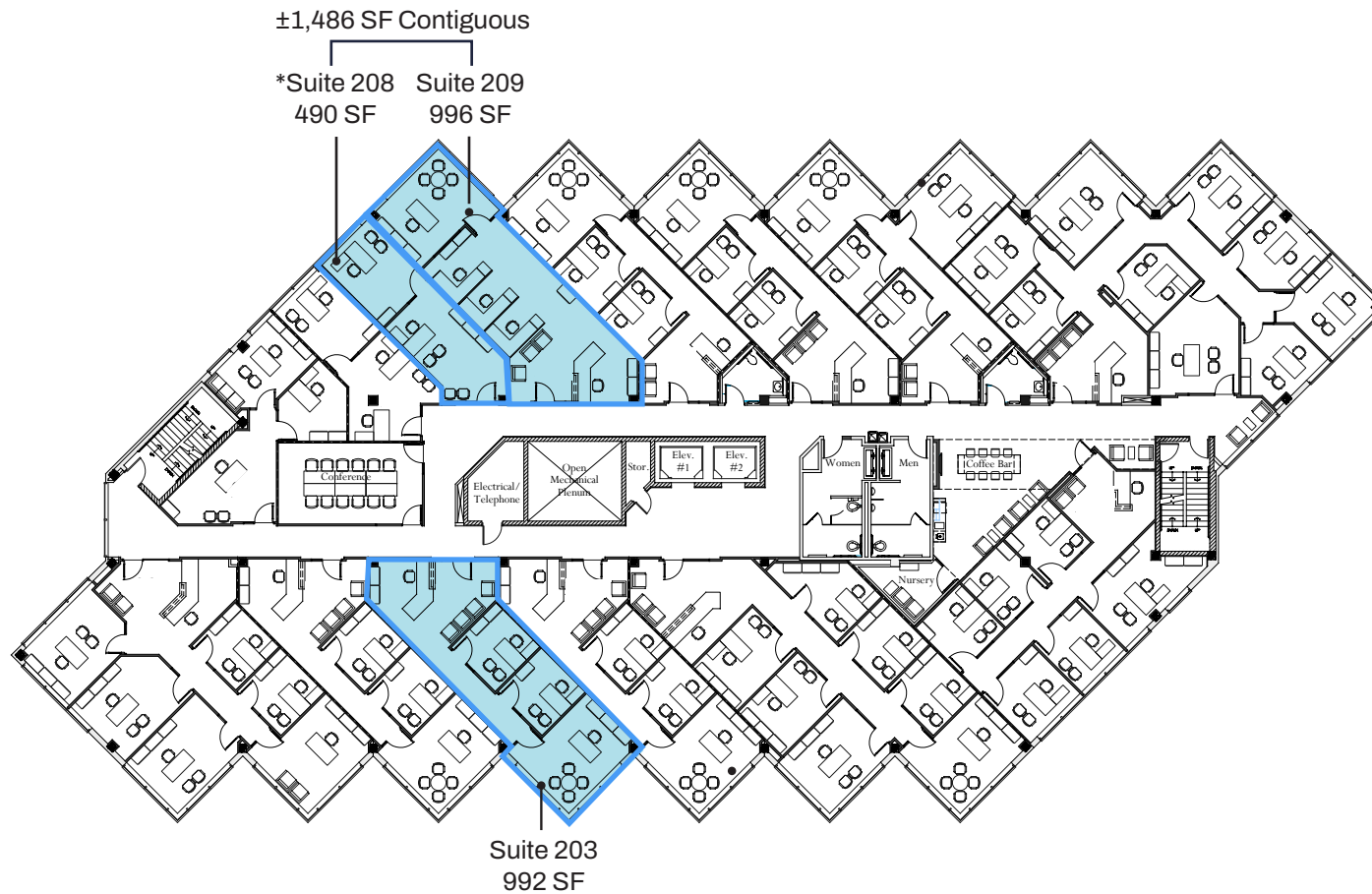
Mason Pollard

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# Floor Plan

2nd Level • 490 – 1,486 SF AVAILABLE



*\*available 30 day notice*

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# Floor Plan

3rd Level • 462 – 2,976 SF AVAILABLE

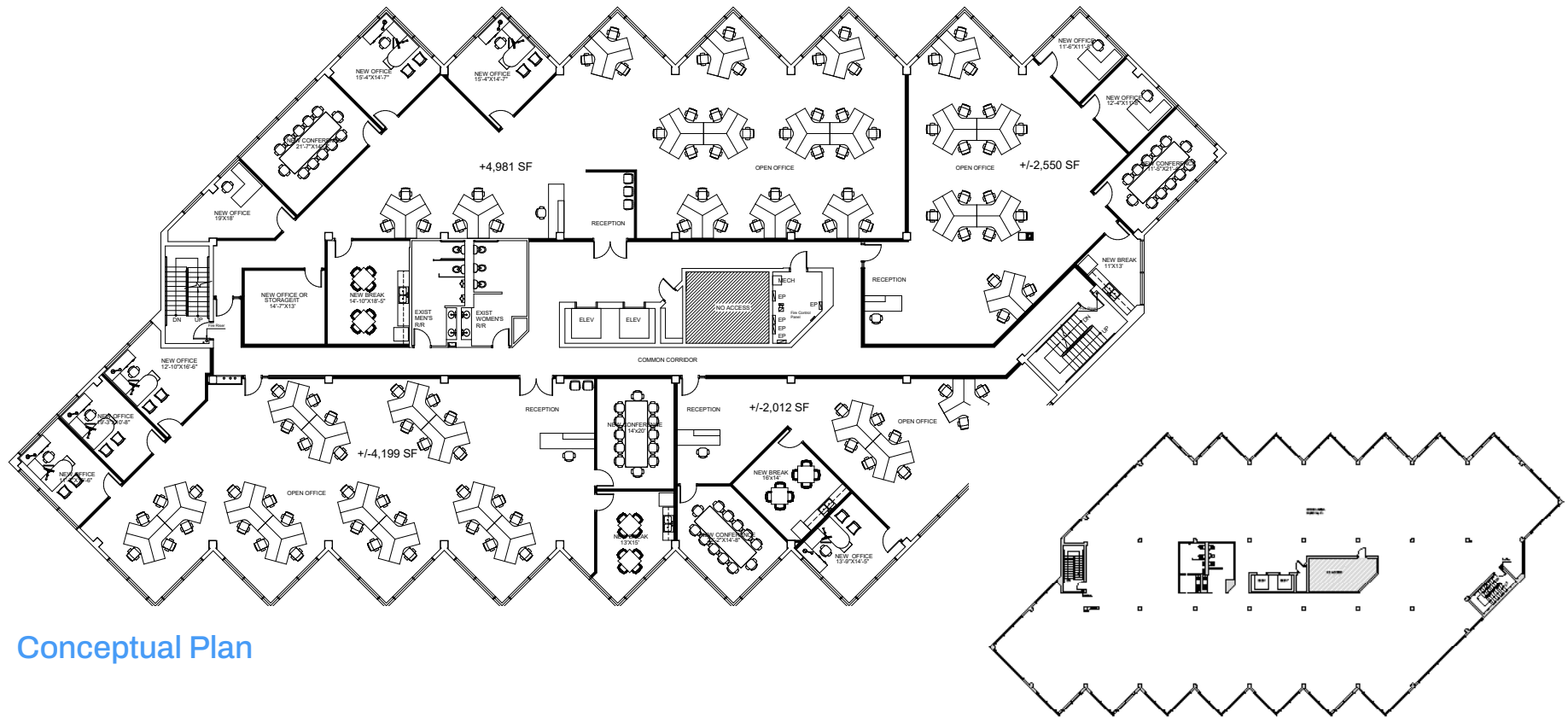


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# Floor Plan

4th and 5th Level •  $\pm 16,803$  SF Each • Up to  $\pm 33,606$  SF Available



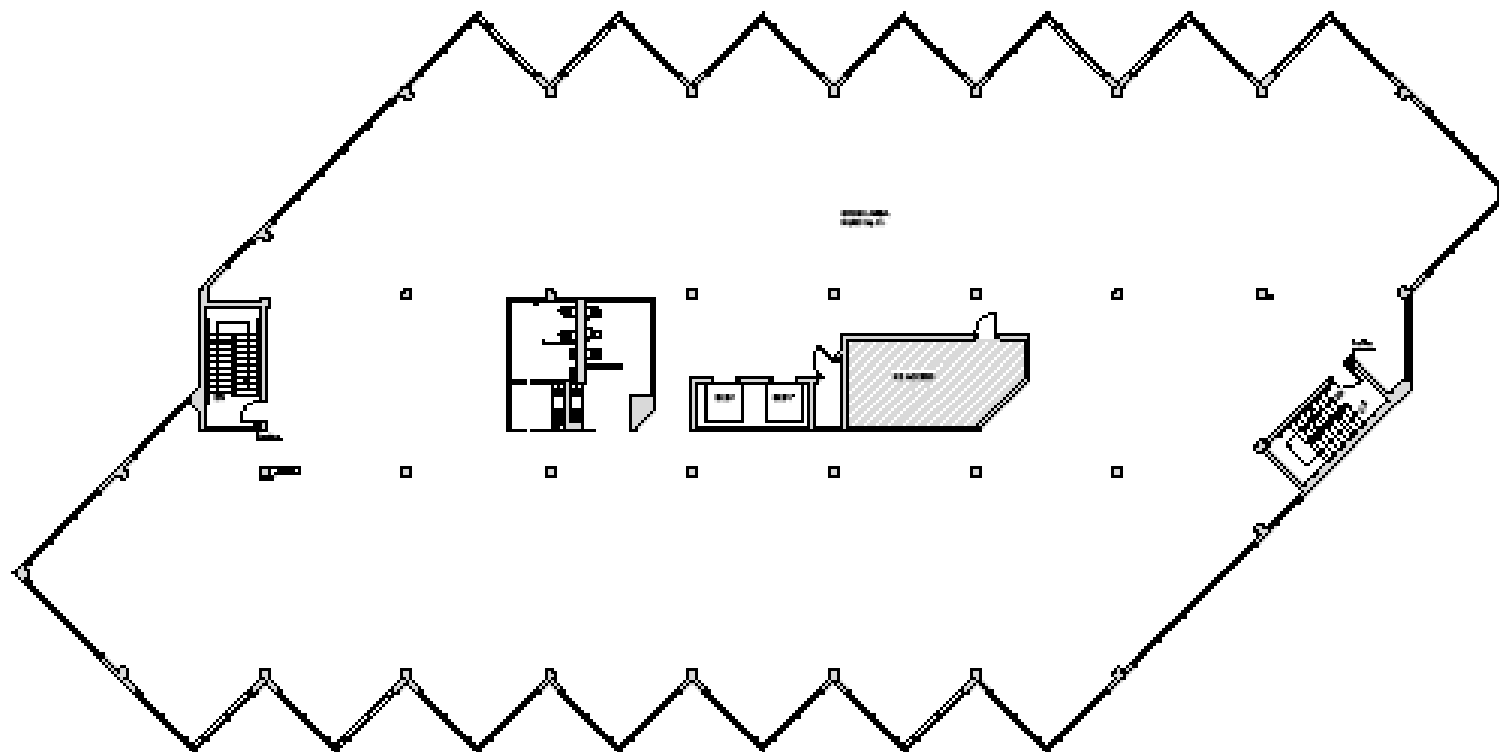
Conceptual Plan

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# Floor Plan

2nd and 5th Level •  $\pm 16,803$  SF Each • Up to  $\pm 67,212$  SF Available



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North Tower Facade

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Conference Room



Conference Room

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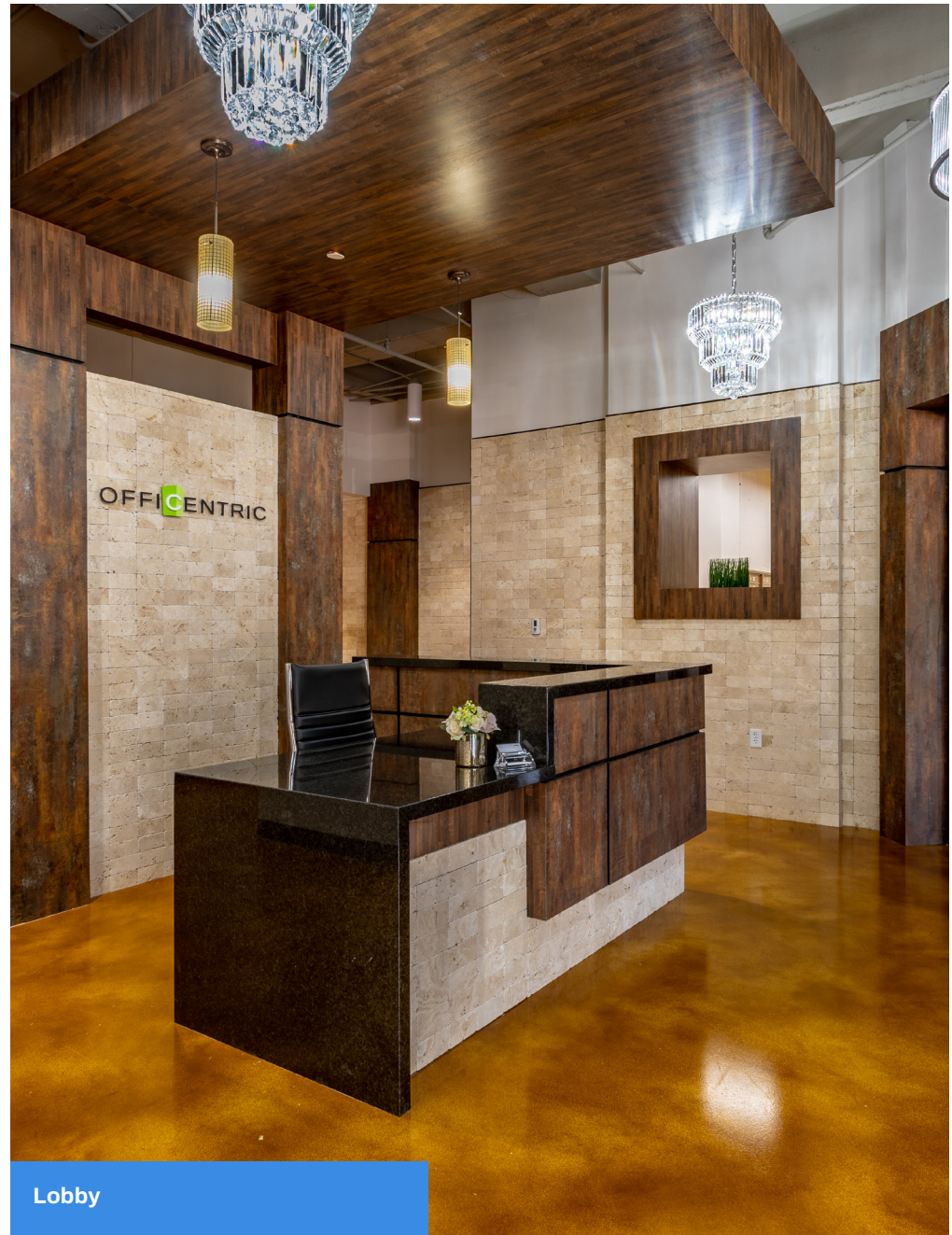
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Interior Break Area



**Move in Ready Suites**  
(Click to View 360 Virtual Tour)



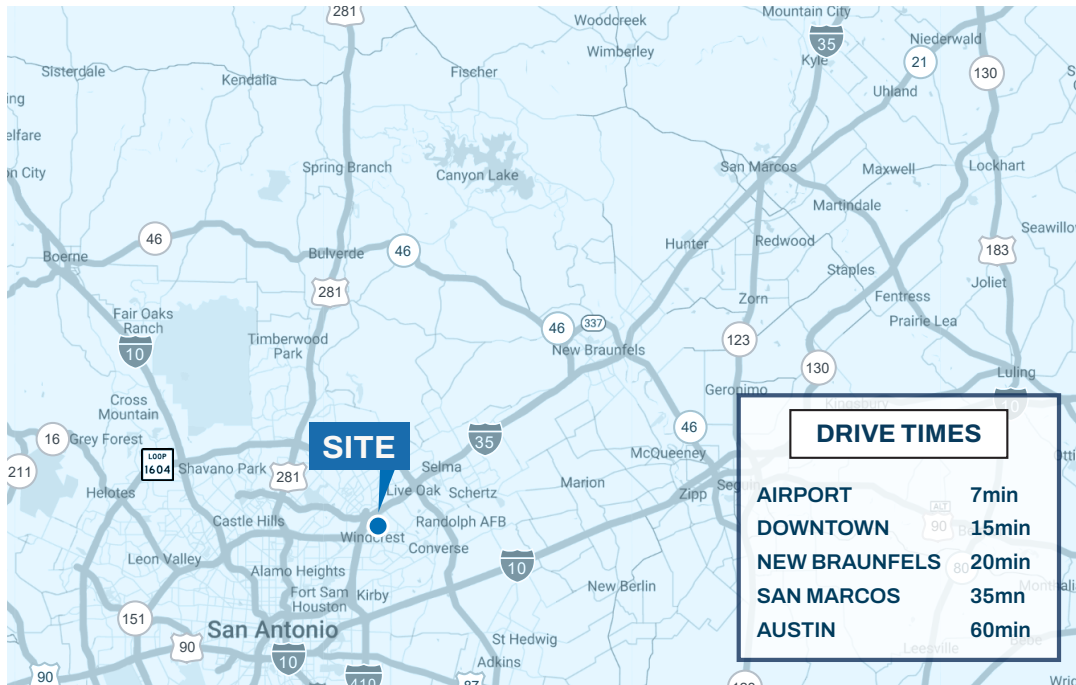
Lobby

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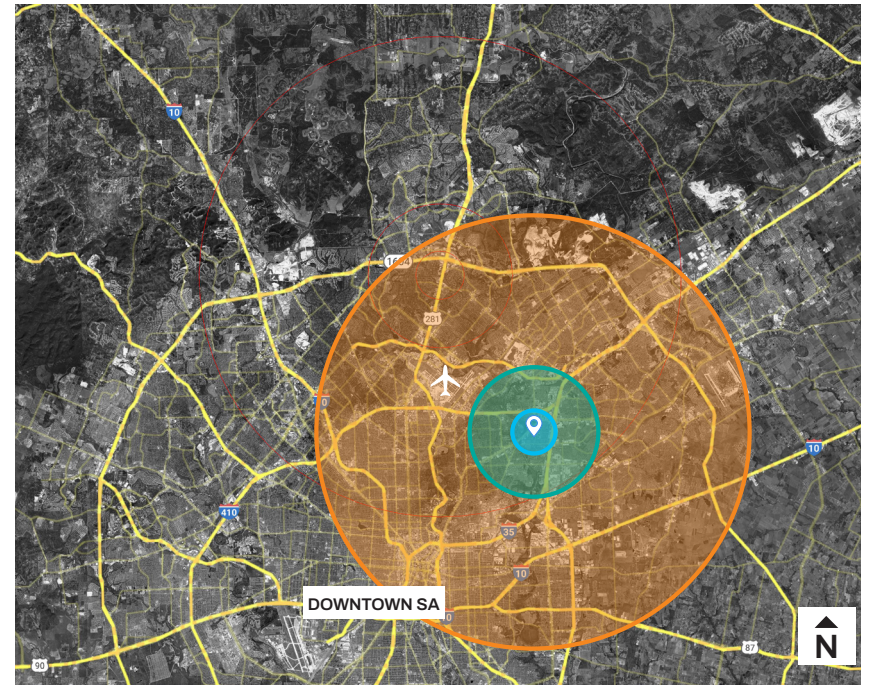
# Location Overview

- Immediate access to I-35/410 corridor
- Abundant nearby retail amenities
- Close proximity to Randolph AFB, Downtown, San Antonio Int'l Airport and New Braunfels growth corridor



## DEMOGRAPHICS

|                   | 1-MILE RADIUS                                                                       | 3-MILE RADIUS                                                                       | 10-MILE RADIUS                                                                      |
|-------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|                   |  |  |  |
| POPULATION        | 7,892                                                                               | 115,387                                                                             | 739,634                                                                             |
| HOUSEHOLDS        | 3,105                                                                               | 43,584                                                                              | 325,622                                                                             |
| MEDIAN AGE        | 40                                                                                  | 35                                                                                  | 36                                                                                  |
| AVERAGE HH INCOME | \$67,293                                                                            | \$64,946                                                                            | \$81,928                                                                            |
| DAYTIME EMPLOYEES | 8,663                                                                               | 38,057                                                                              | 419,038                                                                             |
| POP. GROWTH       | 1.5% ↑                                                                              | 1.3% ↑                                                                              | 1.7% ↑                                                                              |



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# Get in Touch

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