

BRAZOS BUILDING



4318 WOODCOCK DRIVE - SAN ANTONIO, TX 78228



OPPORTUNITY

Currently under leased, the Brazos Building offers an exceptional opportunity for an owner-occupier to take control of their real estate needs. Currently set up for multi-tenant occupancy, the existing tenants can be relocated to give a buyer the autonomy over the building. The two story building offers shallow bay floor plans of just over 25,000 per floor. In addition to tax savings, ownership offers added benefits that include: Controlled occupancy cost, market appreciation and equity creation. Located in growing Northwest San Antonio, the building is minutes from USAA's corporate headquarters and the 900-acre South Texas Medical Center. A short distance from IH-410, the Burnet Building offers outstanding access to the vast transportation network that connects greater San Antonio.

HIGHLIGHTS

- High profile location within Centerview Crossing Office Park.
- Outstanding opportunity for an owner-occupant.
- Currently 32% occupied.
- Boutique office building with 4 /1,000 SF parking.
- Multi and single tenant configuration options.
- 2.98 acre land parcel.
- Impressive view corridors and best in class accessibility.
- Proximity to amenities, executive housing, medical and more!
- Significant discount to replacement cost (\$500/sf).

For Additional Information Please Contact:

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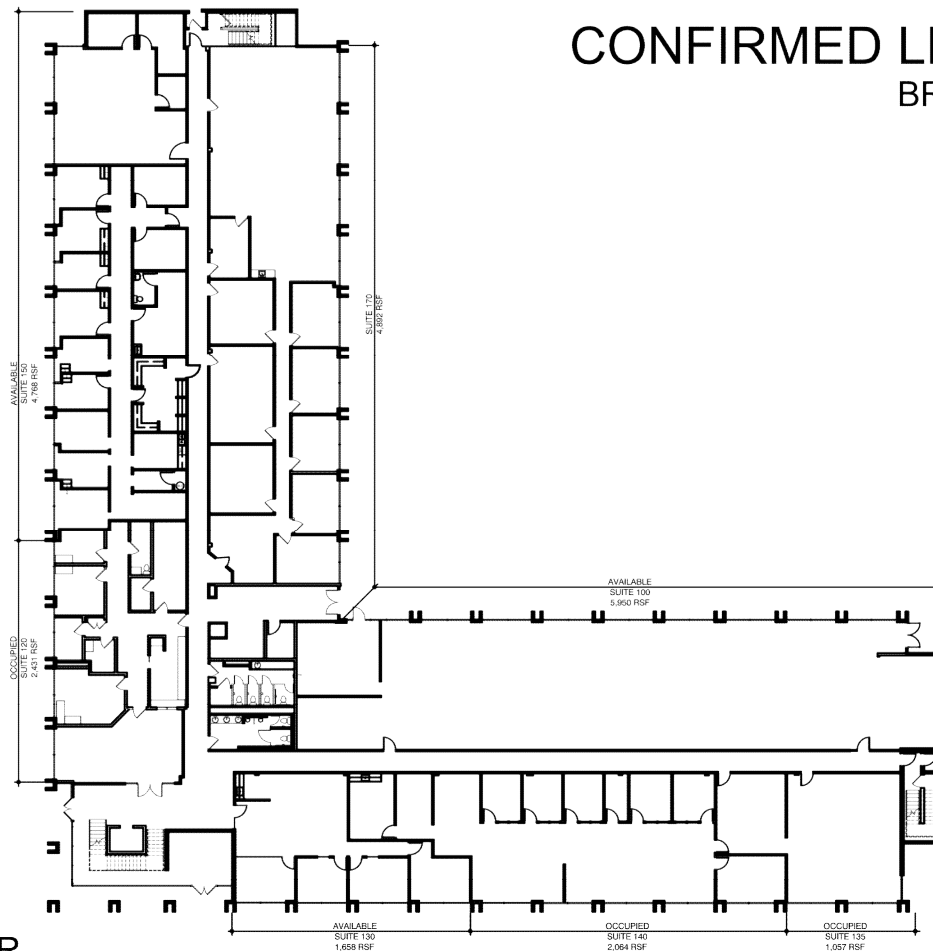
SIZE	49,881 SF
YEAR BUILT	1975
PARKING	4/1,000
SITE AREA	2.98 ACRES

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CONFIRMED LEASE PLAN

BRAZOS BUILDING

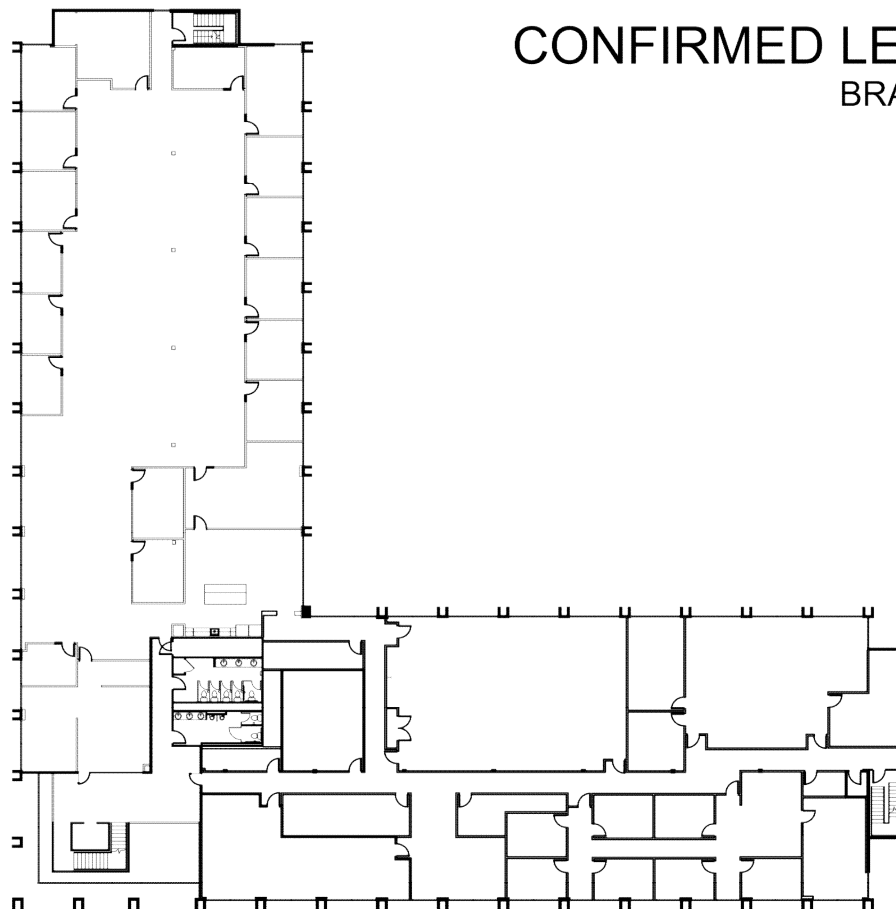


 1ST FLOOR

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 2ND FLOOR

