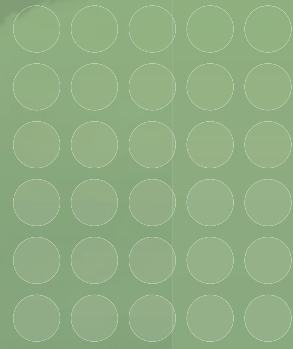




MERIT



UP
TC

UNIVERSITY
PARK

Tech Center I & II

FOR LEASE

University Park Tech Center I & II
5800 & 6000 Northwest Parkway San Antonio, Texas 78249



A tech-inspired business environment.

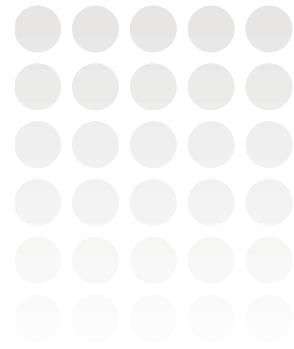
University Park Tech Center I & II is a two-building project with a combined 190,762 square feet located in the University Park office park in northwest San Antonio, the city's primary growth corridor.

Property Details

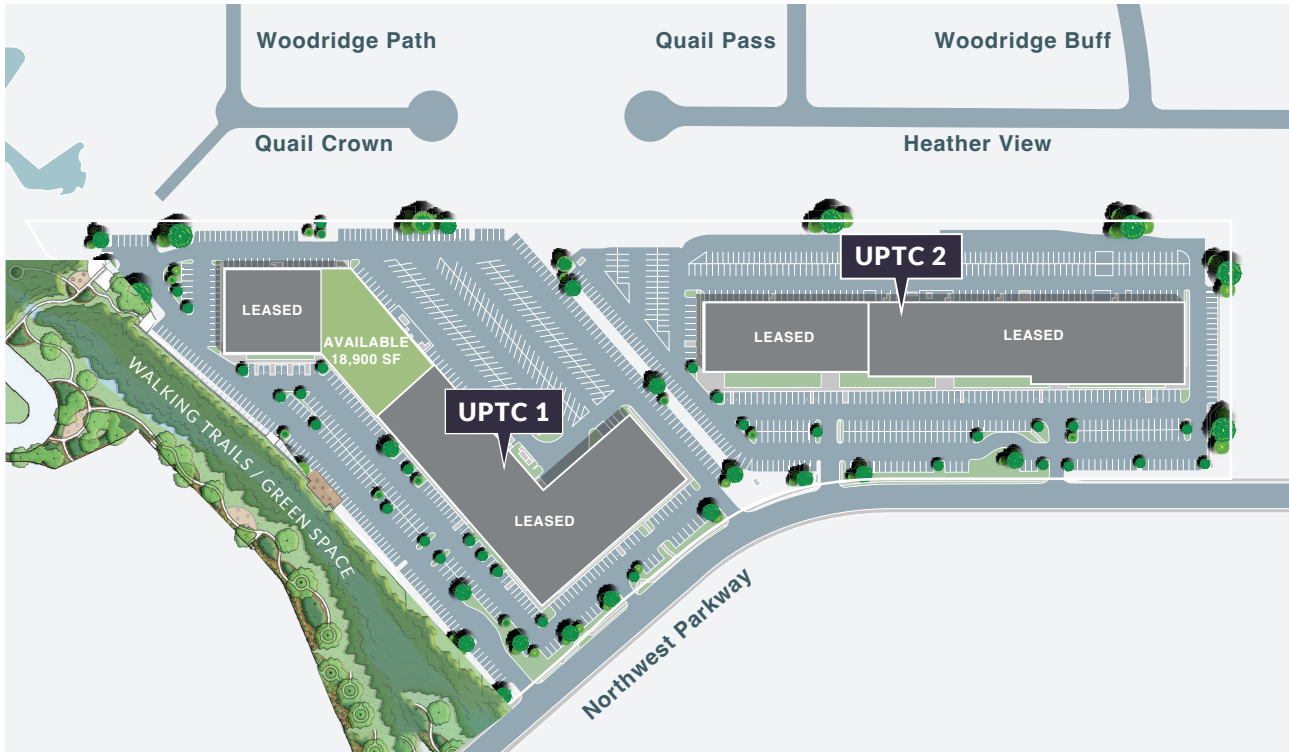
- Class A project
- High-end tenant improvements
- Building and monument signage available
- 6.26/1,000 SF Parking Ratio
- Move-in ready
- Quick access to IH-10 & Loop 1604
- Walking trails & green space

**18,900 square feet of office space
with excellent parking available.**





A unique lease opportunity for your business.

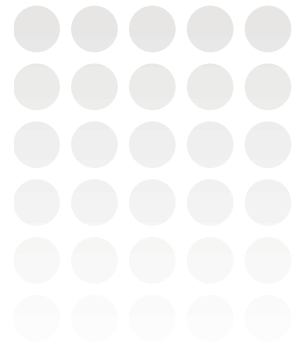


Availabilities

UPTC 1	Suite	SF	Rate	Improvement Allowance
	100	18,900	\$21-22/SF NNN	*\$45/SF

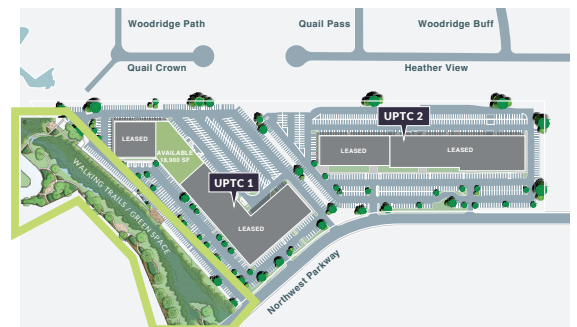
*As offered on a 5-year term
Click suite number for floorplan





A superior outdoor experience

UPTC has one of the most unique outdoor office amenities available. The new trail system will feature several outdoor seating areas and over a mile of walking trails.





- The Shops at La Cantera
- Rim Shops & Restaurants
- The Home Depot
- Walmart
- Sam's Club
- Costco



- Acelity HQ
- NuStar HQ
- Security Service FCU HQ
- FBI - San Antonio HQ
- Valero HQ
- La Cantera Resort & Spa



- Top Golf
- Eilan
- UTSA Campus
- Harland Clarke Campus
- The Village - Housing, Restaurants, Hotels & Offices



Drive Times

12 MIN

Airport

16 MIN

Downtown

16 MIN

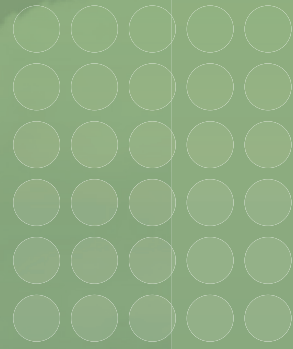
The Pearl

16 MIN

Boerne



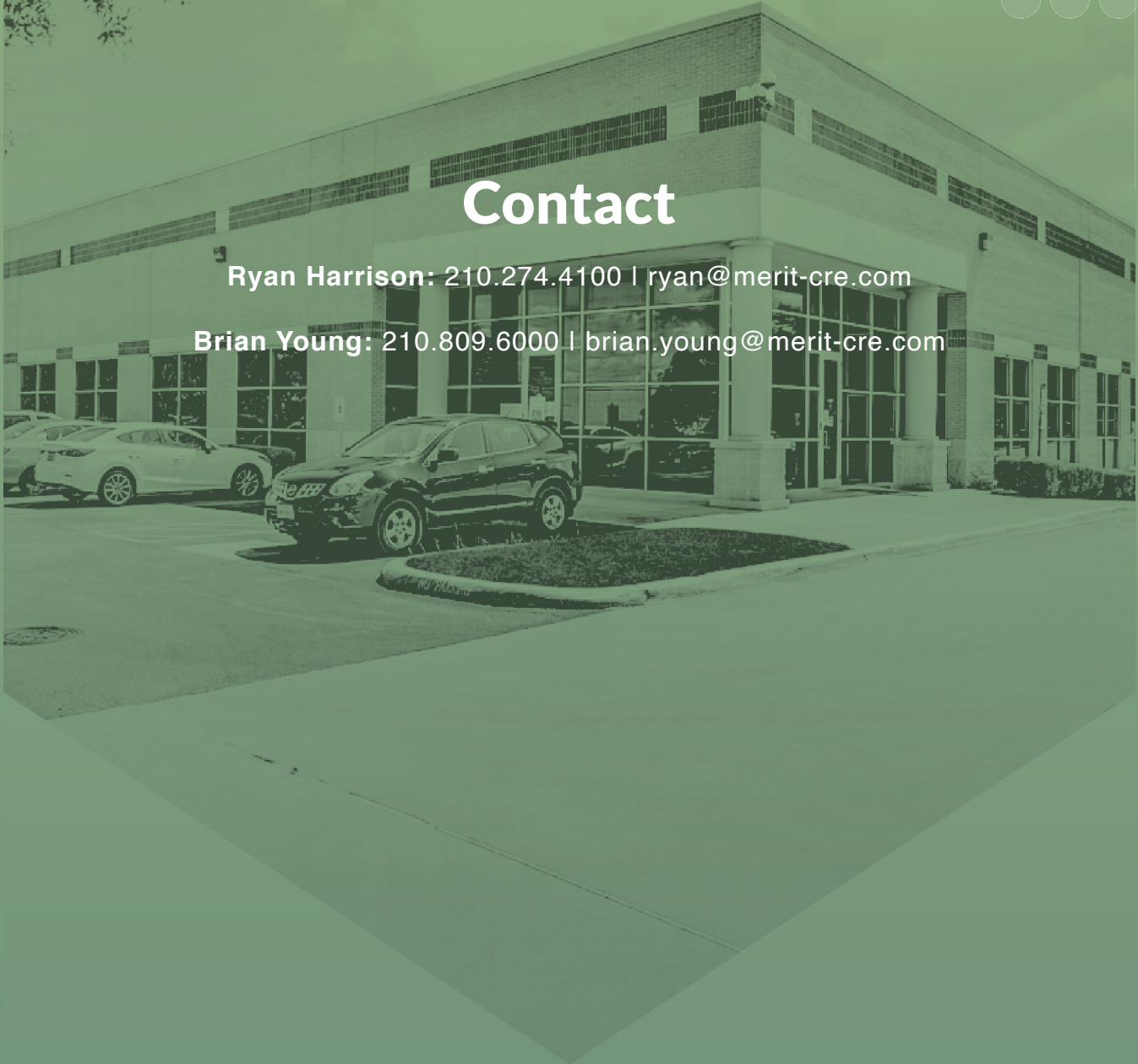
MERIT



Contact

Ryan Harrison: 210.274.4100 | ryan@merit-cre.com

Brian Young: 210.809.6000 | brian.young@merit-cre.com



FOR LEASE

University Park Tech Center I & II
5800 & 6000 Northwest Parkway San Antonio, Texas 78249