



Tech Ridge I & II

OFFICE SPACE FOR LEASE

12668 & 12672 Silicon Drive
San Antonio, Texas 78249

Contact Information

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About the Building

Tech Ridge I & II

Tech Ridge I & II offers a unique opportunity to lease space within a highly accessible office and service center project in San Antonio's premier Northwest corridor. The two-building, 120,279 SF business destination combines functional office and warehouse capabilities with tenant-focused amenities, including private entrances, grade-level loading and abundant parking. Located just off IH-10 and near The Rim and La Cantera, Tech Ridge provides excellent connectivity, employee amenities and a strategic location for growing businesses.

BUILDING FEATURES

- New ownership committed to long-term investment in the property
- Professionally managed with a tenant-focused approach
- 5/1000 surface parking
- Grade-level loading doors
- Excellent access to IH-10 and Loop 1604
- Flexible space options: 7,209 - 31,957 SF available

Tech Ridge I:

- Suite 116: 24,748 SF
- Suite 126: 7,209 SF

Tech Ridge II:

- Suite 105: 19,392 SF



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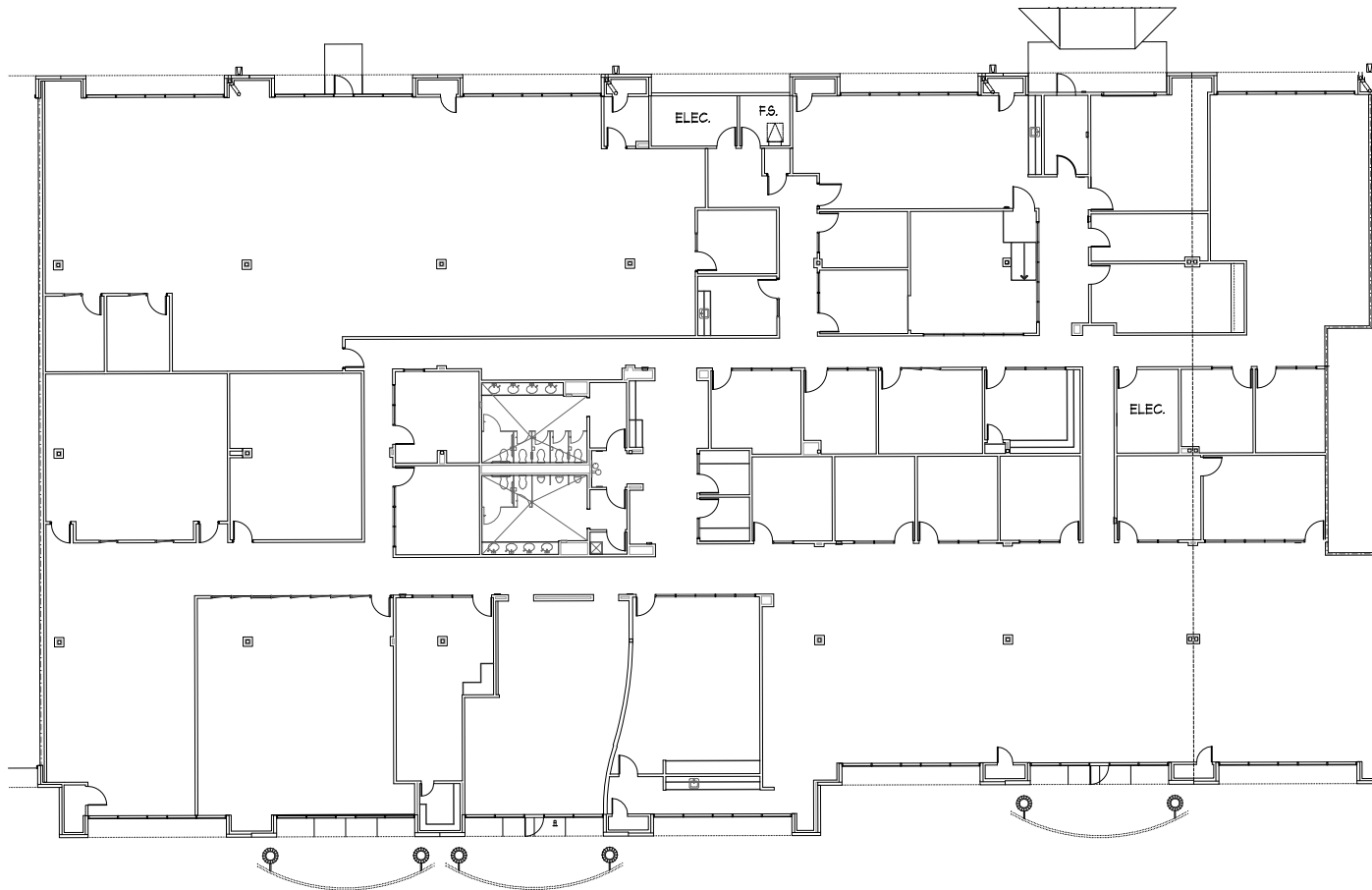
Building I

SUITE 116 • UP TO 24,748 RSF AVAILABLE

Space can be demised

Elevated ceiling height

Building signage opportunity



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Building II

SUITE 105 • UP TO 19,932 RSF AVAILABLE

Space can be demised

Elevated ceiling height

Building signage opportunity



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Nearby Amenities

1 Huebner Oaks

Salata
Chipotle
Hopdoddy Burger Bar
Umiya Sushi
Snooze
Panera
Saltgrass Steak House
James Avery
Bath and Body Works
Trader Joe's

3 La Cantera

The Shops at La Cantera
Box St.
La Panaderia
Haywire
The Capital Grille
J. Alexander's
Piatti
Roca & Martillo
The Rock
Six Flags Fiesta TX

2 The Rim

Lupe Tortilla
North Italia
Southerleigh
Bj's Brewhouse
Postino
Bass Pro Shop
Target
Hobby Lobby
Dick's Sporting Goods
Palladium



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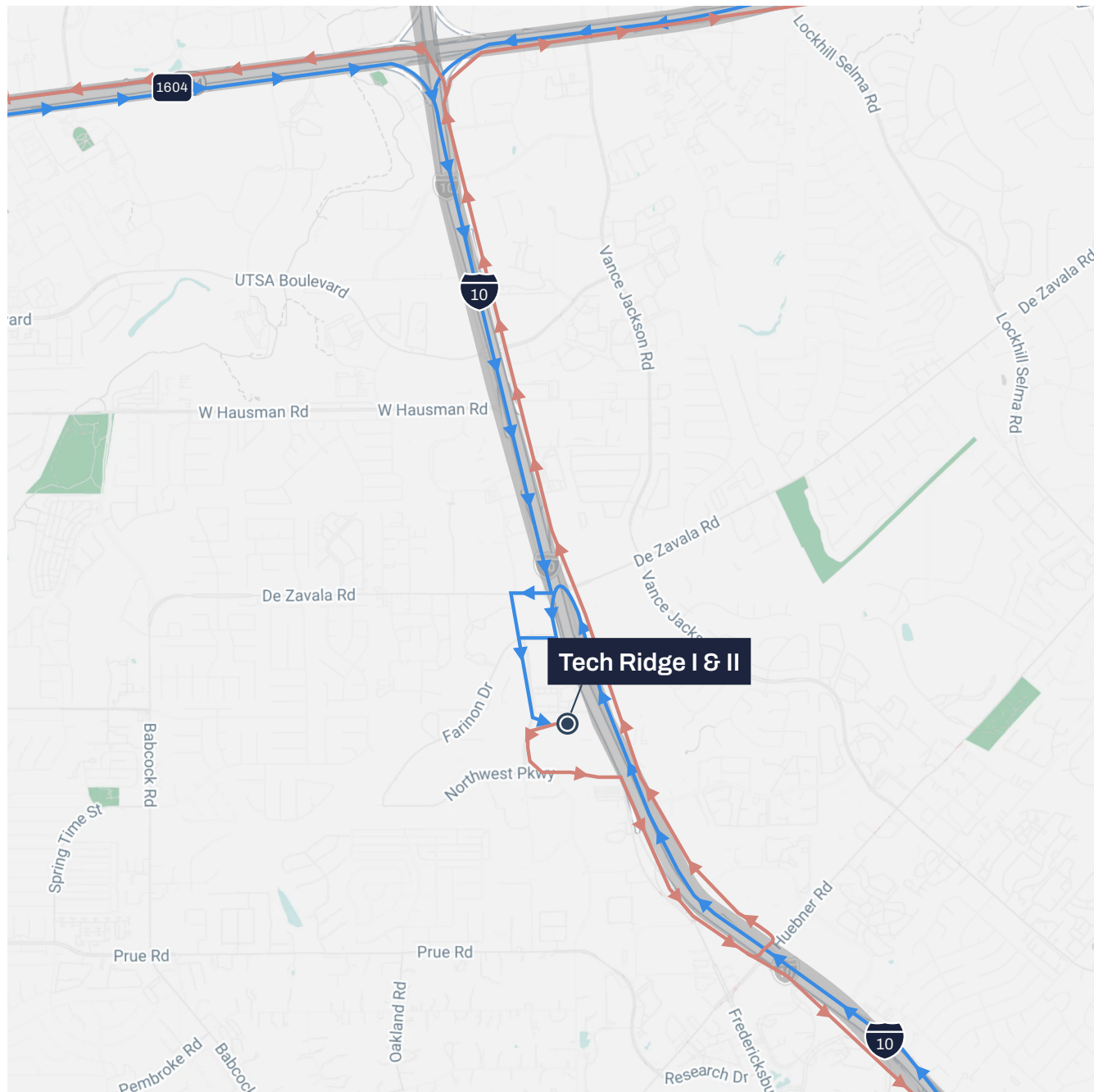


Ingress & Egress

Conveniently located near I-10, the property offers seamless access for both inbound and outbound traffic. Drivers can easily enter the property via the nearby frontage road with clear connections from both eastbound and westbound I-10. Multiple turn points allow for smooth circulation to and from the site, including direct routes toward the Huebner Oaks Shopping Center and surrounding retail and residential areas. The location supports efficient traffic flow, minimizing congestion and providing straightforward navigation for visitors and tenants alike.



Ingress
Egress



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For More Information

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