

# 3600 WISEMAN

**NOW LEASING**

**CLASS A OFFICE LOCATED IN THE HEART OF WESTOVER HILLS**



# CLASS A OFFICE DEVELOPMENT

LOCATED IN THE HEART OF WESTOVER HILLS

3600 WISEMAN BLVD | SAN ANTONIO, TX 78251

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## DEVELOPER



## LEASING



**TRANSWESTERN**<sup>®</sup>  
*Experience Extraordinary*

KELLY RALSTON  
RUSSELL T. NOLL, CCIM, CPM<sup>®</sup>

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# PROJECT OVERVIEW

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3600 Wiseman is the newest Class A office Building located in Westover Hills in San Antonio, Texas. The development will include a four story, 129,224± square foot office building with high level finishes throughout and an outdoor courtyard area with shaded seating. The project also includes a 5 story parking garage as well as surface parking to provide above market parking ratios of 6.14 per 1,000 square feet.

The Building is prominently located in the heart of San Antonio's fastest and most dynamic growth sector. Ideally located on Wiseman Boulevard just off Highway 151, 3600 Wiseman offers rapid connectivity to the entire metro area via Loop 1604, Hwy 151, and Loop 410 and is only 20 minutes from the San Antonio airport.

# WESTOVER HILLS

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*The Far West Side has been one of Bexar County's fastest-growing areas over the last decade due to its proximity to employment centers, abundant residential and exemplary schools.*

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**3600 WISEMAN**



Westover Hills is a master-planned development on the West side of San Antonio. It is the third largest employment center in the city and the home of over twenty corporate campuses, including Capital Group, Frost Bank Regional Headquarters, Wells Fargo, JP Morgan, Chase Bank, Aetna, Nationwide, Petco, Hartford Insurance, GM Financial, Kohl's Regional Administration, and the Microsoft Data Complex. As balanced growth in Westover Hills continues, it is supported by Northwest Vista College, over 23 major residential neighborhoods with over 280,000 in population, hospital campuses, and numerous retail and restaurant establishments. It also benefits from its proximity to Lackland Airforce Base, Port San Antonio, and the South Texas Medical Center.

# 3600 WISEMAN

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3600 WISEMAN

129,224± RSF  
TOTAL AREA

4  
FLOORS

32,300± RSF  
FLOOR PLATES

6.14:1000  
PARKING RATIO



# SAN ANTONIO, TX



**3600 WISEMAN**



WESTOVER HILLS



# WHY WESTOVER HILLS



## TO MEET THE DEMAND

ONE OF THE FASTEST-GROWING AREAS OF SAN ANTONIO



## MAJOR EMPLOYMENT CENTER

OVER 20 CORPORATE CAMPUSES IN THE IMMEDIATE AREA



## OVER DOUBLE THE AVERAGE

AVG HH INCOME \$116K; COMPARED TO \$56K SAN ANTONIO



## PROXIMITY TO DECISION-MAKERS

THIRD LARGEST EMPLOYMENT CENTER IN THE CITY AND THE HOME OF OVER TWENTY CORPORATE CAMPUSES



## EDUCATED WORKFORCE

OVER 42.4% HAVE COLLEGE EXPERIENCE OR HOLD AN ASSOCIATE'S, BACHELOR'S, MASTER'S, PROFESSIONAL DEGREE OR DOCTORATE



## ABUNDANT RESIDENTIAL

OVER 282,000 PEOPLE CALL WESTOVER HILLS THEIR HOME

# AREA AMENITIES



## 1 ALAMO RANCH SHOPPING CENTER

TARGET	BATH & BODY WORKS	OLIVE GARDEN
OFFICEMAX	ROSS DRESS FOR LESS	BUFFALO WILD WINGS
DICKS SPORTING GOODS	JC PENNY	IN-N-OUT BURGER
AT&T	CHICK-FIL-A	STARBUCKS
LOWE'S	LAS PALAPAS	LOGAN'S ROADHOUSE
MARSHALLS	RED ROBIN	JASON'S DELI
PETSMART	BJ'S RESTAURANT	CHIPOTLE

## 2 CULEBRA MARKET

HEB	GNC	CHILI'S
CHASE BANK	COMET CLEANERS	PETER PIPER PIZZA
HOBBY LOBBY	HOME DEPOT	URBAN BRICKS PIZZA
H&R BLOCK	WHATABURGER	54TH STREET GRILL
PARTY CITY	TACO CABANA	LONGHORN STEAKHOUSE

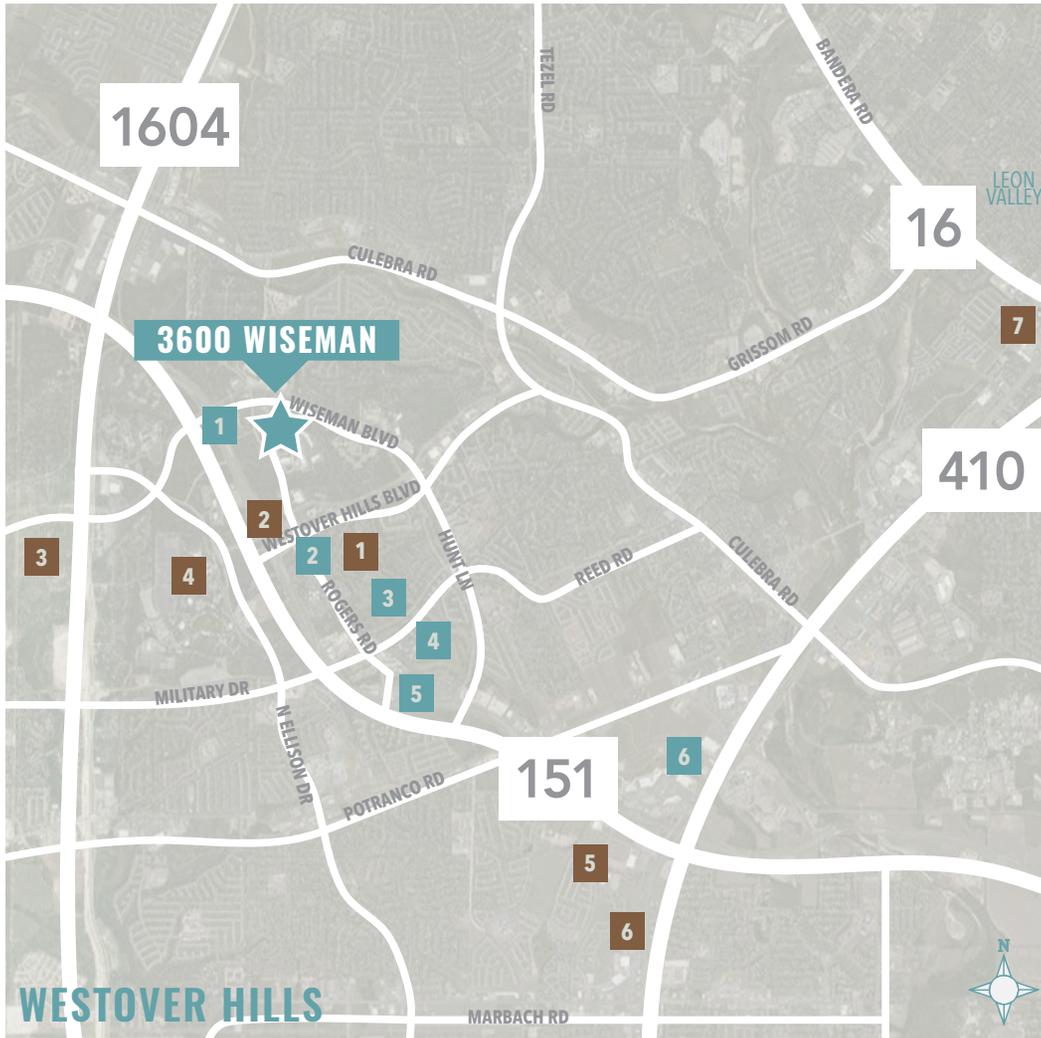
## 3 WESTOVER MARKETPLACE

TARGET	ROSS DRESS FOR LESS	STARBUCKS
BEST BUY	PETSMART	MCALISTER'S DELI
THE UPS STORE	PANERA BREAD	IHOP
DOLLAR TREE	WHATABURGER	CHILI'S
LOWE'S	TWIN PEAKS	CRACKER BARREL

## 4 INGRAM PARK MALL

MACY'S	COACH	CHICK-FIL-A
DILLARD'S	ALDO	AUNTIE ANNE'S
BEALLS	DISNEY STORE	OUTBACK STEAKHOUSE
JC PENNY	NEW YORK & COMPANY	MARBLE SLAB CREAMERY
SPRINT	LUBY'S	STARBUCKS

# ATTRACTIONS & LODGING



## VARIOUS ATTRACTIONS SURROUNDING THE PROPERTY WITHIN 6 MILES

- 1 HILL COUNTRY GOLF CLUB
- 2 RUDY'S COUNTRY STORE
- 3 SANTILOS CASA BLANCA
- 4 SEA WORLD
- 5 MAIN EVENT
- 6 ALAMO DRAFTHOUSE
- 7 SAN ANTONIO AQUARIUM

## MULTIPLE LODGING FOR OUT OF TOWN GUESTS AND CLIENTS

- 1 COURTYARD BY MARRIOTT
- 2 HILTON SAN ANTONIO HILL COUNTRY
- 3 HYATT REGENCY HILL COUNTRY RESORT
- 4 HOLIDAY INN
- 5 COMFORT INN
- 6 SPRINGHILL SUITES

# PROJECT DETAILS

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## LOCATION

3600 Wiseman Blvd, San Antonio, TX 78251

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## BUILDING SIZE

129,224 Gross Square Feet

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## BUILDING DATA

### FLOORS (4)

Level 1: ±32,480 RSF

Level 2: ±32,288 RSF

Level 3: ±32,227 RSF

Level 4: ±32,229 RSF

### ELEVATORS

2 - 3500# passenger elevators (150 FPM)

1 - 4500# dedicated service elevator (150 FPM)

### OTHER

Perimeter window module: 5'-0" on center

Ceiling grid module: 2 x 2

Floor to ceiling height: 10'-0" (typical)

Floor to sill height: 2'-6"

Window height: 10'-0" AFF (typical); 11'-0" Lobby Level

Slab to slab height: 15'-0" (Levels 1-4)

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## PARKING

### STRUCTURED

584 spaces in proposed 5-story garage

### SURFACE

20 handicap spaces

200 compact spaces

636 standard spaces

### RATIO

6.14/1000 RSF

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## STRUCTURAL INFORMATION

### OVERVIEW

Concrete tilt wall / steel frame with concrete slab on metal deck / bar joists 45'-0" lease depths

### VERTICAL DIMENSIONS

Finished floor to underside of ceiling: 10'-0"

Slab to slab height: 15'-0" Typical

### FLOOR LIVE LOADS

80 psf

### DEAD LOAD

10 psf + weight of structure

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## MECHANICAL SYSTEMS

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### HEATING

Resistance heat; electric

### REFRIGERATION

High efficiency rooftop units

### AIR HANDLING EQUIPMENT/FLOOR DISTRIBUTION

Equipment location/space served: One self-contained unit/floor  
25,000 CFM capacity per floor

### PLUMBING

4 Wet stacks per floor

### ELECTRICAL

Energy management system

### EMERGENCY GENERATOR

Life safety

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## ARCHITECTURAL FINISHES

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### FACADE

Description: Concrete tilt wall; 50% precast, 50% glass

### MAIN LOBBY/ENTRANCE

Floors: Dimensional stone

Walls: Architectural wood veneer panels (GWB)

Ceilings: GWB and wood accents

Lighting: LED pendants and recessed cans

Entrance Doors: Alum/Glass entrance doors with stainless steel cladding

### RESTROOMS

Fixture counts: 8 wc per floor, 6 lavs per floor or 14 wc per floor,  
10 lavs depending on floor loading

Finishes: Porcelain tile floor, paint/porcelain tile wainscot at wet walls, solid surface countertop with mount basins

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## LIFE SAFETY SYSTEM

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Sprinkler system: Semi-recessed sprinkler heads, white & centered

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## SECURITY

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Card-key control

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## FREIGHT/WASTE FACILITIES

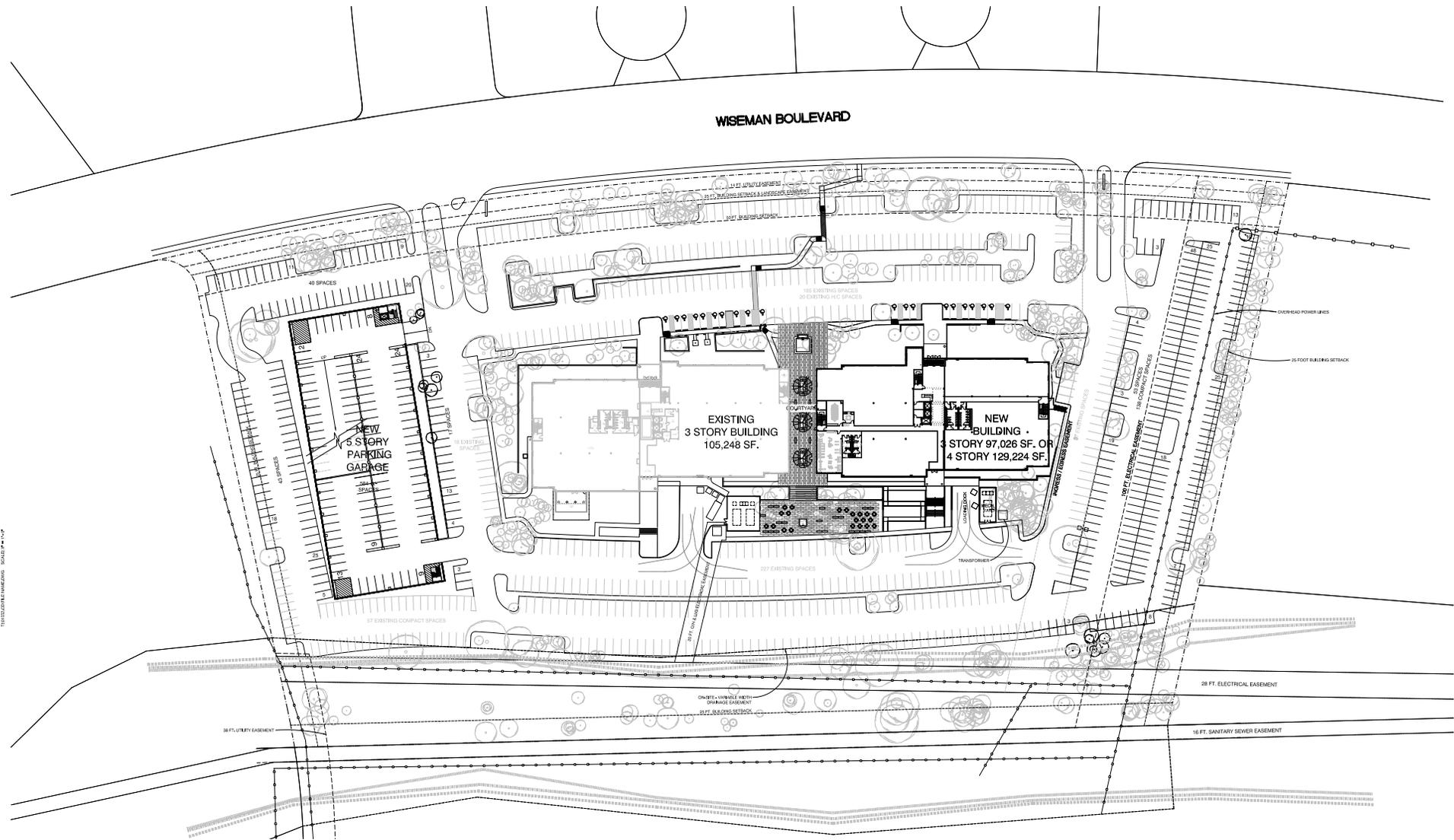
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One unsecured dock bay (14'x40')

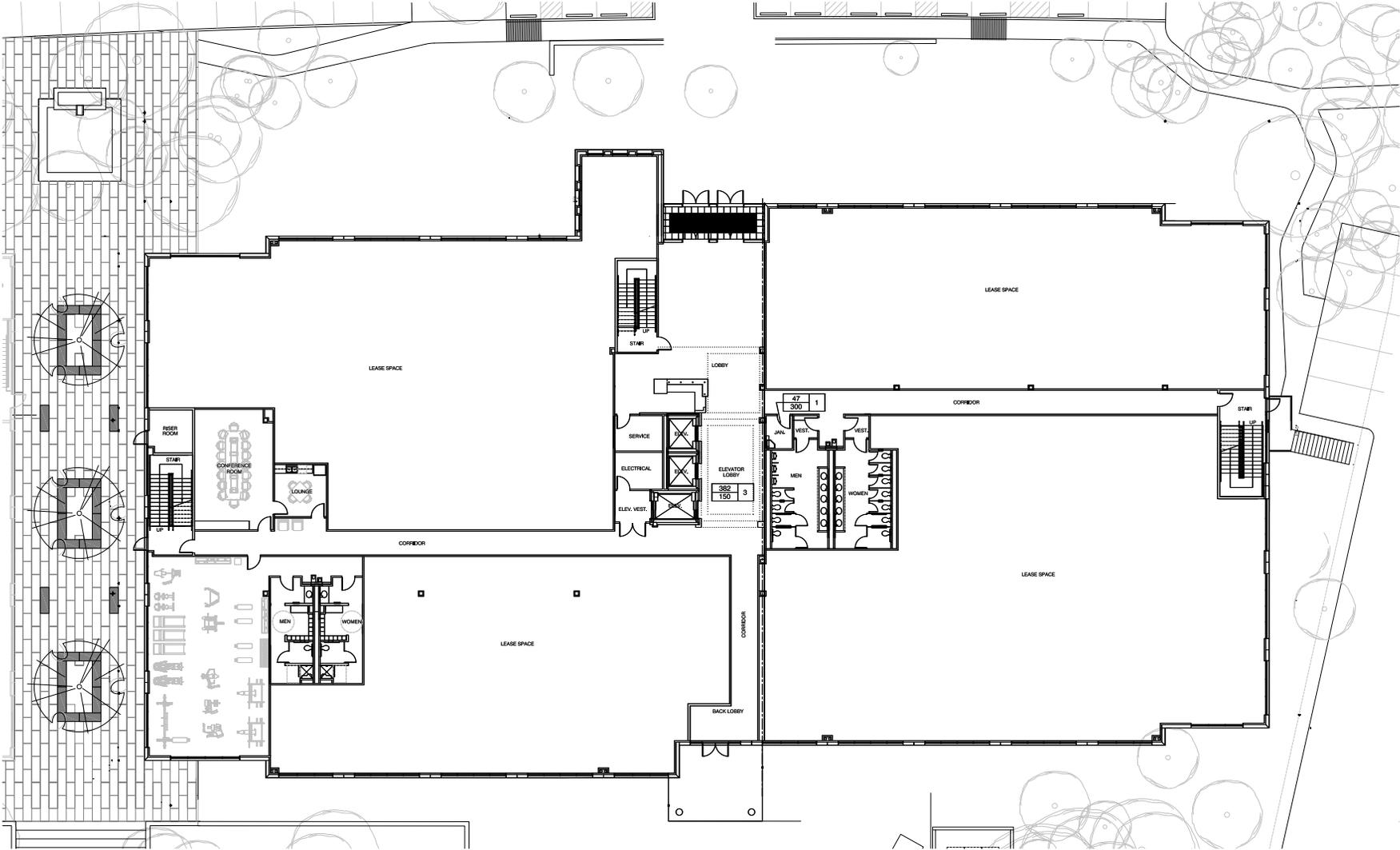
Trash compactor bay provided

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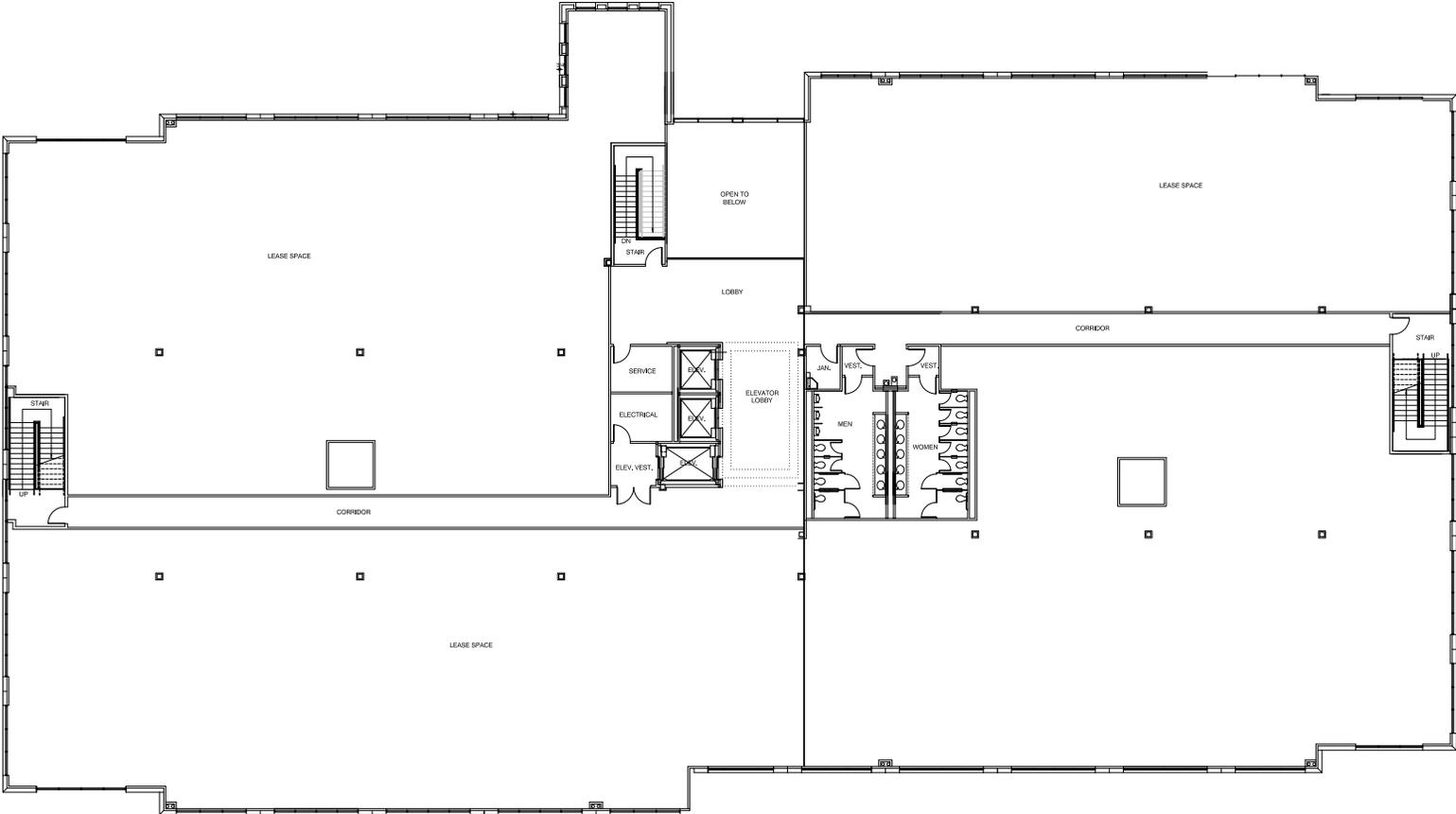
# SITE PLAN



# LEVEL 1: 32,480± RSF

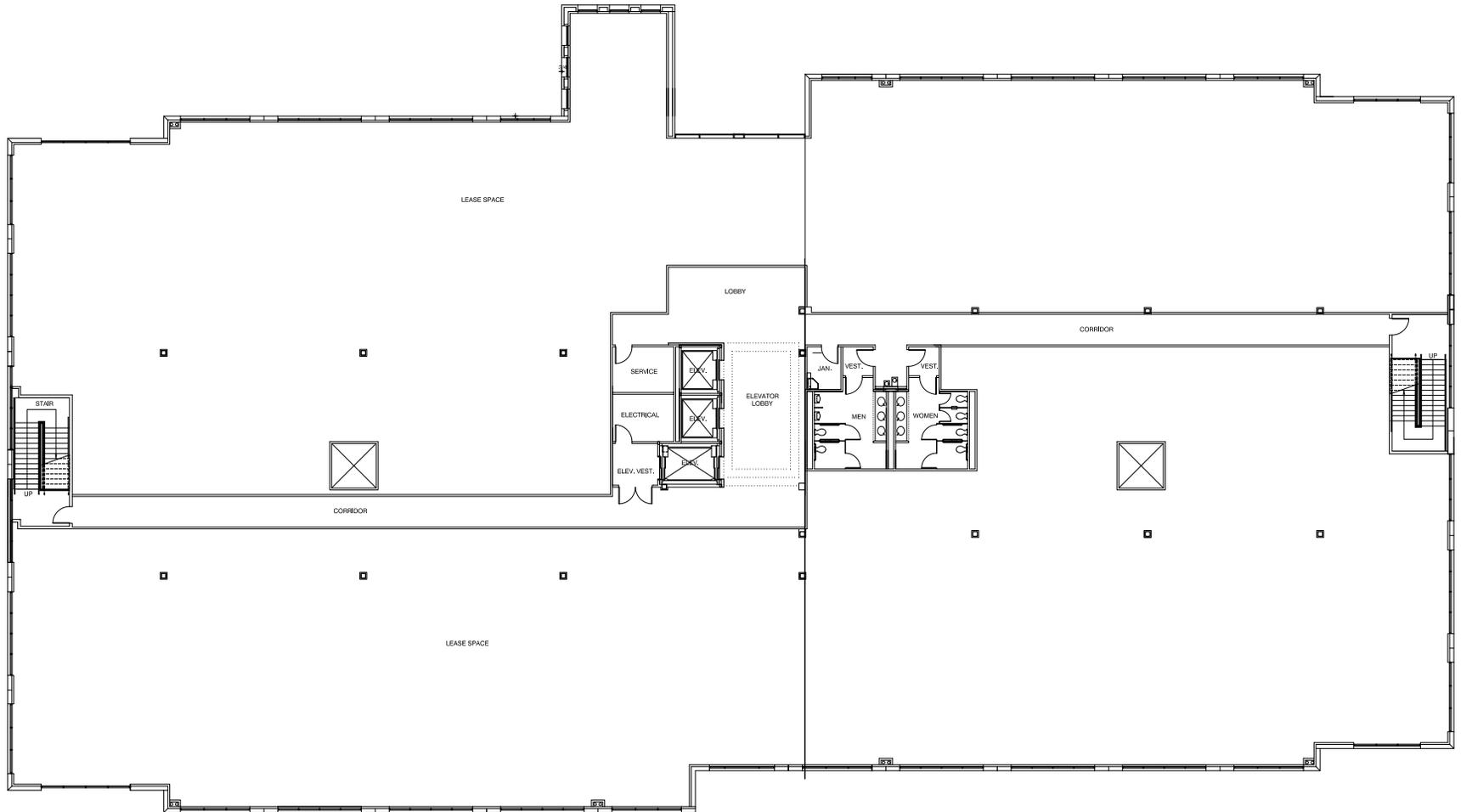


# LEVEL 2: 32,288± RSF

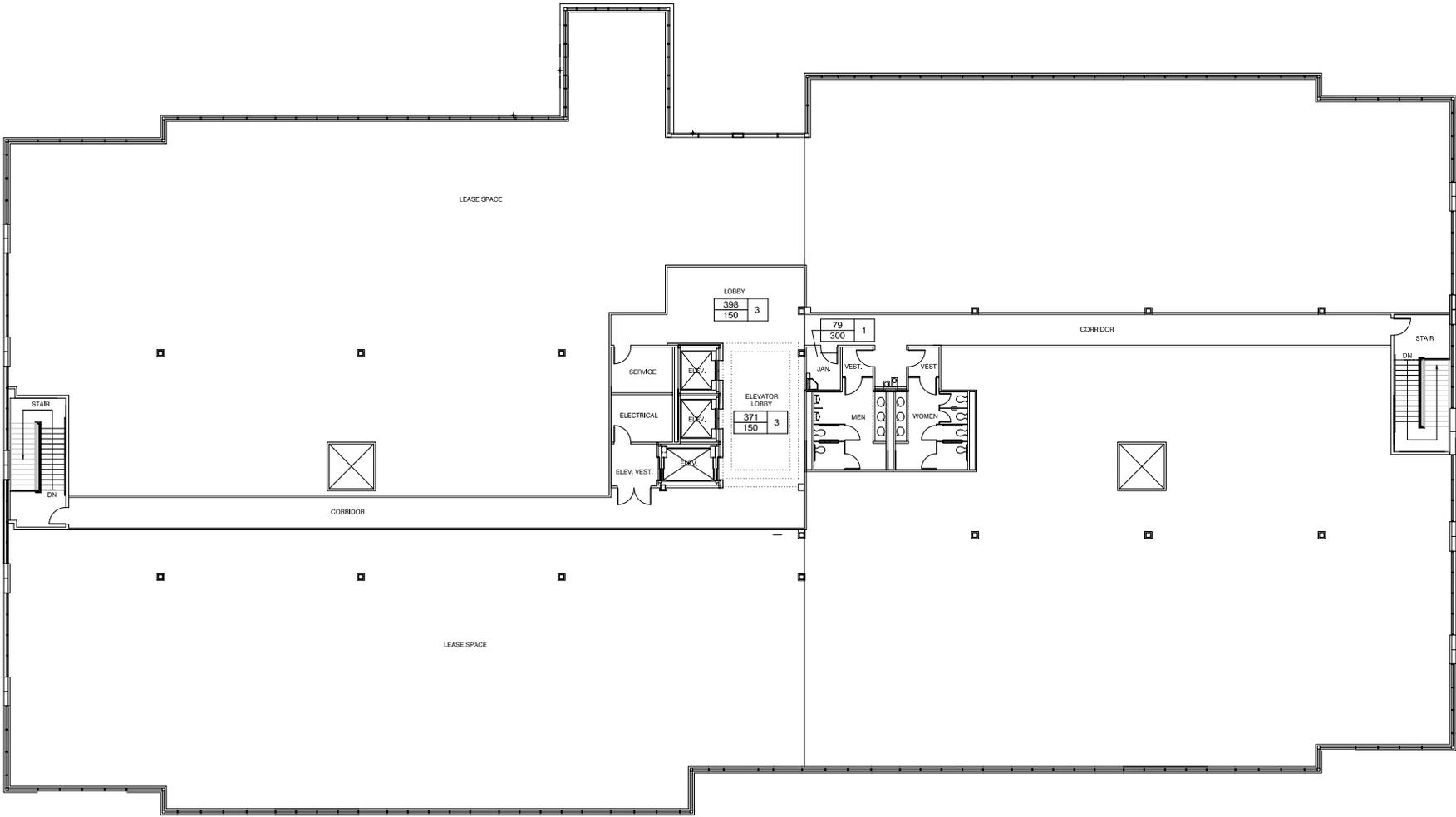


# LEVEL 3: 32,227± RSF

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# LEVEL 4: 32,229± RSF



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## **FOR LEASING:**

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