

PINNACLE OAKS
TECH CENTER

4830 N Loop 1604 W
San Antonio, TX 78249

MOVE-IN READY

12,127 SF
OFFICE/FLEX SPACE
SCHEDULE TOUR TODAY

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BUILT FOR YOUR BUSINESS



12,127 SF
office/flex space



Premier location
surrounded by
rooftops, retail &
restaurants



High traffic counts
with over 113,184
VPD on Loop 1604 @
Tradesman



Centralized in one
of the highest
income areas in
San Antonio

BUILDING HIGHLIGHTS

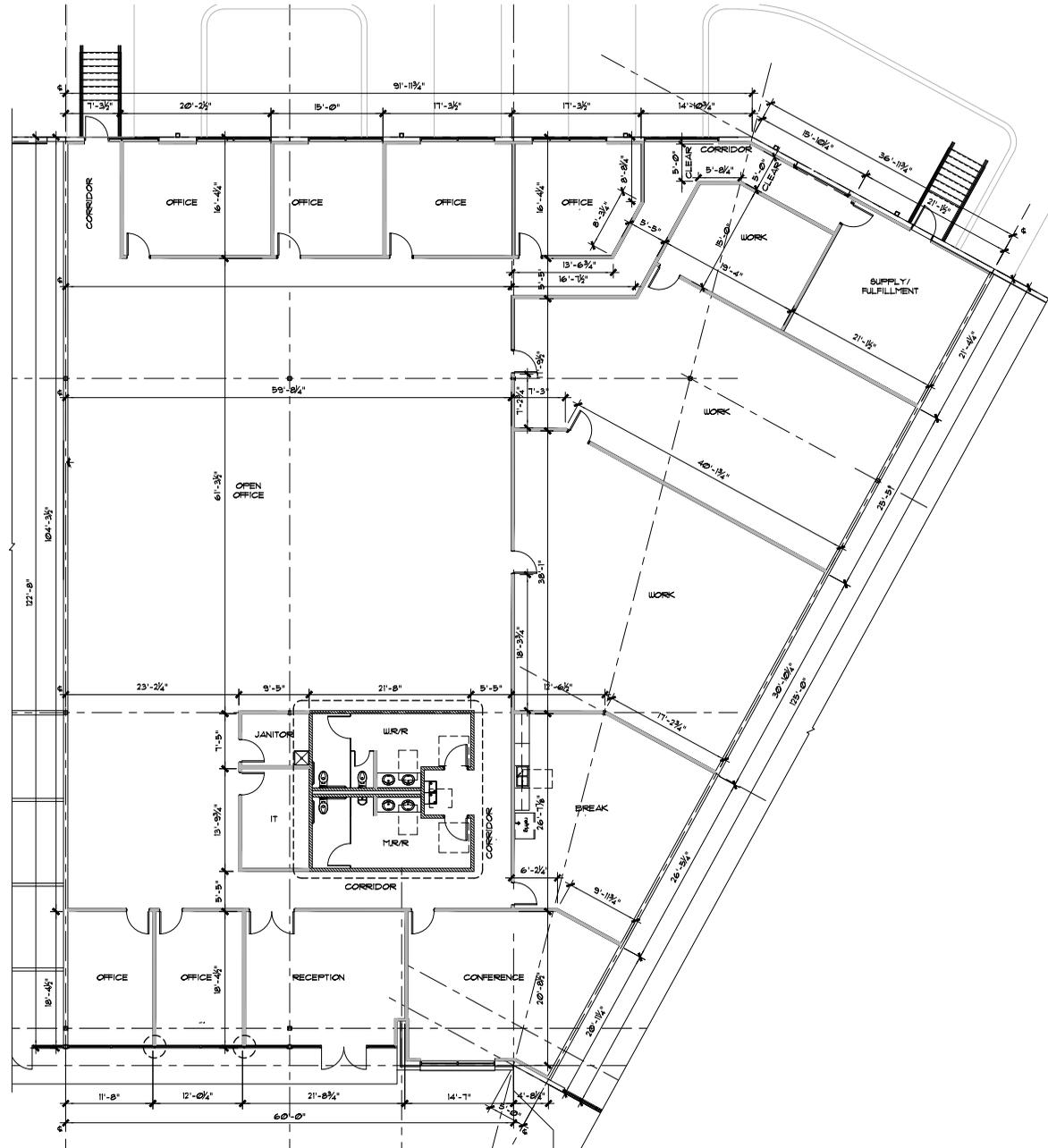
- » Newer construction high quality office/flex product
- » Building and monument signage available
- » Parking Ratio: 4.64:1,000
- » Direct access to Loop 1604 and great access to IH-10

SPACE HIGHLIGHTS

- » Suite 120: 12,127 SF available immediately
- » 2nd generation office suite in move-in ready condition
- » Highly efficient space with flex loading potential
- » 100% climate controlled
- » Contact broker for rates



FLOOR PLAN & DEMOGRAPHICS



	2 Mile	5 Miles	10 Miles
2022 Total Population	24,269	238,275	861,240
2022 Households	11,356	97,611	329,806
2022 Avg Income	\$91,617	\$95,918	\$89,131



Highest population increase in Texas



32,256 available workforce

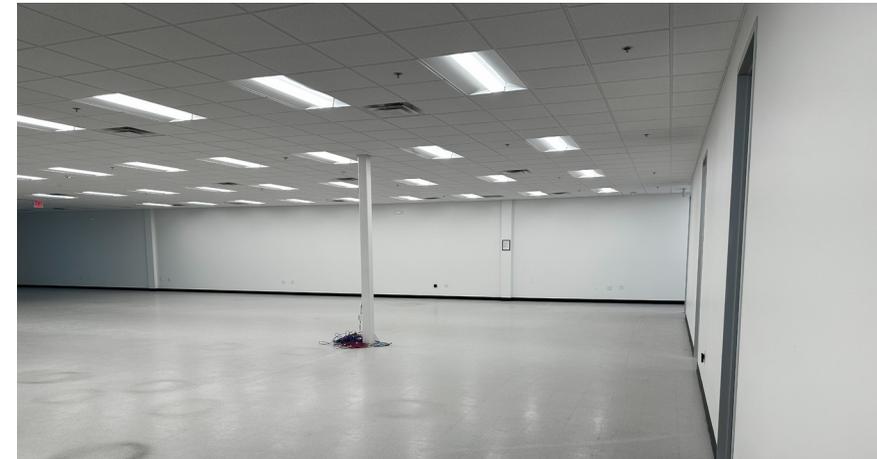
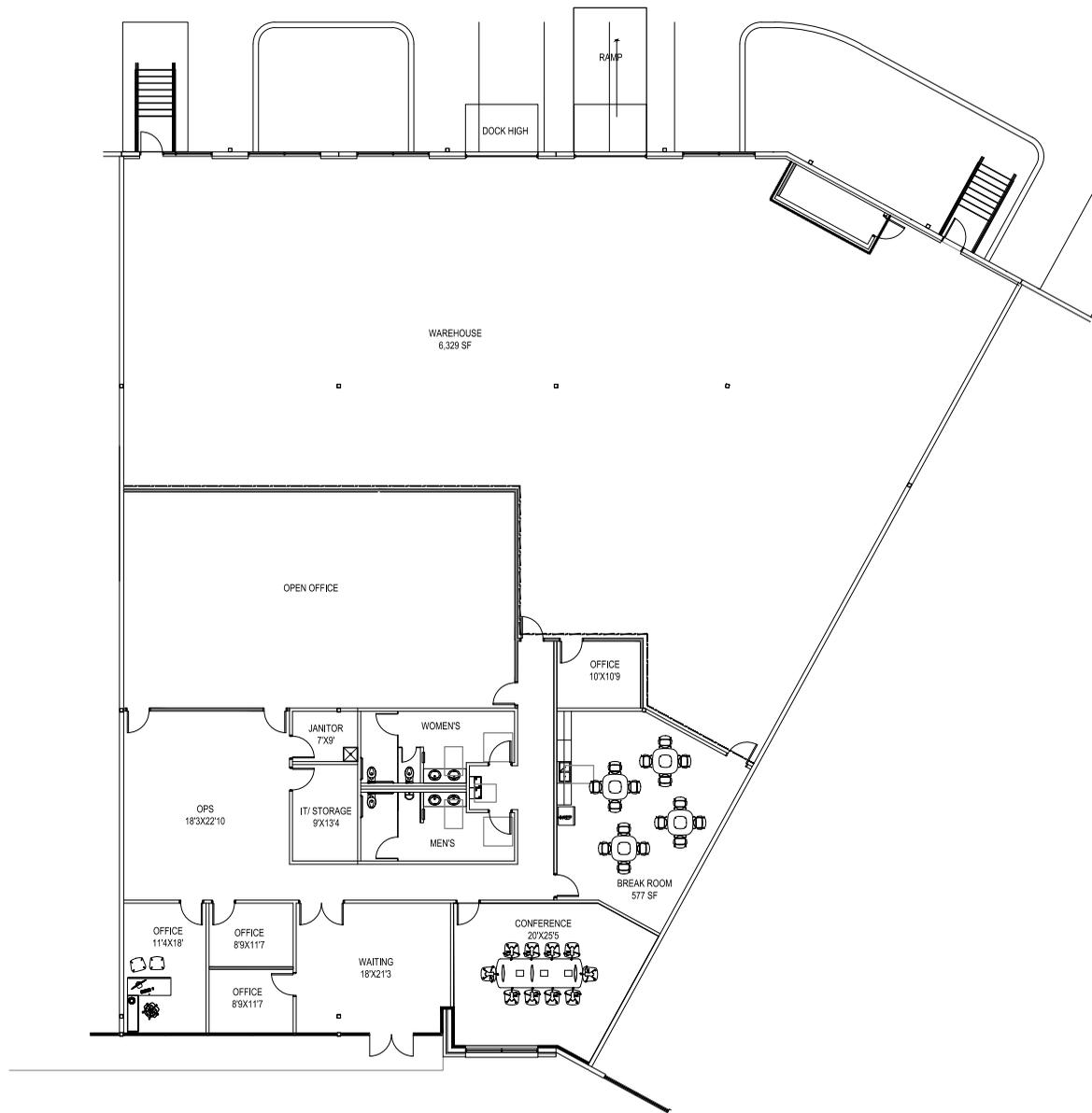


Direct access to North Loop 1604



5 minute drive to La Cantera Amenities

SPEC FLOOR PLAN OFFICE/WAREHOUSE



NEARBY AMENITIES



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Owned & Managed By:

