

# ONE TECHNOLOGY CENTER

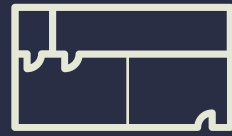
7411 JOHN SMITH DR, SAN ANTONIO, TX 78229

Up to ±94,975 SF  
AVAILABLE

ONE TECHNOLOGY CENTER



**Move-in Ready Suites**



**Full Floor Opportunities**



**Surface and Garage Parking**



**Access to Restaurant + Retail Options**



**Covered Outdoor Courtyard**



One Technology Center features unparalleled views, garage parking, building conference room, balcony, outdoor courtyard patio area, and loading dock.

**ONE TECHNOLOGY CENTER**



Restaurant + Retail  
Options Nearby

# ONE TECHNOLOGY CENTER

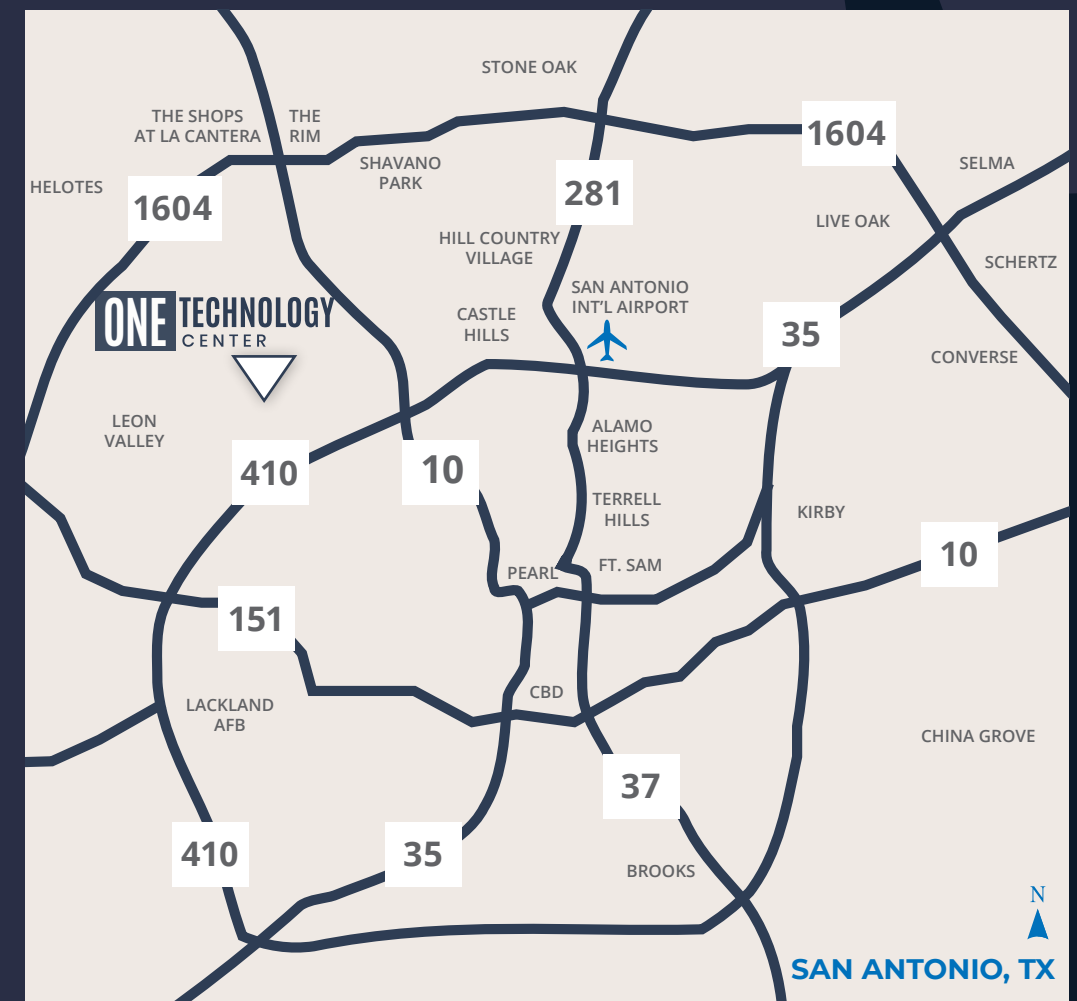


# Location

Situated in the South Texas Medical Center with abundant restaurants and retail options. Convenient access to Via Bus stop located at the corner of John Smith Dr & Babcock Rd and only 0.4 miles to the STMC Transit Center.



Premier  
Views



# ONE TECHNOLOGY CENTER

SAN ANTONIO, TX



- |                              |                                |                       |                                |                                   |                                     |
|------------------------------|--------------------------------|-----------------------|--------------------------------|-----------------------------------|-------------------------------------|
| 1 CRACKER BARREL             | 7 ISTANBUL STREET FOOD         | 13 GOLDEN WOK         | 19 MERIT COFFEE                | 25 WHICH WICH SUPERIOR SANDWICHES | H METHODIST HOSPITAL                |
| 2 MAGNOLIA PANCAKE HAUS      | 8 CHICK-FIL-A                  | 14 ALAMO CAFE         | 20 SUCK IT THE RESTAURANT      | 26 STUFFED                        | H CHRISTUS SANTA ROSA               |
| 3 EL REMEDIO MEXICAN KITCHEN | 9 RAISING CANES                | 15 TAQUERIA DATAPOINT | 21 SAUCY BIRDS                 | 27 CHILI'S GRILL & BAR            | H UT HEALTH SAN ANTONIO             |
| 4 CHICK-FIL-A                | 10 WHATABURGER                 | 16 MAMACITA'S         | 22 CAPO'S PIZZA                | 28 ALBI'S VITE ITALIAN KITCHEN    | H SOUTHWEST CHILDREN'S CENTER       |
| 5 CREPECCINO CAFE & CREPERIE | 11 SARITA'S MEXICAN RESTAURANT | 17 LAS PALAPAS        | 23 NADLER'S BAKERY & DELI      | 29 MCDONALDS                      | H UNIVERSITY HEALTH                 |
| 6 DUTCH BROS COFFEE          | 12 P. TERRY'S BURGER STAND     | 18 DAIRY QUEEN        | 24 DING HOW CHINESE RESTAURANT | 30 CULICHIS AND BEER TX           | H AUDIE L. MURPHY VA MEDICAL CENTER |



**ENTRANCE**



**COVERED OUTDOOR  
COURTYARD**

# ONE TECHNOLOGY CENTER



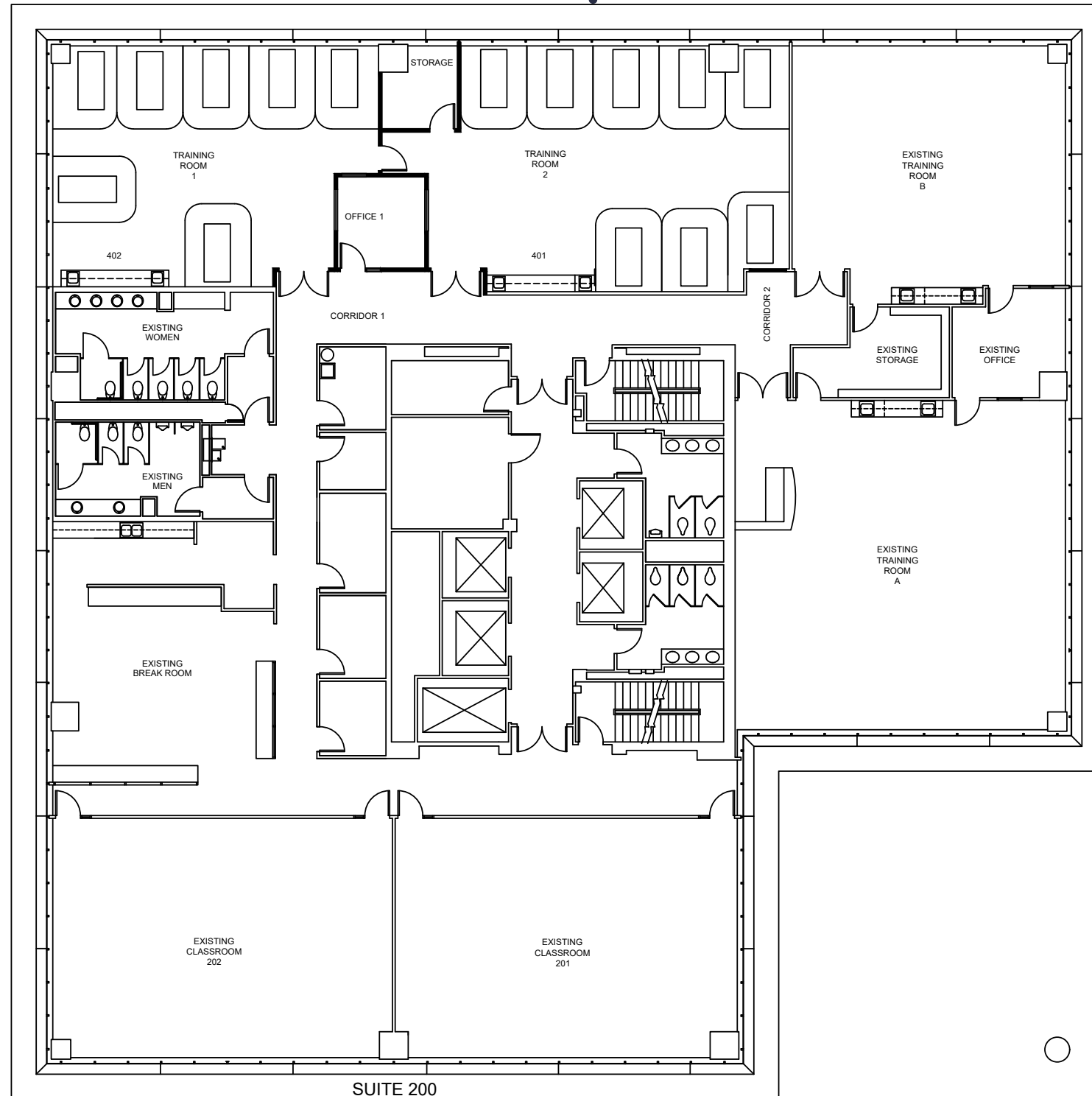
**LOBBY**



**TRAINING**

# LEVEL 2

±12,901 SF



LEVEL 2:  
**FULL FLOOR  
OPPORTUNITY**

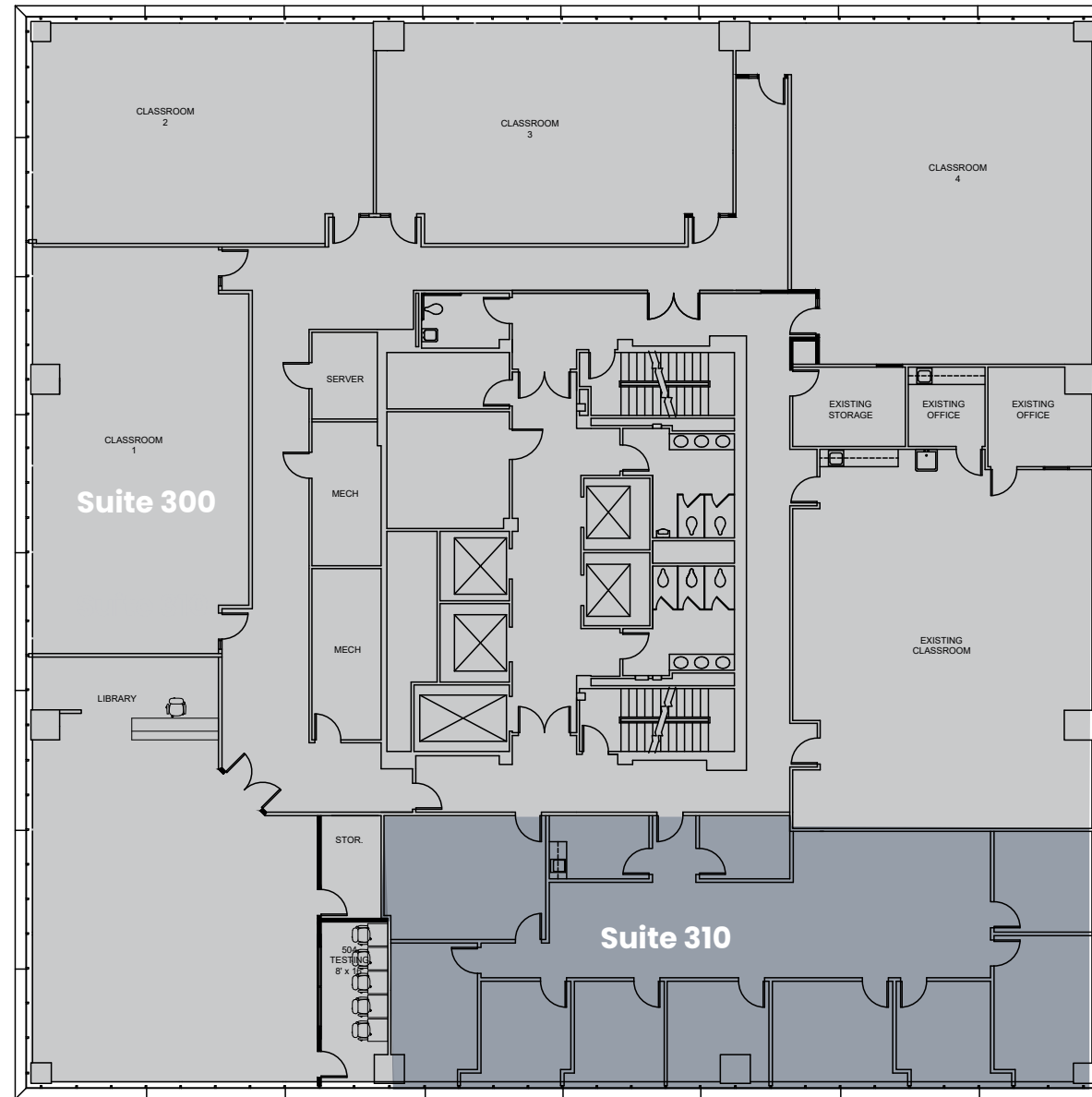
# LEVEL 3

Up to ±14,641 SF

SUITE 300:  
**11,662 RSF**

SUITE 310:  
**2,979 SF**

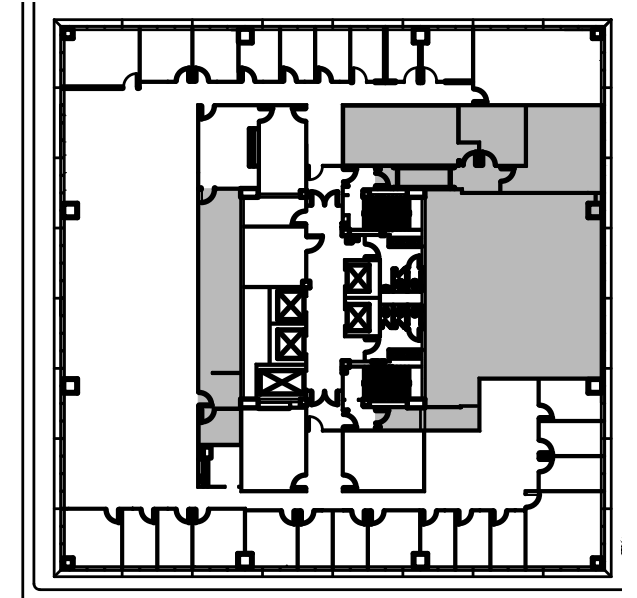
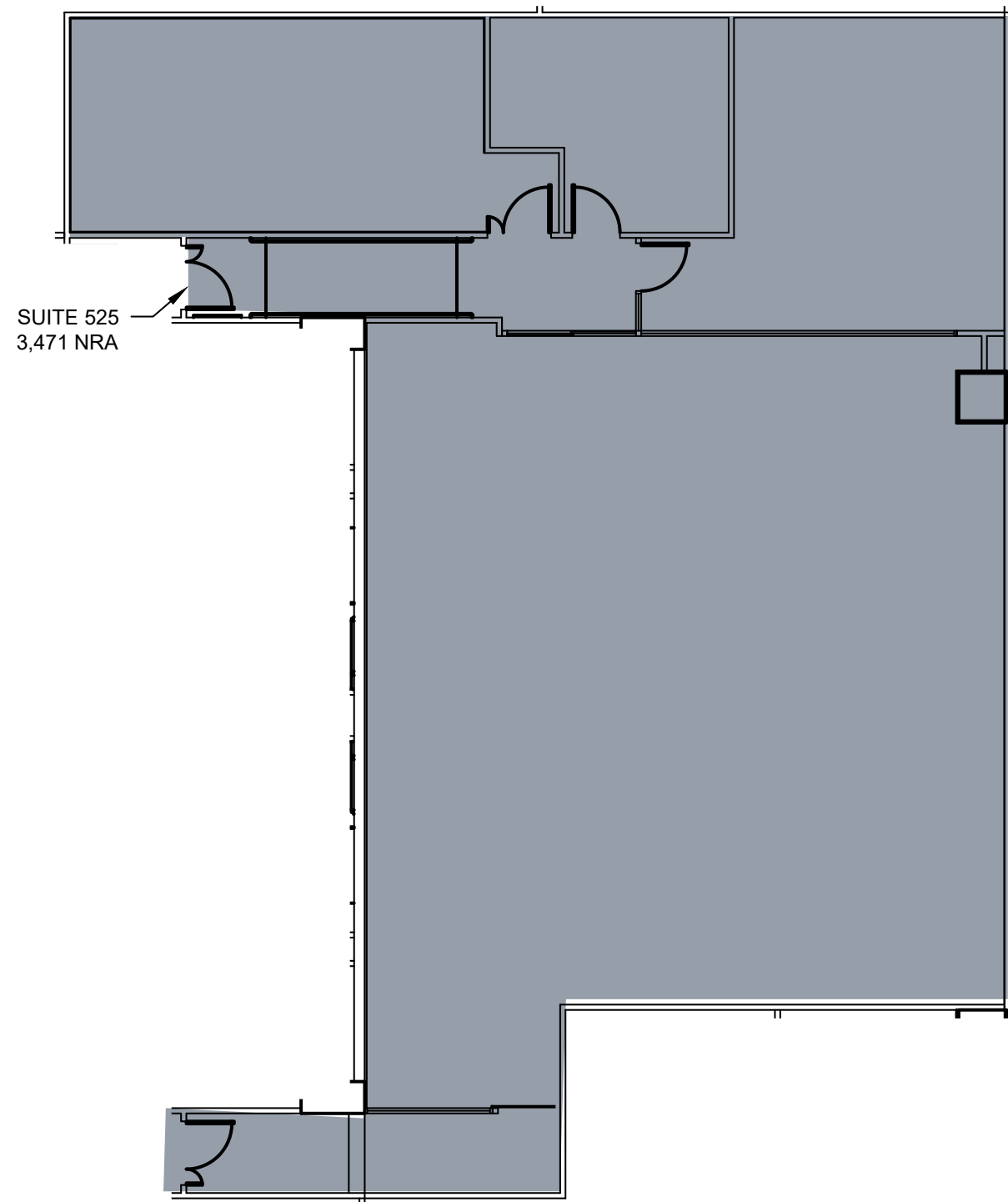
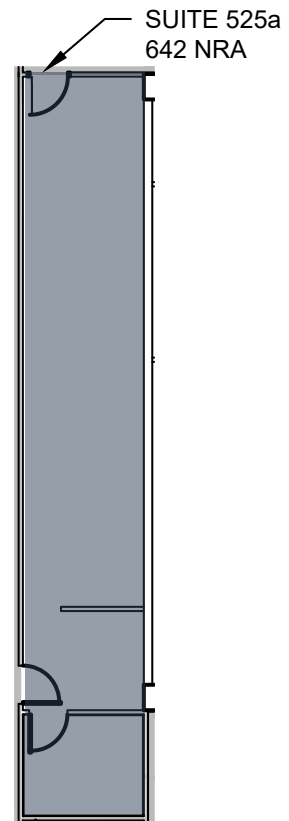
CONTIGUOUS:  
**14,641 SF**



LEVEL 3:  
**FULL FLOOR  
OPPORTUNITY**

# SUITE 525

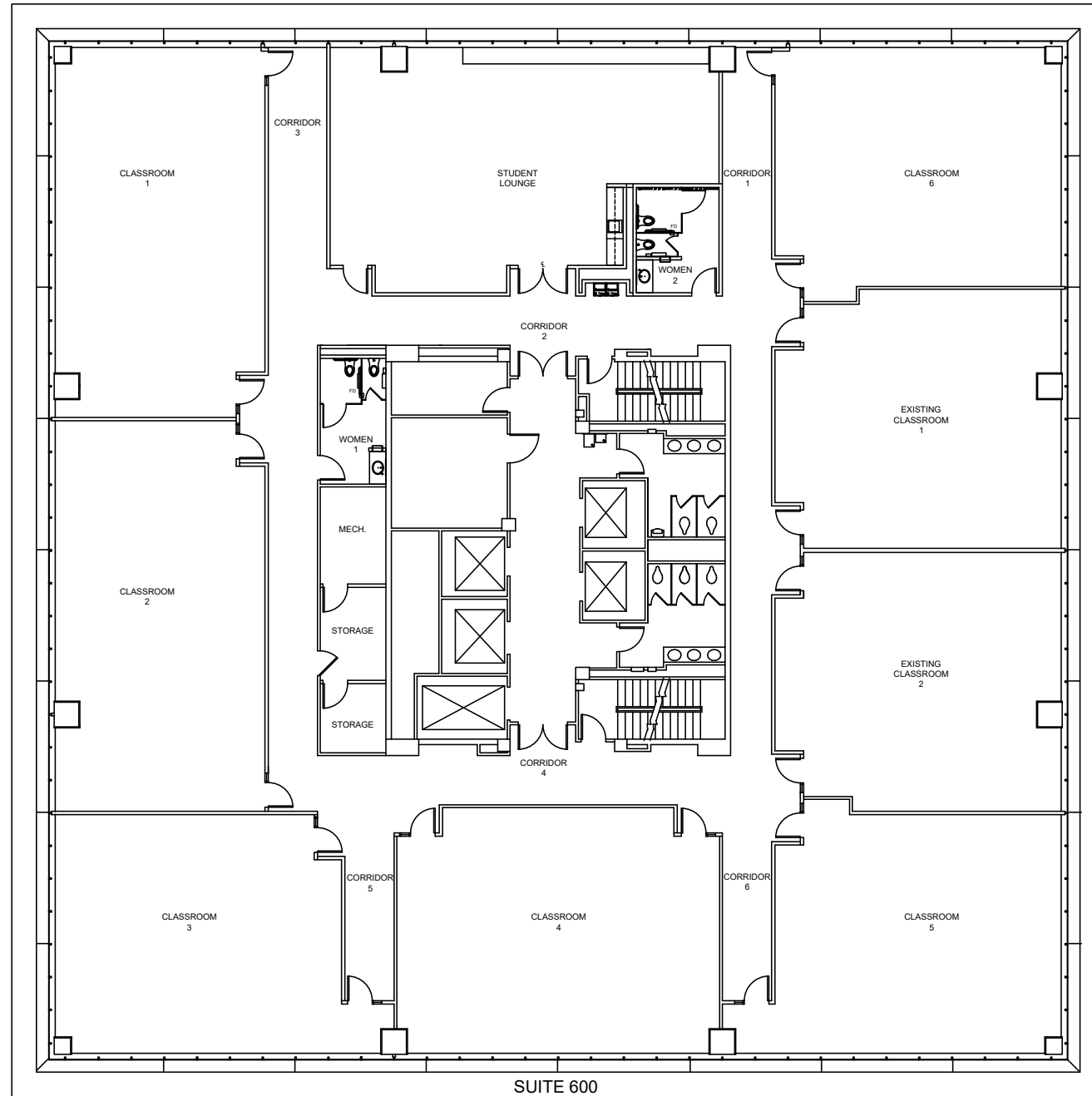
±4,113 SF





# LEVEL 6

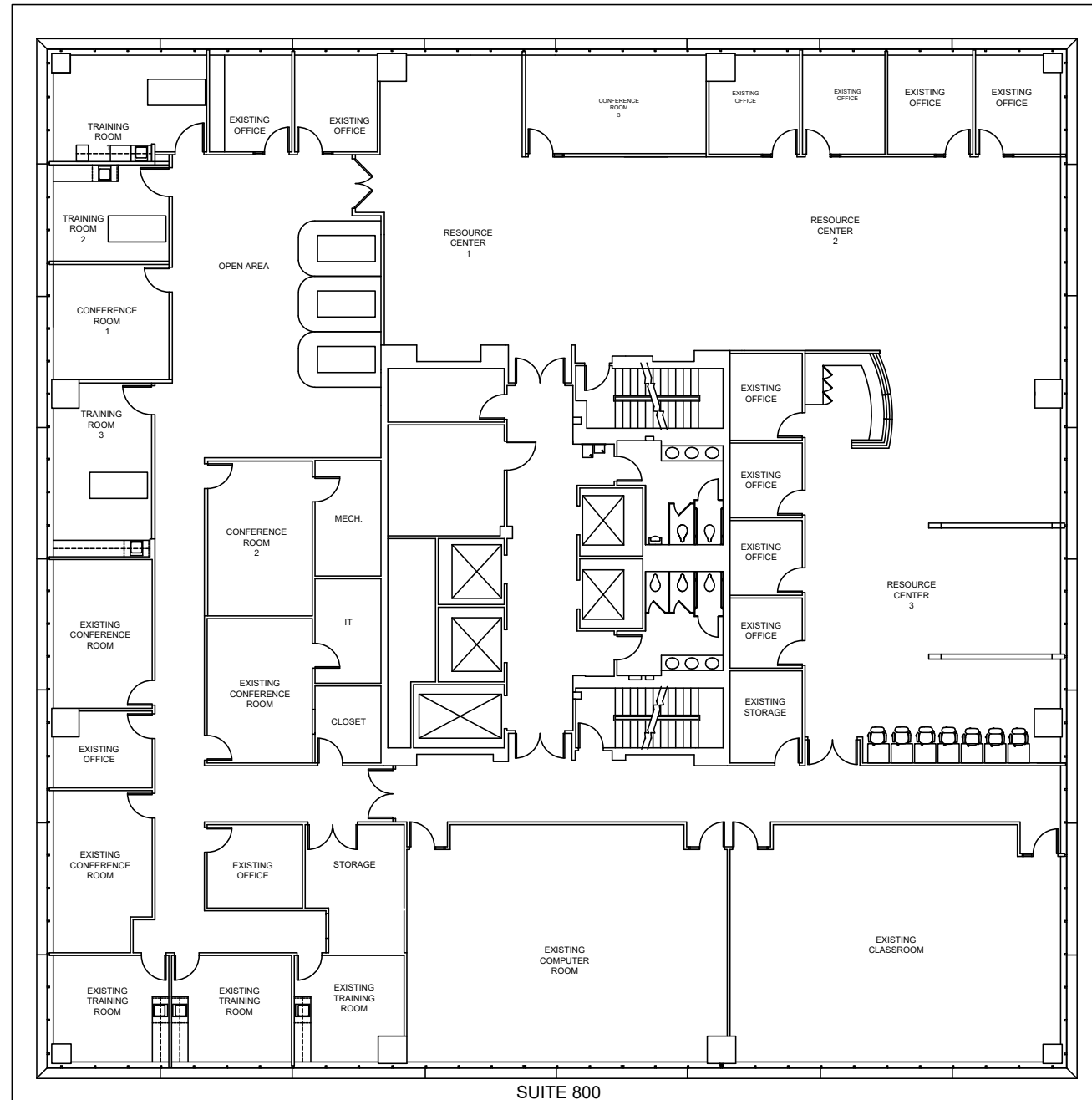
Up to ±14,641 SF



**LEVEL 6:**  
**FULL FLOOR**  
**OPPORTUNITY**

# LEVEL 8

Up to ±14,641 SF



**LEVEL 8:**  
**FULL FLOOR**  
**OPPORTUNITY**

# LEVEL 9

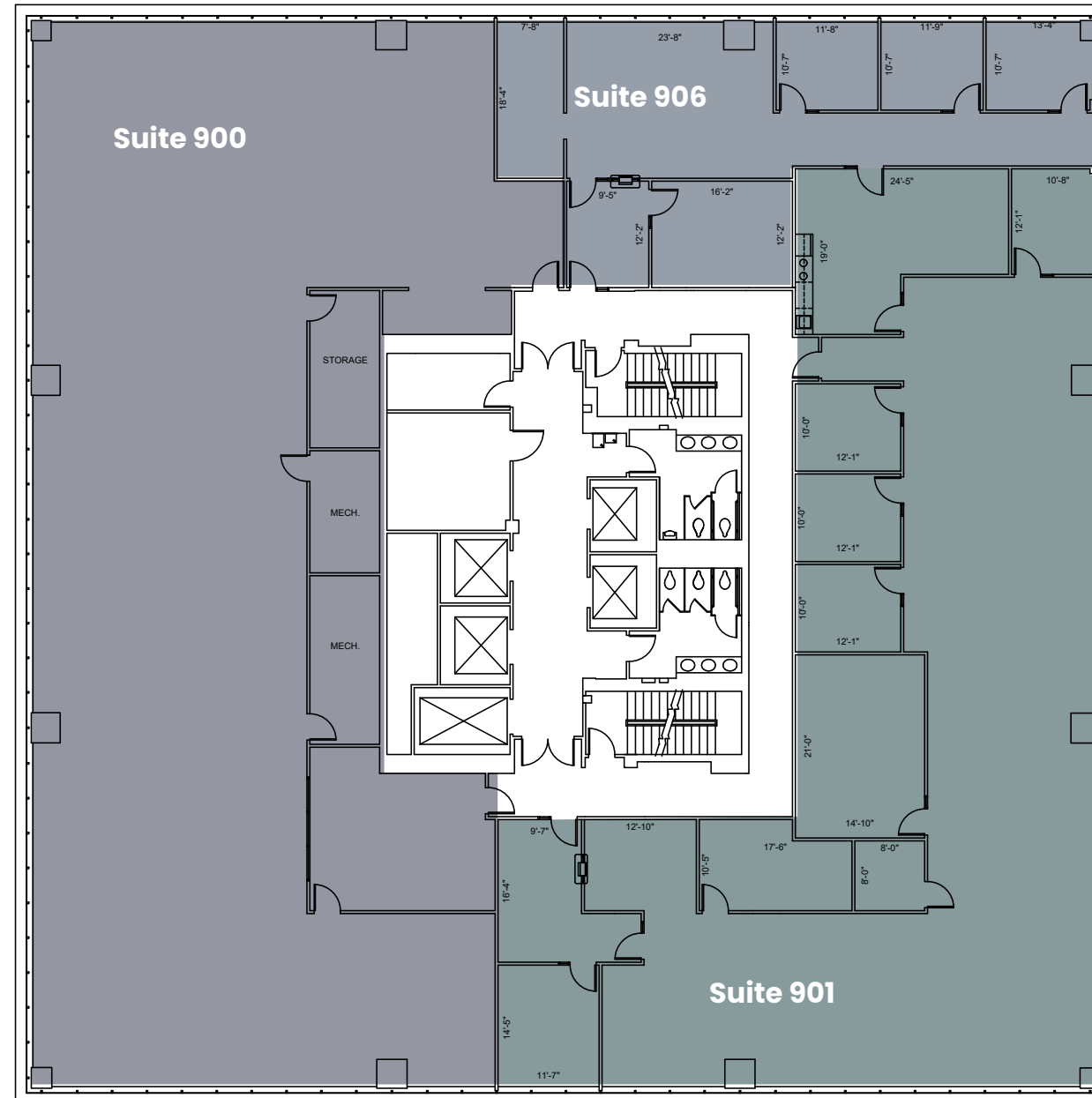
Up to ±14,641 SF

SUITE 900:  
**7,129 RSF**

SUITE 901:  
**5,661 RSF**

SUITE 906:  
**1,851 SF**

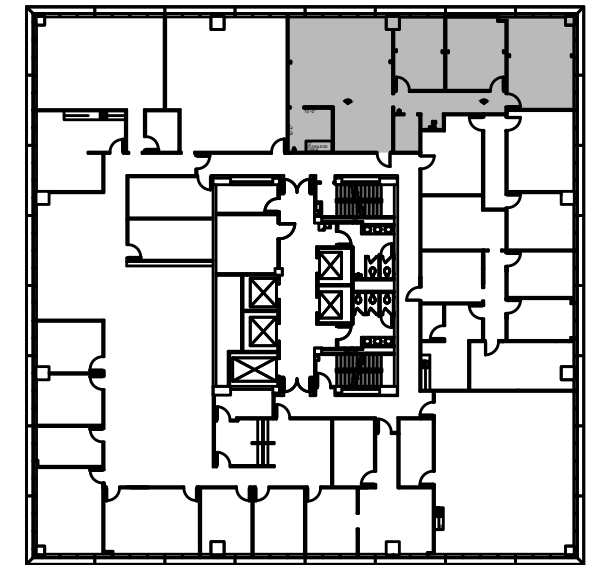
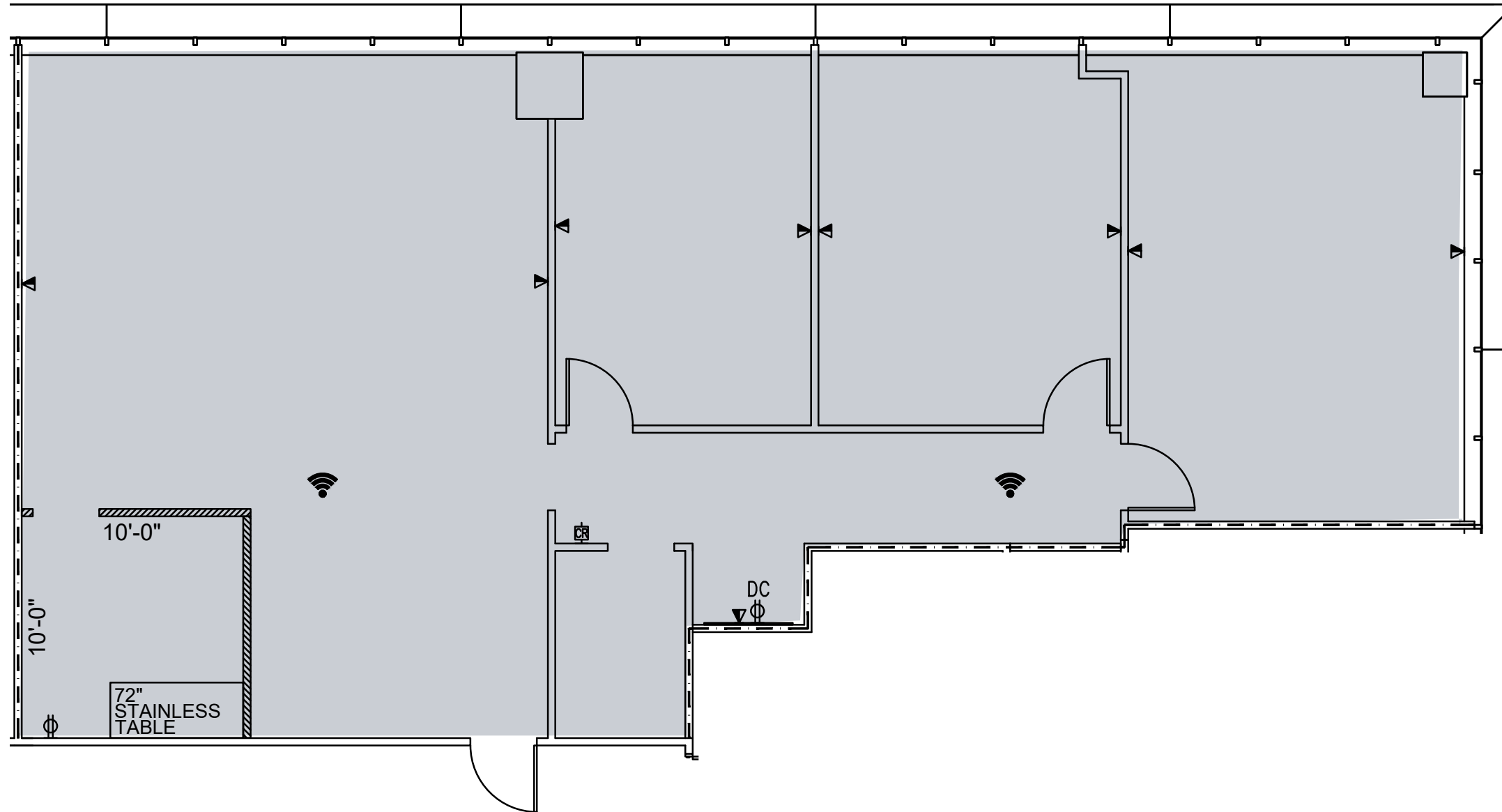
CONTIGUOUS:  
**14,641 SF**



LEVEL 9:  
**FULL FLOOR  
OPPORTUNITY**

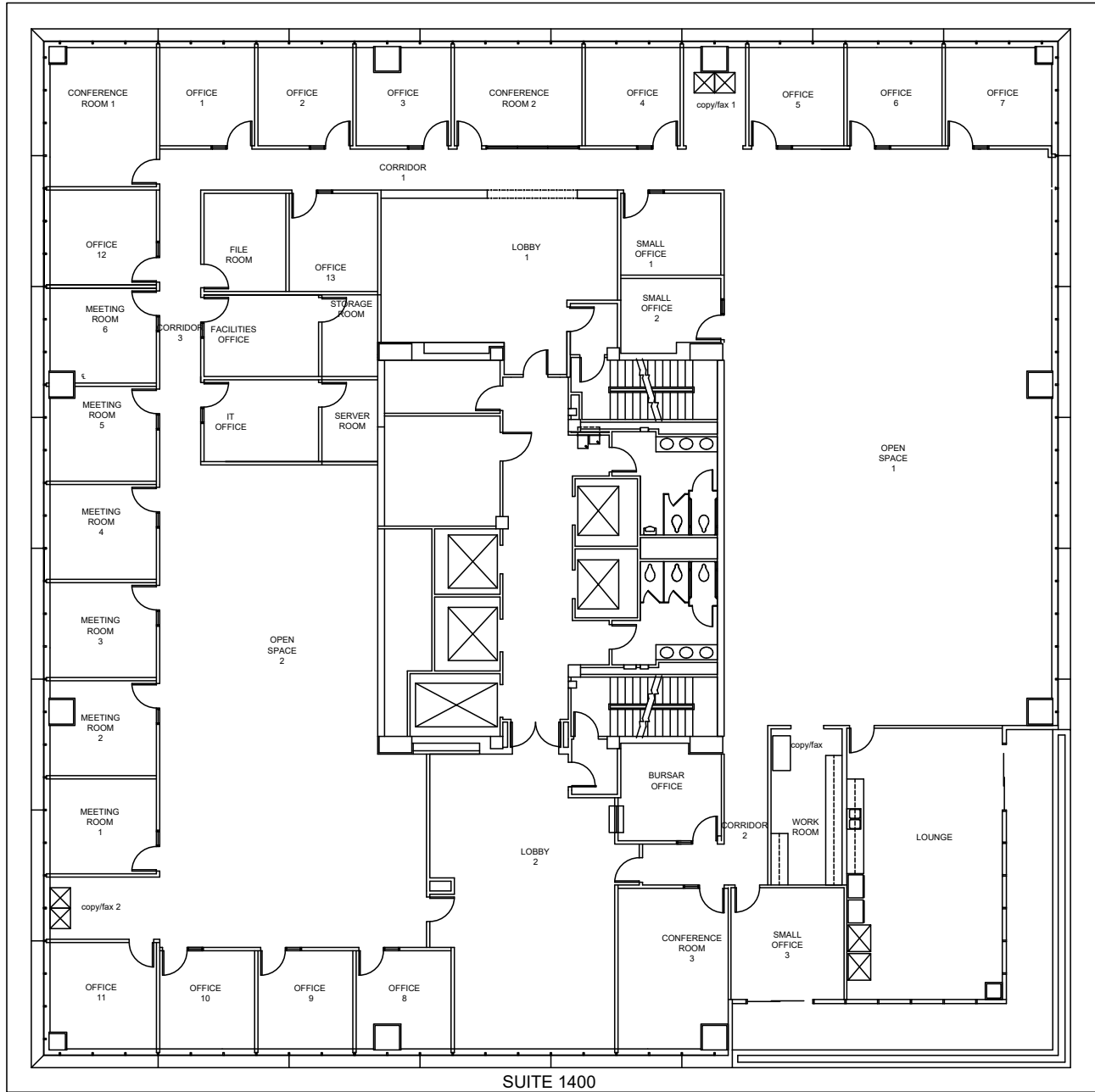
# SUITE 1230

±2,112 SF



# SUITE 1400

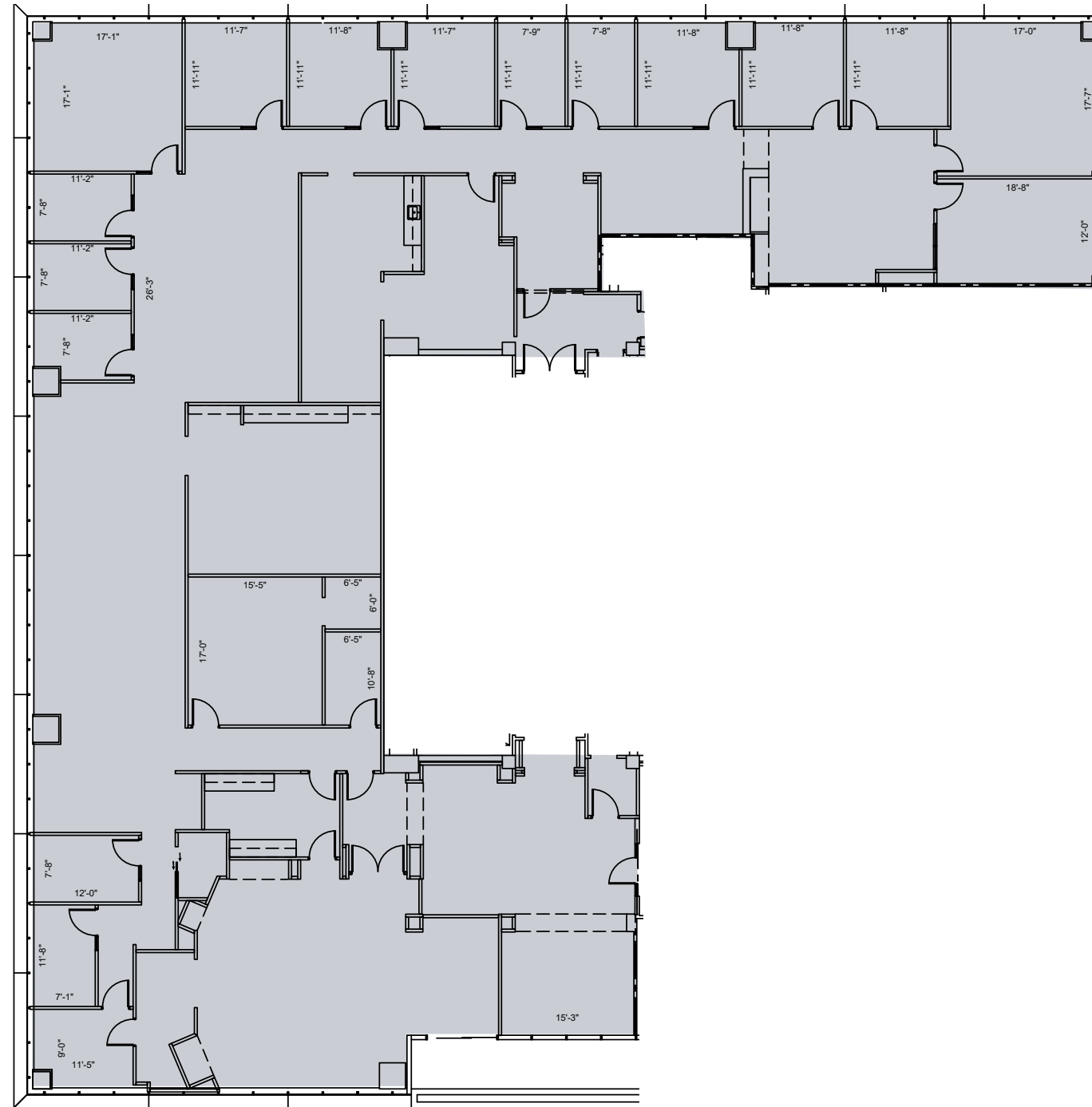
Up to ±14,132 SF



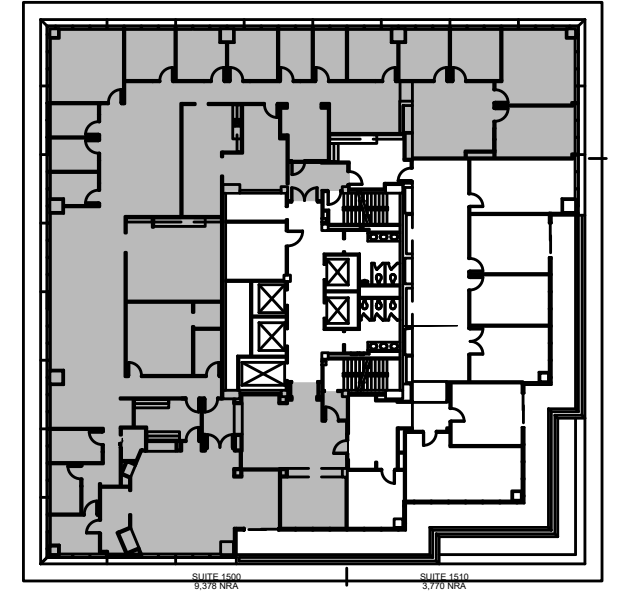
**LEVEL 14:**  
**FULL FLOOR**  
**OPPORTUNITY**

# SUITE 1500

±9,378 SF



## Private Balcony



# ONE TECHNOLOGY CENTER

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