

Tech Ridge I & II

Owned & Managed By:

ENTRADA PARTNERS

Where America Works™

OFFICE SPACE FOR LEASE

12668 & 12672 Silicon Drive
San Antonio, Texas 78249

Contact Information

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Transwestern

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 local ownership with major capital improvements underway
- Professionally managed with a tenant-focused approach
- 5/1000 surface parking
- Flexible office space with grade-level loading door capability
- 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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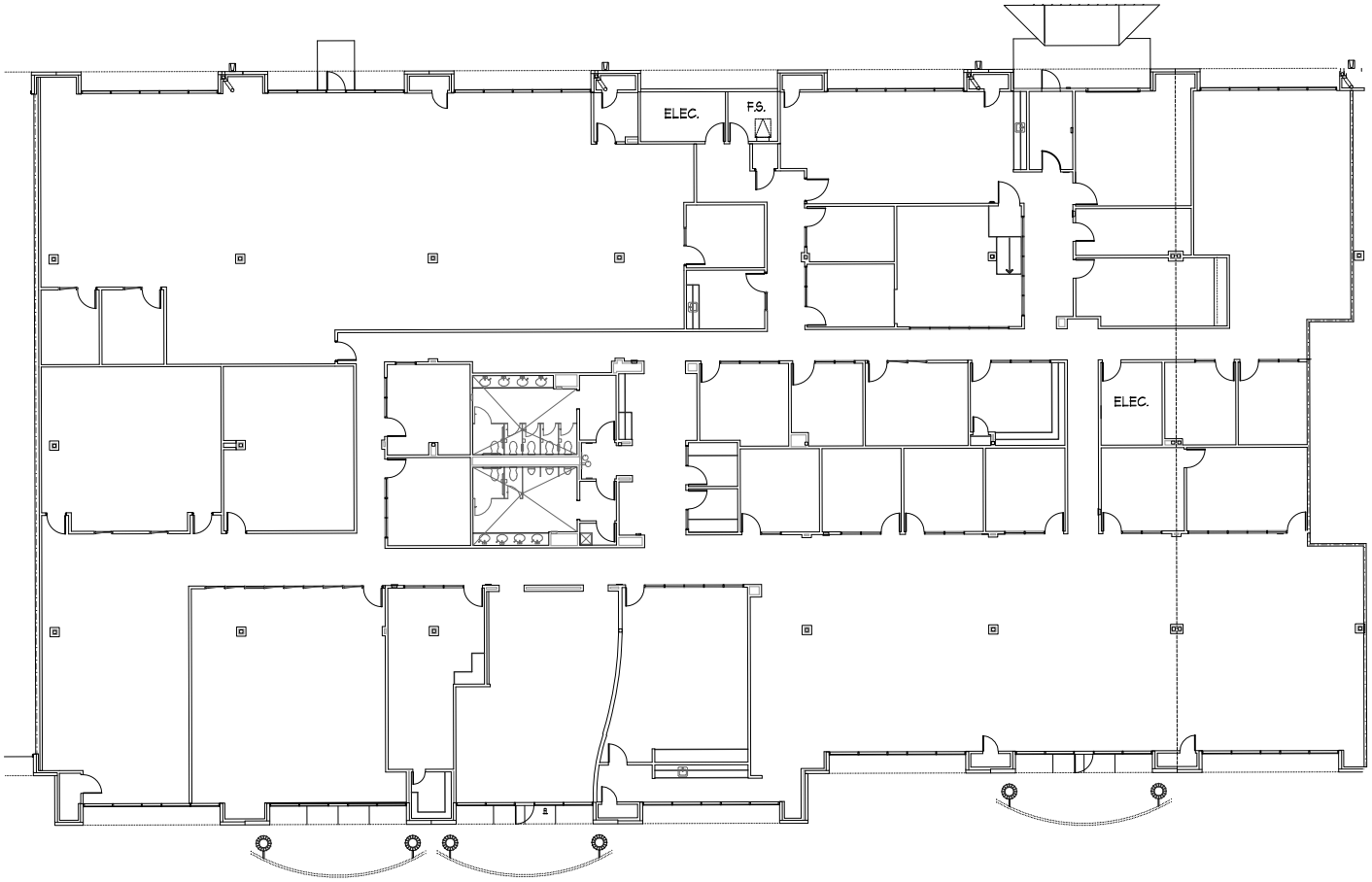
Building I

SUITE 116 • UP TO 24,748 RSF AVAILABLE

Space can be demised

Elevated ceiling height

Building signage opportunity



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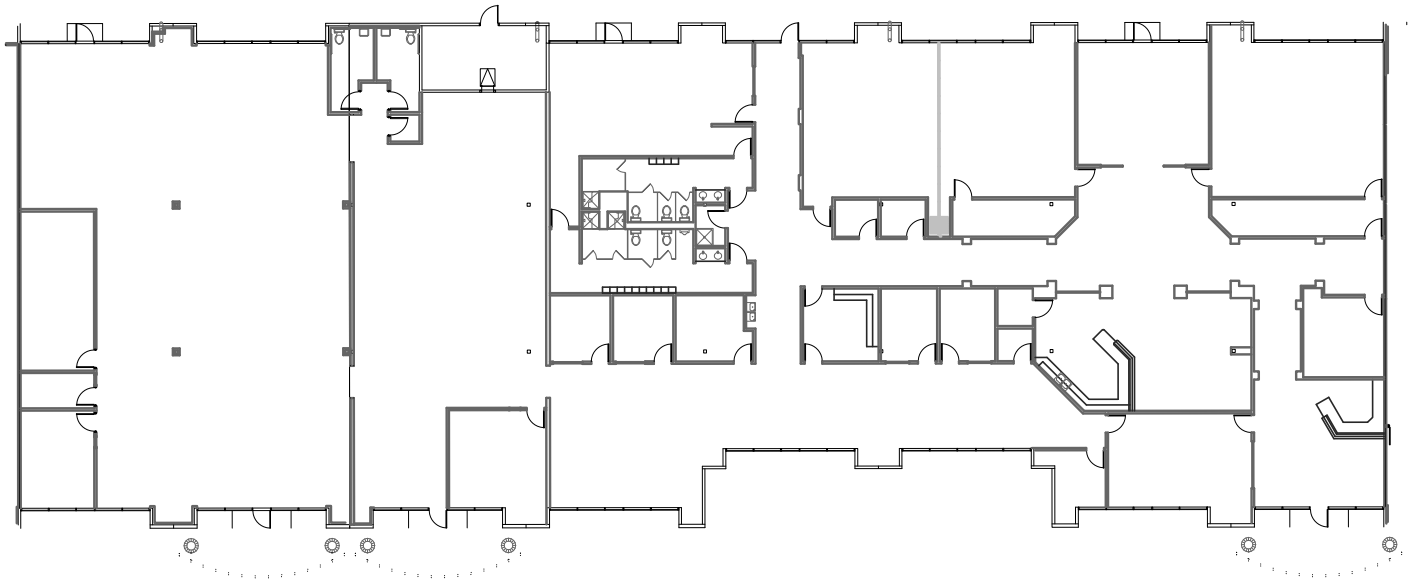
Building II

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

2 The Rim

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

4 University Heights

- Sam's Club
- Walmart
- Schlotzsky's
- Twin Peaks
- Whataburger

4 De Zavala Crossing

- HEB
- Home Depot
- Spec's
- Five Guy's



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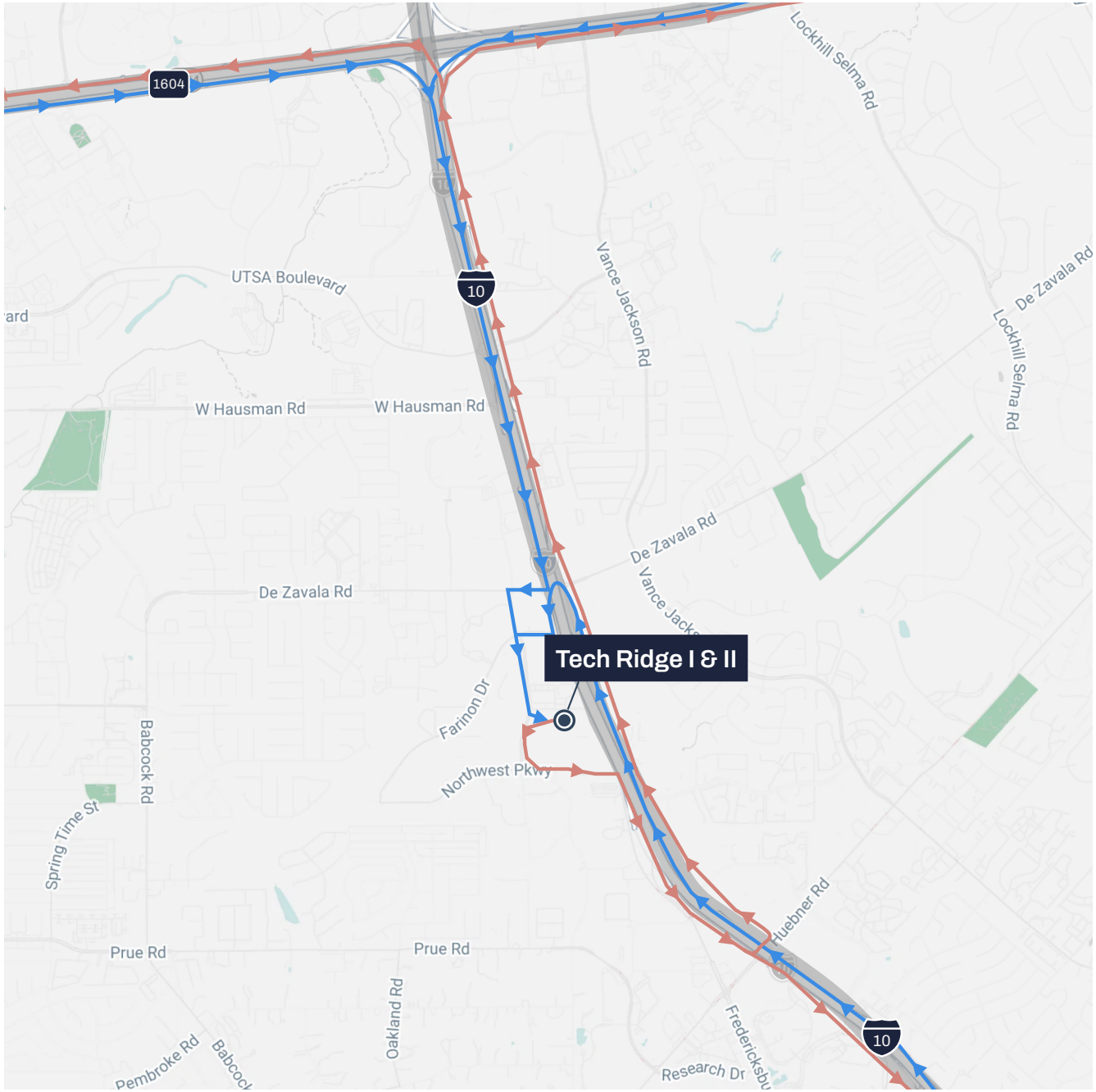
Ingress & Egress

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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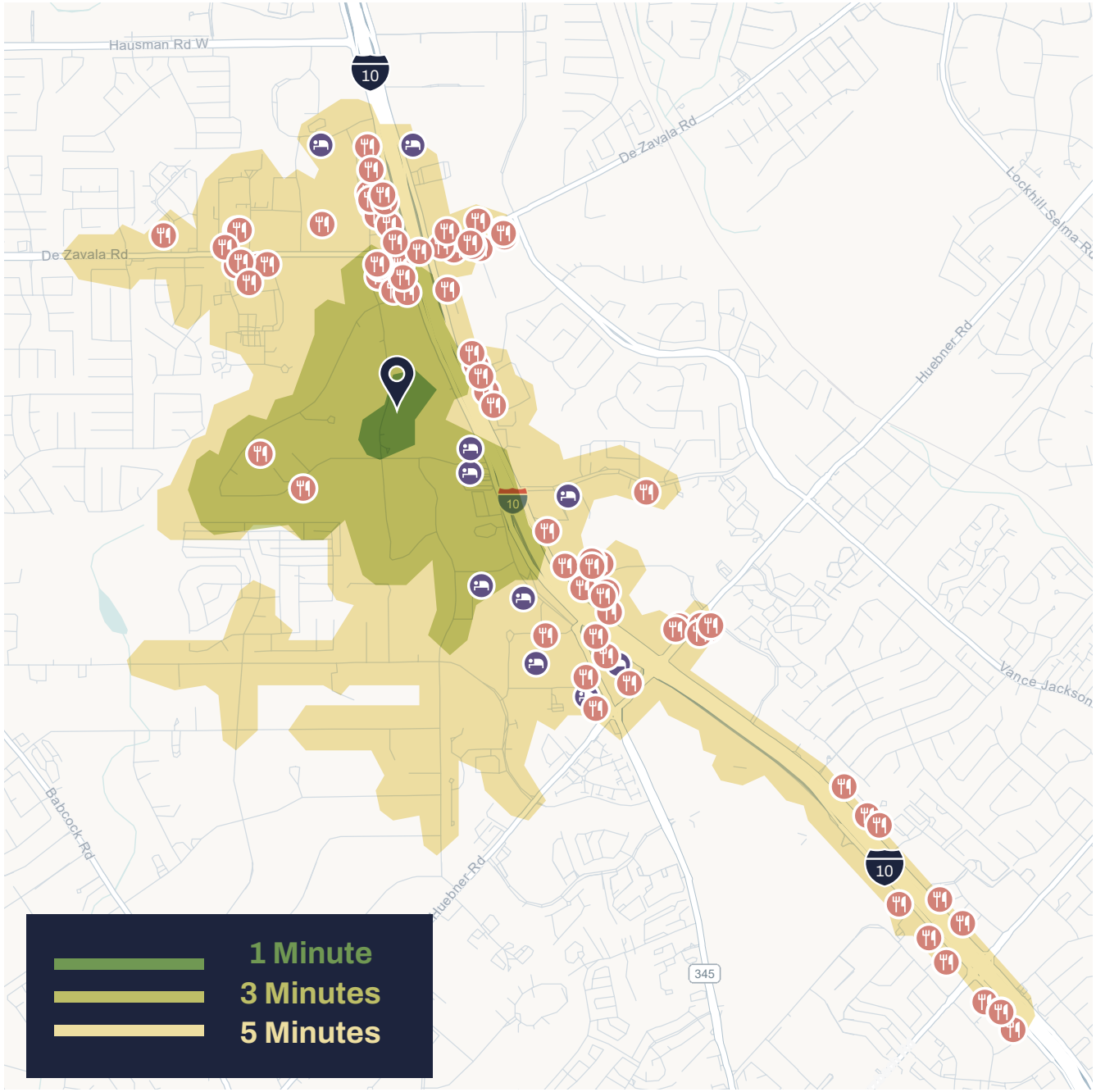
Drive Time Map

Exceptional convenience with access to 91 restaurants and 10 hotels within a five-minute drive, providing abundant dining, lodging, and meeting options for employees, clients, and visitors. The property's strategic Northwest San Antonio location offers immediate access to a wide variety of everyday amenities and business services.



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