

11603 CROSSWINDS WAY, BLDG A
SAN ANTONIO, TEXAS 78233

CROSSWINDS BUSINESS PARK

FLEXIBLE OPTIONS FOR YOUR BUSINESS



14,000 TO 37,134 SF
AVAILABLE NOW FOR LEASE

104,265 SF

CLASS A FLEX/OFFICE BUILDING

 **TRANSWESTERN**
CONTACT INFORMATION

Charlie Weil, SIOR
210.253.2934
Charlie.Weil@transwestern.com

Luis Garza, CCIM
210.253.2947
Luis.Garza@transwestern.com

Vista

FLEXIBLE SPACES CATERING TO BOTH FLEX & OFFICE USERS

Crosswinds Business Park is located just off I-35 and near Wurzbach Parkway. The property's convenient location allows for easy access to I-35, Loop 410 and Loop 1604. Crosswinds Business Park is also minutes away from The Forum at Olympia Parkway, providing a multitude of eating and shopping options for employees.

PROPERTY FEATURES

Building A

- » 37,134 SF Available. Divisible to $\pm 14,000$ SF
- » Ability to accommodate flex or office users
- » Second generation finishes ready for move in or customized to your needs
- » Back up generator and UPS systems
- » Fully air conditioned
- » Abundant employee base
- » 5-7:1,000 parking ratio
- » Immediate access to Wurzbach Pkwy and I-35



» AVAILABILITY SPECS



24' Clear Height



5-7:1,000 Parking Ratio



Grade Door



14,000-37,134 SF Divisible



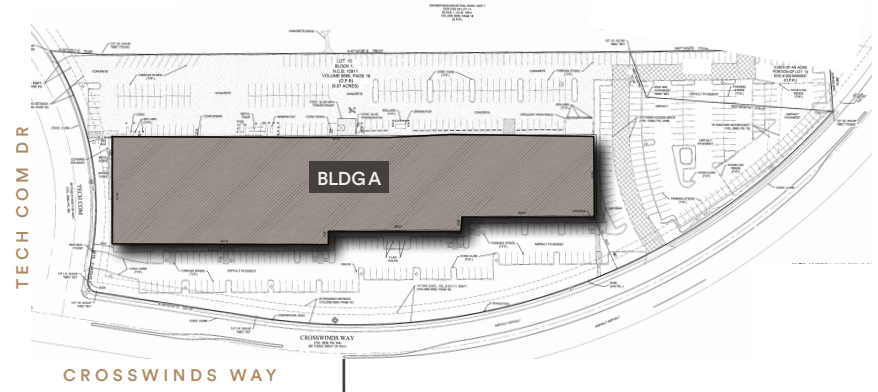
39' Column Spacing



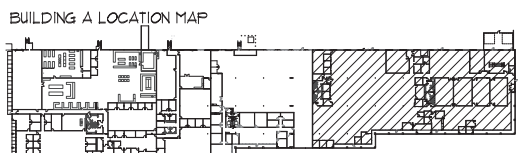
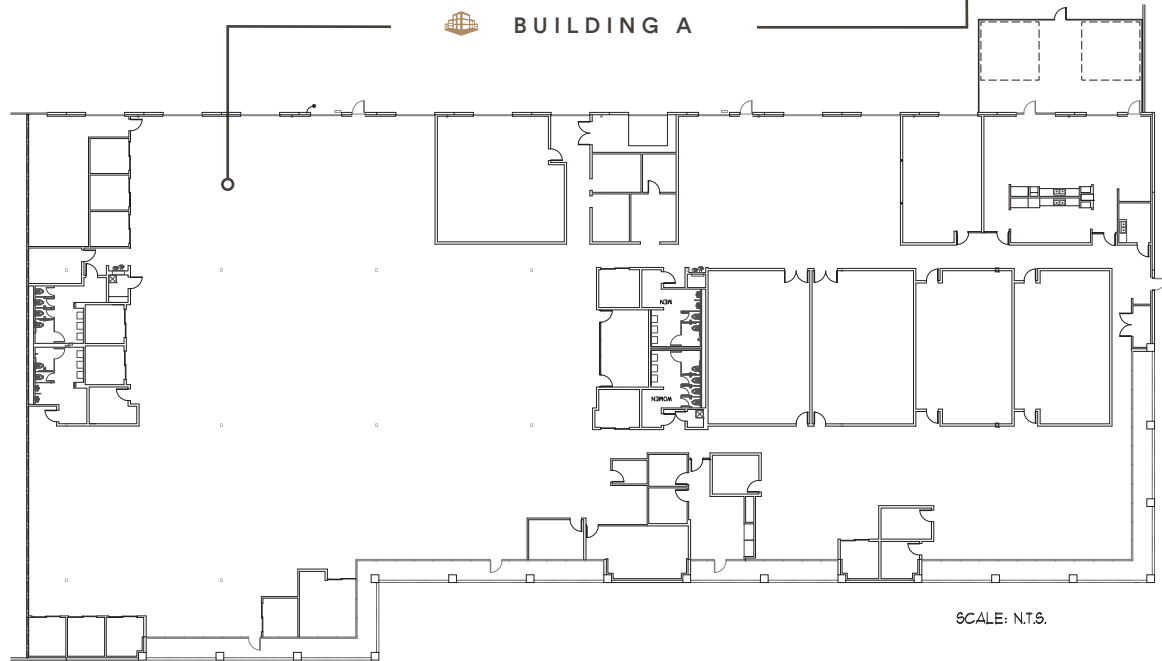
100% HVAC



Fire Sprinkler



***ABILITY TO DEMISE TO 14,000 SF**



» SUITE 125 CONCEPTUAL PLAN OPTIONS

