RIDGEWOOD BUSINESS CENTER

1718 & 1922 Dry Creek Way
San Antonio, TX 78259

WORTH & ASSOCIATES

7373 Broadway, Suite 201 • San Antonio, TX 78209
210.822.5220 • Fax 210.822.5224 • www.worthsa.com

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PROPERTY INFORMATION

- RidgeWood Business Center is an Office Complex Consisting of Two, High End Single Story Flex Office Buildings
- Building I is a 67,488 Sf Flex Office Building
- Building II is a 54,217 SF Flex Office Building
- 5/1000 Parking Ratio
- Located in the Master Planned Business Community of RidgeWood Park, a 122 acre Business park with high profile tenants including Marathon, EOG Resources, Tech Data, Pulte Homes and Mortenson Construction
- Great Ingress and Egress to HWY 281, Sonterra Blvd and Redland Road
- Excellent Far North Central Location next to executive housing, award-winning schools, hotels, hospitals, and plenty of retail, restaurant and entertainment amenities

Available Space - Bldg. I

Open Office with New Paint & Carpet

– Suite 115: 12,885 SF

Shell Space

– Suite 119: 3,542 SF

Move-In Ready Office Suites

– Suite A: 2,396 SF
– Suite B: 1,913 SF
– Suite C: 1,971 SF
– Suite D: 2,340 SF

Available December 1, 2021

Available Space - Bldg. II

Class A Office with Lab & A/C Warehouse Space

– Suite 116: 27,515 SF

Class A Office Space - *Can Be Demised*

– Suite 101: 15,409 SF

CONTACT:
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SITE PLAN

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BUILDING I
SPACE PLANS

Move-In Ready Office Suites

Suite D
2,340 SF
Available

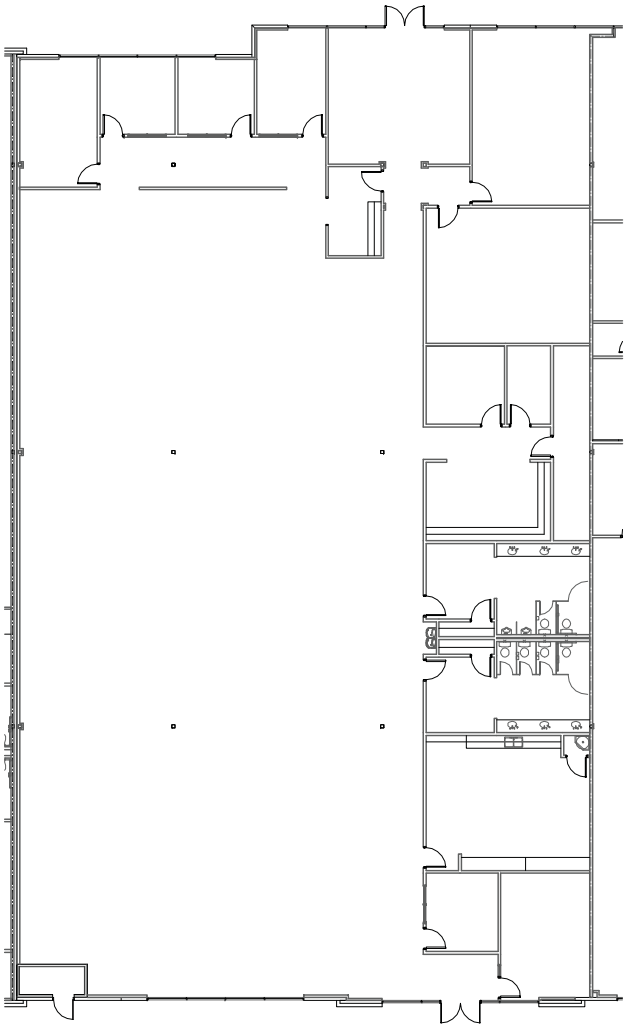
Suite C
1,971 SF
Available

Suite B
1,913 SF
Available

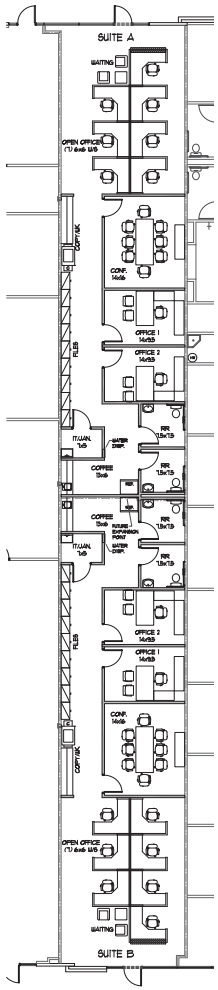
Suite A
2,396 SF
Available

Suite 115 - As-Built Plan
12,885 SF
Available

VIEW VIRTUAL TOUR
CLICK HERE



Suite 119 - Spec Plan
3,542 SF
Available



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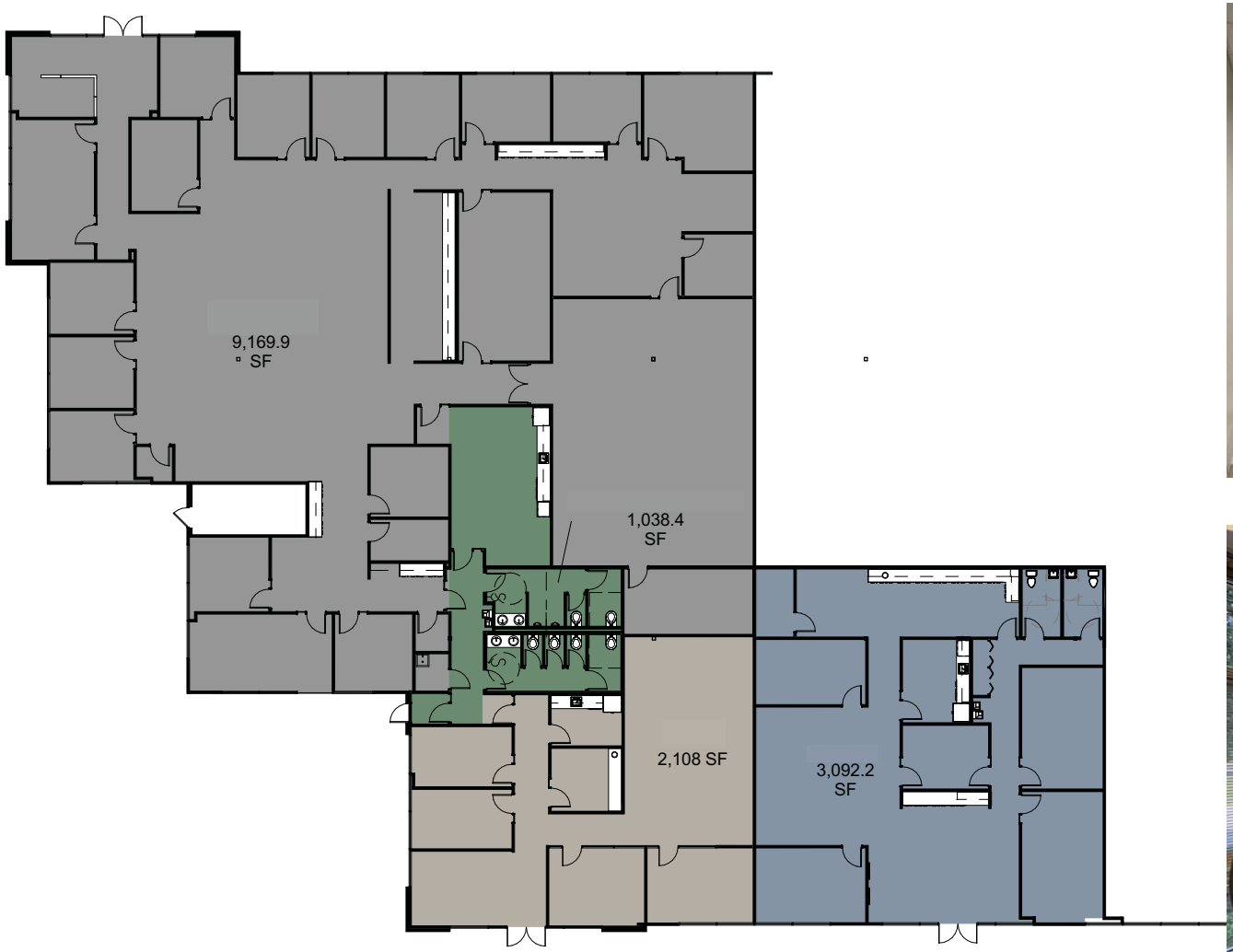
BUILDING II
SPACE PLANS

Suite 101: Up to **15,409 SF** Available

Can be Subdivided



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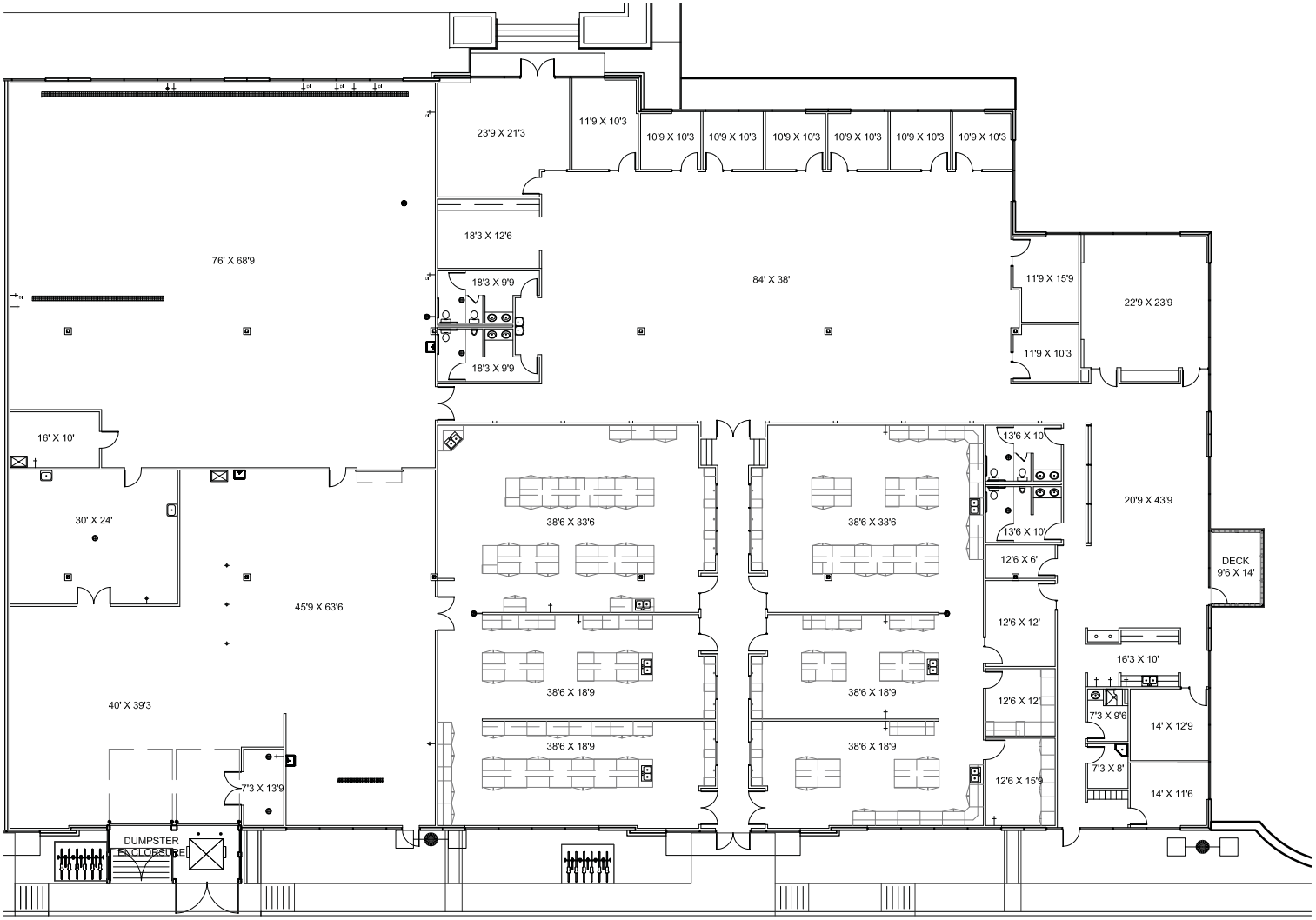
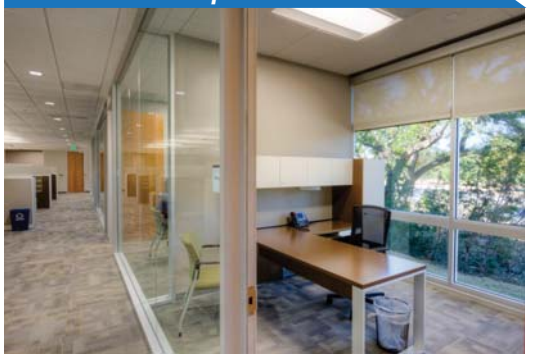
BUILDING II
SPACE PLANS

Suite 116
27,515 SF Available



A/C Warehouse

Class A Office Space



High Tech Lab Space

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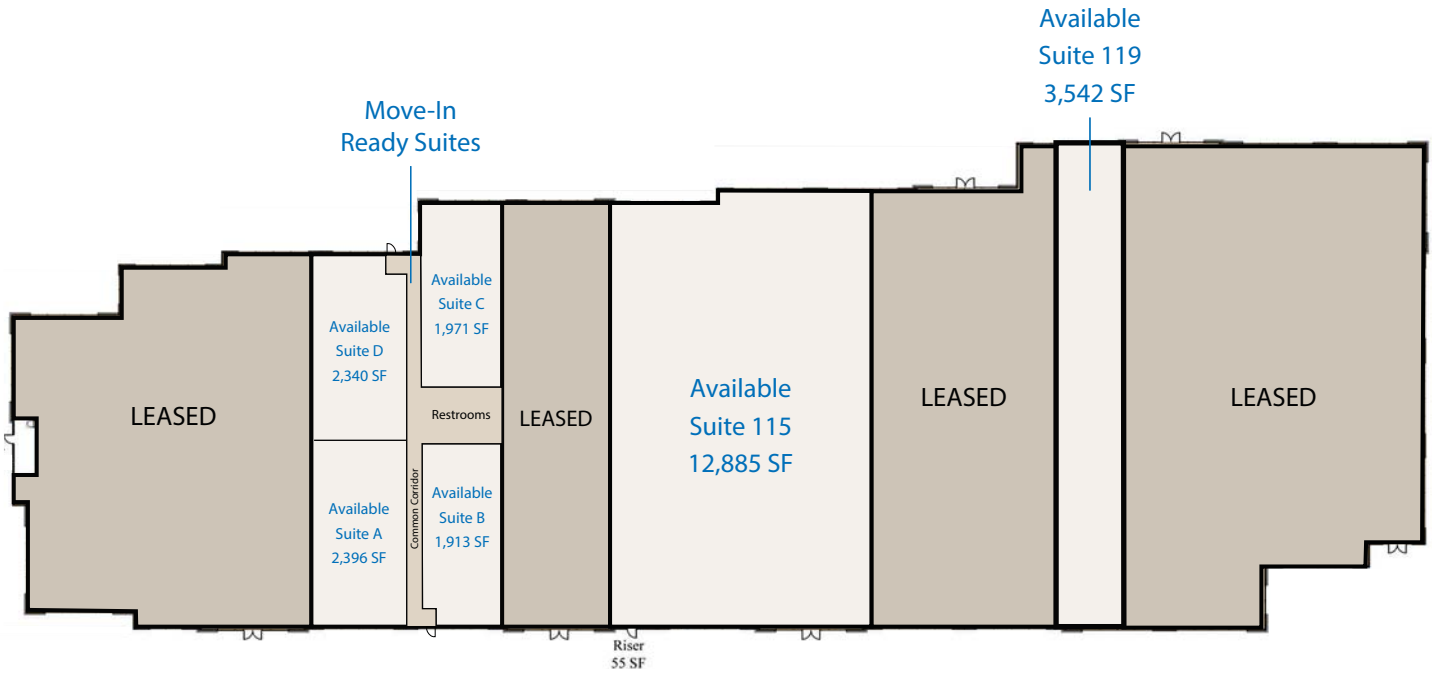
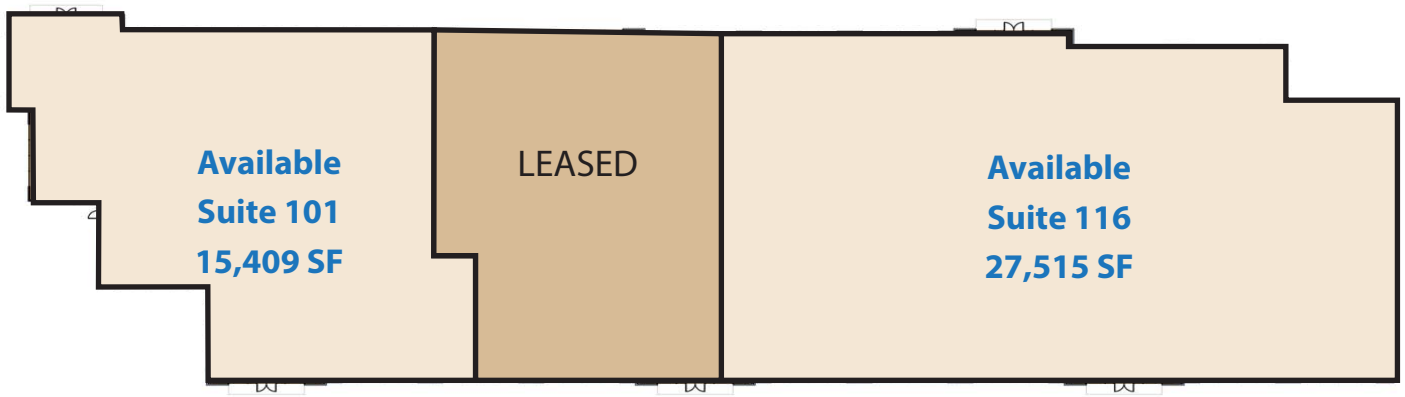
SPACE PLAN



BUILDING I



BUILDING II

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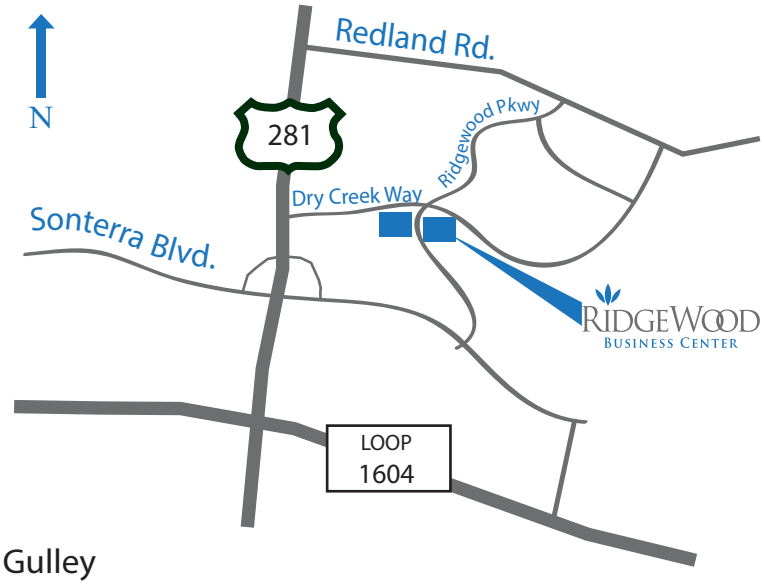
LOCATION ANALYSIS



- LOCATED AT THE CORNER OF REDLAND ROAD AND RIDGEWOOD PARKWAY JUST NORTH OF THE LOOP 1604 HWY 281 INTERSECTION
- A PART OF THE 122 ACRE MASTER PLANNED BUSINESS COMMUNITY OF RIDGEWOOD PARK
- LESS THAN 9 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- CLOSE TO EXECUTIVE HOUSING, AWARD WINNING SCHOOLS, HOTELS, HOSPITALS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES

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BUILDING PHOTOGRAPHS

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INGRESS EGRESS MAP

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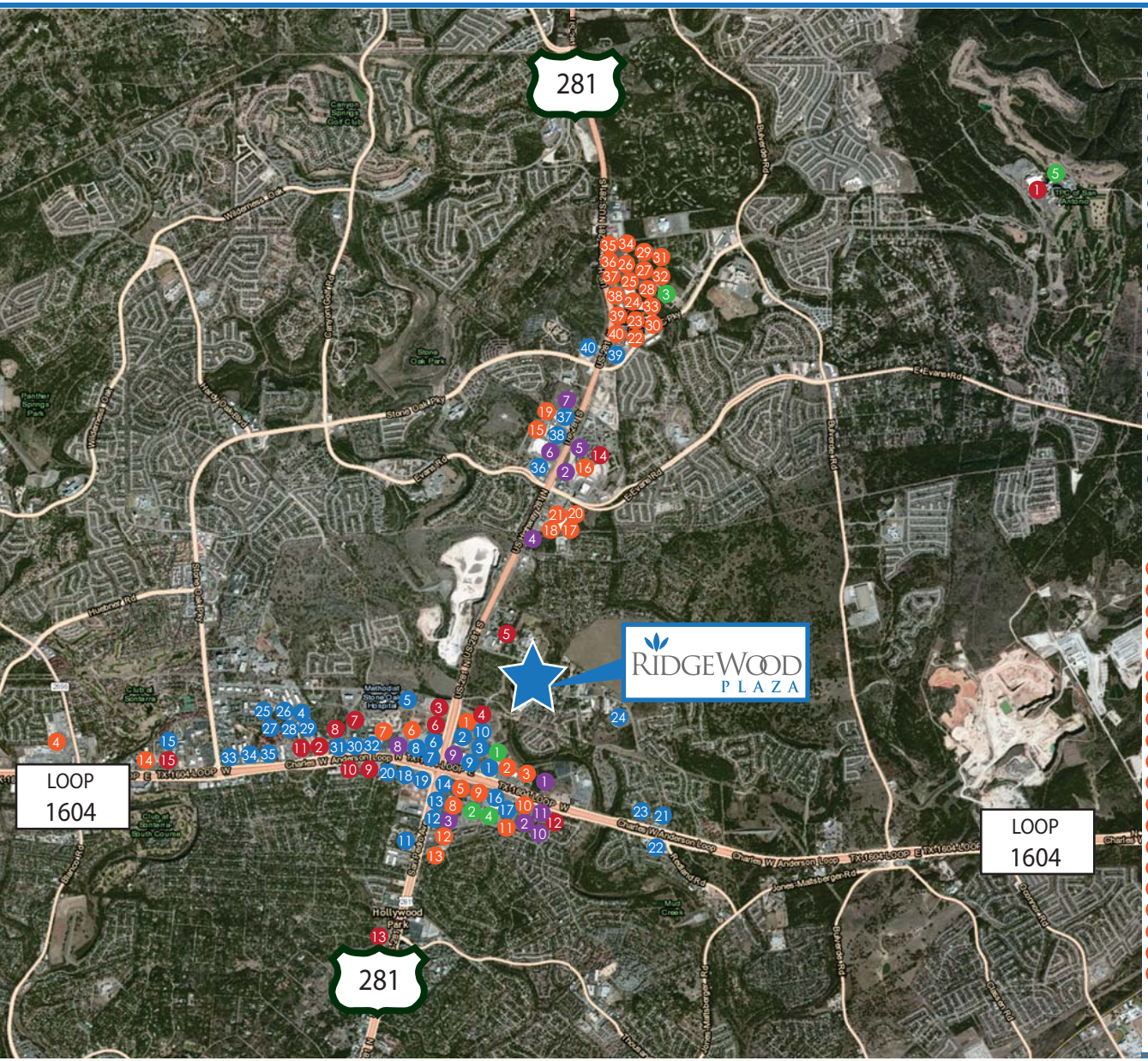
AMENITY MAP



RESTAURANTS

1. Genghis Grill
2. Buffalo Wild Wings
3. Cake Art
4. Local Coffee
5. Pericos
6. Whataburger
7. Chick-Fil-A
8. Las Palapas
9. Starbucks
10. Subway
11. Red Lobster
12. Chili's
13. Chuy's
14. La Madeleine
15. Chama Gaucha
16. Pei Wei
17. Red Robin
18. IHOP
19. Bill Miller
20. Schlotzsky's
21. Bourbon Street Cafe
22. El Chaparral
23. Shipley's DoNuts
24. La Hacienda De Los Barrios
25. Kumori
26. Local Coffee
27. Choicolate
28. First Watch
29. Lion & Rose Pub
30. Brick House
31. Meson
32. Jasons Deli
33. Sushi Zushi
34. Kirbys Steakhouse
35. Mellow Mushroom
36. Lupe Tortilla
37. Five Guys
38. Panda Express
39. Bar Louie
40. Longhorn Steakhouse

RETAIL

1. Lifetime Fitness
2. Best Buy
3. Staples
4. Target
5. HEB
6. Wal Mart
7. Costco
8. Barnes & Nobles
9. Kohls
10. Academy Sports
11. Bed Bath & Beyond
12. Old Navy
13. Marshalls
14. Trader Joes
15. Sports Authority
16. Golds Gym
17. Alamo Crossfit
18. Home Depot
19. Half Price Books
20. Walgreens
21. My Fit Foods
22. Loft
23. Brighton
24. Justice
25. Charming Charlies
26. Gymboree
27. Eddie Bauer
28. White House Black Market
29. Bath & Body Works
30. Talbots
31. J-Jill
32. James Avery
33. Jos A Bank
34. Hobby Lobby
35. World Market
36. Party City
37. Learning Express
38. Francescas
39. Chicos
40. Apricot Lane

HOTELS

1. JW Marriot Resort
2. Drury Plaza Hotel
3. Hyatt Place
4. Courtyard Marriot
5. Holiday Inn
6. Best Western Plus
7. La Quinta Inn & Suites
8. Residence Inn
9. Fairfield Inn & Suites
10. Staybridge Suites
11. Drury Inn & Suites
12. Hampton Inn
13. Holiday Inn Express
14. Candlewood Suites
15. Homewood Suites

BANKS

1. BB&T
2. Wells Fargo
3. BBVA Compass
4. Broadway Bank
5. Bank of America
6. Chase Bank
7. Frost Bank
8. Security Service Federal Credit Union
9. San Antonio Credit Union
10. Firstmark Credit Union
11. Randolph Brooks Federal Credit Union

ENTERTAINMENT

1. Main Event
2. Northwoods Theater
3. Alamo Drafthouse
4. ICE & Golf Center
5. JW Marriot Resort

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CONTACT INFORMATION

FOR LEASING INFORMATION CONTACT:

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RidgeWood Business Center is Developed, Leased and Managed by Worth & Associates

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