

FOR LEASE

1603 Babcock Road | San Antonio, Texas 78229



HIGHPOINT

EXECUTIVE PLAZA

Northwest San Antonio's Garden Office Location

HIGHPOINT EXECUTIVE PLAZA

is a 2-story, recently updated garden office project consisting of approximately 63,207 SF located in Northwest San Antonio on Babcock Road within minutes to the prestigious South Texas Medical Center, IH-10, San Antonio Int'l Airport and Downtown San Antonio.

For Information, Contact:

Ryan Harrison at 210.274.4100 | ryan@freestonecre.com





PROPERTY INFORMATION

Availabilities Range From 411 - 5,823 RSF

Building & Pylon Signage Available

3/1,000 RSF of Free Surface Parking

Local Ownership & Property Management

24-Hour Card-Key Access

AT&T T-1 Fiber Connection

Located on VIA Busline

HIGHLIGHTS

Garden Office Setting

Covered Balconies to Maximize Window Exposure

Serene Courtyard with Stone Walkways & Park-like Landscaping

New Digital Tenant Directory

Close proximity to numerous retail amenities, restaurants, hotels, housing options & business support services

8 minutes from San Antonio International Airport

LEASE RATE & AVAILABILITIES

Lease Rate: \$17.00 - \$20.00/SF/YR Full Service (Flexible Lease Terms Available)

FIRST FLOOR

Suite 103: 2,277 RSF
Suite 172: 5,823 RSF

Suite 117: 1,199 RSF

Suite 118: 927 RSF
Suite 186: 1,836 RSF

SECOND FLOOR

Suite 205: 992 RSF
Suite 230*: 2,176 RSF

Suite 215*: 1,119 RSF
Suite 232*: 675 RSF

Suite 220*: 1,424 RSF
Suite 271: 1,710 RSF

*Suites 215/220
contiguous for
total of 2,543 RSF

*Suites 230/232
contiguous for
total of 2,851 RSF

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AREA AMENITIES

RESTAURANTS & COFFEE

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| <ol style="list-style-type: none"> 1. Chili's 2. Thai Restaurant 3. Marie Calender's Restaurant & Bakery 4. Red Lobster 5. Jim's Restaurant 6. Quiznos 7. Joe's Crab Shack 8. Popeye's 9. Chili's 10. Golden Corral 11. Ali Baba Restaurant 12. Starbuck's Coffee 13. Perk's Coffee Cafe 14. Mildfire 15. Decoty Coffee Co. 16. Corporate Square Coffee Shop 17. Jim's Restaurant | <ol style="list-style-type: none"> 18. Nadler's Cake & Deli 19. Whataburger 20. Subway 21. Jimmy John's 22. Pizza Hut 23. River City Donuts 24. Ding How Chinese Restaurant |
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MAJOR HOSPITALS & MEDICAL FACILITIES

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| <ol style="list-style-type: none"> 1. Methodist Hospital 2. Methodist Children's Hospital 3. University Health System 4. Murphy VA Medical Center 5. Methodist Ambulatory Surgical 6. Children's Hospital of San Antonio 7. Baptist Medical Center | <ol style="list-style-type: none"> 8. Prompt Urgent Care 9. Elemental Wellness 10. North Central Baptist Hospital 11. Nix Health 12. Little Spurs Pediatric Urgent Care 13. Medical Center Pavilion - Express |
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LODGING

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| <ol style="list-style-type: none"> 1. Embassy Suites by Hilton 2. La Quinta Inn & Suites Medical Center 3. Embassy Suites IH-10 4. Days Inn Northwest/Sea World 5. Oak Hills Medical Center 6. Howard Johnson Inn & Suites | <ol style="list-style-type: none"> 7. San Antonio Marriott Northwest 8. Quality Inn 9. Comfort Inn Suites Medical Center 10. M-Star San Antonio Sea World 11. Baymont Inn & Suites |
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BANKS

1. Wells Fargo
2. Bank of America
3. BBVA Compass
4. Chase Bank
5. Frost Bank
6. The Bank of San Antonio
7. Greater Texas Federal Credit Union
8. IBC Bank

SHOPPING

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| <ol style="list-style-type: none"> 1. Let's Talk Wireless 2. Floral Basket 3. Tarpon Medical Supply 4. Furniture in the Raw 5. Alamo Music 6. Cash America Pawn | <ol style="list-style-type: none"> 7. Alonso Jewelry Designs 8. Set In Stone 9. Oak Hills Florist 10. Quik Print 11. Specific Nutrition 12. Classy Nails | <ol style="list-style-type: none"> 13. Pitt's Barber Shop 14. Texas Farm Bureau Insurance 15. Cricket Wireless 16. Ticket Wholesaler |
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