

University Business Park User / Investor Opportunity

5727 Farinon Drive San Antonio, Texas





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The Offering

JLL is marketing the fee simple interest in 5727 Farinon Drive (the "Property"), a 53,250 SF, single-story vacant office building in the highly desirable Northwest San Antonio submarket.

Located within the master planned University Business Park, the project is within close proximity to the South Texas Medical Center, the University of Texas at San Antonio and multiple restaurants, retail and other area amenities. The site provides excellent access to Loop 1604, IH-10 and Loop 410. With a large parking field and dock high loading, the building is flexible purpose and could serve many types of users from manufacturers to high density call centers. The interior finishes are Class A and have been impeccably maintained, as has the parking lot and exterior landscaping.

PROPERTY HIGHLIGHTS

- Flexibility. The flexible nature of 5727 Farinon lends itself to many different uses, thus appealing to a wide range of users and investors.
- **Location**. The property is located in the desirable University Business Park. and has multiple points of ingress and egress. Numerous corporate users call University Business Park home, and there are several public transportation options for employees within the park.
- **Existing Condition.** The property has been very well maintained. The interior and exterior construction is of high quality and is aesthetically pleasing, providing a competitive cost advantage over constructing interior space from shell condition.
- **Infrastructure.** The existing furniture, generators, and other infrastructure will provide value for an investor or a user looking for a "speed to market" option.
- **Current Use/Expansion.** The large land tract associated with the property provides flexibility to expand operations.
- Visibility. The structure sits at the corner of Silicon Drive and Farinon Road, which is one of the most visible intersections within University Business Park. There is also prominent monument signage on the hard corner.

PROPERTY SUMMARY

Address	5727 Farinon Drive
Product Type	Office Flex
Square Footage	53,250 rsf
Site Size	8.56 acres
Year Built	1983
Zoning	I-1
Interior Construction	2006 Completion
Floors	Single story
Parking	370 surface spaces 7.19: 1,000 ratio



Property Details

5727 Farinon Drive is a 53,250 square foot office flex building located on 8.56 acres with associated parking. The building is a tilt wall structure situated on a concrete slab foundation. The site is located in Northwest San Antonio just off of Interstate 10 in University Business Park.

DETAILED BUILDING SPECIFICATIONS

Address	5727 Farinon Drive San Antonio, TX 78249
Land Size	8.56 acres
Rentable Square Feet	53,250 RSF
Total Floors	One (1)
Floor Plate Sizes	53,250 RSF
Parking	370 surface spaces (7.19 : 1,000 ratio)
Structural System	Concrete slab with tilt wall concrete walls and glass panels
HVAC	A total of nineteen (19) rooftage package units
Power	CPS Energy provides redundant power service to the building
Emergency Power	There are two Generac MD0400, 400kW generators on-site with 493 gallon fuel capacity each

DETAILED BUILDING SPECIFICATIONS (CONTINUED)

Additional Interior Features

Signage

Illuminated monument signage at the hard corner of Silicon Drive and Farinon Drive

421 workstations total

21 private offices, 3 conference rooms and 1 large board room

Interior dining areas with colorful twisted glass design features

Large kitchen with spacious seating area

Lecture hall with advanced audio-visual technology

Three training rooms with Smart Board technology

Distribution center with mail sorting and scanning stations and a receiving dock

Large server room conditioned with two Liebert HVAC units

Exterior dining / break area with shaded patio bench seating

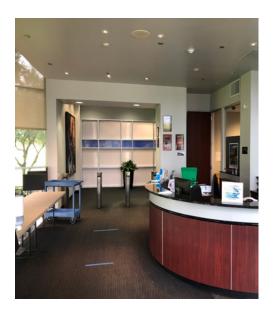
Energy-efficient indirect light fixtures throughout the building



Property details





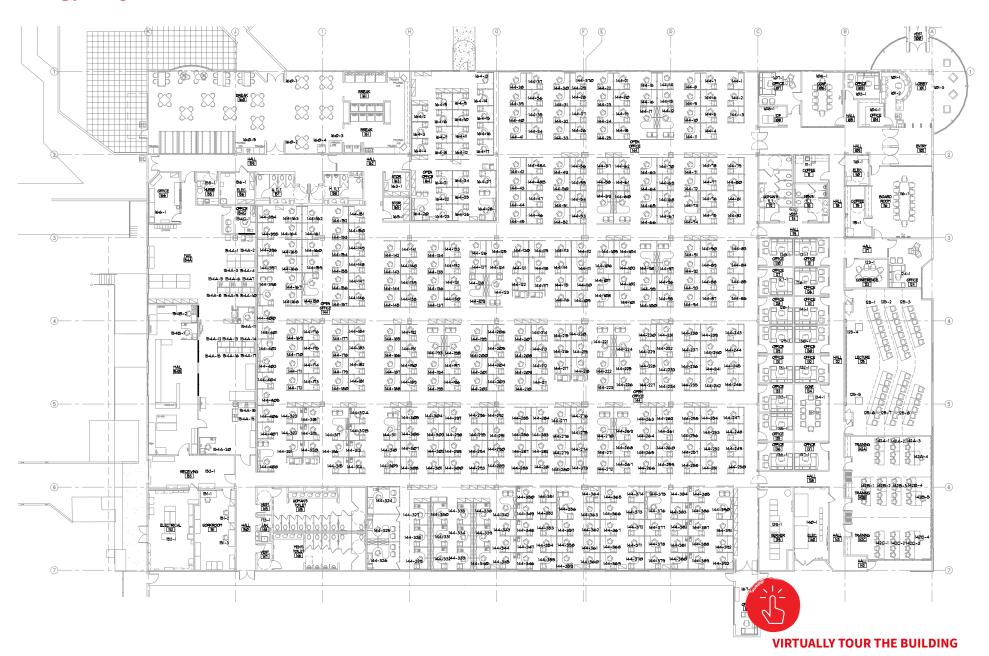




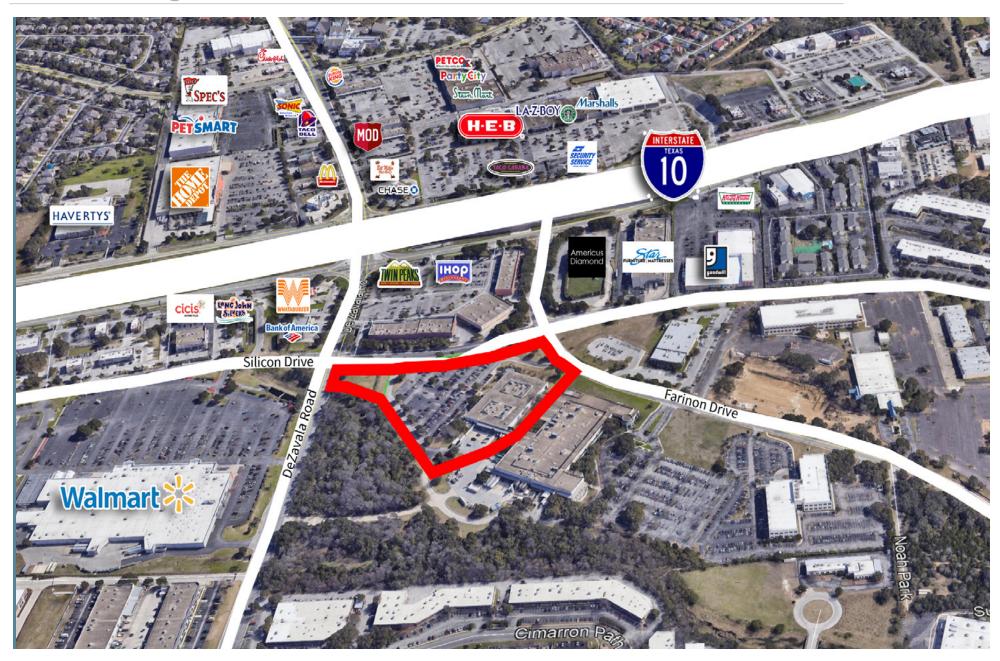




Building floor plan



The Location





The ocation

The San Antonio metro area

With a population of 1.5 million people, the San Antonio Metropolitan Statistical Area is the 24th largest in the country and the 7th largest city in the United States. Our city is one of the nation's fastest growing metropolitan areas and ranked 2nd in suburban millennial growth. San Antonio has a dynamic & diverse economy, with a focus on technology, education, government and health services. San Antonio is known as "Military City" due to its long history of multiple military installations. San Antonio is home to numerous Fortune 500 companies with headquarters or major footprints in the city:





























Rankings:

America's Friendliest Cities

Hottest City for Millennials - Forbes

Best City for Young Graduates - Forbes

Cybersecurity Higher Education program in United States

Millennial Population Growth - Business Insider

Largest cyber ecosystem per the San Antonio Economic Development Foundation

Top 10 Largest Metro Growth -Headlight Data

New Hot Spots where Americans are Moving Now - Realtor.com

5727 Farinon Drive 5-mile radius Source: ESRI | 2020







Average Household Size



\$57,234

Median Household Income

EDUCATION



No High School Diploma



17%

High School Graduate



Some College



45%

Bachelor's / Grad / Prof Degree

BUSINESS



10,289

Total Businesses



164,265

Total Employees

EMPLOYMENT



White Collar



12%

Blue Collar



13%

Unemployment Rate

INCOME



\$57,234

Median Household Income



\$34,971

Per Capita Income



\$24,772

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%) The smallest group: \$150,000 - \$199,999 (5.7%)

Indicator	Value	Difference	
<\$15,000	13.1%	0	
\$15,000 - \$24,999	8.4%	-1.1%	
\$25,000 - \$34,999	8.5%	-1.1%	
\$35,000 - \$49,999	13.0%	-0.7%	
\$50,000 - \$74,999	18.4%	+0.3%	
\$75,000 - \$99,999	12.6%	-0.1%	
\$100,000 - \$149,999	13.9%	+0.4%	
\$150,000 - \$199,999	5.7%	+0.7%	
\$200,000+	6.3%	+1.4%	

Bars show deviation from Bexar County

Contact information

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