

CLASS A+ OFFICE | FOR LEASE | BROOKS, SAN ANTONIO, TX 78235

Waters Edge

BUILDINGS I & II

 TRANSWESTERN REAL ESTATE SERVICES

PROJECT BY:

Knowledge
Perseverance
Integrity

Cambridge
Development Group LLC



PRESTON | HOLLOW
COMMUNITY CAPITAL



WHY BROOKS?

World-Class Community, Building on Vibrant History

Located in the Southside of San Antonio, Brooks boasts an impressive 1,308 acre mixed-use community which is home to 50+ businesses, 1,700+ residential units, a 43 acre waterfront linear park featuring jogging trails & dog park, and an abundance of retail & dining options.

EVERYTHING AT REACH

- ◆ Multiple established multifamily communities
- ◆ 4 campuses - Pre-K through graduate students LEARN at Brooks
- ◆ Newly constructed Embassy Suites Hotel & Spa - Conference center on-campus, 156-rooms, 9 meeting rooms & 21,453 SF of event space
- ◆ Completed projects improving connectivity on the Brooks campus
- ◆ Hangar 9, Air Force relic turned event venue at Brooks
- ◆ Nearby access to both Loop 410 and Interstate 37
- ◆ The Greenline Park features pavilions for rent, trails, dog park, & outdoor games



La Picos is the retail and entertainment district of the Brooks Town Center and will include **250,000 SF of restaurant and shop space**. BJ's Restaurant & Brewhouse and Pluckers Wing Bar have been announced as tenants.

Los Cielos is a 500-unit luxury residential rental community planned to include one- and two-story, single-family homes and duplex buildings with unit sizes ranging from 1,200 to 1,900 square feet, each designed with a 2-car garage and an enclosed, back yard area. The Los Cielos community will include a resort-style amenity center/clubhouse with fitness center and pool, a co-working center, dog parks, playground and walking trails that will provide connectivity throughout Brooks.



DYNAMICALLY
LOCATED AT BROOKS



TWO 100,000 SF
STATE-OF-THE-ART
OFFICE BUILDINGS



OVERVIEW
MAP



MULTIPLE, ACCESS
POINTS TO SE MILITARY,
GOLIAD RD, LOOP 410,
I-35 AND I-37/US 281



Waters Edge
BUILDINGS I & II

BROOKS, SAN ANTONIO, TX 78235

TWO CLASS A+ OFFICE BUILDINGS
TOTALING ±200,000 SF

BUILDING I: TOTAL OF FOUR (4) FLOORS
LEVEL 1: 25,000 SF
LEVEL 2: 25,000 SF
LEVEL 3: 25,000 SF
LEVEL 4: 25,000 SF

BUILDING II: TOTAL OF FOUR (4) FLOORS
LEVEL 1: 25,000 SF
LEVEL 2: 25,000 SF
LEVEL 3: 25,000 SF
LEVEL 4: 25,000 SF

PARKING RATIO: 5.5/1,000 RSF
SURROUNDED BY SUPERIOR AMENITIES

your *Future* is *Here*

Brooks first established as an Army Air Corps installation

1917

Brooks Air Force Base closed after being placed on the Base Realignment and Closure (BRAC) list. A year later, the concept for Brooks was born.

2011

Brooks redefines its Mission and Vision in to serve as a catalyst for economic development that continues to enhance opportunities for those who live, work, learn and play here.

2013

Brooks opens the Embassy Suites by Hilton San Antonio Brooks Hotel & Spa, the only full service hotel or conference and event center south of downtown San Antonio and north of Corpus Christi or McAllen

2017

43 acres of green space known as The Greenline opened in the heart of Brooks. The linear waterfront park features one-of-a-kind public art installations throughout.

2018

Five international businesses have opened at Brooks - three of them also moving their US headquarters to campus

2022

WatersEdge opens elevating the Brooks community with 2 state-of-the-art office buildings.

2023

A LOOK INTO BROOKS

Dynamic Growth

WatersEdge
BUILDINGS | 1811

BE A PART OF THE

Brooks Vision

WATEREDGE II

4
FLOORS

200,000 SF
of Available
Office Space
Total

Excellent Location
with Class A
Surrounding
Resources

4
FLOORS

WATEREDGE I

On-building
Signage
Opportunities
Available

MISSION TRAIL
BAPTIST HOSPITAL

INNER CIRCLE DR

5.5/1000
Above Standard
Parking Ratio

RESEARCH PLAZA

CITY BASE LANDING



Waters Edge



CLICK TO SEE
BUILDING I & II
FLOOR PLANS



89,314
AVAILABLE RSF



BUILDING I



100,000
AVAILABLE RSF



BUILDING II

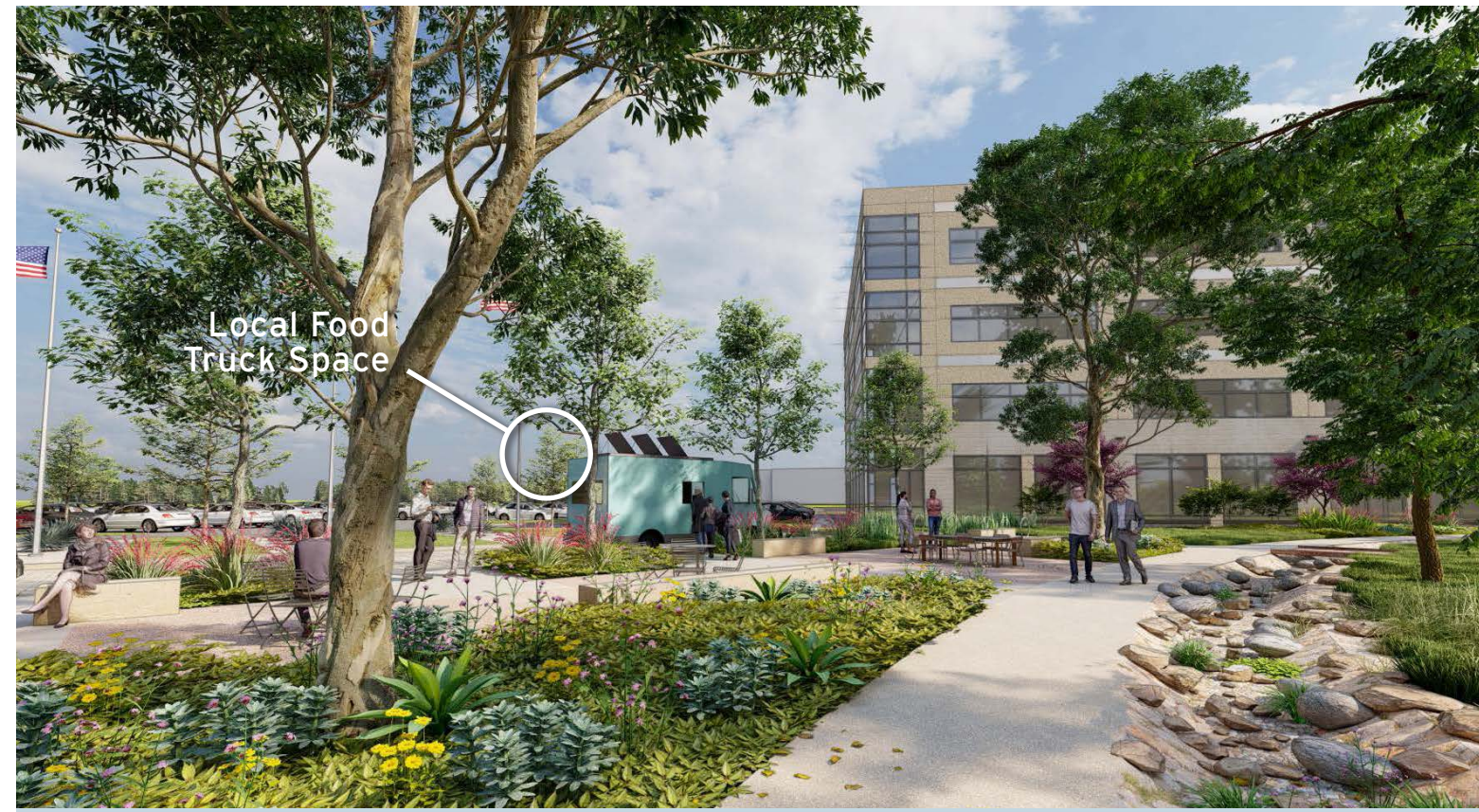
100,000 Total Square Feet

Full Building Availability



Outdoor Seating and Large Green Space

BUILDING 1 TO 2 WALKWAY



Local Food Truck Space

BUILDING 2

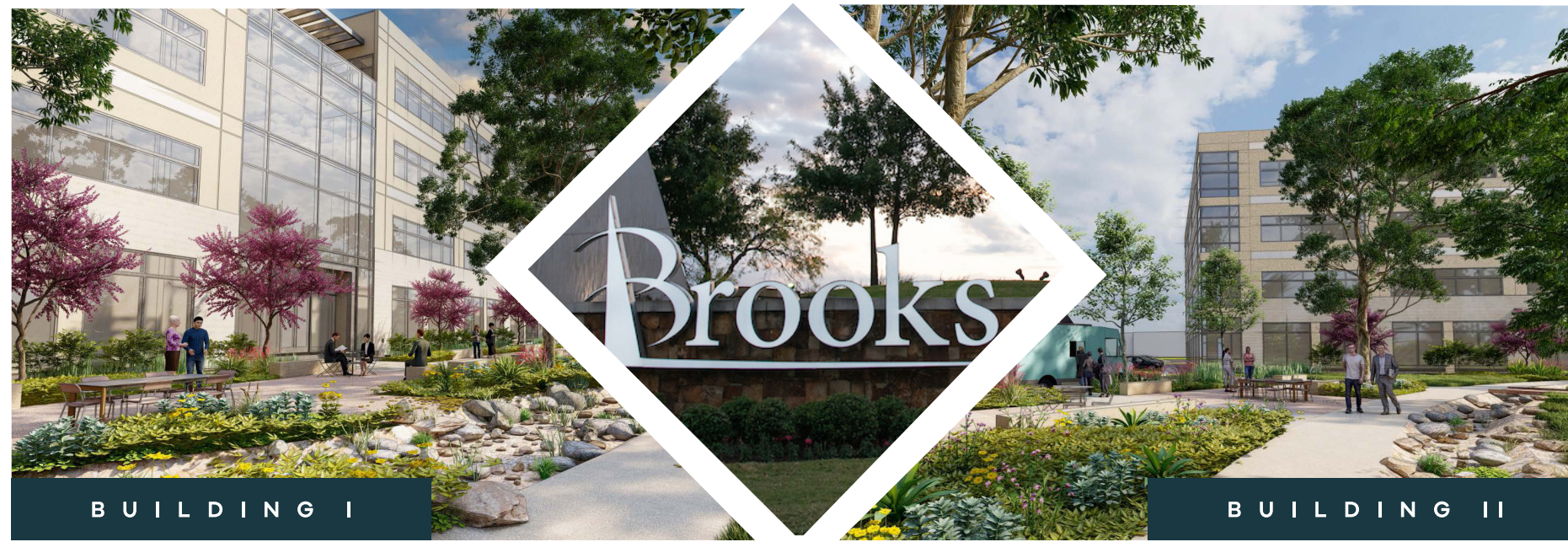
IT IS NOT JUST A

Location

Located in the heart of Brooks, WatersEdge is a two building office development, centered at the focal point for a work, play and live environment.

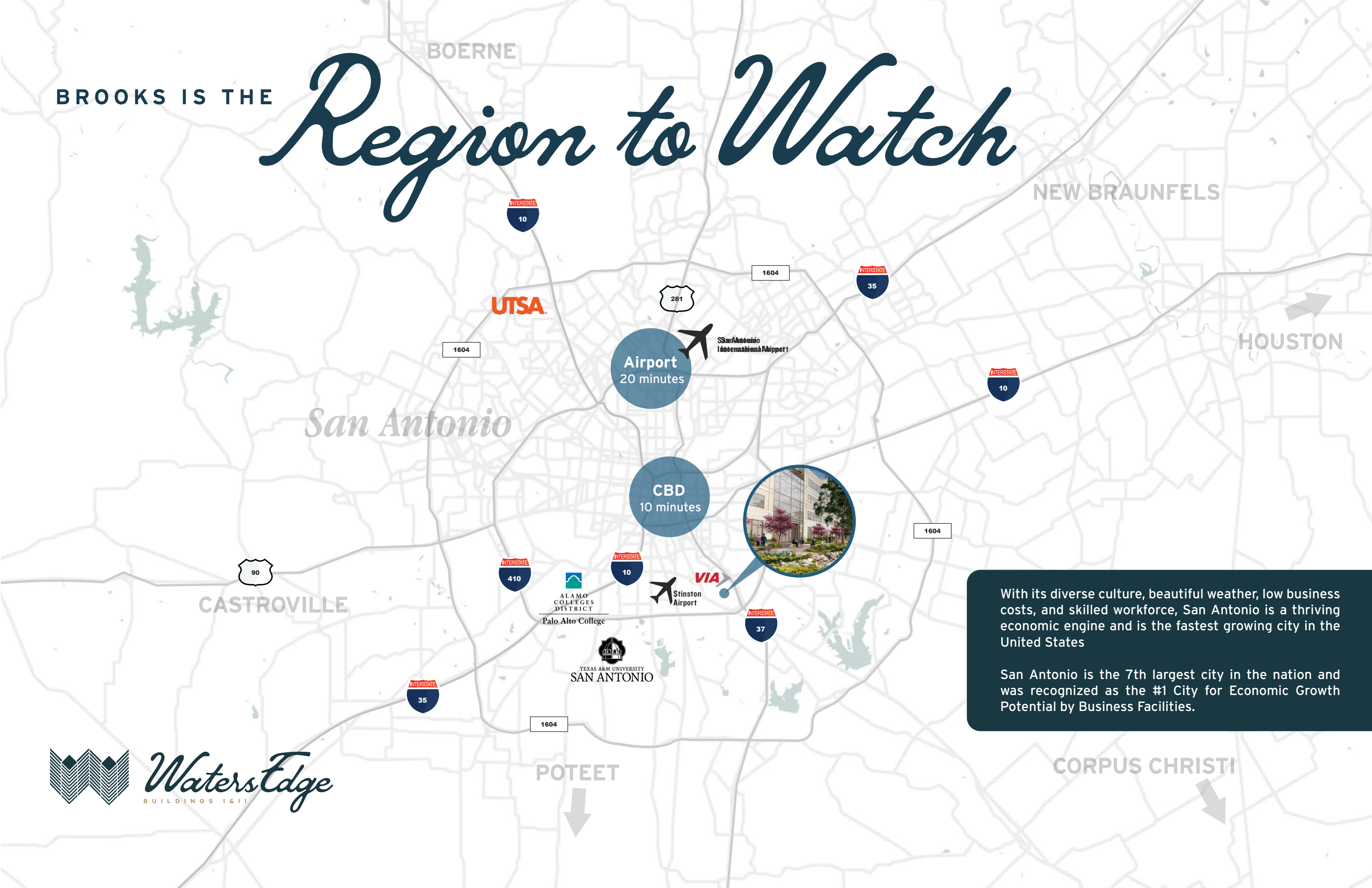
BROOKS IS A

Home



BROOKS IS THE

Region to Watch



San Antonio

UTSA

Airport
20 minutes

CBD
10 minutes

CASTROVILLE

ALAMO COLLEGES DISTRICT
Palo Alto College

TEXAS A&M UNIVERSITY
SAN ANTONIO

POTEET

NEW BRAUNFELS

HOUSTON

CORPUS CHRISTI

With its diverse culture, beautiful weather, low business costs, and skilled workforce, San Antonio is a thriving economic engine and is the fastest growing city in the United States

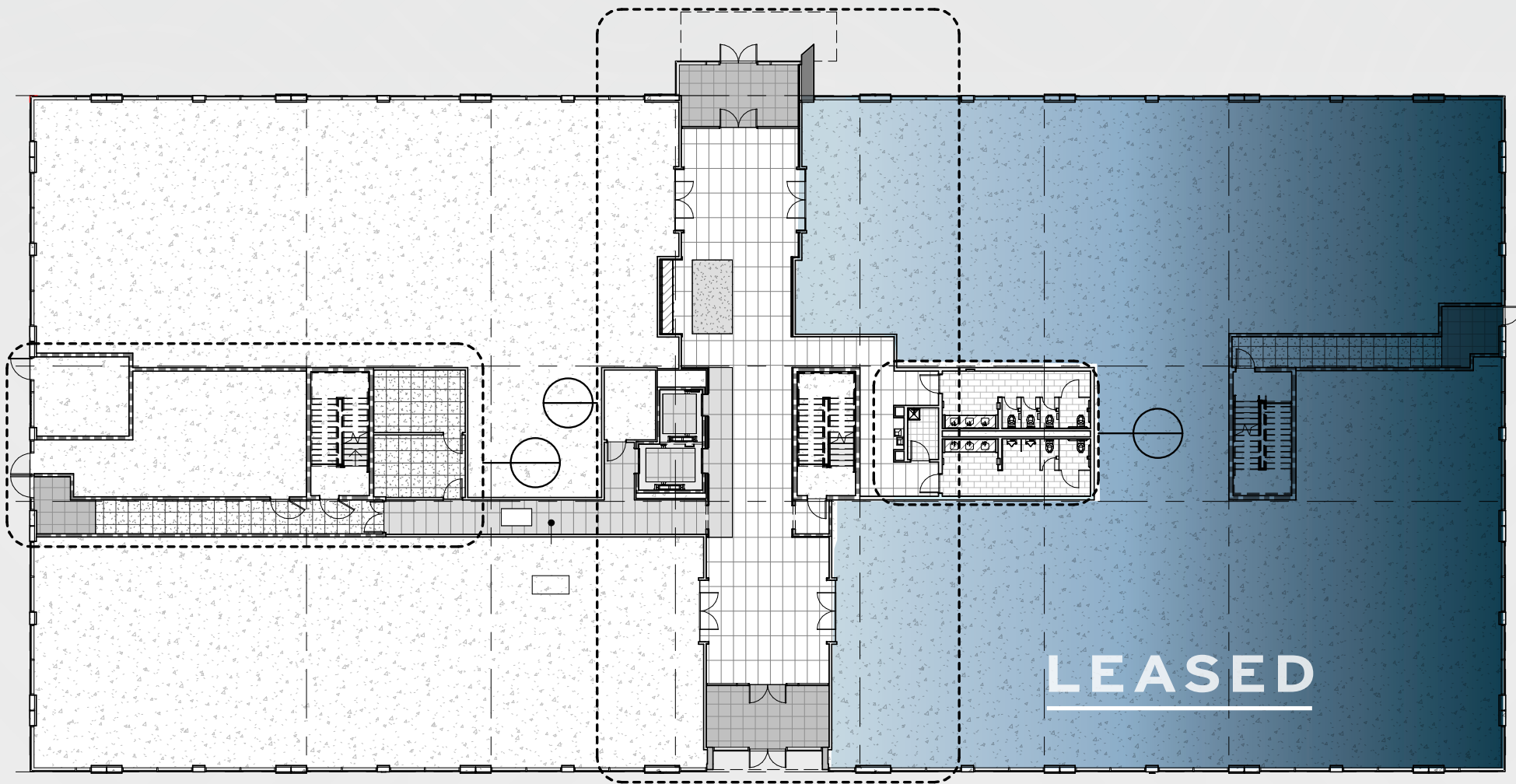
San Antonio is the 7th largest city in the nation and was recognized as the #1 City for Economic Growth Potential by Business Facilities.



BUILDING I

LEVEL 1

±14,314
SF AVAILABLE



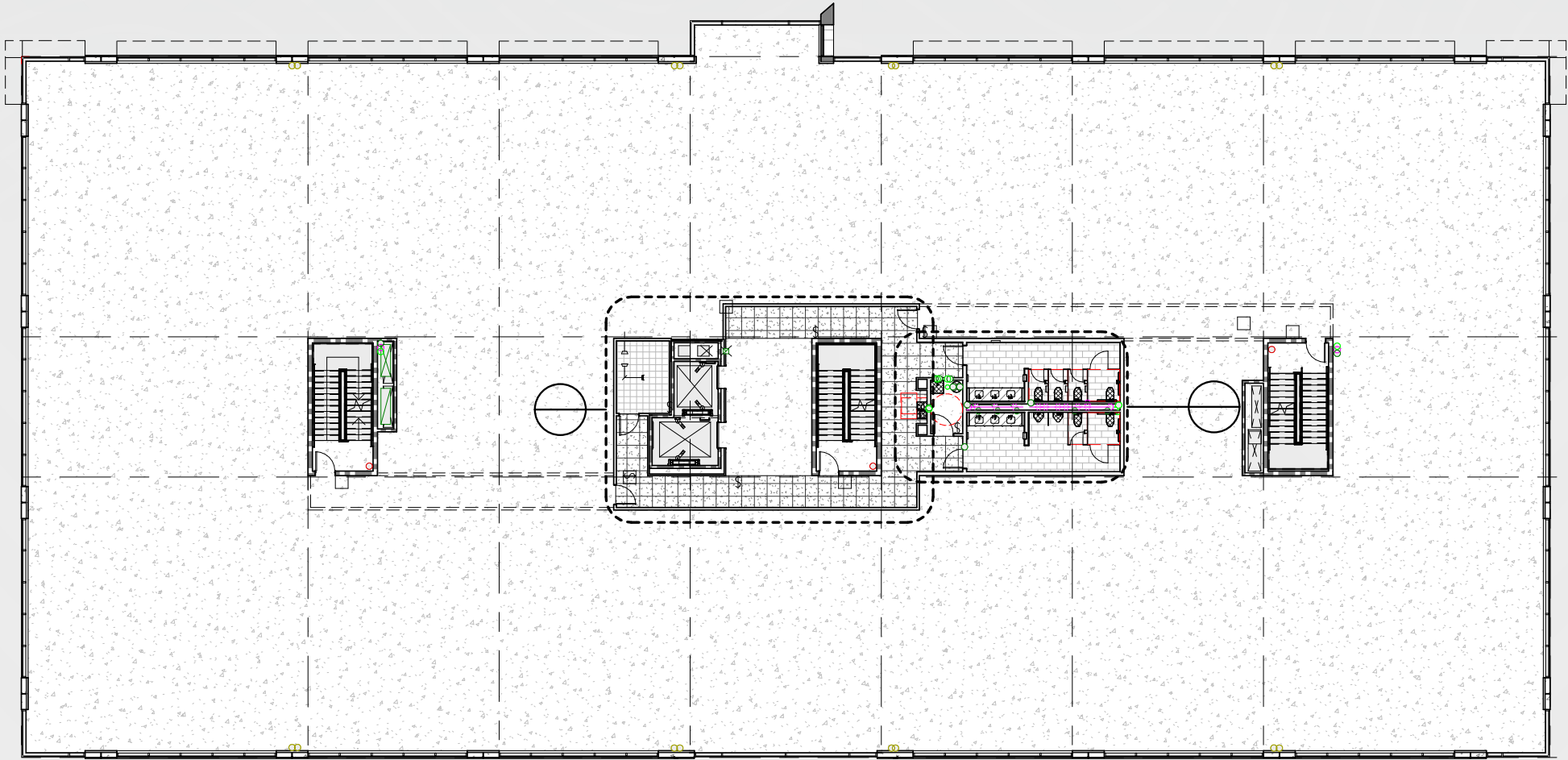
LEVEL 1
WATERSEGE I



BUILDING I

LEVEL 2

±25,000
SF AVAILABLE

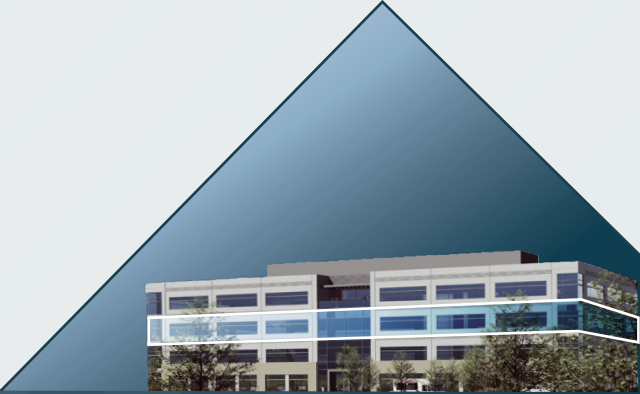
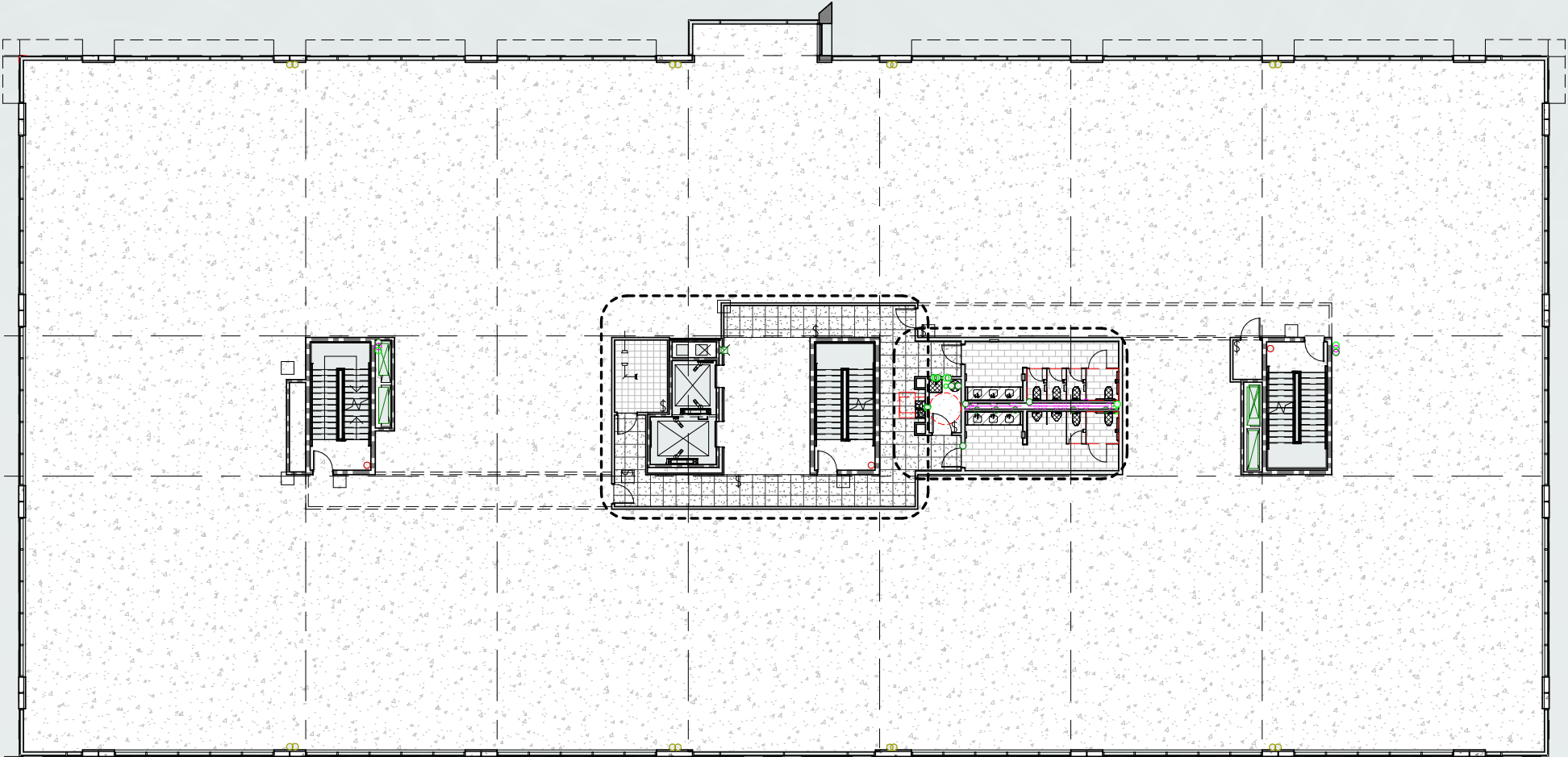


LEVEL 2
WATERSEGE I

BUILDING I

LEVEL 3

±25,000
SF AVAILABLE

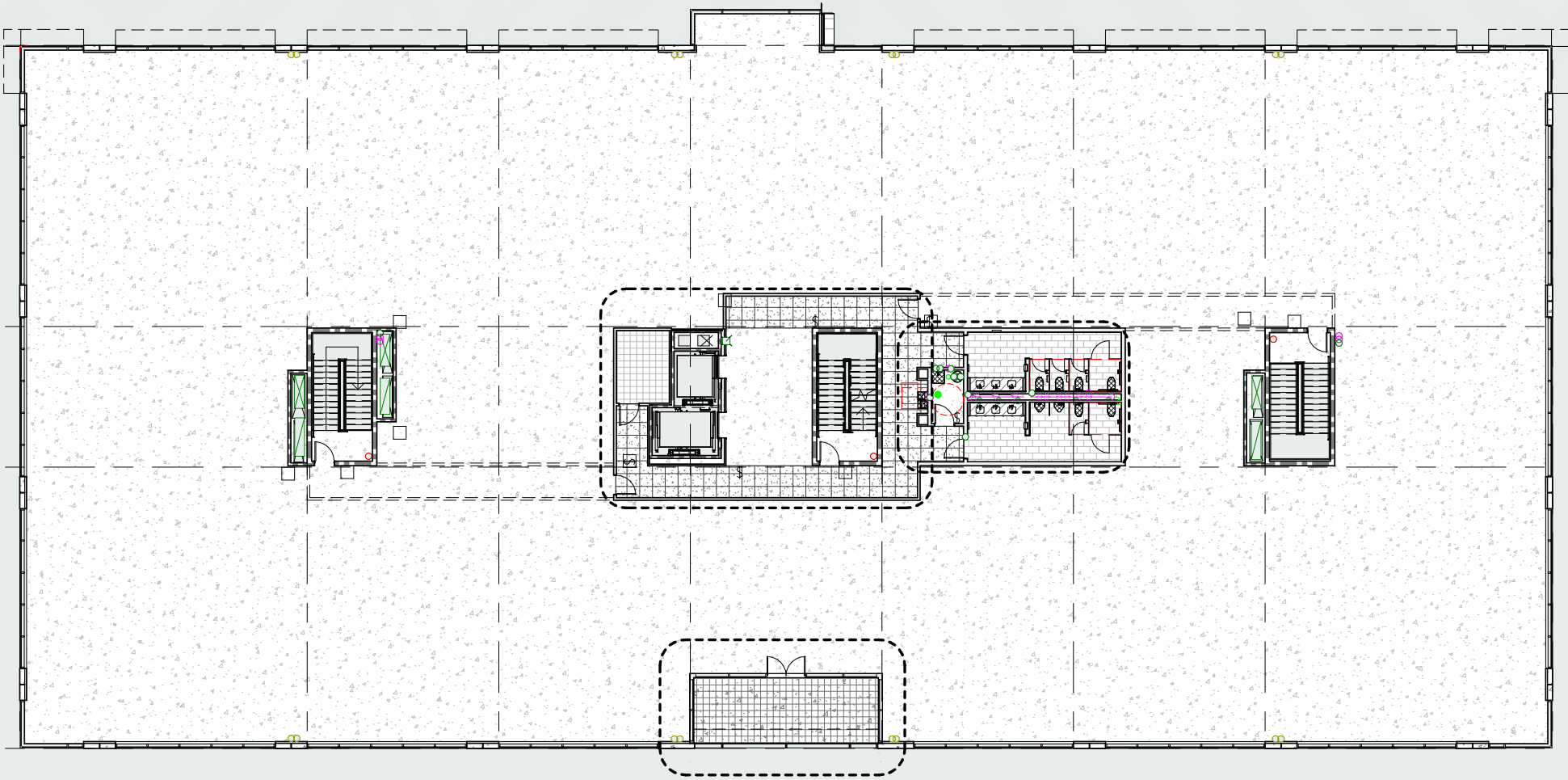


LEVEL 3
WATERSEGE I

BUILDING I

LEVEL 4

±25,000
SF AVAILABLE

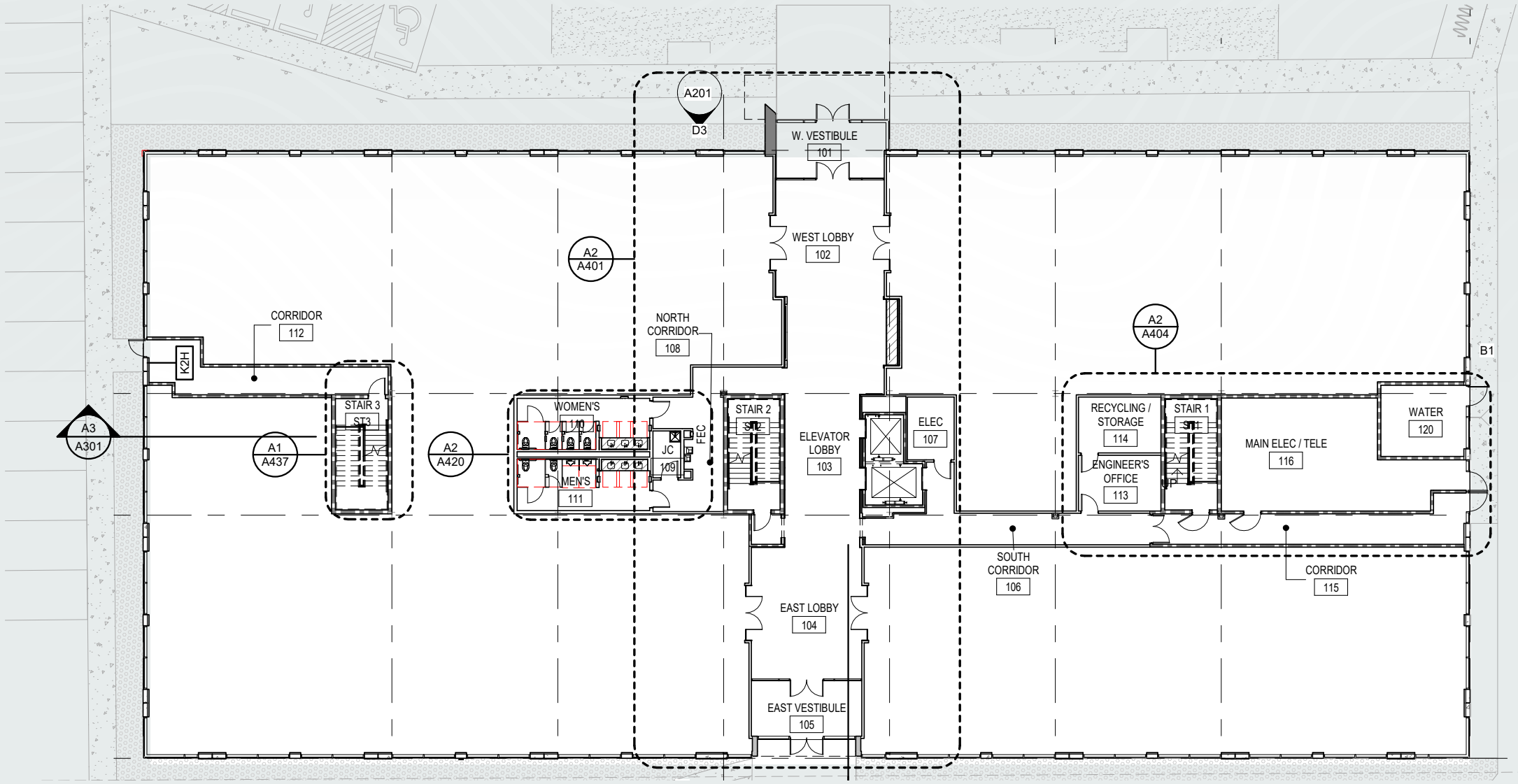


LEVEL 4
WATERSEGE I

BUILDING II

LEVEL 1

±25,000
SF AVAILABLE



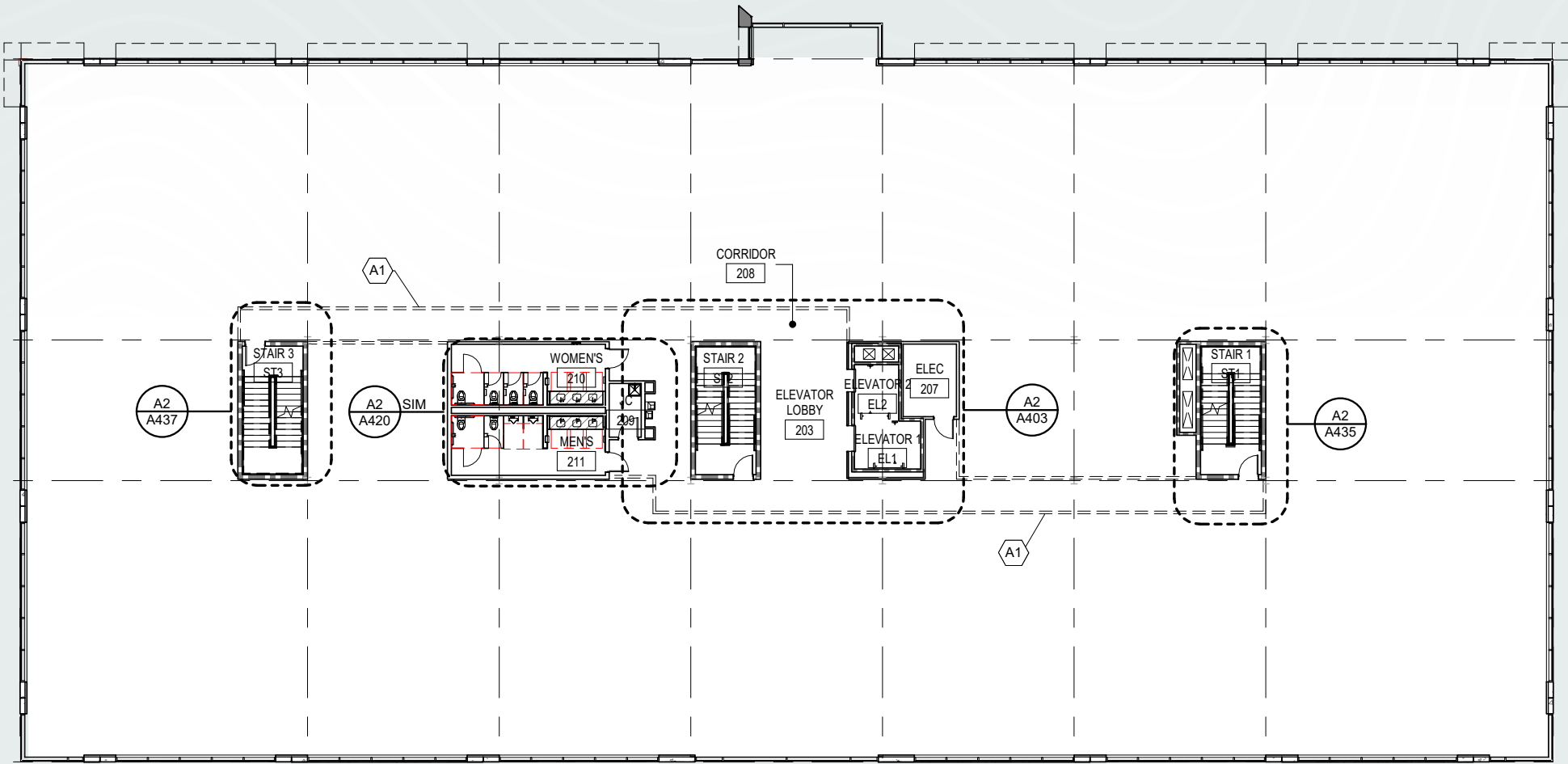
LEVEL 1
WATERSEdge II



BUILDING II

LEVEL 2

±25,000
SF AVAILABLE

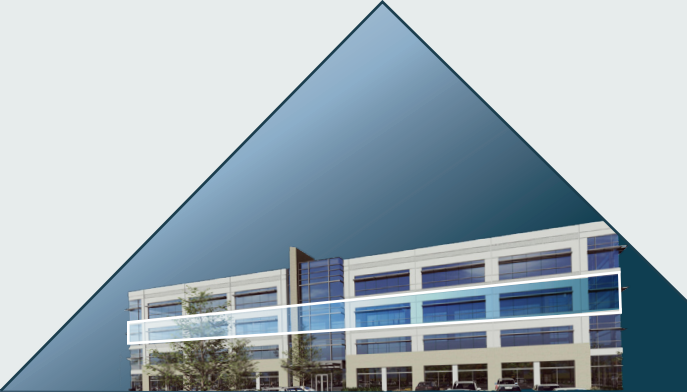
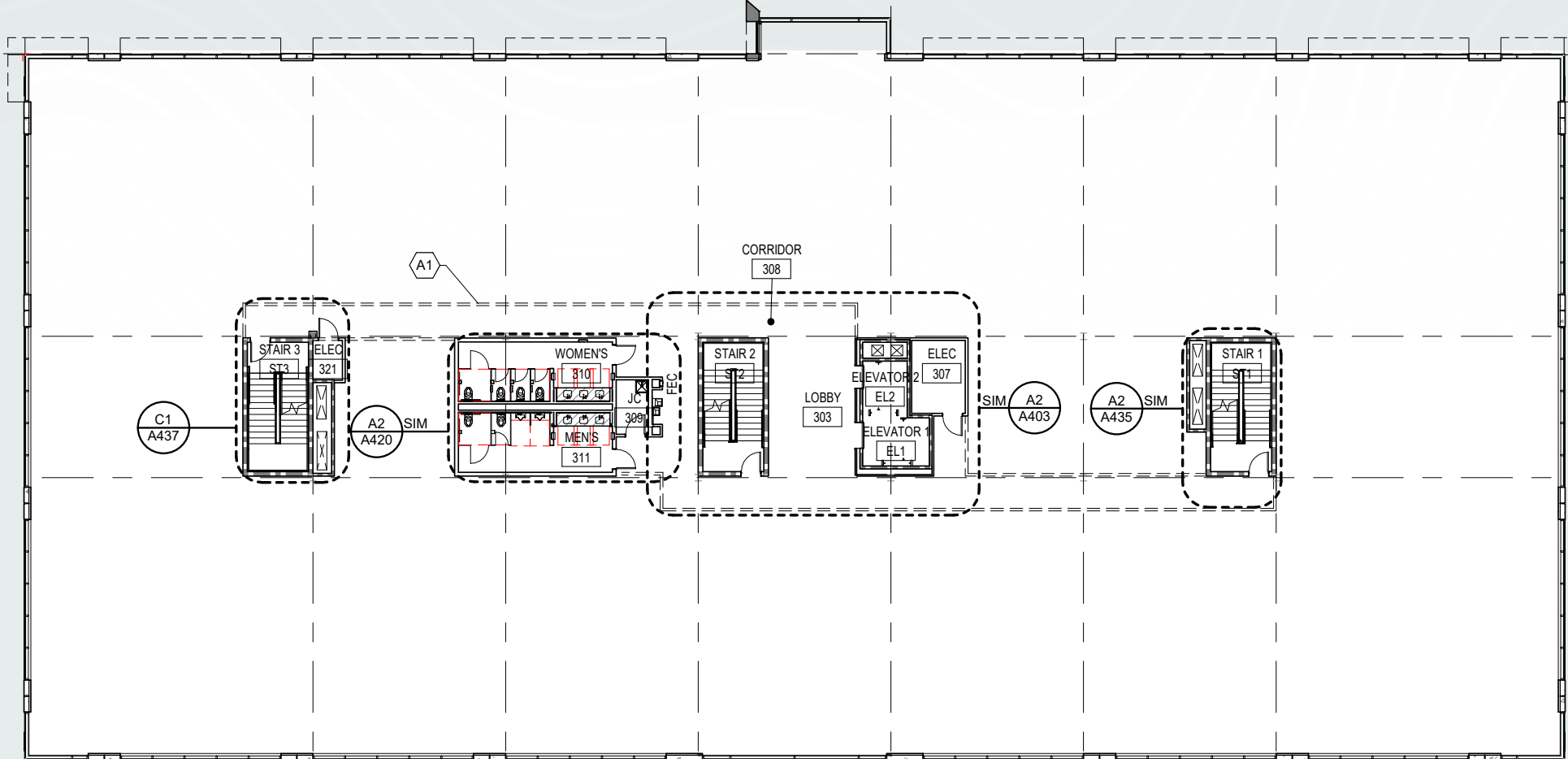


LEVEL 2
WATERSEdge II

BUILDING II

LEVEL 3

±25,000
SF AVAILABLE

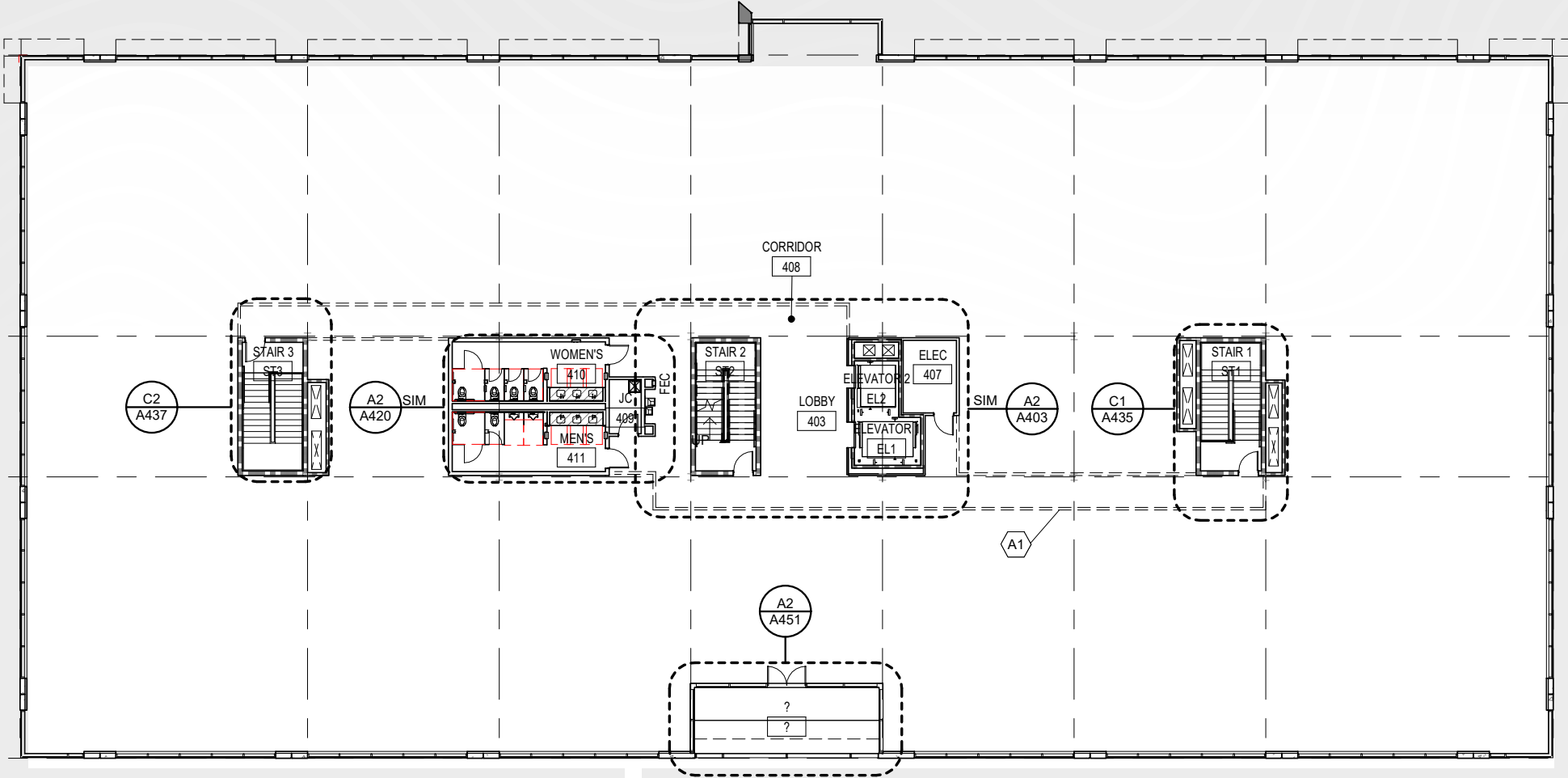


LEVEL 3
WATERSEGE II

BUILDING II

LEVEL 4

±25,000
SF AVAILABLE



LEVEL 4
WATERSEdge II

Waters Edge

BUILDINGS | & | LAND

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Integrity

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