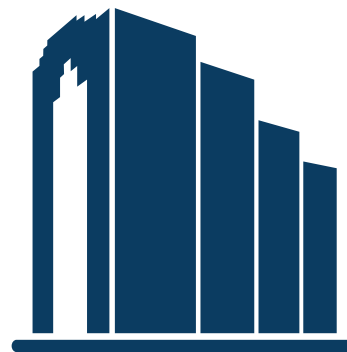


*Superior Location  
& Access*



**ONE THOUSAND OAKS**

16414 SAN PEDRO AVE. | SAN ANTONIO, TEXAS 78232



Owned and Managed By  
**GEMINI  
ROSEMONT**  
COMMERCIAL REAL ESTATE®



# About The Property

## One Thousand Oaks

is a 10-story office building consisting of approximately 140,980 square feet and is conveniently located in North Central San Antonio at Highway 281 & Thousand Oaks. The property offers a sophisticated atmosphere with numerous nearby and on-site amenities.

**Lease Rate:** \$26.00/SF Full Service

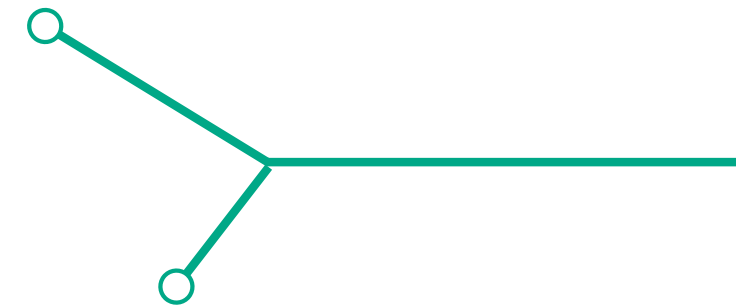
**Typical Floor:** 14,500 RSF

**Parking:** 3.39/1,000



*Spec Suites Available /  
Move-In Ready*

*Numerous On and  
Off-Site Amenities*



## Superior Location

One Thousand Oaks is highly visible, fronting Highway 281 just minutes from Loop 1604, Loop 410 & the San Antonio International Airport.



# Highlights & Availabilities



## Property Highlights

- Full-service bank, motor bank and drive-thru
- Easily accessible to all major thoroughfares
- On-site deli with break room
- Building access control card system
- Building conference room
- Storage space available
- Free covered parking
- Convenient to SA International Airport
- Fed Ex, UPS and Lone Star drop boxes accessible

## What's Available?

Annex Building: 5,262 RSF  
(Available 2/1/23)

Suite 203: 2,195 RSF

Suite 500: 1,533 RSF\*

Suite 550: 2,821 RSF\*

Suite 600: 2,191 RSF

Suite 630: 1,830 RSF

Suite 760: 1,929 RSF

Suite 200: 2,079 RSF

Suite 300: 14,747 RSF

Suite 525: 1,473 RSF

Suite 560/570: 3,923 RSF\*

Suite 610 B: 933 RSF

Suite 645: 1,025 RSF

Suite 829: 4,152 RSF

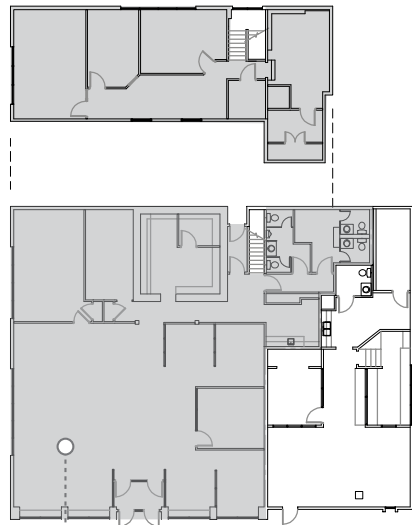
## \*Contiguous Suites

Suites 500/550/560/570 total to 7,904 RSF

(Download Floor Plans & View Virtual Tours Below)

# Available Floor Plans

## Annex Building

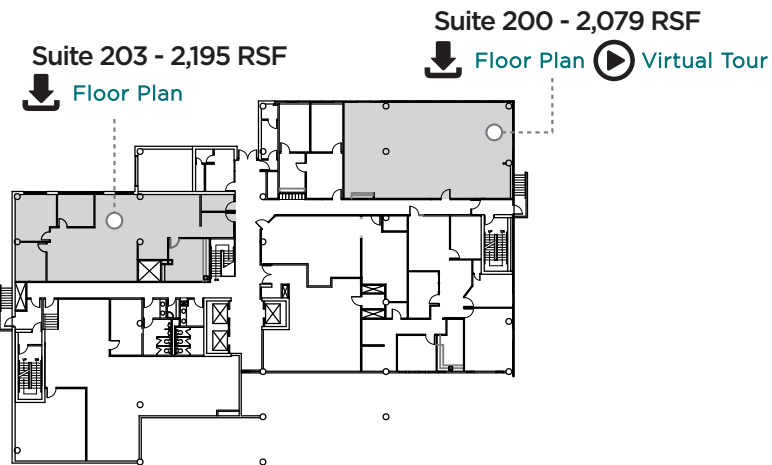


Annex Building - 5,262 RSF

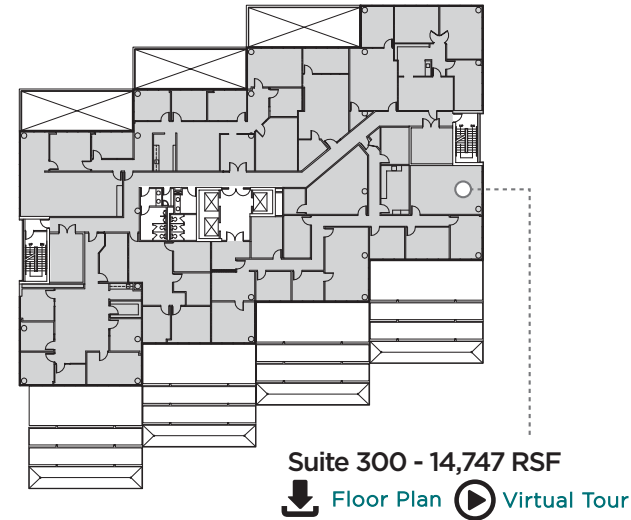
(Available 2/1/23)

↓ Floor Plan

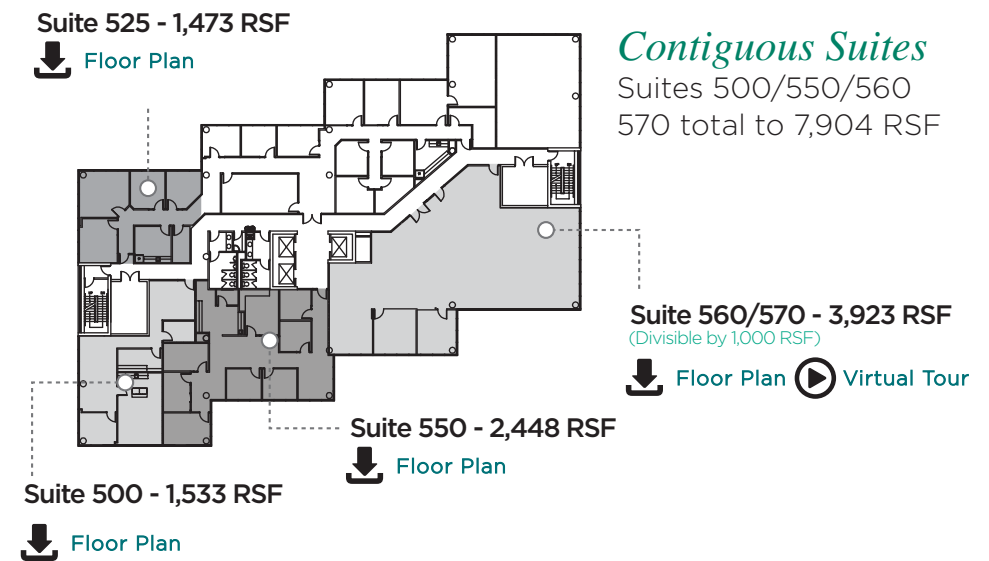
## Level 2



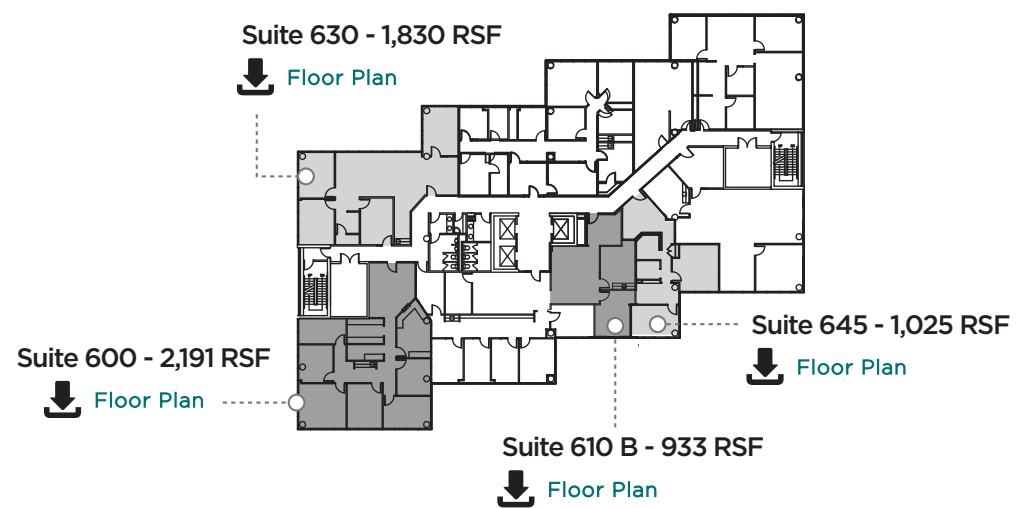
## Level 3



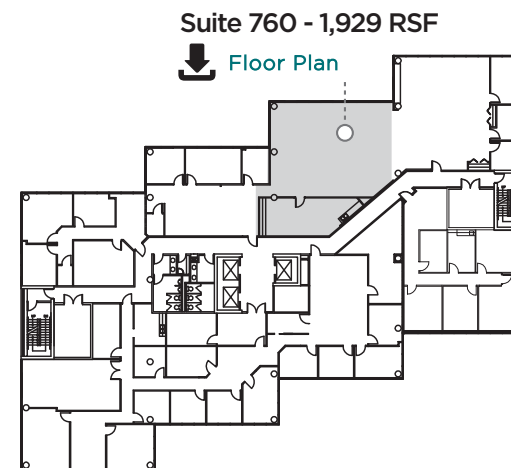
## Level 5



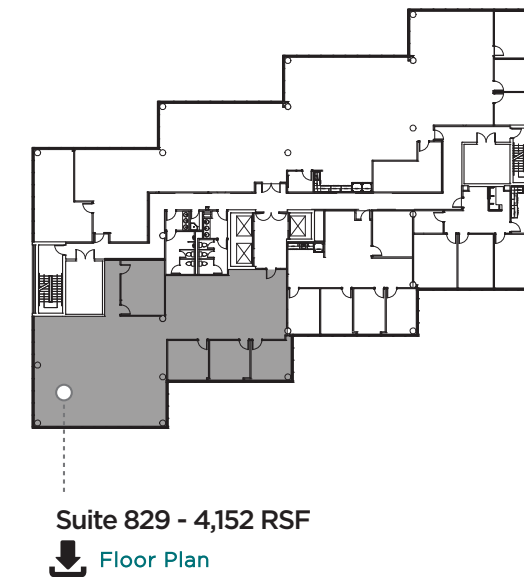
## Level 6



## Level 7



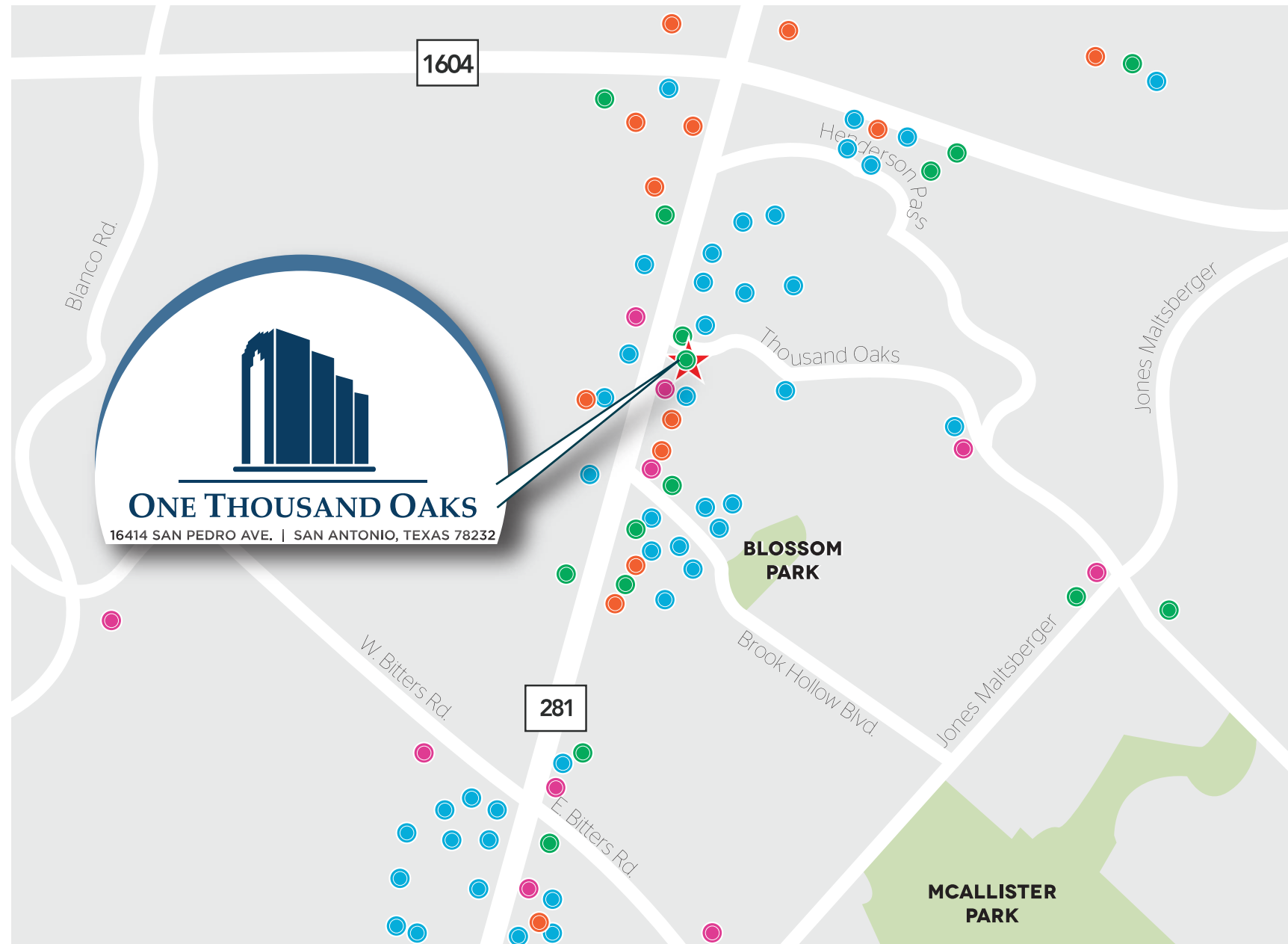
## Level 8



The Property is in close proximity to numerous retail amenities, restaurants, hotels, housing options & business support services.

# What's Nearby?

(Within a 5 Mile Radius)



## RESTAURANTS

- |                              |                             |
|------------------------------|-----------------------------|
| The Egg & I                  | Sonic Drive-In              |
| IHOP                         | Olive Garden                |
| Los Balito's Taco Shop       | Hooters                     |
| Two Bros BBQ                 | Losoya's Mexican Restaurant |
| Grady's Bar BQ               | Alamo Cafe                  |
| Pollo Tropical               | Subway                      |
| Panera Bread                 | Domino's Pizza              |
| Lung Fung Chinese Restaurant | Texas Roadhouse             |
| Chester's Hamburgers         | Tang Street                 |
| Habanero's Grill             | El Bucanero                 |
| Bagel Factory                | John The Greek Restaurant   |
| Pacific Moon                 | Capparelli's Restaurant     |
| Saltgrass Steakhouse         | Chilis Grill & Bar          |
| Red Lobster                  | Chuy's                      |
| Zio's Italian Kitchen        | Fish City Grill             |
| La Madeleine                 | The Hoppy Monk              |
| Chick-Fil-A                  | Genghis Grill               |
| Tilted Kilt Pub & Eatery     | Willie's Grill & Ice House  |
| Pizza Hut                    | Wingstop                    |
| Luby's Cafeteria             | Beijing Restaurant          |

- Wells Fargo Bank
- Frost Bank
- Lone Star Capital Bank
- Texas Champion Bank
- Prosperity Bank
- Commerce Bank Texas
- BBVA Compass
- Chase Bank
- Firstmark Credit Union
- RBFCU Credit Union
- Comerica Bank
- TexStar National Bank
- Bank of America Financial Ctr
- River City Federal Credit Union

## HOTELS

- |                              |                                  |
|------------------------------|----------------------------------|
| Holiday Inn Express & Suites | Microtel Inn & Suites by Wyndham |
| Motel 6                      | Comfort Suites                   |
| Hilton Garden Inn            | Extended Stay America            |
| Hampton Inn                  | Days Inn Suites                  |
| Staybridge Suites            | Best Western Plus                |
| Courtyard by Marriott        | Residence Inn by Marriott        |

## GAS STATIONS

- |             |            |
|-------------|------------|
| Shell (4)   | Valero (2) |
| Chevron (3) | Exxon      |



PROFESSIONALLY LEASED BY

**STREAM**

*For Information, Or  
To Schedule a Tour, Contact:*

Garrett Carlson

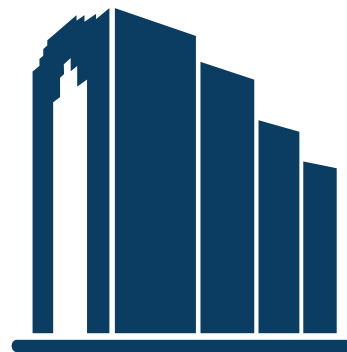
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