

# UPTC I & II

University Park Tech Center

190,762 SF  
single-story  
office project in a  
premier Northwest  
San Antonio  
location



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Cushman & Wakefield is pleased to present to the market University Park Tech Center I & II, a 190,762 square foot, single-story office project in the premier University Business Park in Northwest San Antonio. The project consists of two buildings and is currently 90% leased to an elite rent roll of credit rated, COVID resistant tenants. The property is ideally positioned in the COVID environment due to the heavy medical-related tenant industries, single-story product offering tenants direct access to their spaces with no common areas and immediate cash flows from the stabilized nature of the property.



## STABILIZED PROPERTY WITH IMMEDIATE VALUE-ADD

- Stabilized property at 90% leased with a 3.9 year WALT offers investors steady cash flows
- Investment-grade credit rated tenancy in WellMed and Methodist Healthcare who account for over half the property



## STRATEGIC NORTHWEST LOCATION

- Premier location in the prestigious University Park Business Center in San Antonio's booming Northwest submarket
- University Park Business Center is hub for technology and IT operations with Methodist Healthcare IT Department and University Health Systems IT Department located within the park



## Property at a Glance

1999  
YEAR BUILT

6.26:1,000  
PARKING RATIO

90%  
OCCUPANCY

190,762 SF  
NET RENTABLE AREA

2  
BUILDINGS

±17.806  
LAND SIZE (ACRES)

## Investment Contacts



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