



**THE RESERVE**  
AT WESTOVER HILLS

San Antonio, Texas



**CBRE**



# The Reserve at Westover Hills



LEED Certified | Modern Office Campus  
San Antonio, Texas

The Reserve at Westover Hills at 9903 Nationwide Drive provides a tremendous opportunity for prospective large-scale occupier(s). Situated in a resort like setting and boasting impressive amenities, this best-in-class asset has been institutionally developed, owned and operated since 2012. With the ability to accommodate up to 272,212 RSF, generous parking ratio and expansion potential, the Reserve at Westover Hills will exceed the expectations of major occupiers looking for a truly one of kind office experience in San Antonio.



272,212 RSF



5.6/1000 SF  
Parking Ratio



30-Acre Site  
Expansion  
Opportunity



Top-Of-The-Line  
Gym with  
Locker Rooms



Cafeteria and  
Coffee Kiosk



Landscaped  
Courtyards,  
Sport Courts and  
Walking Trails



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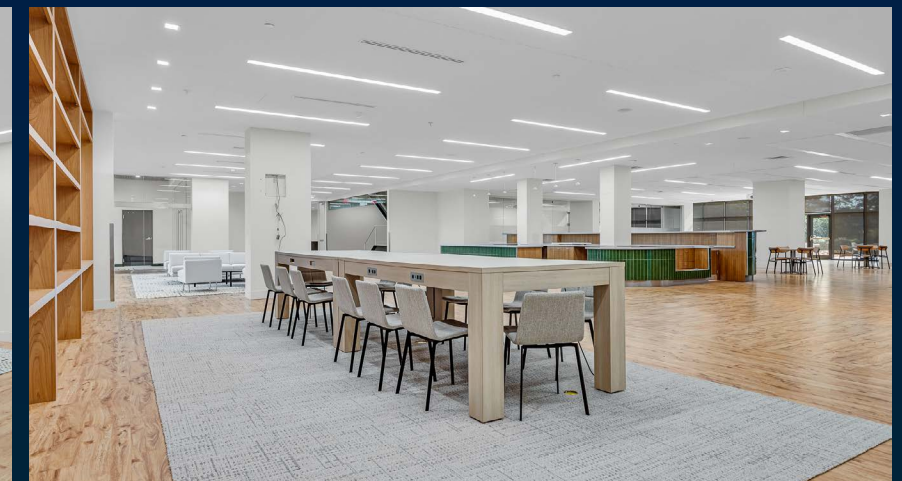
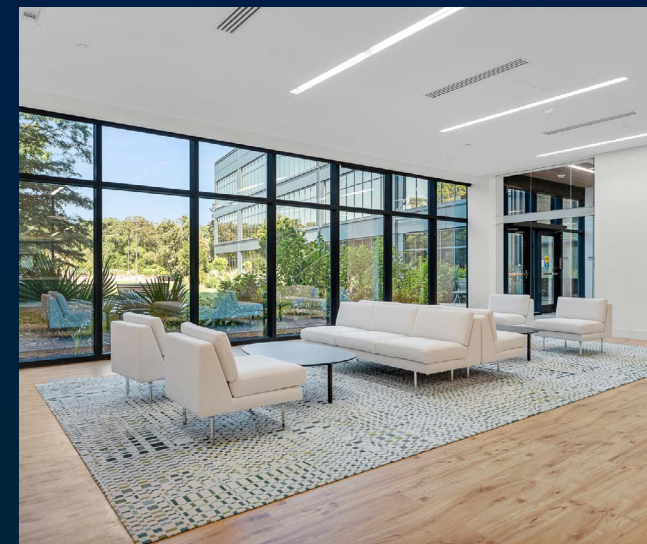




## Designed for Today's Most Demanding Business

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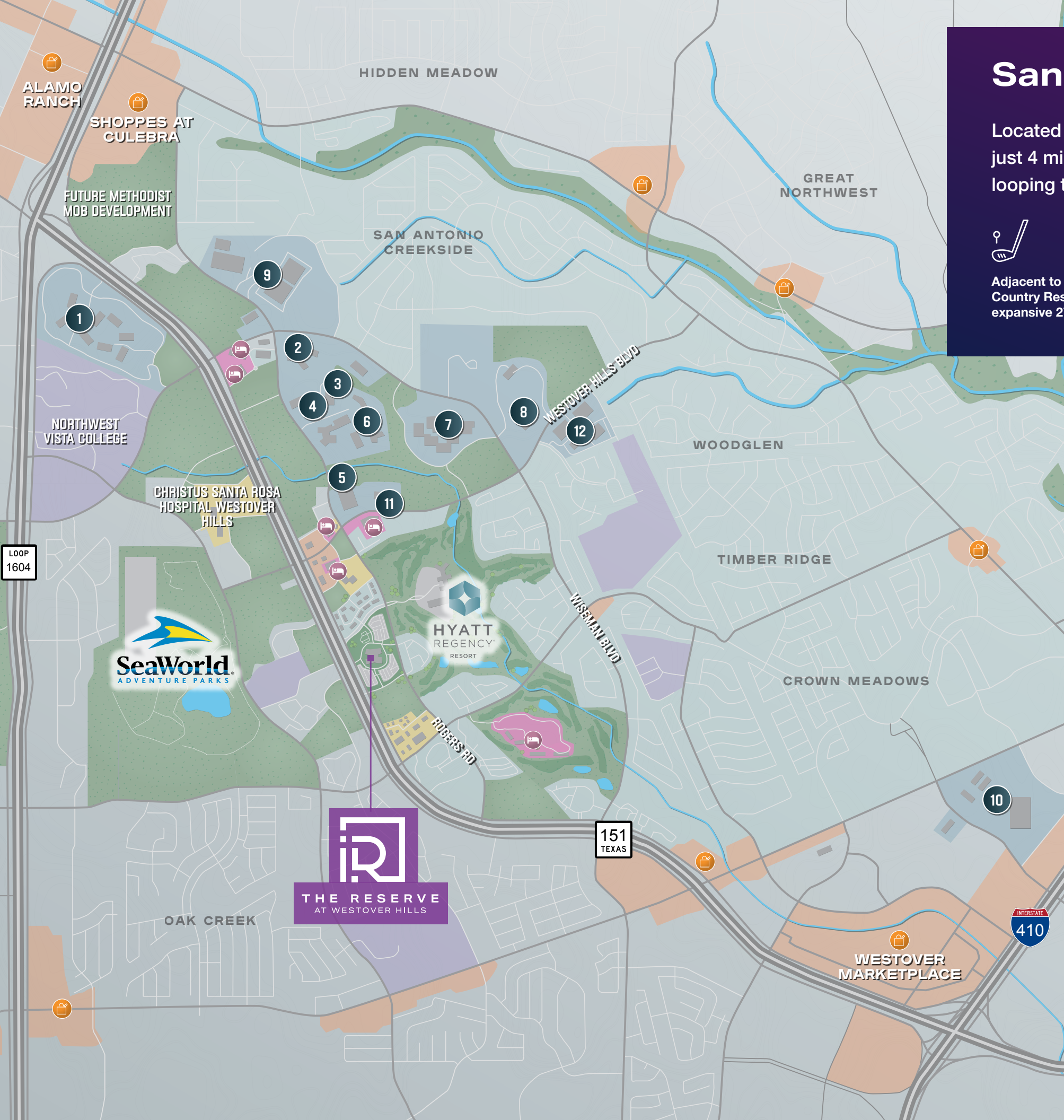
- Building Design Provides a Seamless Transition to Multi-Tenant Configuration
- Reliable Utilities and Fiber with Redundancy
- Modern Furniture, Fixtures and Equipment for Plug and Play Opportunities



**Modernized Interiors**







# San Antonio Corporate Corridor

Located just east of Texas State Highway 151 on Loop 1604 and just 4 miles from Loop 410, serving as the perimeter highway looping the greater San Antonio metropolitan area.



Adjacent to the Hyatt Regency Hill Country Resort and Spa with an expansive 27-hole golf course.



Located just south of new Methodist acute care hospital and MOB development.



Central to growing multi and single-family neighborhoods and some of the best retail offerings in San Antonio.

## Alamo Ranch (3.5 miles)



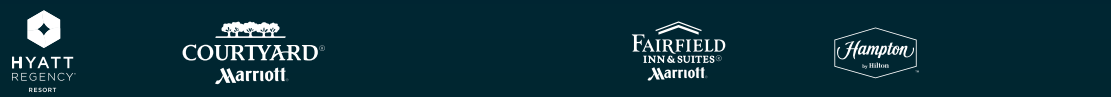
## Shoppes at Culebra (3 miles)



## Westover Marketplace (2.5 miles)



## Nearby Hotels



## Corporate Campuses and Data Centers

- |                                 |                           |                         |
|---------------------------------|---------------------------|-------------------------|
| 1 Wells Fargo Operations Center | 5 One Frost               | 9 Microsoft             |
| 2 Chase                         | 6 Kohl's Operation Center | 10 NSA Texas            |
| 3 The Hartford                  | 7 Capital Group           | 11 CyrusOne Data Center |
| 4 Aetna                         | 8 Tower Semiconductor     | 12 Stream Data Center   |



# Why San Antonio?

Discover the Alamo City

The strength of the city's economic structure is its diverse business culture, making San Antonio's economic performance in recent years among the strongest of the large cities in Texas. Military, tourism, logistics, healthcare, business, and tech industries are key factors in helping the Alamo City maintain one of the strongest job markets in the nation. San Antonio is known as one of the most economically stable cities in the nation, boasting one of the lowest unemployment rates in the U.S., while maintaining a vibrant yet affordable lifestyle and business environment.



Over 2.5 million residents

7<sup>th</sup> largest metro area in the US

3<sup>rd</sup> largest city in Texas

3<sup>rd</sup> fastest growing us city, 2010-2019

18,100 jobs added, March 2019-March 2020



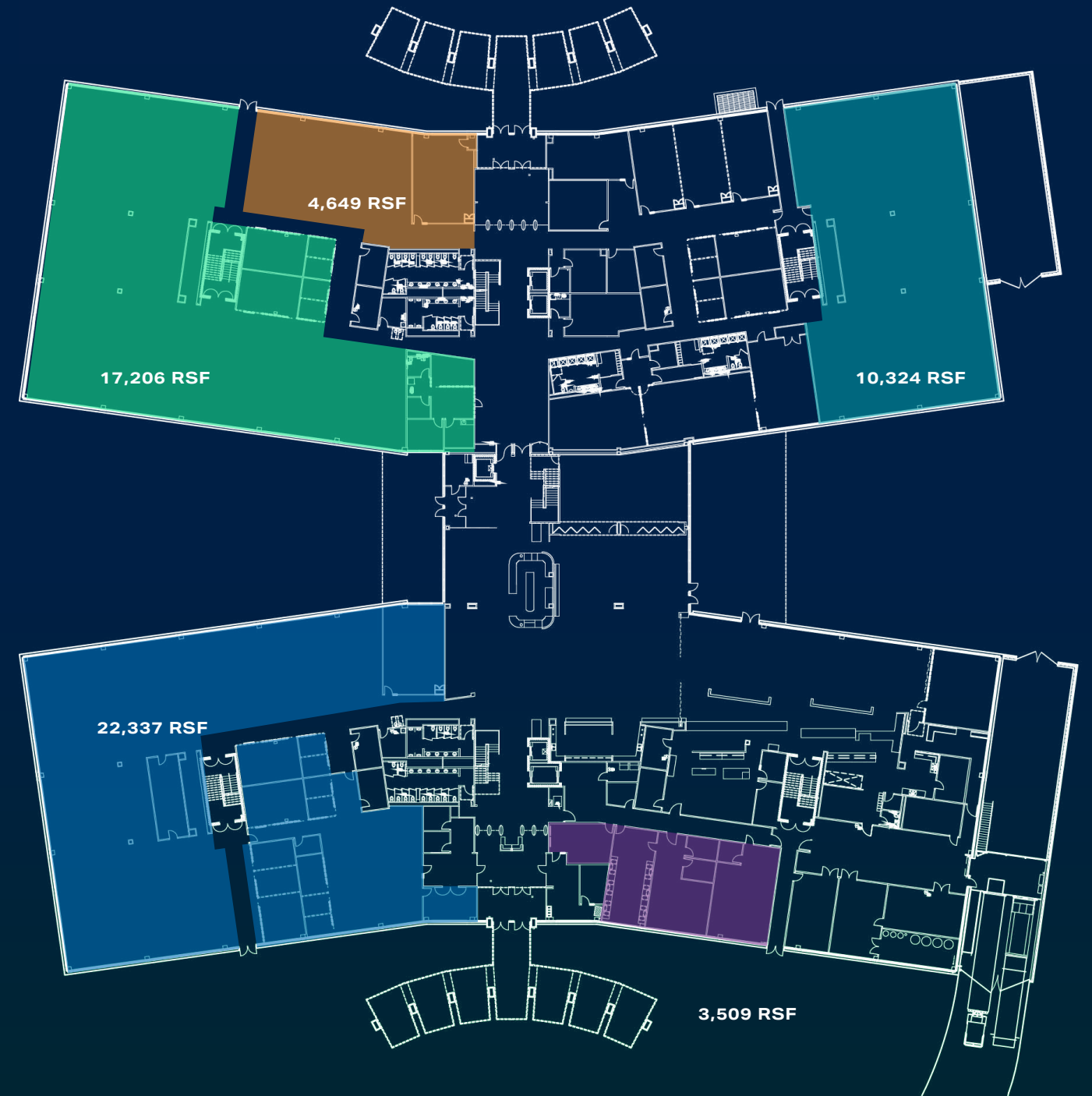
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# Floor Plans

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## LEVEL ONE



CLICK ON EACH SUITE FOR INTERACTIVE PLANS

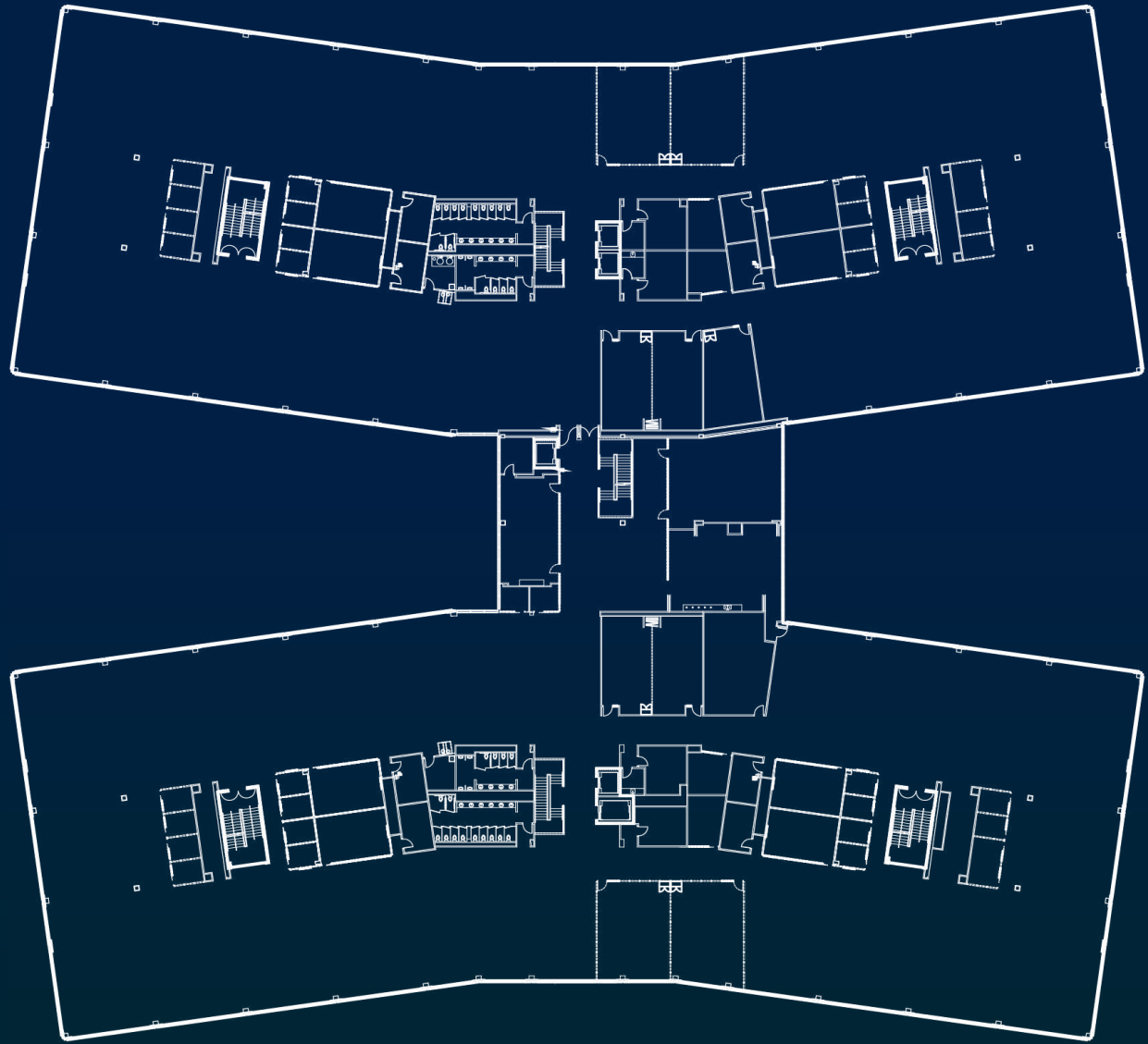


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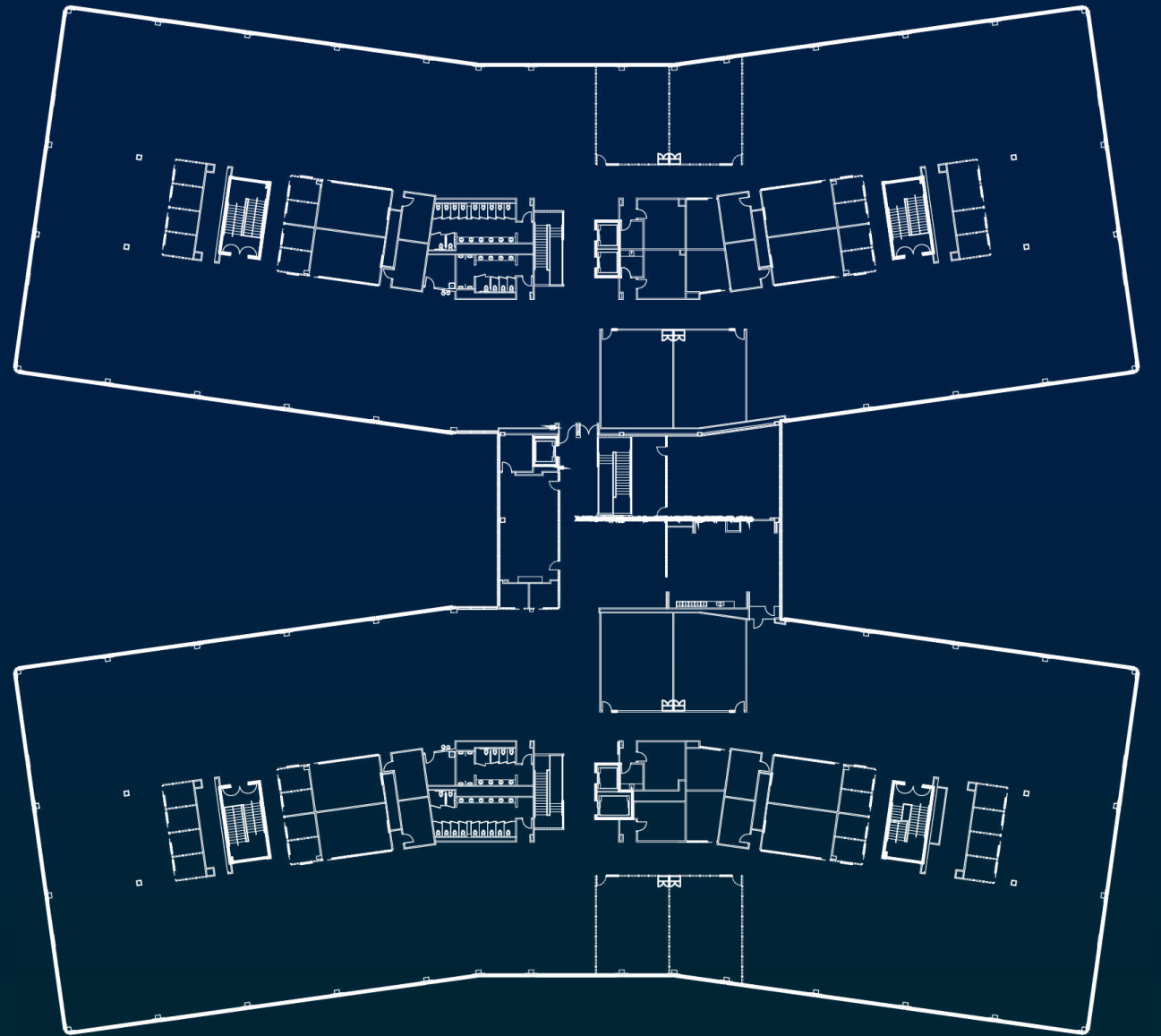


# Floor Plans

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**LEVEL TWO**  
**89,423 RSF**



**LEVEL THREE**  
**89,423 RSF**



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# Fact Sheet

## Modern Office Campus | San Antonio, Texas

Address	9903 Nationwide Drive
Site:	30.2 Acres
Ingress/Egress:	Employee and Visitor Entry on Nationwide Drive, Employee Entry and general exit on 151 Frontage Road, Employee Entry and general exit on Hyatt Resort Drive, Exit only on Rogers Road.
RSF:	272,212 RSF
Floors:	3
Floor Plate Size:	89,423 SF
Common Area Factor:	Floor 1: 27.302; Floor 2: 21.948; Floor 3: 25.256
Parking:	Executive Controlled Access with 46 spaces
Surface Parking:	1,378 total count
ADA Spaces:	20 included in total count
Foundation System:	Concrete
Structural System:	Steel Framed with Concrete masonry walls
Roof System:	TPO roof system installed in 2011.
Plumbing:	San Antonio Water System
Elevators: 5 elevators.	North and South Towers have two 3500 pound capacity hydraulic elevators and a 5000 pound capacity hydraulic elevator in the south building. ThyssenKrupp.
HVAC System:	HVAC package units, split system condensing unit. Combination of packaged DX and split system HVAC units supplying office space. Combination R-410A and HFC-410A refrigerant. Siemens energy management system.
Electrical Service:	Supplied by CPS below ground with a pad mounted transformer on the east side of the north and south buildings. North: (800 amp, 480/277 volt three phase, four-wire service. South: 800 amp, 480/277 volt, three phase with four-wire electrical service.
Emergency Generator:	Cummins model DQGAB standby generators – 1,500 KVA. 1 per tower. Life Safety Systems: Exit signs, emergency lights, smoke detectors, pull stations and audible/visible alarms monitored. Wet pipe fire suppression system including flow switches alarms and back flow preventors. Tyco heads. Fire extinguishers and hydrants present.
Amenities:	2-outdoor basketball sport courts (1-1/2 court and 1-full court) Fitness Center with locker room with showers and separate restrooms (treadmills, stationary bikes, elliptical and weight machines, and enclosed yoga room.





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**For additional information, please contact:**

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