



FARINON

Business Park

BUILDING II - 10,000 SF AVAILABLE - MOVE-IN READY

BUILDING III - UP TO 86,000 SF AVAILABLE NOW



WORTH
& ASSOCIATES

7373 Broadway, Suite 201 • San Antonio, TX 78209

210.822.5220 • Fax 210.822.5224 • www.worthsa.com



Farinon Business Park is a three building office project located in the highly desirable Northwest submarket of San Antonio in the master planned business community of University Business Park. Farinon is located just minutes away from the South Texas Medical Center and the University of Texas at San Antonio and is in close proximity to plenty of restaurants, shops and hotels.

BUILDING II

- Two Floors
- 102,675 Sq. Ft.
- Large 51,337 SF Floor Plates
- 6/1000 Parking ratio with Covered Parking Available under Solar Covered Carports
- **LEED and Energy Star Certified**
 - Class A Finishes
 - Monument Signage Available
- Gated Office Park with Controlled Access

AVAILABILITIES

- **SPACE A: 10,085 SF -MOVE-IN READY**

BUILDING III

- Two Floors
- 86,020 Sq. Ft.
- Large 43,000 SF Floor Plates
- **Generous Parking with 107 Underground VIP Parking Spaces**
 - LEED Certified with Class A Finishes
 - Building & Monument Signage Available
 - Gated Office Park with Controlled Access

AVAILABILITIES

- ENTIRE BUILDING: **20,000 - 86,020 SF**
- 1ST FLOOR - 41,792 SF - 21,352 SF IN WHITE BOX CONDITION
 - 2nd FLOOR - 44,228 SF
- *Building Ready for Tenant Finish Out*





12707 SILICON DRIVE & 5818 FARINON DRIVE
SAN ANTONIO, TX 78249

▪ BUILDING II - AVAILABLE SPACE ▪

Space A: 10,085 SF - *Move-In Ready*

VIEW VIRTUAL TOUR - *Click Here*

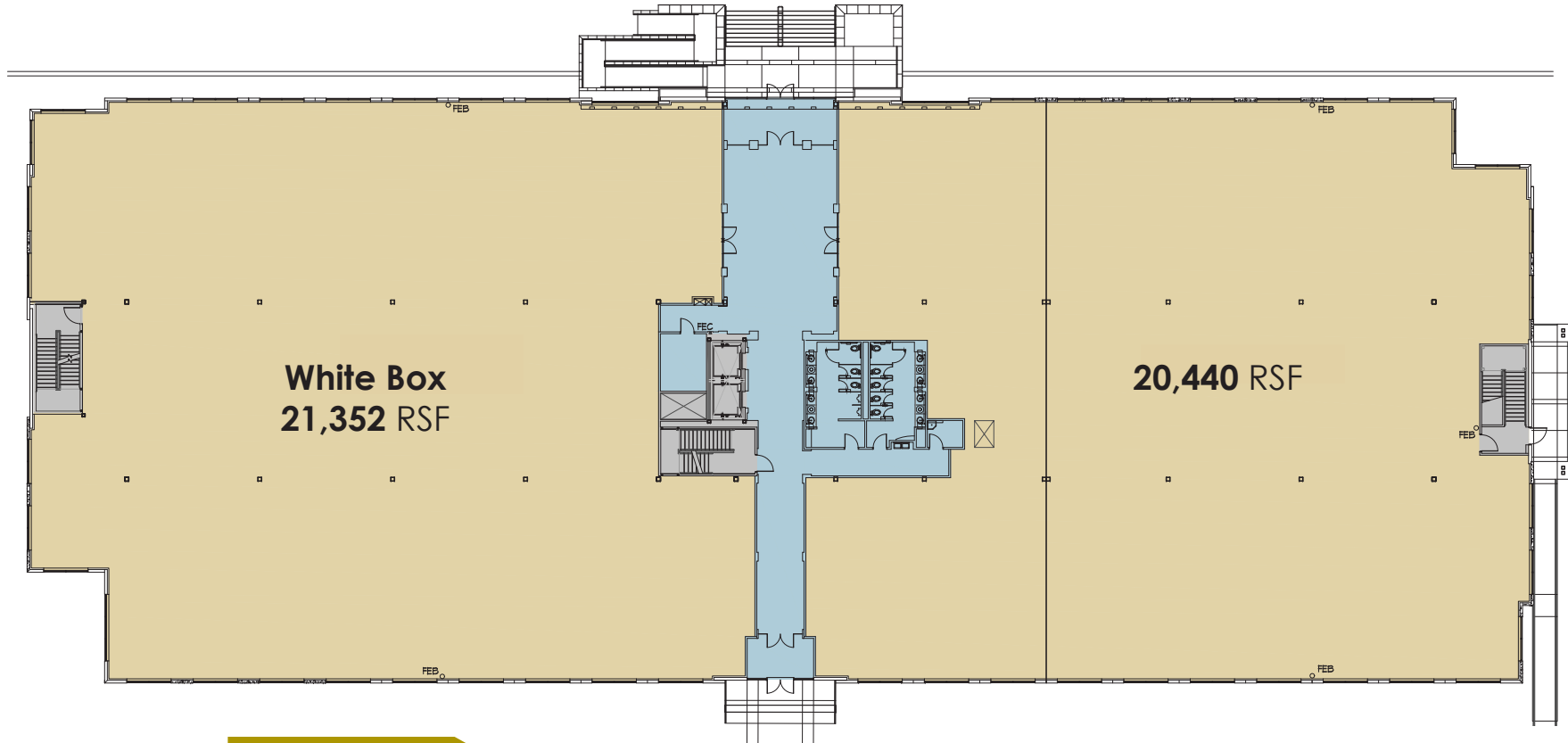




■ BUILDING II PHOTOS ■



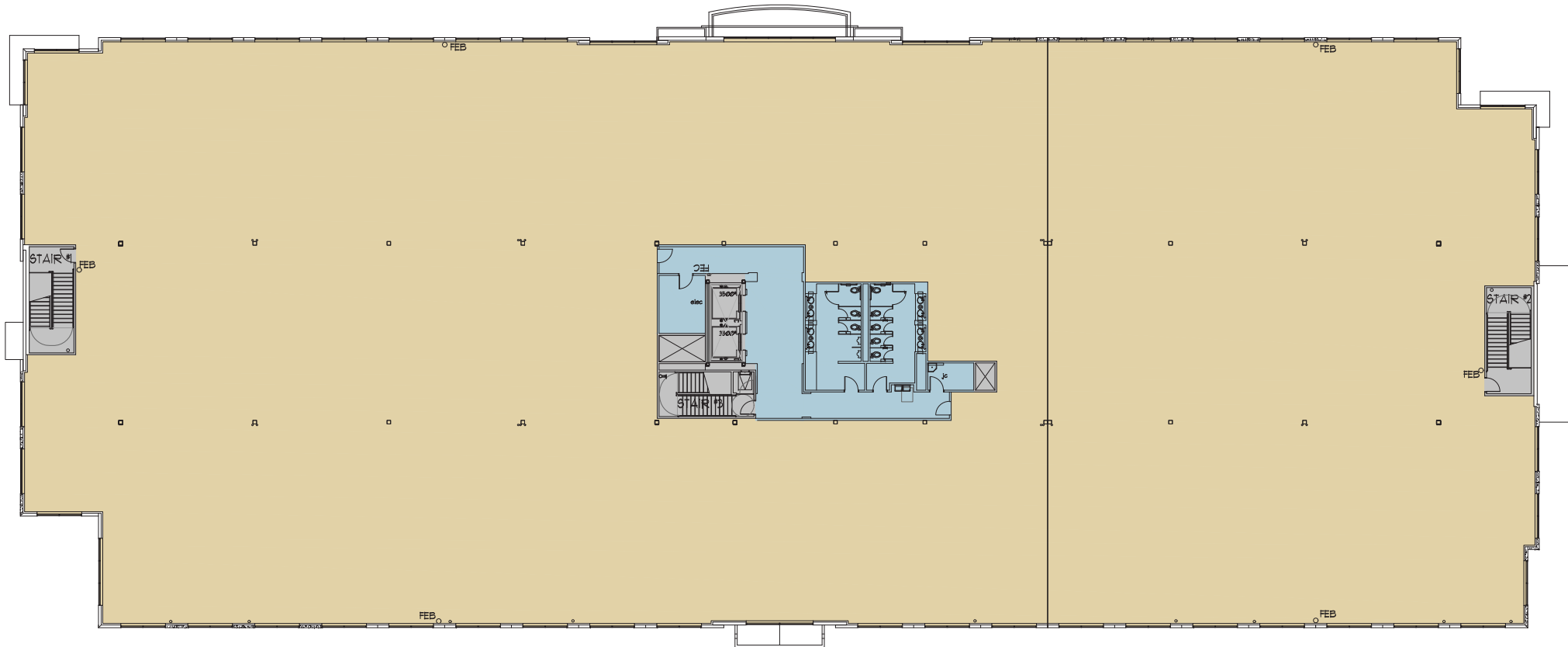
1ST FLOOR - 41,792 RSF



White Box Space

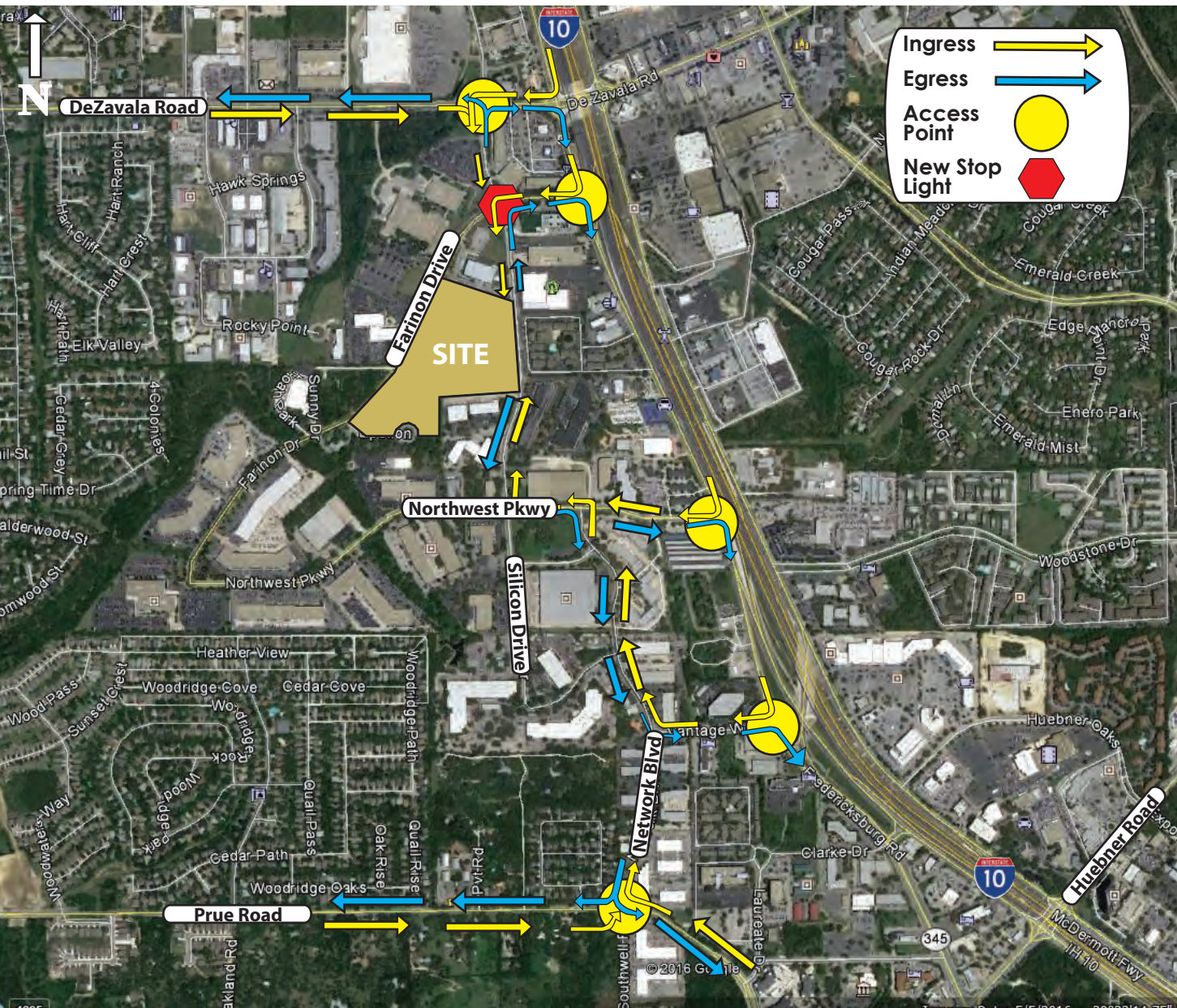


2ND FLOOR - 44,228 RSF



▪ BUILDING III PHOTOS ▪





- LOCATED IN BETWEEN DEZAVALA ROAD AND PRUE ROAD
- 5 ACCESS POINTS TO THE PARK FROM IH-10, DEZAVALA ROAD AND PRUE ROAD
- 11 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- 3 MILES FROM THE SOUTH TEXAS MEDICAL CENTER
- 2.7 MILES FROM LOOP 1604/ IH 10 INTERCHANGE
- 5 MILES FROM LOOP 410/ IH 10 INTERCHANGE
- 3.4 MILES FROM WURZBACH PARKWAY





RESTAURANTS

- | | |
|-----------------------------|-------------------------------|
| 1 Cracker Barrel | 21 Espana Bar De Tapas |
| 2 Bill Miller | 22 McDonalds |
| 3 Jims Restaurant | 23 Five Guys Burger and Fries |
| 4 Luce Ristorante E Enoteca | 24 Burger King |
| 5 Flying Saucer | 25 Wendys |
| 6 Pericos | 26 Chick Fil A |
| 7 Panera Bread | 27 Taco Cabana |
| 8 Fire Wok | 28 Outback Steakhouse |
| 9 California Pizza Kitchen | 29 Carrabbas Italian Grill |
| 10 Saltgrass Steakhouse | 30 Logan's Roadhouse |
| 11 Romanos Maccaroni Grill | 31 Chili's |
| 12 La Madeline | 32 Joe's Crabshack |
| 13 Ihop | 33 Starbucks |
| 14 Einsteins Bros Bagel | 34 Cheddar's |
| 15 HuHot Mongolian Grill | 35 Chuy's |
| 16 Whataburger | 36 Olive Garden |
| 17 Matamoros Restaurant | 37 Red Lobster |
| 18 Zios Italian Kitchen | 38 Longhorn Steakhouse |
| 19 Sapporro Sushi | 39 Culvers |
| 20 Picnickens | 40 Buffalo Wild Wings |

RETAIL

- | | |
|------------------------|------------------------|
| 1 Wal Mart | 21 Office Max |
| 2 Sam's Club | 22 La Z Boy Furniture |
| 3 Birkenstock | 23 Petco |
| 4 New Balance | 24 Stein Mart |
| 5 Half Price Books | 25 Party City |
| 6 REI | 26 Good Sports |
| 7 Ann Taylor | 27 Rooms To Go |
| 8 Banana Republic | 28 Costco |
| 9 Talbots | 29 Ross Dress for Less |
| 10 Bed Bath and Beyond | 30 Lenscrafters |
| 11 Pier 1 Imports | 31 Gymboree |
| 12 Old Navy | 32 Game Stop |
| 13 Gap | 33 Eddie Bauer |
| 14 Jos. A. Bank | 34 Ethan Allen |
| 15 Target | 35 Haverty's |
| 16 HEB | 36 Americus Diamond |
| 17 Home Depot | 37 Louis Shanks |
| 18 Golds Gym | 38 PetSmart |
| 19 Ashley Furniture | 39 Specs |
| 20 Marshalls | 40 Bath and Body Works |

HOTELS

- 1 La Cantera Resort
- 2 Drury Inn & Suites
- 3 Four Points by Sheraton
- 4 Holiday Inn
- 5 Springhill Suites
- 6 TownePlace Suites
- 7 La Quinta Inn and Suites
- 8 Quality Inn
- 9 Studio 6
- 10 Best Western
- 11 Super 8

BANKS

- 1 Wells Fargo
- 2 BBVA Compass
- 3 Bank of America
- 4 Chase Bank
- 5 Frost Bank
- 6 Security Service Federal Credit Union
- 7 United SA Federal Credit Union
- 8 Firstmark Credit Union
- 9 San Antonio Credit Union
- 10 Randolph Brooks Federal Credit Union

ENTERTAINMENT

- 1 Top Golf
- 2 Huebner Oaks Theater
- 3 Fiesta Theater
- 4 University Bowl
- 5 The Shops at La Cantera



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