

WESTOVER

Office Center I



Development Overview

- Masterplanned Westover Hills Business Park
- Extensive regional / native landscaping
- Excellent demographics
- Outstanding access from S.H. 151, S.H. 1604, and Loop 410
- 8.78 acre site area
- 102,000 SF, two-story building
- 645 car parking spaces (6.32/1,000)
- Adjacent 5.73 acre site for future building or parking
- Silver LEED Certified Building



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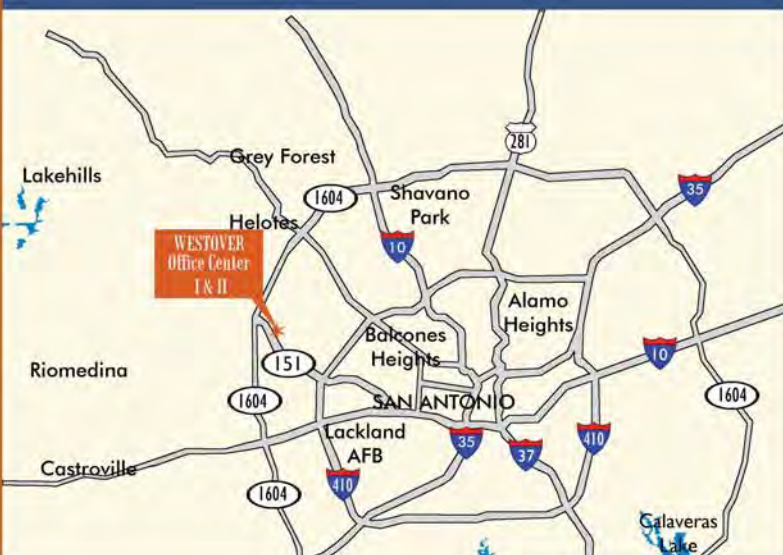


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Premier Location

- Strategic location in San Antonio, TX
- Outstanding access from S.H. 151, S.H. 1604, and Loop 410
- Near abundant retail, hotels, and restaurants
- Located in the Master Planned Westover Hills Business Park
- Outstanding demographics, housing and services in the surrounding area



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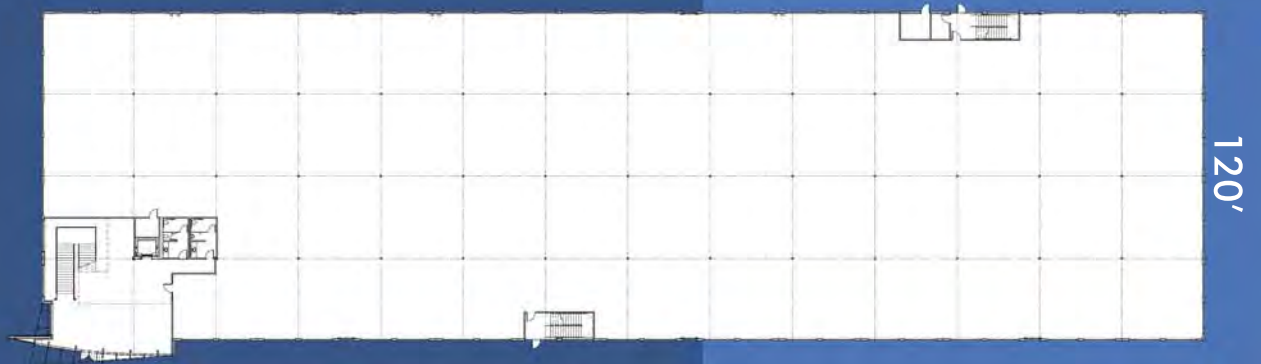
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Second Floor: 51,000 s.f.



First Floor: 51,000 s.f.

Building Features

- Multiple fiber optics providers available to the building with redundant access
- High energy efficient HVAC design includes multiple zones and digital energy management system
- Pad area and conduits for backup generator provided
- Exterior building and monument signage available
- Interior finish to suit

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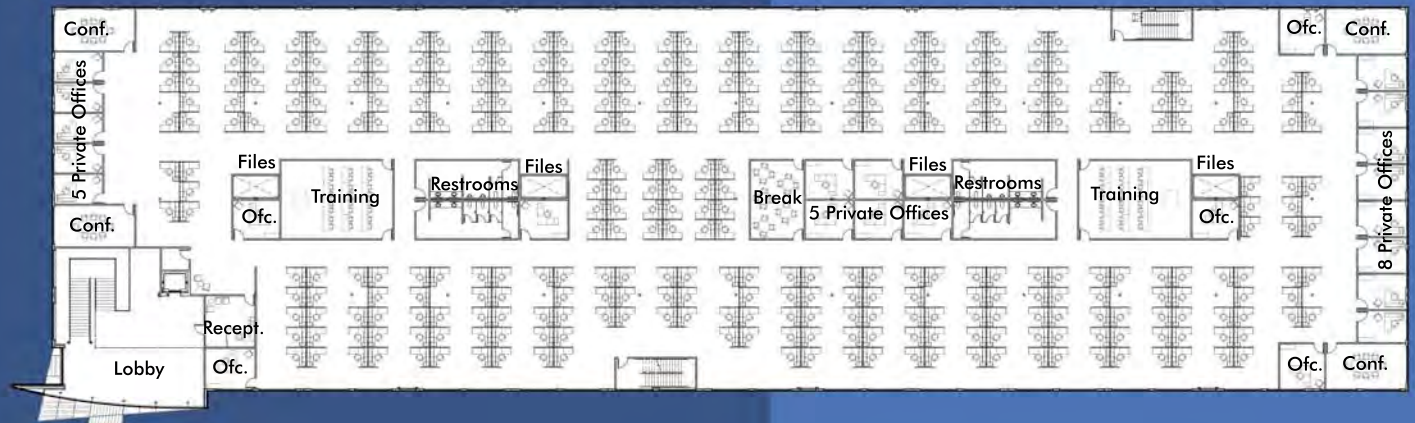
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Sample Floor Plan Layout

2nd Floor

51,000 SF



Features

- 361 cubicles
- 24 private offices
-
- 385 Total (8.0/1,000 SF)

- Reception area
- 4 restrooms
- 4 conference rooms
- 2 training rooms
- 4 filing areas



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LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN

SILVER LEED CERTIFIED BUILDING

- Energy efficient design
- Water conservation
- Solar panels
- Electric vehicle stations
- Dual pane insulated windows
- Recycling program
- High performance green building

WESTOVER I BENEFITS

- Superior indoor air quality
- Reduction in electric and water utility expenses
- Healthy and productive work environment
- Corporate leadership in the areas of environmental sensitivity and sustainability



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