

FOR LEASE

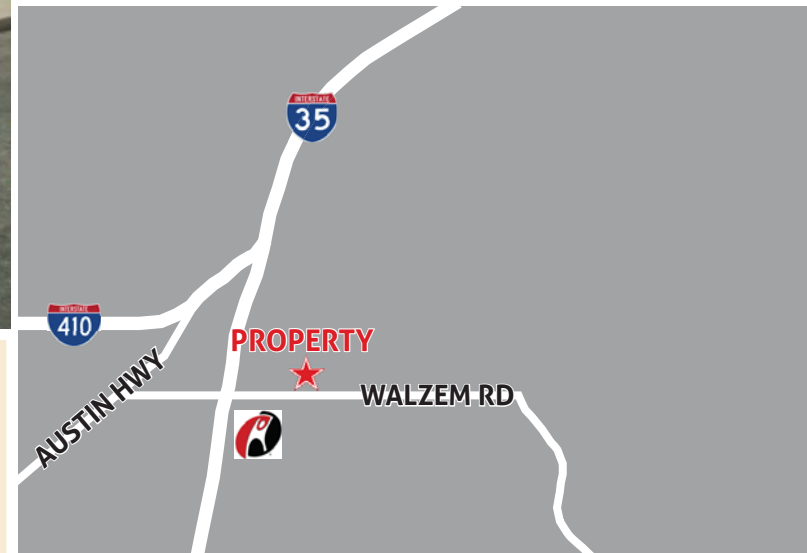
WINDSOR PARK PLACE

LOCATED ALONG WALZEM ROAD JUST EAST OF INTERSTATE 35



THE PROPERTY

Windsor Park Place Center contains approximately 91,550 square feet and is located directly across from Rackspace World Headquarters. The center is also in close proximity to Roosevelt High School and Fort Sam Houston Army Base.



Rental Rate:
NNN Estimate:
TI Allowance:

CALL FOR PRICING
\$2.50/SF/YEAR
Negotiable

FOR MORE INFORMATION PLEASE CONTACT:

JONATHAN COLLINS
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,631	85,337	248,098
Avg HH Income	\$53,228	\$54,331	\$63,346
Households	3,060	34,224	92,614
Employees	2,994	34,593	107,500

Available Space: 1,100 SF to 12,700 SF

Address: 4941 Walzem Rd.

Year Built: 1972

Parking: ±516 spaces (±5.61 spaces per 1,000 SF)

Amenities: The center receives tremendous lunch time foot traffic from Rackspace "Rackers" who frequent the center due to its convenient proximity.

Co-Tenants: Office Max, Subway, Cricket, Fishland Fish Market, Pho Hai An, Tai Chalurn, and many more.



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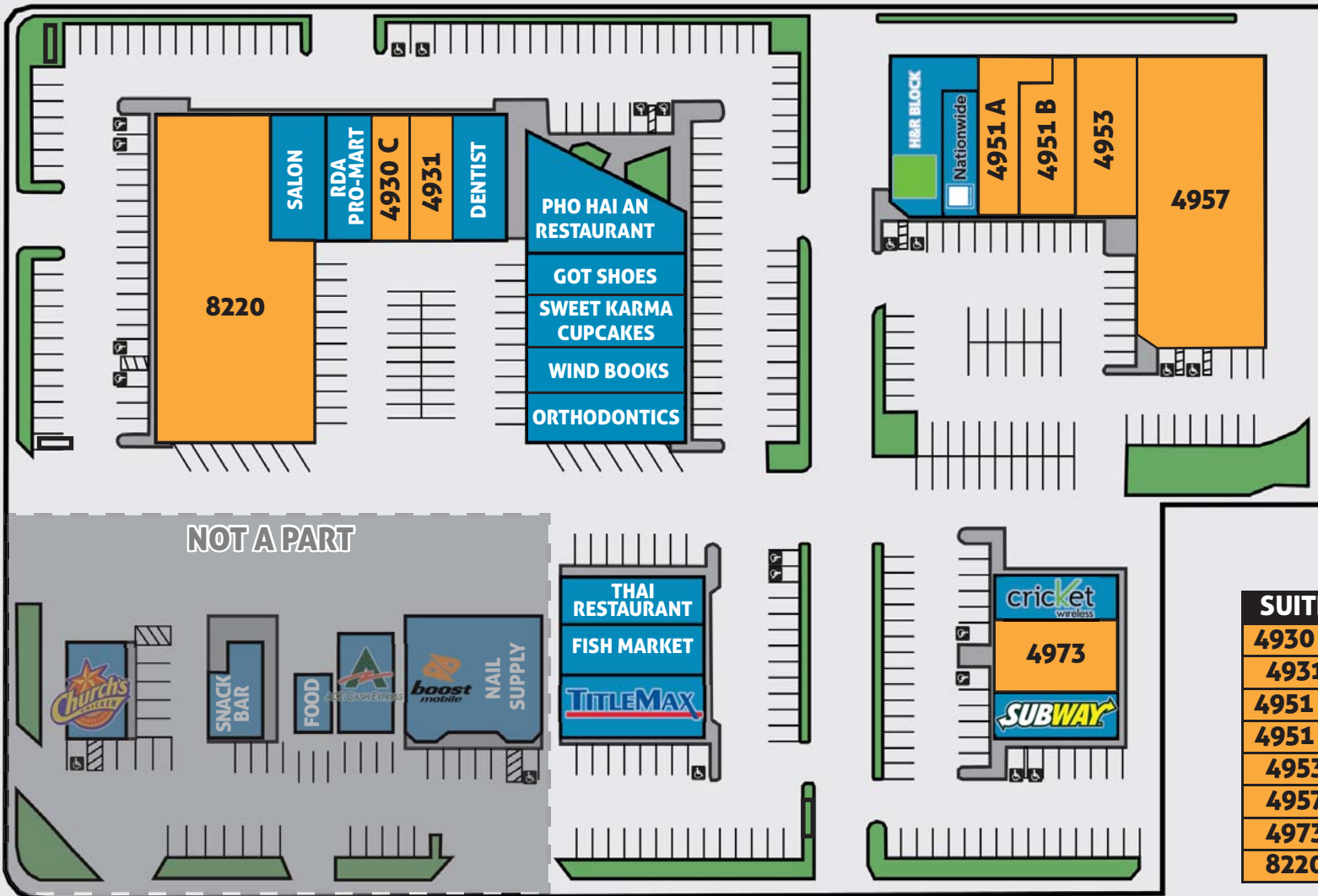
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SUITE	AVAILABLE SPACE
4930 C	1,550 SF
4931	1,500 SF
4951 A	2,000 SF
4951 B	1,200 SF
4953	4,800 SF
4957	9,660 SF
4973	3,090 SF
8220	12,700 SF

WALZEM ROAD / FM 1976

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