



# BILTMORE AT POND HILL

4114 POND HILL | SHAVANO, TX 78231

*Entrance to Beautiful Shavano Park*



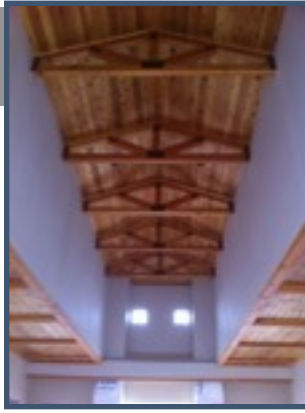
**Building #2 Has Started WINTER 2011 Move-In**

FOR SALE or LEASE: Office/Medical Building IH-10 & 1604



## BILTMORE AT POND HILL

Introducing the new North side office/medical condominium project by Biltmore Construction & Development. Centrally located at the entrance to Shavano Park, fronting on N.W. Military Dr., just South of North Loop 1604. Easy access to IH-10 & North Loop 1604. Quick access to major employers, retail malls, and both the South Texas Medical Center and the Stone Oak Hospital complexes. Suites offered for Sale or Lease/Option.

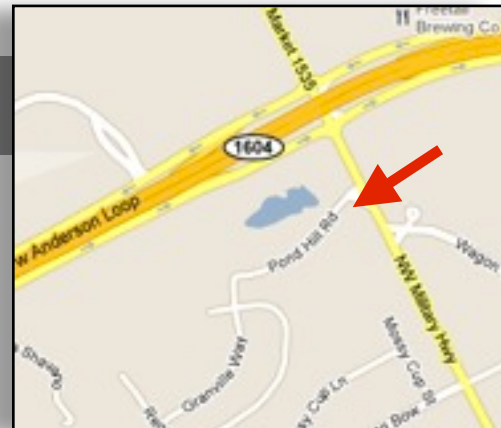


## FEATURES

- Total Building Area is Approx. 11,000 SF
- Built in 2011
- 6 Acre Campus
- Parking 5+ per 1000
- 12' Ceilings
- Cedar Vaulted Foyer
- Excellent Demographic
- Multiple Hotels, Restaurants & Shopping
- Stone & Stucco Exterior
- Bronze Metal Roof
- Close Proximity to IH-10 & Loop 1604

## AVAILABILITY

- **MOVE-IN BEFORE THE END OF 2011**
- Spaces available for sale or lease with option to buy
- Suites range from **2,250 SF up to 11,000 SF**
- Interior finish out may be completed by buyer's contractor or Biltmore
- Can assist in the design and construction of your suite
- Seamless turn key - Move in options available



FOR PRICING DETAILS OR A TOUR CALL 210-508-2083

[www.biltmoredev.com](http://www.biltmoredev.com)

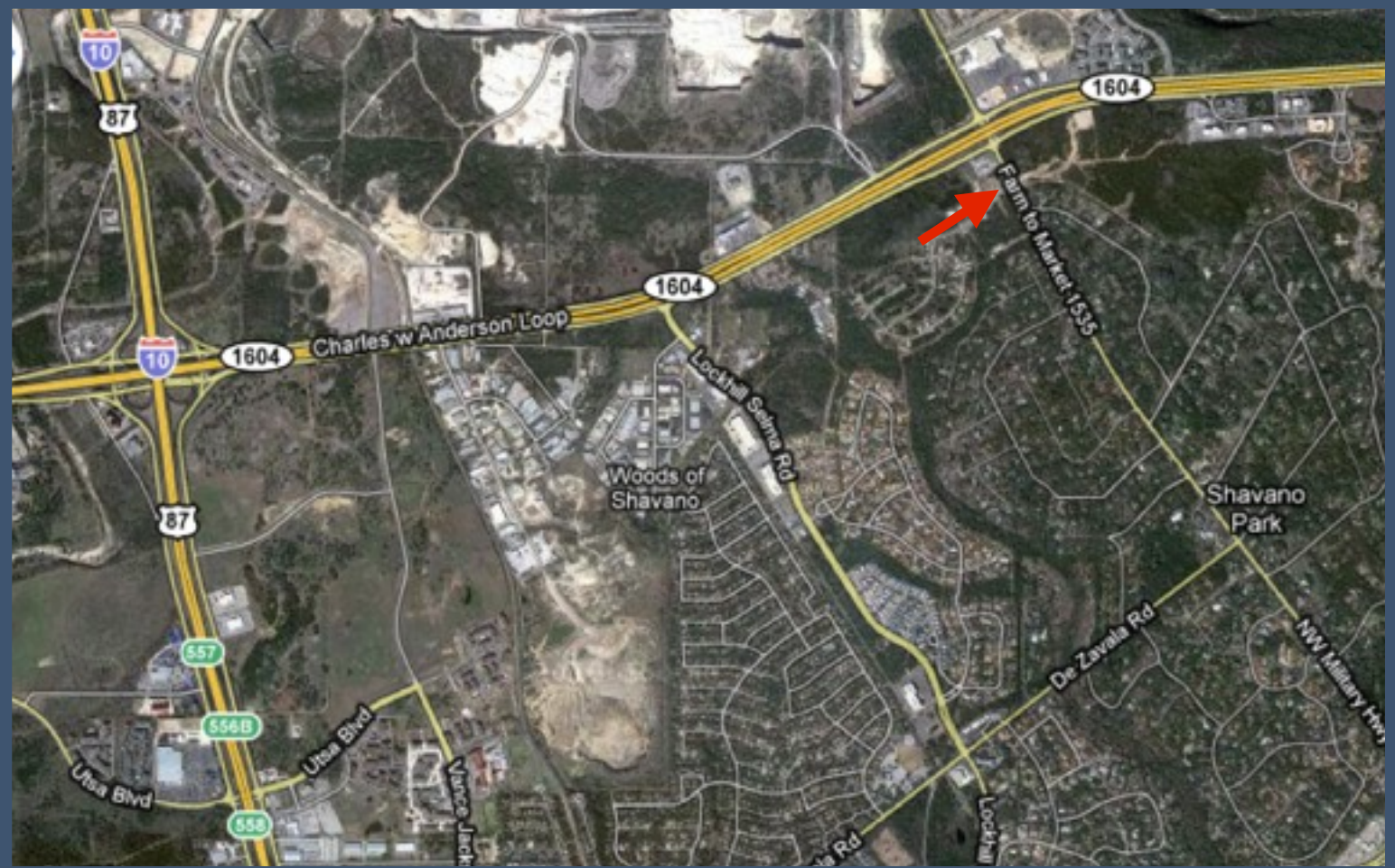




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## AERIAL MAP



### AREA RETAILERS

- The Rim Shopping Center
- The Shops at La Cantera
- Academy Sports & Outdoor
- Walgreens Pharmacy
- Spectrum at Rogers Ranch
- Lifetime Fitness at the Rim
- Bass Pro Shop
- Palladium IMAX Theatre
- Six Flags Fiesta Texas
- Chase Bank
- Frost Bank

### MAJOR AREA EMPLOYERS

- UTSA Campus
- UT Health & Science Center
- Valero Corporation
- FBI Headquarters
- KCI Headquarters

### NEIGHBORHOODS

- Bentley at Shavano
- Huntington at Shavano
- Rogers Ranch
- The Dominion

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