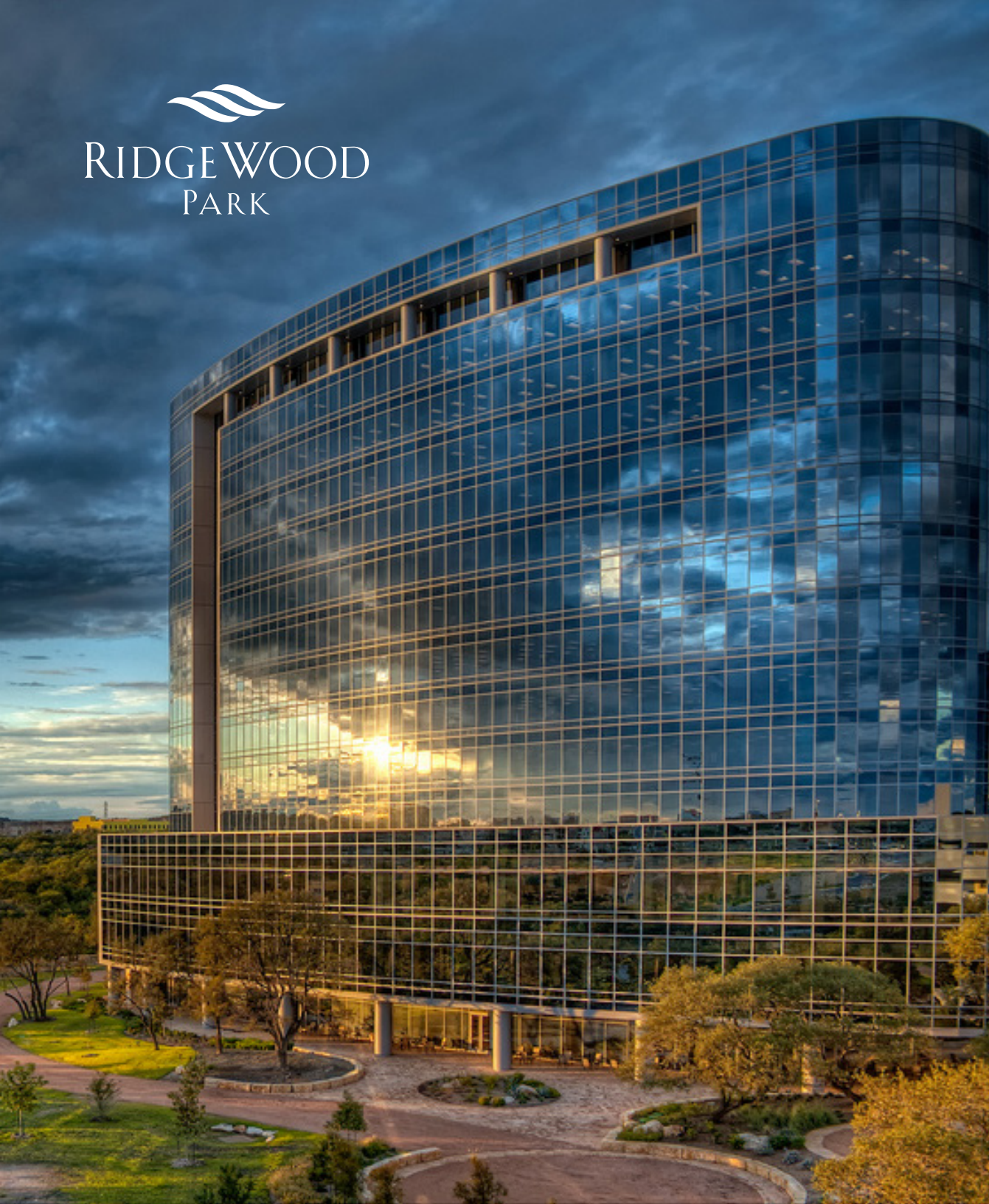




RIDGEWOOD
PARK



For lease

19100 Ridgewood Pkwy.
San Antonio, TX 78259

 **JLL** SEE A BRIGHTER WAY

19100 Ridgewood Parkway, San Antonio, TX 78259

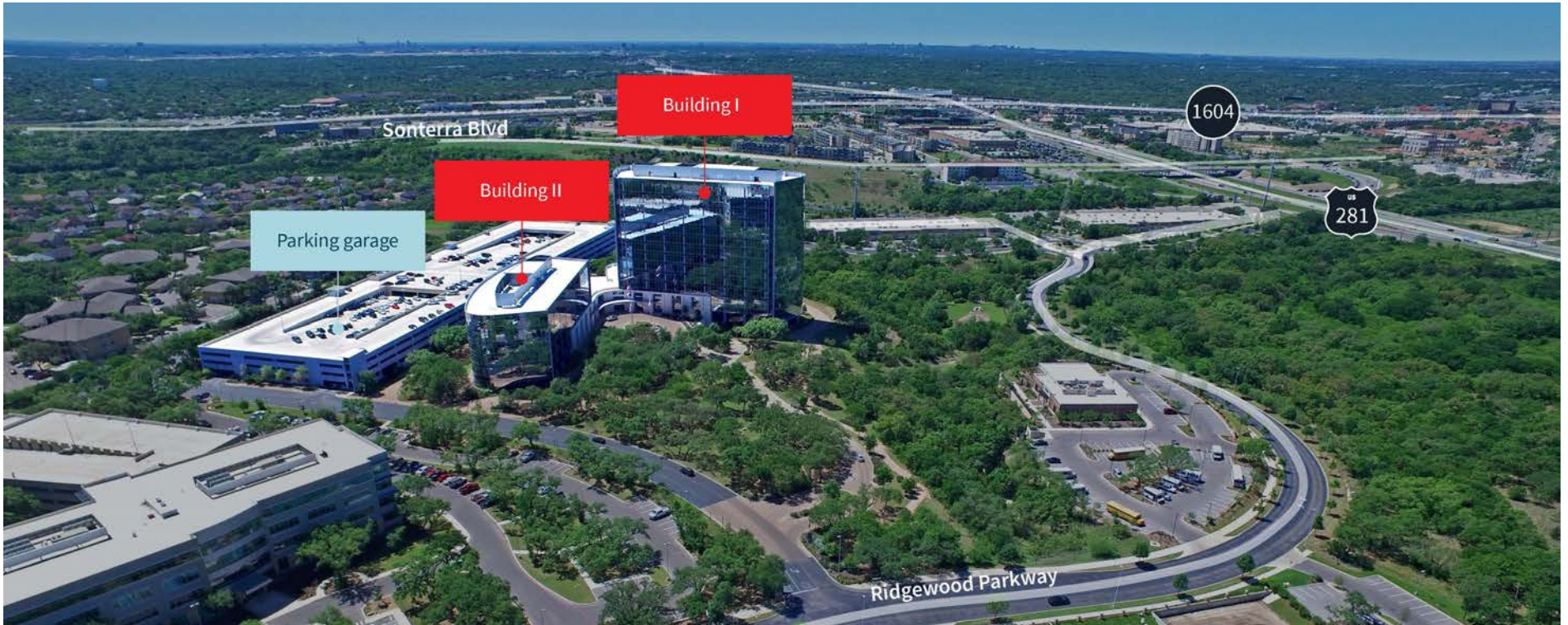
Up to contiguous 29,586 RSF available for lease

The Ridgewood Park Office Campus is a 2-building, 618,017 SF complex anchored by Marathon Petroleum Corporation. Completed in 2009, the Property consists of two high-rise elements: Building I is a 14-level tower and Building II is a 7-level tower. A generous lobby spans the area between the towers. Clad in polished woods and metals, the high quality of the overall building emanates from its impressive entry. The Property also includes an attached 5-story parking garage containing approximately 2,400 spaces.



19100 Ridgewood Parkway, San Antonio, TX 78259

Location



Ridgewood Park enjoys a highly visible and accessible location along US 281 North. With direct access to the freeway, in addition to several arterial roadways, vehicular ingress and egress to the campus is easily achieved in virtually every direction.



5.5 miles

San Antonio
International Airport



8.5 miles

San Antonio's Central
Business District



2 miles East

Two full-service
hospitals

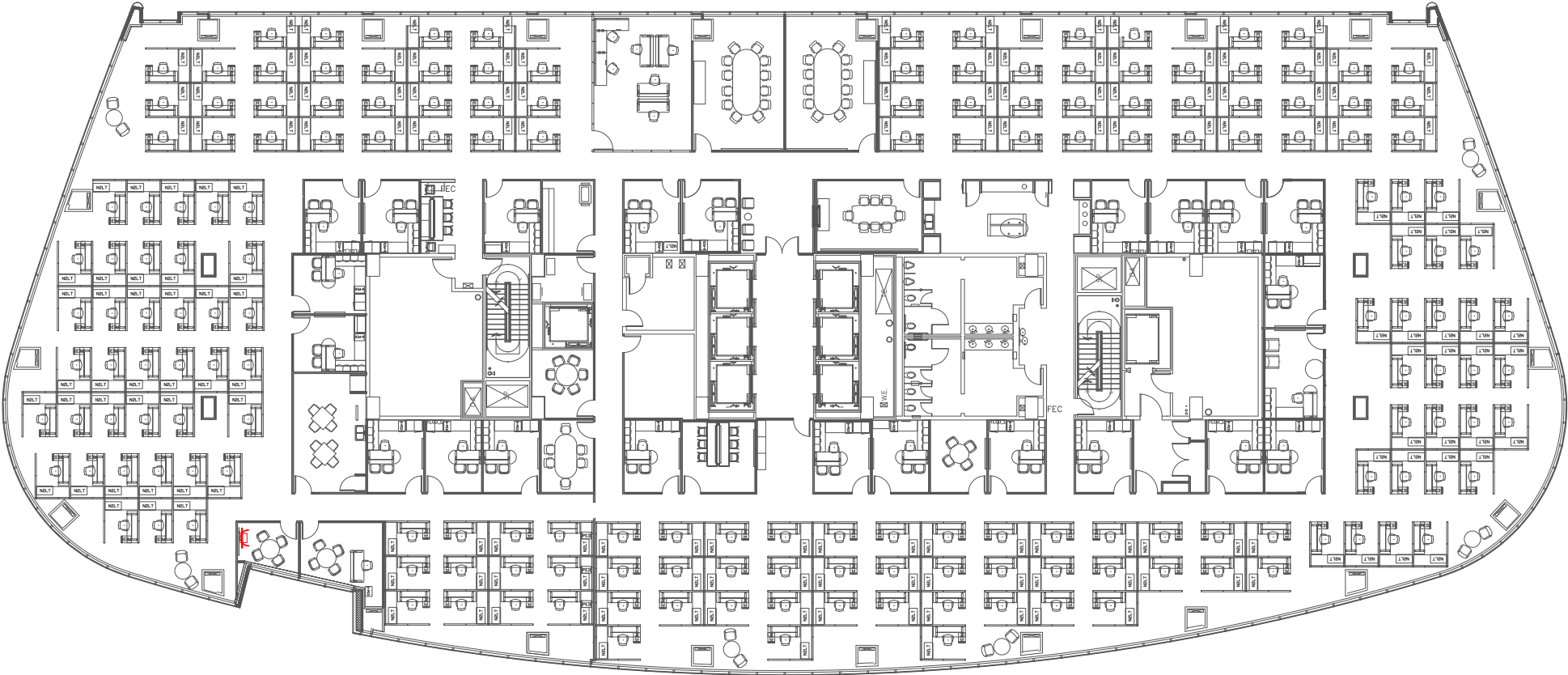
Building features



- Designed by world-renowned architectural firm - Gensler
- Concrete frame structure encased with an exterior composed of double-pane, high performance, tinted, reflective glass and curtain wall system
- Highly-efficient underfloor (ufad) hvac system
- Large conference center
- All parking is located within an attached 2,400-car parking structure
- On-site cafeteria serving breakfast and lunch 5 days per week plus professional/ customizable catering services
- On-site Starbucks coffee and espresso bar
- On-site fitness center with a full-service locker room.
- On-site professional property management staff
- Adjacent retail, fitness, dining, medical & hospitality amenities
- Janitorial service (five nights per week)
- 24 Hour on-site security staff

6th floor - Building I

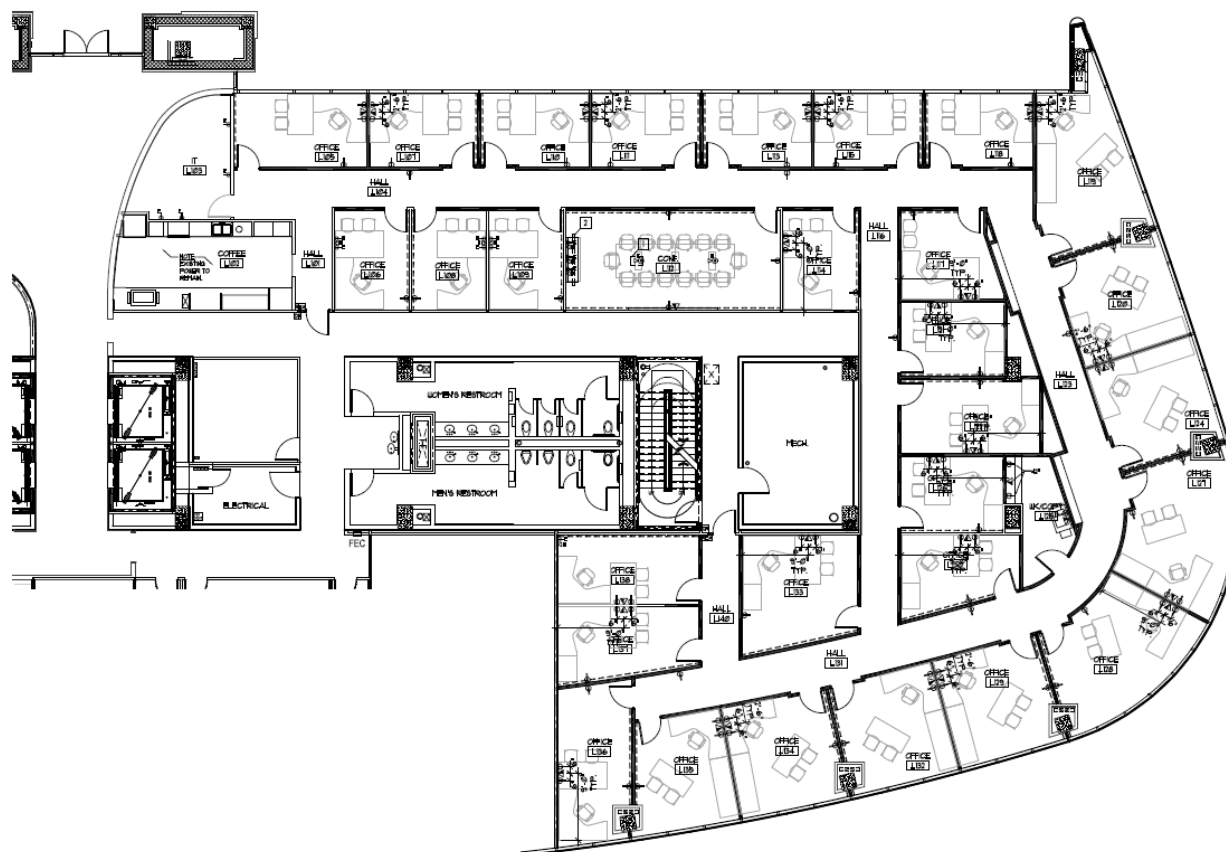
29,486 RSF



19100 Ridgewood Parkway, San Antonio, TX 78259

1st floor - Building II

10,175 SF



19100 Ridgewood Parkway, San Antonio, TX 78259

Campus cafe & Starbucks



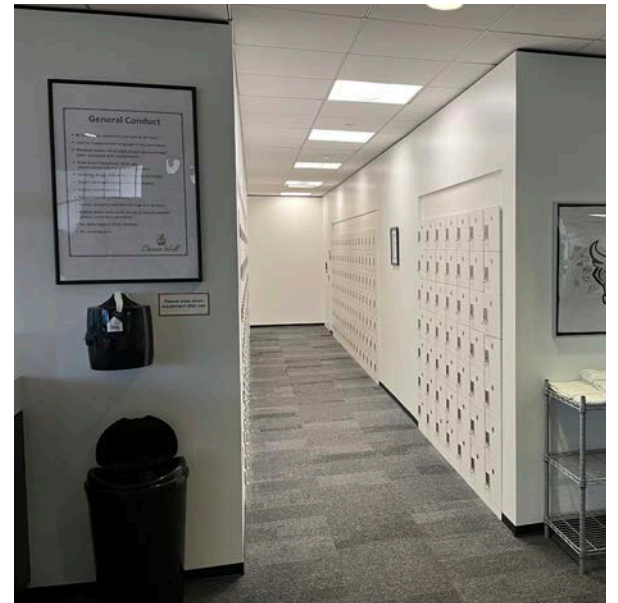
19100 Ridgewood Parkway, San Antonio, TX 78259

Conference center



19100 Ridgewood Parkway, San Antonio, TX 78259

Fully-equipped fitness center





For Further Information and to Schedule a Tour, please contact:

Jeff W. Miller

Senior Managing Director

+1 210 293 6850 (Office)

+1 210 602 1163 (Cell)

jeff.miller@jll.com



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER [SELLER/LANDLORD]: The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.		Phone
Jeffrey W. Miller	436253	jeff.miller@jll.com	210-308-9888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date