



TRANSWESTERN

REAL ESTATE
SERVICES



SAN ANTONIO, TX

Ashford Oaks

190,819 SF Class A Office Building | Agency Leasing and Asset Services

Ashford Oaks is a 13-story, 190,819-square-foot, multi-tenant office building located in San Antonio's northwest submarket.

Transwestern's involvement and experience with the Class A asset dates back to 2014. During the time that Ashford Oaks was in receivership, Transwestern's designated representative assured the asset and its operating accounts were safeguarded, deferred maintenance and life safety concerns were evaluated and addressed, and property condition reports and engineering surveys of building systems were conducted in a timely manner. Also during receivership, Transwestern secured a long-term renewal with one of the building's largest tenants, Cox Radio, to help keep the asset stabilized.

Transwestern's Asset Services team took over property management and building engineering of the asset as well as oversight of a total building renovation projecting totaling over \$3.7 million. Notable improvements included an HVAC/chiller system replacement, complete modernization of building elevators, lobby remodel, garage lighting retrofit, and common area and restroom upgrades for the building.

Transwestern's Agency Leasing team facilitated a comprehensive rebranding campaign for Ashford Oaks in connection with the renovation project. Drawing upon national trends, local market expertise, and creative messaging and design, the team employed an aggressive marketing and spec suite program to increase occupancy from 56.7% to 91.2% within two years, exceeding ownership's goals and positioning the property for sale.

“We employed aggressive marketing coupled with a spec suite program and increased occupancy from 57% to 91% within two years.”

Kelly Ralston
Senior Vice President