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<https://www.bizjournals.com/sanantonio/news/2023/01/24/brooks-watersedge-office-project.html>

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## Construction kicks off on second development at Brooks

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Brooks Development Authority

A rendering of the outdoor landscaping of the WatersEdge office development

Construction has started on WatersEdge II, the second in a pair of office buildings under development at Brooks. The first building, WatersEdge I, is slated for completion in the summer of 2023.

When both buildings come online by the end of the year there will be about 200,000 square feet for lease.

The WatersEdge project — led by Virginia-based Cambridge Development Group LLC — will be the first of its kind to deliver class A office space to the Brooks area. According to state filings, the second building will cost \$18.6 million to build.

Connie Gonzalez, chief strategy officer at Brooks Development Authority, said that the project is running smoothly, despite economic conditions that are giving some in the industry pause. She told the *Business Journal* that the developer and Harvey Cleary, the general contractor, have been able to overcome any issues with delays or the supply chain.

"The summer and fall timelines that we received this past week is a little bit earlier than we were anticipating, so that's great news," she said.

The development authority is also overseeing a \$1 million investment in the landscaping surrounding the buildings, installing water features, trees, flowers and other vegetation. She also said that there's very positive potential tenant sentiment. The only pre-leasing activity confirmed so far is the Authority themselves, who plan on moving into the first floor of WatersEdge I, though she said that many potential tenants are eager move in. Transwestern is the leasing broker.

"As we get closer to the summer and fall completion date, that's when we'll feel a lot more confident that a lot of these prospects currently in our pipeline will start feeling comfortable to put their names on the dotted line," she said. "Everybody wants to move in yesterday."

Looking out into the future, Gonzalez thinks that the region will see more class A office development after the WatersEdge project is completed, pointing to the need for more medical offices to support area's the healthcare infrastructure, particularly the Mission Trail Baptist Hospital. She added that after the completion of WatersEdge, activation of other commercial office projects will take off at a faster clip.

"If you were to take Inner Circle Drive [past the hospital], you would see that there's still quite a bit of land in that immediate vicinity that we're targeting for class A medical office buildings," she said. "Building out the rest of that commercial office space in the center of the Brooks campus has been a priority."



**James McCandless**

Reporter - *San Antonio Business Journal*

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