



# For Lease



170,000± RSF  
*8 stories*



24,000± SF  
*Typical floor size*



Street-level and  
garage parking



900± to 4,688± SF  
available



View our drone video



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## Availabilities:

- Suite 240: 3,759± SF
- Suite 260: 1,651± SF
- Suite 420: 1,903 ± SF (*spec suite*)
- Suite 430: 1,164± SF (*spec suite*)
- Suite 603: 1,636± SF (*spec suite*)



Take a virtual tour of this space



## Immediate renovations planned



### Lobbies and Corridors on multi-tenant floors

- New finishes for common elevators and corridors to include new ceiling, lighting, flooring and painting
- Lobby light fixtures and corridor fixtures
- Renovated restrooms
- Updated atriums on 6, 7 & 8



### Main Lobby

- New security desk
- New lighting
- New art
- New configuration including furniture
- New façade on elevator cabs
- New finishes in elevator cabs
- New flooring
- New ceiling
- New directory



### Spec Suites

- Suite 420
- Suite 430
- Suite 603



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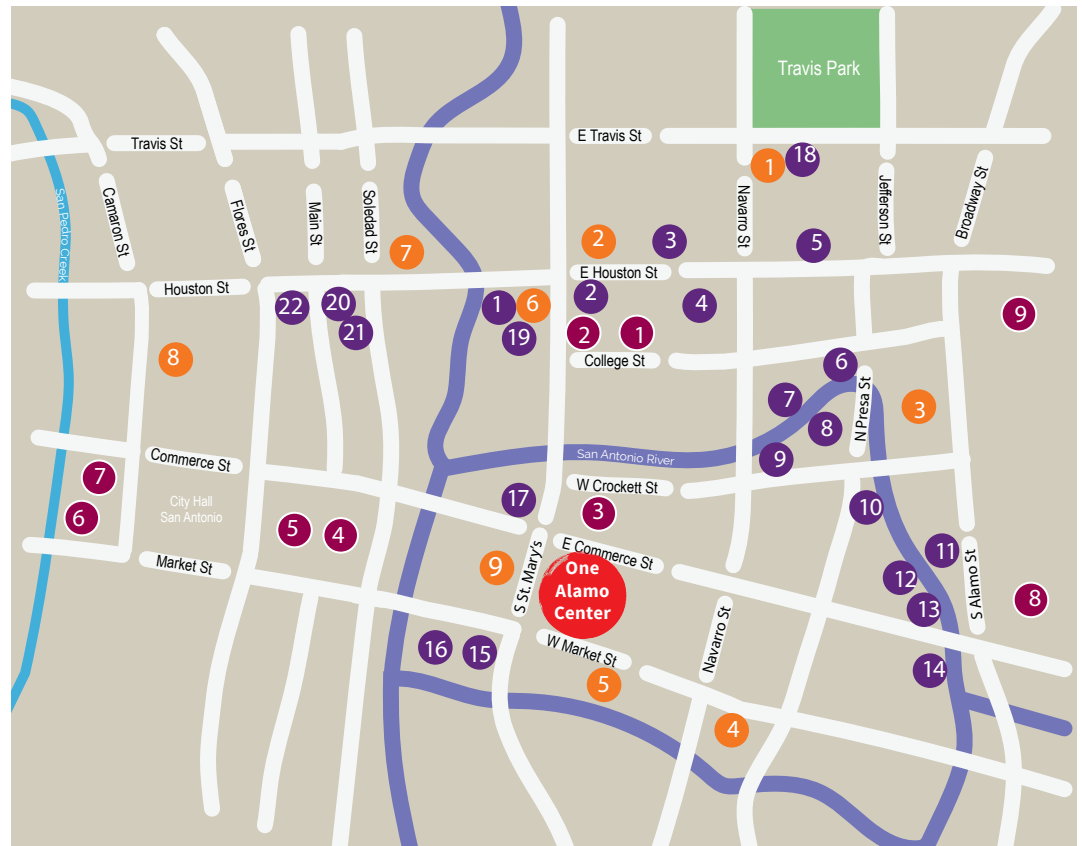
# Area Amenities

## Restaurants

- 1 Acenar
- 2 Starbucks
- 3 Bohanan's
- 4 Subway
- 5 Texas de Brazil
- 6 Landry's Seafood
- 7 Joe's Crab Shack
- 8 Hard Rock Cafe
- 9 The County Line
- 10 Saltgrass Steakhouse
- 11 Michelino's
- 12 Boudro's
- 13 Republic of Texas
- 14 Casa Rio
- 15 Biga on the Banks
- 16 Sushi Zushi
- 17 Bella on the River
- 18 Rebelle
- 19 Sip
- 20 Pinch
- 21 Rosella
- 22 Plaza Club

## Attractions

- 1 Majestic Theatre
- 2 Empire Theatre
- 3 The Aztec Theatre
- 4 Main Plaza
- 5 San Fernando Cathedral
- 6 Public Art San Antonio
- 7 Spanish Governor's Palace
- 8 Rivercenter Mall
- 9 The Alamo



## Lodging

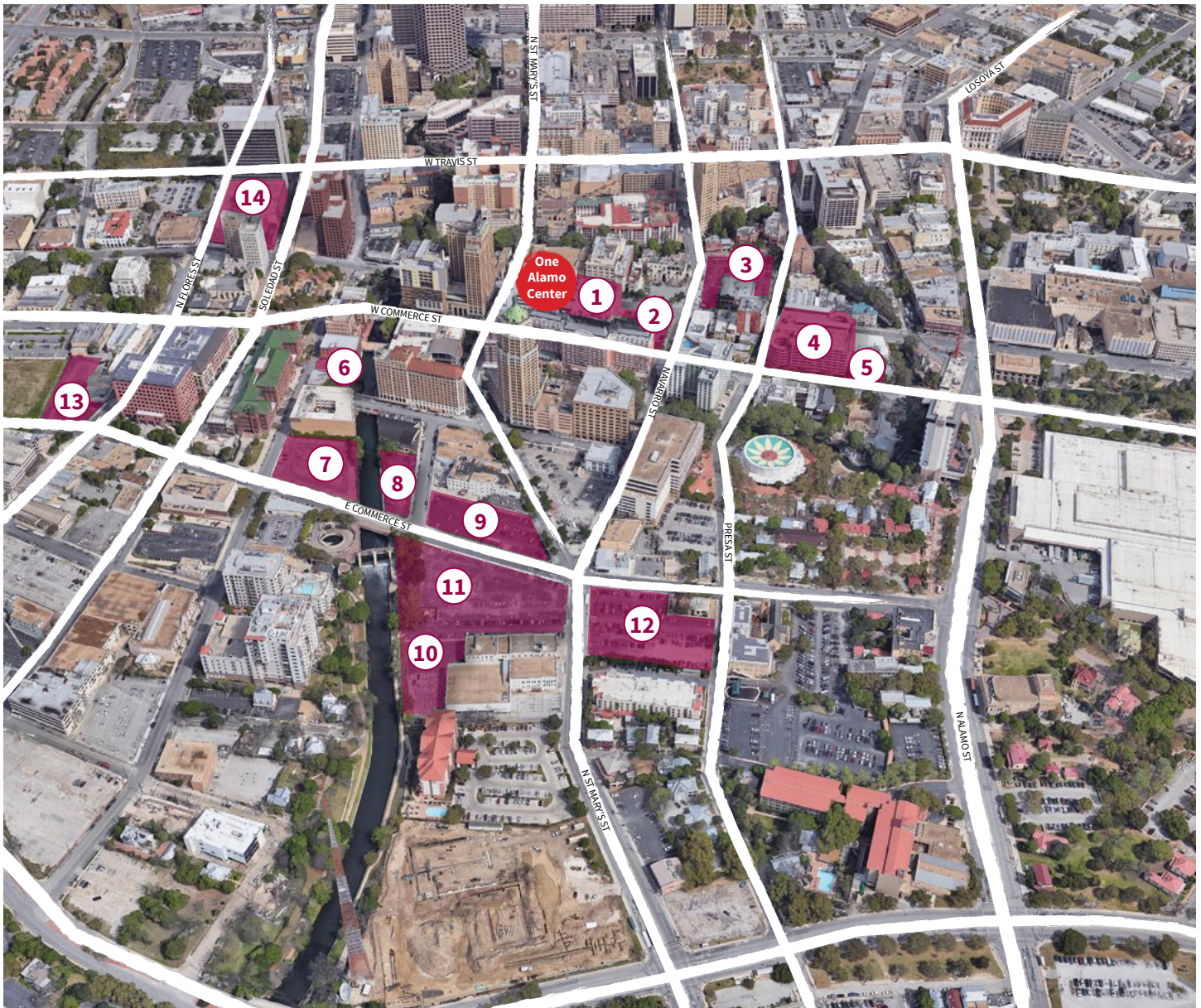
- 1 The St. Anthony Hotel
- 2 Sheraton Gunter
- 3 Hyatt Regency San Antonio
- 4 Hotel Contessa
- 5 The Westin Riverwalk
- 6 Hotel Valencia
- 7 Embassy Suites
- 8 Holiday Inn
- 9 The Drury Plaza Hotel

## Building Amenities

- Close proximity to San Antonio Riverwalk
- Walking distance from restaurants, hotels, retail locations as well as the Federal and Bexar County Courthouses.
- On-site Parking garage
- Easy access to major thoroughfares



## Parking options



- |                             |                              |
|-----------------------------|------------------------------|
| 1. Market Street Garage     | 8. One Park-Lot              |
| 2. Groos Parking Lot        | 9. One Park-Lot              |
| 3. Central Parking Lot      | 10. Central Parking Lot      |
| 4. Riverbend Parking Garage | 11. Enter Park Lot           |
| 5. Central Parking Lot      | 12. Enter Park-Lot           |
| 6. LAZ Parking Lot          | 13. Strumberg Street Parking |
| 7. Central Parking Lot      | 14. Frost Tower Garage       |

### For more information, please contact:

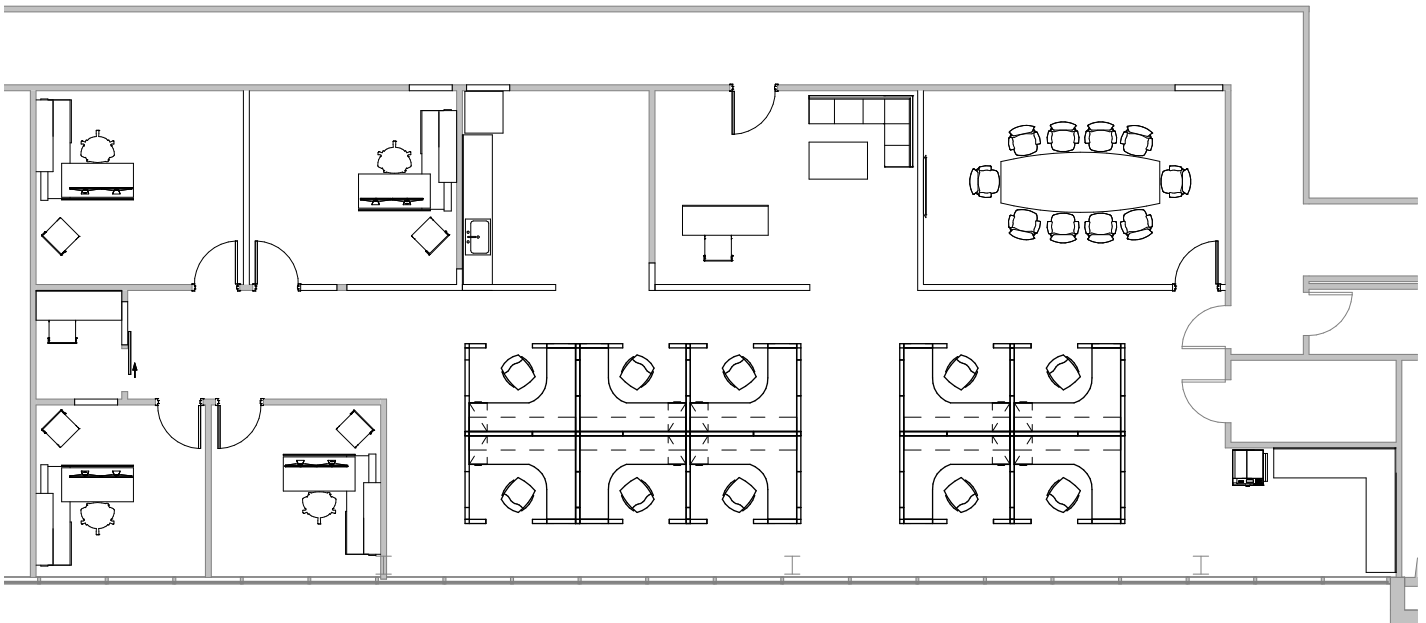
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# Floor plans

Suite 240: 3,759± RSF



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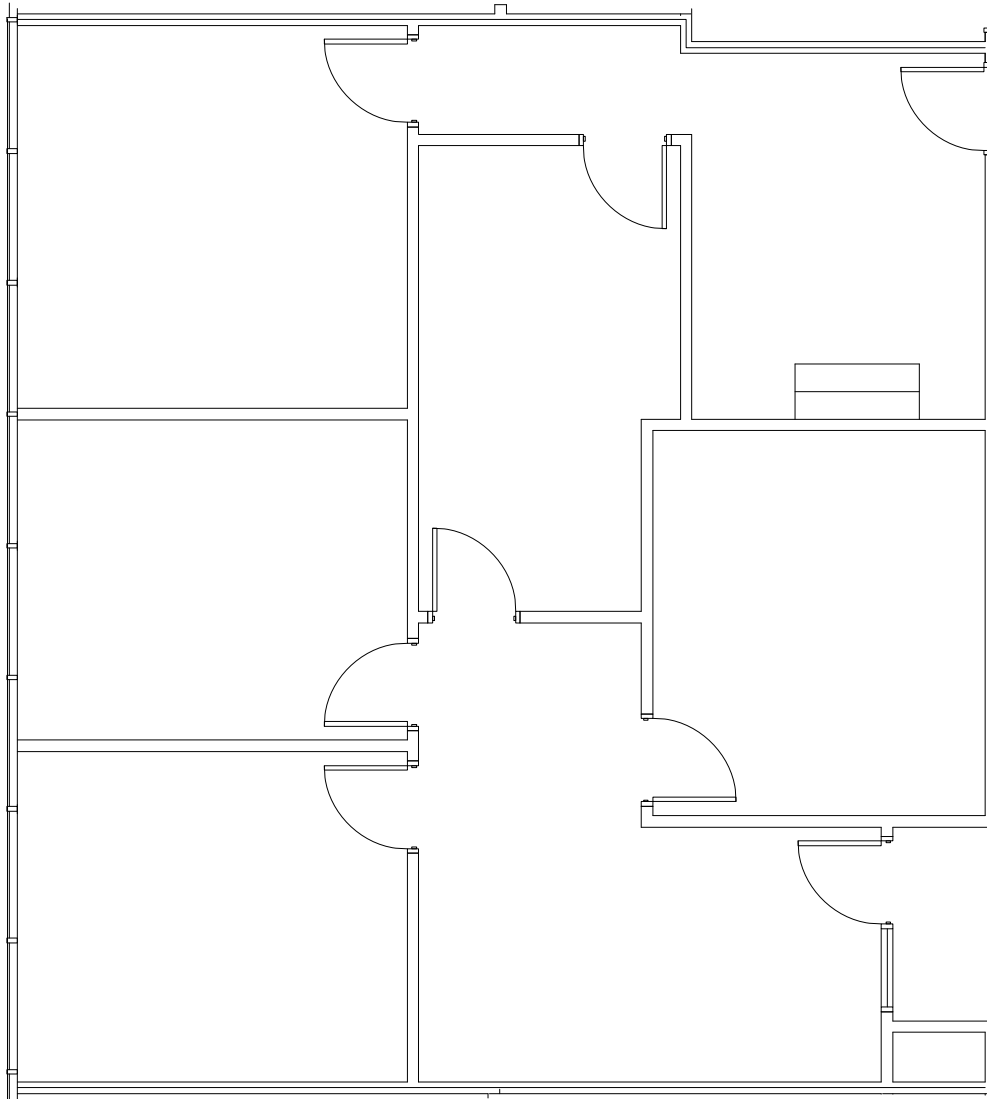
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# Floor plans

Suite 260: 1,651± RSF



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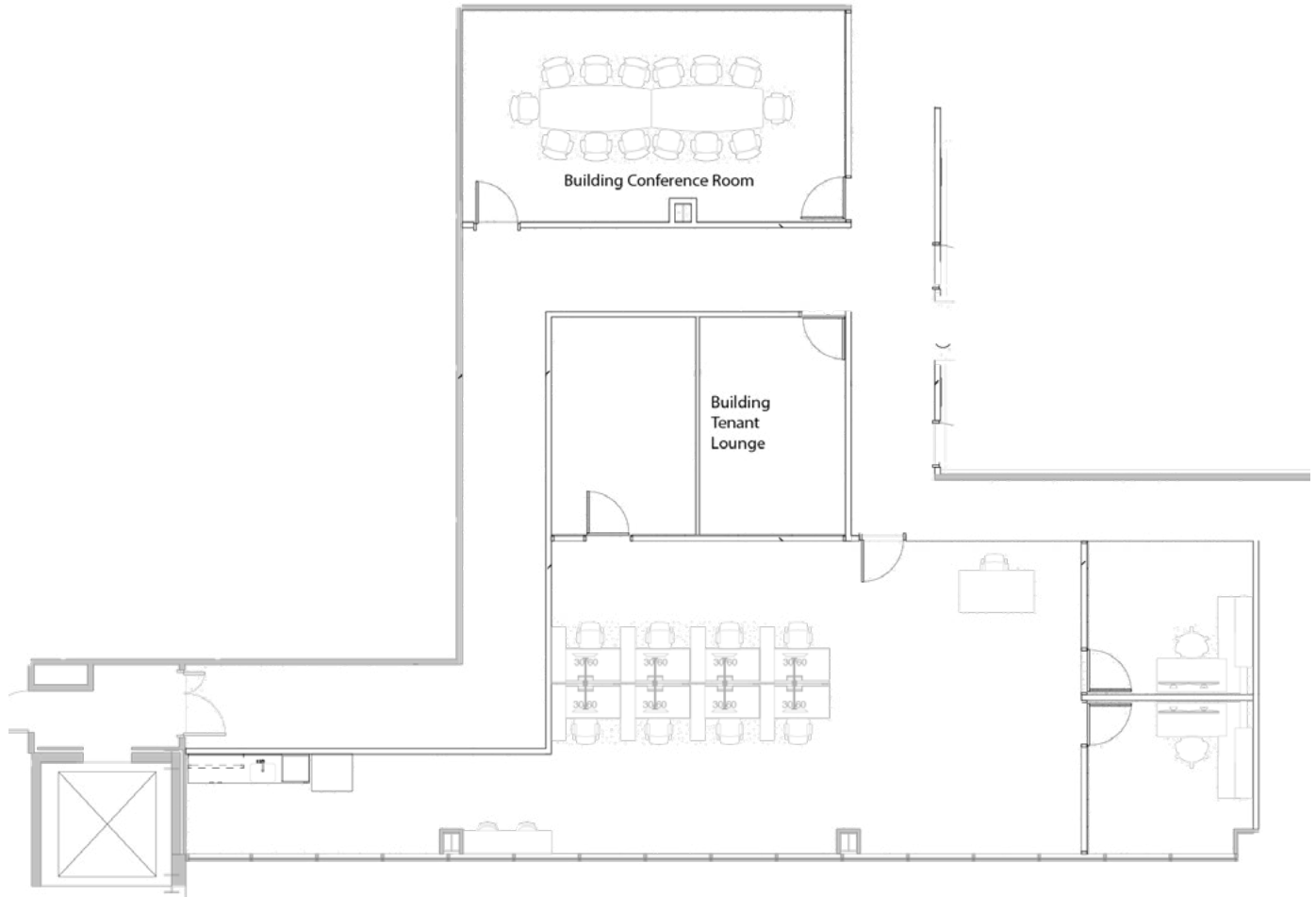
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# Floor plans

Suite 420: 1,903± RSF

*Spec Suite*



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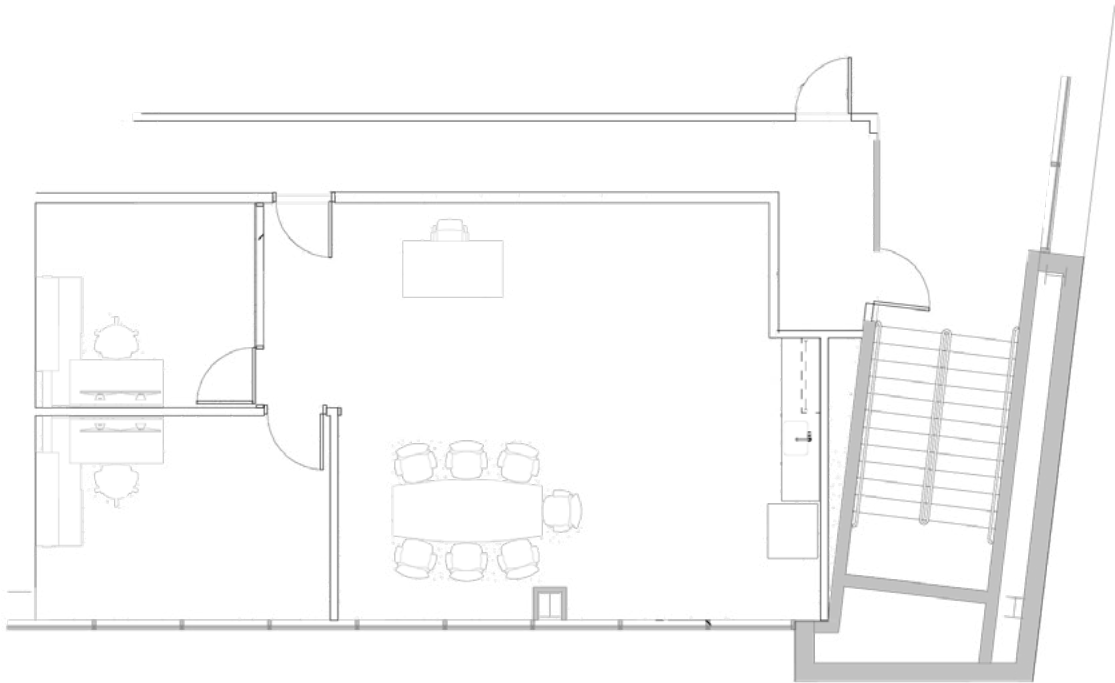


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## Floor plans

Suite 430: 1,164± RSF

*Spec Suite*



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# Floor plans

Suite 603: 1,636± RSF

*Spec suite*



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