

# FORUM

# OFFICES

SAN ANTONIO, TEXAS



ICONIC OFFICE COMPLEX LOCATED IN NORTHWEST SAN ANTONIO

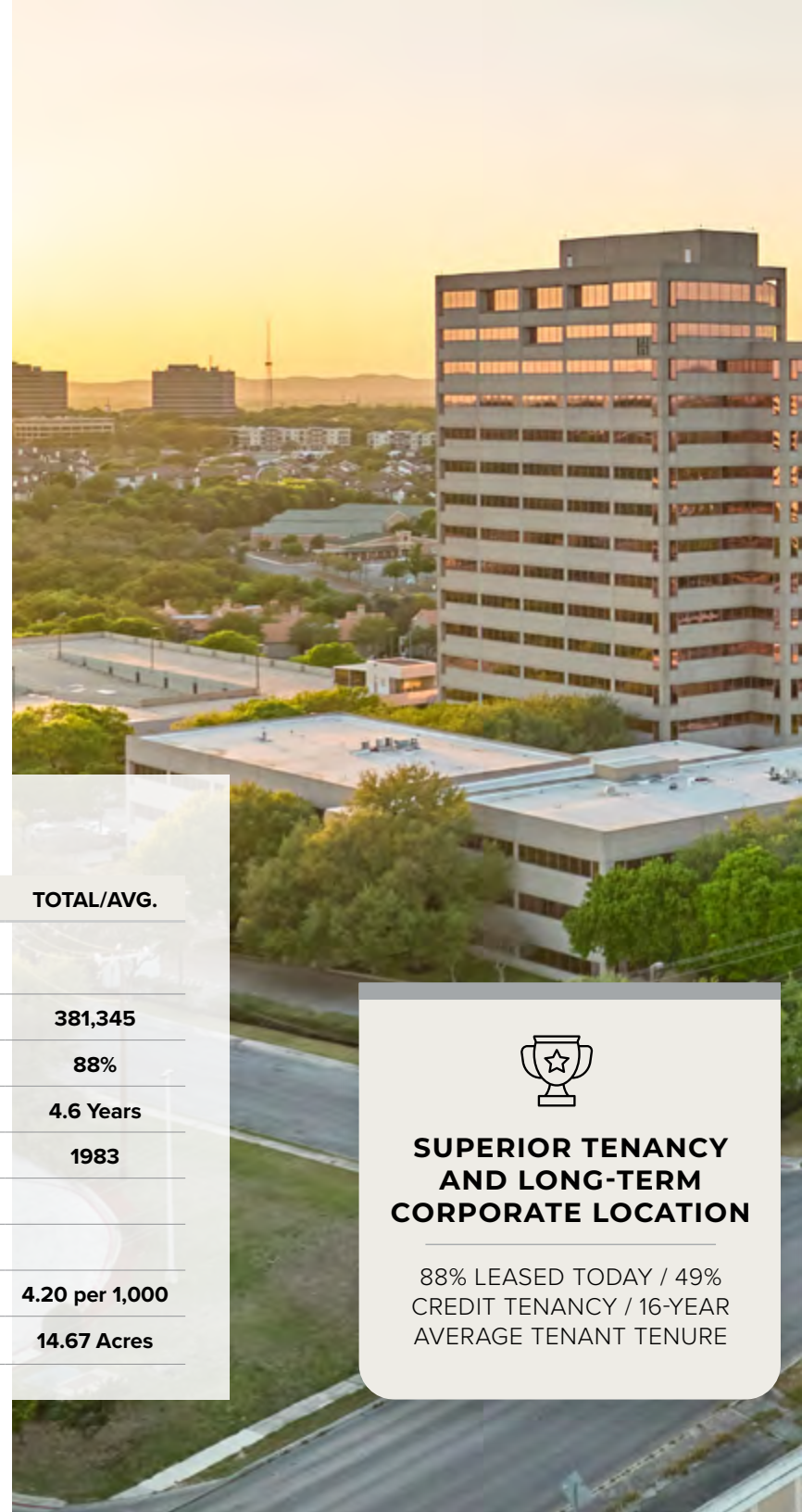
THREE BUILDINGS | 381,345 SQUARE FEET



OFFERING SUMMARY

# Executive Summary

Jones Lang LaSalle (“JLL”) has been exclusively retained to offer qualified investors the opportunity to purchase Forum Offices (the “Property”), a three building, 381,345 square foot, iconic office complex widely considered one of the preeminent office developments in San Antonio. Located on Interstate Highway 10 West in northwest San Antonio, the 88% leased office boasts an impressive 49% credit tenant lineup and a 4.6-year weighted average lease term. Forum Offices offers a unique opportunity to acquire a significant presence in the San Antonio market with cash preservation through a real estate asset which has maintained above 90% average occupancy over the past 15 years.



## Property Overview

	Forum One	Forum Two	Forum Three	TOTAL/AVG.
<b>ADDRESS</b>	8000 IH 10 West San Antonio, TX 78230	7990 IH 10 West San Antonio, TX 78230	8010 IH 10 West San Antonio, TX 78230	
<b>BUILDING SIZE</b>	277,115	86,547	17,683	<b>381,345</b>
<b>PERCENT LEASED</b>	87%	94%	85%	<b>88%</b>
<b>WALT</b>	4.9 Years	4.2 Years	2.6 Years	<b>4.6 Years</b>
<b>YEAR BUILT</b>	1983	1983	1983	<b>1983</b>
<b># OF STORIES</b>	16 Stories	3 Stories	1 Stories	
<b>AVERAGE FLOOR PLATE</b>	20,350 SF	28,870 SF	17,680 SF	
<b>PARKING</b>	4.20 per 1,000	4.20 per 1,000	4.20 per 1,000	<b>4.20 per 1,000</b>
<b>SITE AREA</b>				<b>14.67 Acres</b>



### SUPERIOR TENANCY AND LONG-TERM CORPORATE LOCATION

88% LEASED TODAY / 49%  
CREDIT TENANCY / 16-YEAR  
AVERAGE TENANT TENURE





**LANDMARK  
OFFICE ASSET**

ICONIC SAN ANTONIO TOWER /  
TOP OF MARKET AMENITIES



**SECURE SAN ANTONIO  
OFFICE MARKET**

MOST STABLE SUNBELT  
OFFICE MARKET /  
#2 IN NATION FOR WHITE  
COLLAR JOB GROWTH



**PRESTIGIOUS  
LOCATION**

MOST PROMINENT SUBURBAN  
LOCATION / IMMEDIATE ACCESS  
TO IH-10 & LOOPS 410 & 1604



**AMERICA'S NEXT  
BOOMTOWN**

SOURCE: FORBES

# Superior Tenancy and Long-Term Corporate Location

- ▶ The Property is 88% leased today and has maintained an above market occupancy of 90% since 2007 and 92% since 2016 proving its resiliency in all market conditions
- ▶ Forum Offices is a preferred corporate destination with 49% of the Property leased to credit tenants
- ▶ Total tenure for credit tenants is an average of 16 years
- ▶ A WALT of 4.6 years provides cash flow security and the average rents 13% below market provide upside on rollover

**CENTENE**<sup>®</sup>  
Corporation

**CENTENE**

81,331 SF  
BBB (S&P)  
4.2 YEAR WALT  
9.6 TOTAL TENURE

[ A ]  
[ B ]

**ALLIANCE BERNSTEIN**

50,792 SF  
A1 (MOODY'S)  
7.0 YEAR WALT  
23.3 TOTAL TENURE

NEW  
YORK  
LIFE

**NEW YORK LIFE**

81,331 SF  
Aaa (S&P)  
5.7 YEAR WALT  
35.6 TOTAL TENURE









# Landmark San Antonio Office Asset

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- ▶ Iconic asset with timeless architecture, excellent ingress/ egress, and a highly visible location on IH 10 West
- ▶ Three buildings on 14.7 acres which offer multiple floor plates providing diversity for a variety of users as well as floors designed for single or multi-tenant uses
- ▶ Additional +/-1.0-acre contiguous development site also available
- ▶ \$8.5 million in capital improvements since 2008 for HVAC, roofs, elevators, restrooms, and lighting amongst other improvements leading to 17.6% rental rate growth since 2019, 5.4% per year
- ▶ Highly amenitized with structured parking, on-site management and an updated amenity package which includes:
  - Fitness Center + Showers
  - Full Service Deli
  - Tenant Lounge / Community Room with Wi-Fi
  - Conference Center
  - Shaded Outdoor Patio Space







8608



# Prestigious Location

- ▶ IH 10 West location allows for immediate access to the major business centers in downtown, north central and northwest San Antonio as well as proximity to the affluent surrounding residential communities of The Dominion, Elm Creek, Shavano Park, Stone Oak, and Castle Hills
- ▶ Synergistically located near USAA Corporate HQ Campus and the 900-acre South Texas Medical Center
- ▶ Immediate access to IH 10 West, Loops 410 and 1604 and the San Antonio International Airport



**SHOPS AT  
LA CANTERA**

*10 MINUTE DRIVE*

**THE  
RIM**

*12 MINUTE DRIVE*

**SAN ANTONIO  
INTERNATIONAL  
AIRPORT**

*13 MINUTE DRIVE*

**DOWNTOWN**

*15 MINUTE DRIVE*

**THE  
PEARL**

*16 MINUTE DRIVE*



1604



### THE UNIVERSITY OF TEXAS AT SAN ANTONIO

- ▶ 34,000 current students
- ▶ 9 colleges
- ▶ 159 degree options

**SECURITY SERVICE**  
FEDERAL CREDIT UNION  
HQ

**THE SHOPS AT LA CANTERA**  
1.3M SF OF RETAIL • 623 UNITS • 498 KEYS

NORDSTROM LOUIS VUITTON  
 Dillard's Apple KENDRA SCOTT SEPHORA

**THE RIM**  
1.8M SF OF RETAIL • 1,382 UNITS • 779 KEYS

target TOPGOLF HomeGoods  
 NORTH ITALIA QDOBAs TACOS

1604

Acelty  
HQ

VALERO  
HQ

**SHAVANO PARK**  
AVERAGE HOME VALUE: \$810,000

USAA  
REAL ESTATE

**ELM CREEK**  
AVERAGE HOME VALUE: \$795,000

FREDERICKSBURG ROAD

USAA  
**CORPORATE OFFICE HQ**  
▶ 36,000+ Employees  
▶ 286 Acre Campus

**COLONIES NORTH SHOPPING CENTER**

H-E-B Starbucks AutoZone

MEDICAL DRIVE

**FORUM OFFICES**  
SAN ANTONIO, TEXAS



**CASTLE HILLS**  
AVERAGE HOME VALUE: \$480,000

LOWE'S

**GRANDVIEW SHOPPING CENTER**

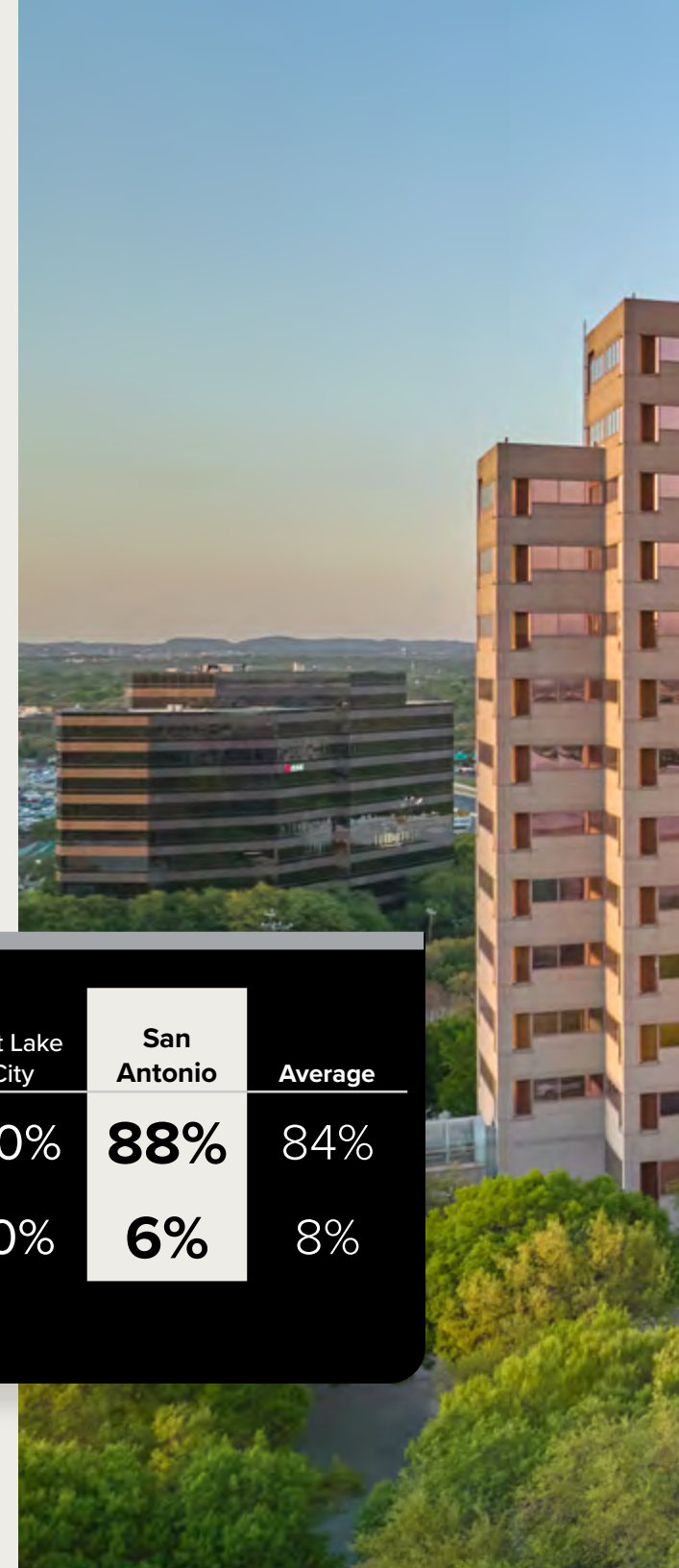
SPROUTS FARMERS MARKET petco DOLLAR GENERAL JJ





# Top Sunbelt Office Submarket

- ▶ San Antonio remains one the nation's most stable office markets, as demonstrated by its long-term growth and occupancy numbers
- ▶ Since 2020, San Antonio has seen 9% white collar job growth, the second highest in the nation behind Austin
- ▶ Since 2005, San Antonio has boasted an overall market occupancy of 88%, above the average Sunbelt occupancy of 84% and higher than Houston, Dallas, and Austin
- ▶ Lowest occupancy volatility amongst the competitive Sunbelt markets with only a 5.9% total delta in overall occupancy since 2005, vastly superior to Austin at 10.8% and Phoenix at 13.9%
- ▶ Rental rates over the same time period have remained incredibly constant, with steady growth, 2.4% since 2015, and very low volatility year over year
- ▶ The San Antonio market provides investors with consistent long term cash flow in one of the nation's largest metros and a preferred destination for major corporate users



	Austin	Charlotte	DFW	Denver	Houston	Miami	Phoenix	Salt Lake City	San Antonio	Average
<b>AVG OCC</b>	<b>85%</b>	<b>88%</b>	<b>79%</b>	<b>84%</b>	<b>82%</b>	<b>84%</b>	<b>80%</b>	<b>90%</b>	<b>88%</b>	84%
<b>AVG OCC DELTA</b>	<b>11%</b>	<b>11%</b>	<b>7%</b>	<b>7%</b>	<b>17%</b>	<b>12%</b>	<b>14%</b>	<b>10%</b>	<b>6%</b>	8%

*\*Sunbelt market data since 2005 per JLL Research*









**AMERICA'S NEXT  
BOOMTOWN**

*- FORBES*



**7<sup>TH</sup> LARGEST  
METRO**

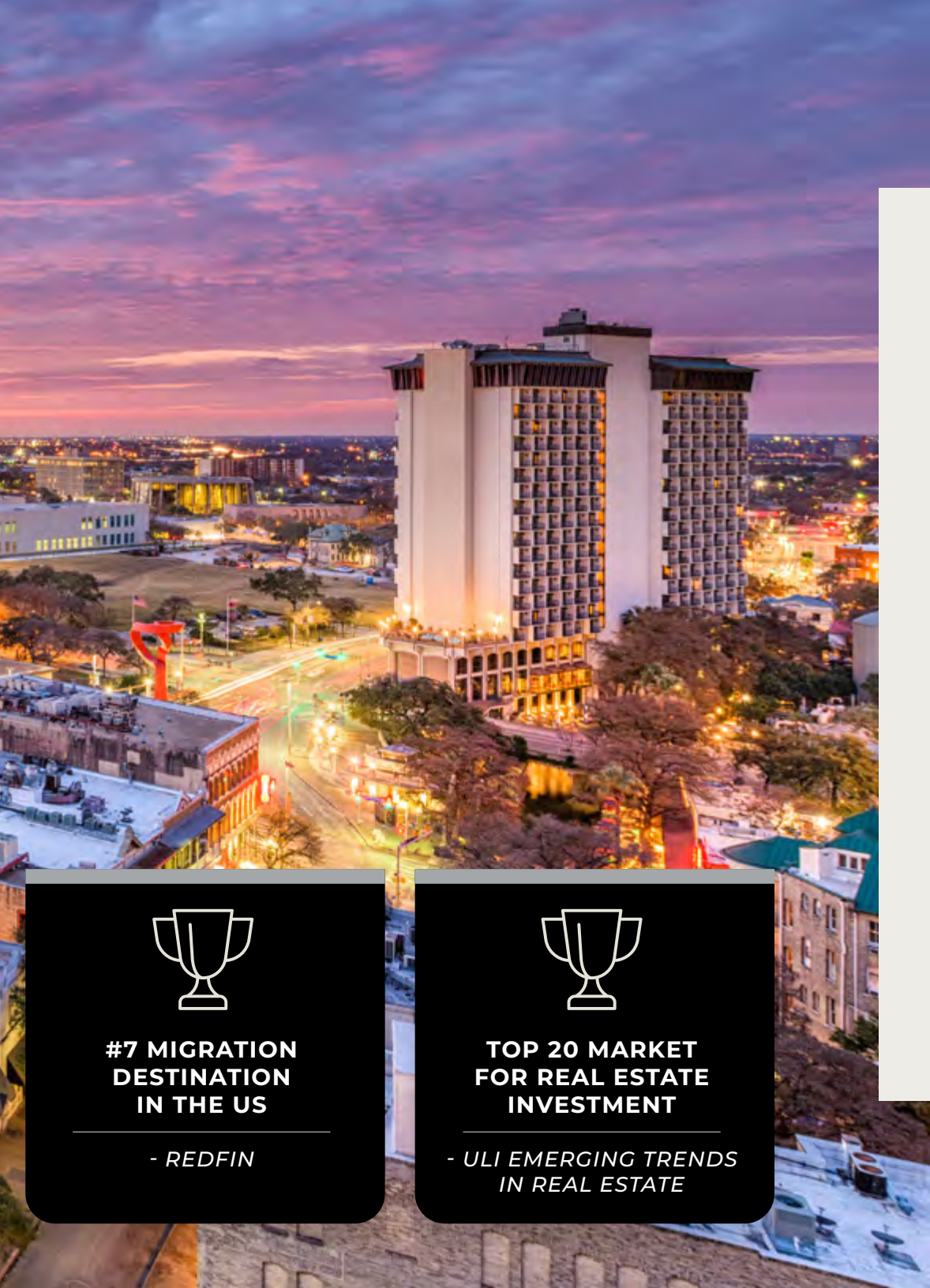
*IN THE US*



**SECOND FASTEST  
GROWING CITY**

*IN THE US IN 2020*





## The Nation's Next Investment Market

- ▶ San Antonio has been one of the Nation's top performing economic locations with employment growth 1.3x the national average and over 77 people per day population growth
- ▶ A 21% Millennial and 27% Gen-X base creates an in-demand workforce
- ▶ Office occupancy costs in San Antonio are 51% of Austin costs, 83% of DFW and 78% of average Sunbelt occupancy costs with a total cost of living that is 12.9% below the national average and lower than its entire peer
- ▶ Median home values of \$300,000 at 45% of the national average
- ▶ Home to Port San Antonio, second-largest concentration of cybersecurity experts and the Southwest Texas Medical Center, a 900-acre campus that is the anchor to a \$30B+ life science impact in the metro



**#7 MIGRATION  
DESTINATION  
IN THE US**

- REDFIN



**TOP 20 MARKET  
FOR REAL ESTATE  
INVESTMENT**

- ULI EMERGING TRENDS  
IN REAL ESTATE



# FORUM

# OFFICES

SAN ANTONIO, TEXAS

## Deal Team

### ANDREW LEVY

*Senior Managing Director*

469.232.1961

Andrew.Levy@am.jll.com

### JOHN TAYLOR

*Managing Director*

210.293.6869

John.Taylor@am.jll.com

### KELSEY SHEBAY

*Managing Director*

512.532.1927

Kelsey.Shebay@am.jll.com

### DREW FULLER

*Managing Director*

512.532.1931

Drew.Fuller@am.jll.com

### LEASING TEAM

#### MARK KRENGER

*Managing Director*

210-293-6870

Mark.Krenger@am.jll.com

#### LISA MITTEL

*Senior Vice President*

210-308-9888

Lisa.Mittel@am.jll.com

### ANALYTICS

#### PATRICK MCCORD

*Vice President*

512.532.1928

Patrick.McCord@am.jll.com

#### WHITNEY SNELL

*Analyst*

210.839.2048

Whitney.Snell@am.jll.com

### DEBT CONTACT

#### JEREMY WOMACK

*Senior Managing Director*

210.839.2012

Jeremy.Womack@am.jll.com



1703 W. 5th Street, Suite 850  
Austin, TX 78703

9601 McAllister Parkway, Suite 100  
San Antonio, TX 78216

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