



FINESILVER

EXECUTIVE SUMMARY

The Opportunity

Jones Lang LaSalle ("JLL") is pleased to present the opportunity to acquire a fee simple interest in Finesilver (the "Property"), a creative historic office building totaling 114,132 square feet in Downtown San Antonio. The Property is 49% leased to a diverse roster of tenants, including law firms, engineering firms, and healthcare solutions providers, offering a unique urban office environment. Strategically located at the intersection of I-35 and I-10, Finesilver is situated immediately adjacent to Downtown San Antonio. The Property's prime position at the northernmost point of the San Pedro Creek Project, a \$300 million revitalization initiative spanning two miles of the once-forgotten San Pedro Creek, further enhances its appeal. The Property's rich history dates back to the late 1800s when it housed San Antonio's largest employer. This creative office building presents a rare acquisition opportunity in San Antonio—one of America's highest growth markets—at a significant discount to replacement cost.

Address:	<i>816 Camaron St. San Antonio, TX 78212</i>
Building Size:	<i>114,132 SF</i>
Occupancy:	<i>49%</i>
WALT:	<i>2.0 Years</i>
Built/Renovated:	<i>1895/2016</i>
Site Area:	<i>1.35 Acres</i>



INVESTMENT HIGHLIGHTS



Prime Urban Core Location

Direct **I-35** and **I-10** access
Proximity to the **\$160M MISSIONS BASEBALL STADIUM**



Rare Value-Add Opportunity

In-place rents **7.6% BELOW MARKET**
7,303 SF that can be converted to RSF



Thriving San Antonio Market

#1 FASTEST GROWING CITY in the country (SA Express-News)



Historical Significance

San Antonio's most prominent early-20th century building



**DOWNTOWN
SAN ANTONIO**

FROST TOWER
452K SF
BUILT 2019

300 MAIN
454 UNITS

SOAP FACTORY APARTMENTS
381 UNITS

**SAN ANTONIO MISSIONS
BASEBALL STADIUM**
APRIL 2028
4,500 Seats
\$160 Million
\$1.0 Billion Tax Revenue
1,500 Apartments

SAN PEDRO CREEK CULTURE PARK
\$1.5 BILLION ECONOMIC IMPACT

SAN ANTONIO ISD

N. FLORES ST

CAMARON ST

35
146,000
vehicles per day



FINESILVER

10
192,000
vehicles per day



PRIME URBAN CORE LOCATION

Strategically positioned next to downtown, the historic Finesilver is located at the intersection of I-35 and I-10, two of the city's most traveled highways. The Property capitalizes on the city's diverse economic drivers, including corporate headquarters, popular travel destinations, esteemed educational institutions, a thriving technology sector, and a substantial military presence. Furthermore, Finesilver sits less than a mile from the \$160M Missions Baseball Stadium set to deliver in 2028. This development also includes proposed hotels and more than 1,500 apartments surrounding the stadium that will generate \$1B in tax revenue. As one of San Antonio's most prominent early-20th century industrial buildings in a revitalized urban core location, the Property offers a unique blend of urban convenience and regional accessibility.

Thriving Destination Within 3-Mile Radius

Total Population	140,240	Office Occupancy	85.3%
Avg. Home Value	\$301,862	Market Asking Rent	\$29.71 PSF
Avg. Household Income	\$71,697	Retail Occupancy	95.9%
Total Households	52,844	Class A MF Units	7,643



URBAN CORE REVITALIZATION

Nestled adjacent to Downtown West San Antonio in the Five Points micromarket, Finesilver offers unparalleled convenience to a premier destination filled with top-rated dining and diverse entertainment options. This submarket highlights San Antonio's rich history while positioning itself at the center of the emerging technology district—a growing hub attracting established companies, innovative startups, and creative young professionals.

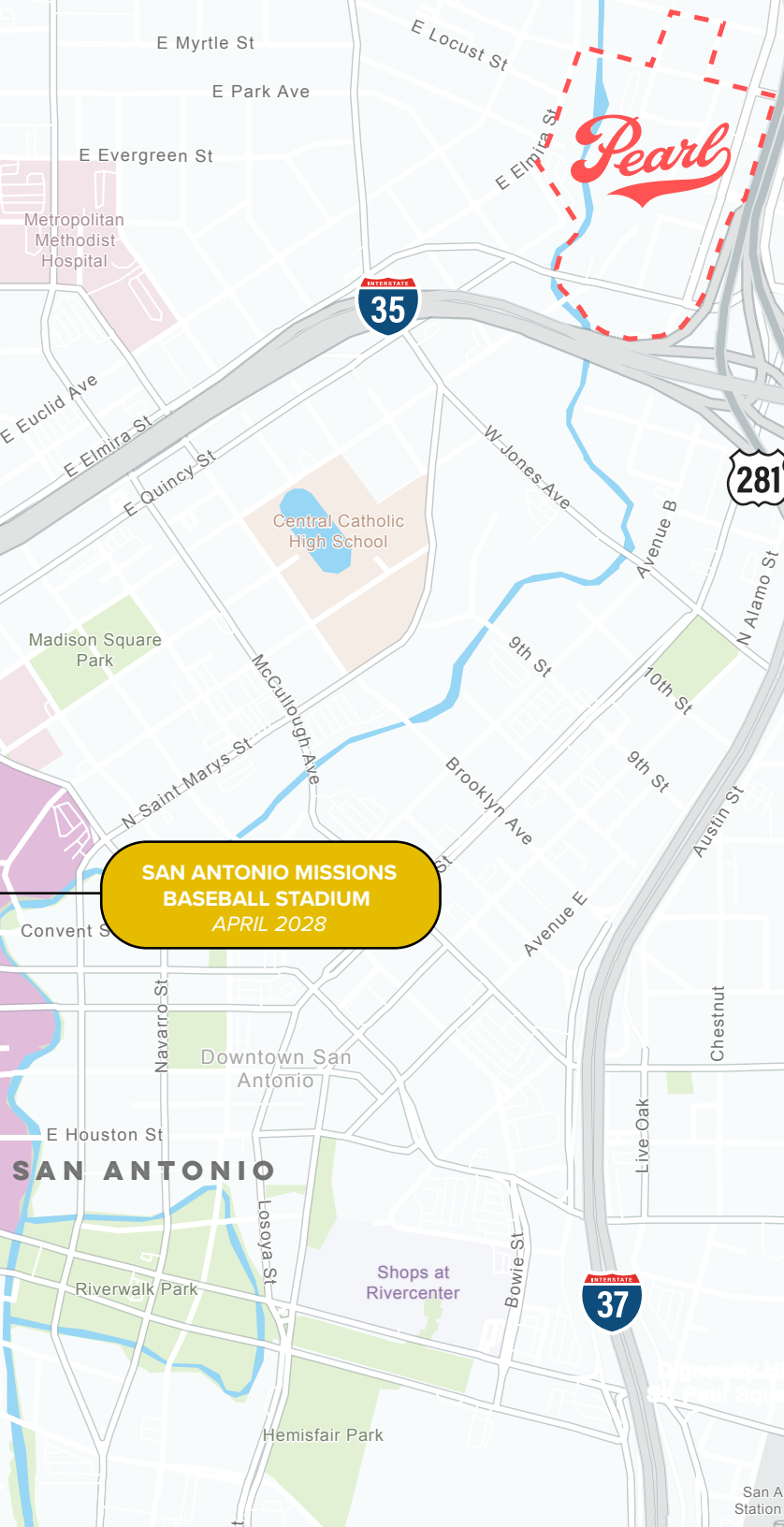
Finesilver occupies the northernmost point of the San Pedro Creek Culture Park project—a transformative \$300 million revitalization initiative that is breathing new life into two miles of San Pedro Creek. This project provides a new continuous walking path to downtown improving the building's walkability for the first time. In 2028, Weston Urban is set to deliver a state-of-the-art Missions Baseball Stadium less than a mile from Finesilver. The Property is conveniently positioned to capture emerging tech demand through its unique, creative urban office environment.

Downtown West Micromarket

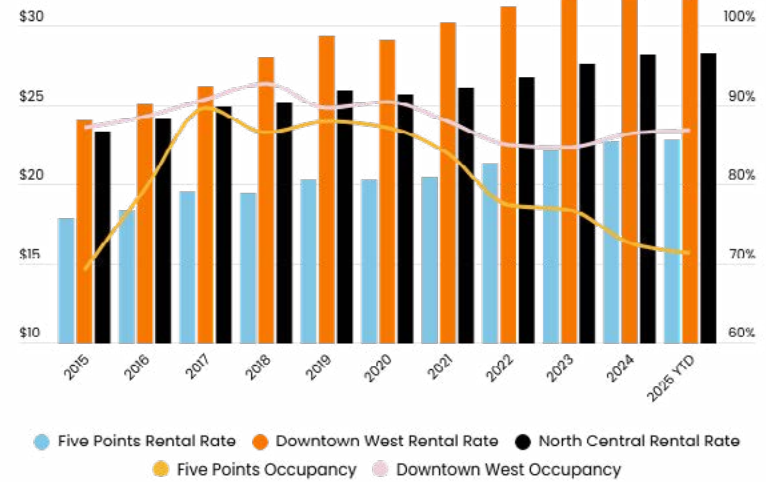
Over the past three years, the Downtown West has experienced roughly 9% increase in rental rates. This upward trend is primarily attributed to the substantial revitalization of the area, coupled with limited new supply entering the market. These favorable conditions have fostered robust leasing momentum, enabling property owners to consistently secure premium rental rates.

Since 2015, this micromarket has maintained exceptionally strong rental performance, now approaching \$29 MG. The Property's strategic location near this flourishing district positions it favorably to achieve comparable rental growth.





Five Points vs. Downtown West Micromarket



Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city's robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.



NO.4

**AMERICA'S NEXT
BOOM TOWN**

Forbes

TOP 5

**FOR ECONOMIC
PERFORMANCE**

Brookings

2ND

**HIGHEST GROWTH
OF MILLENNIALS**

Brookings

13TH

**LARGEST MULTIFAMILY
INVESTMENT
MARKET**

CoStar

8TH

**MARKET
TO WATCH**

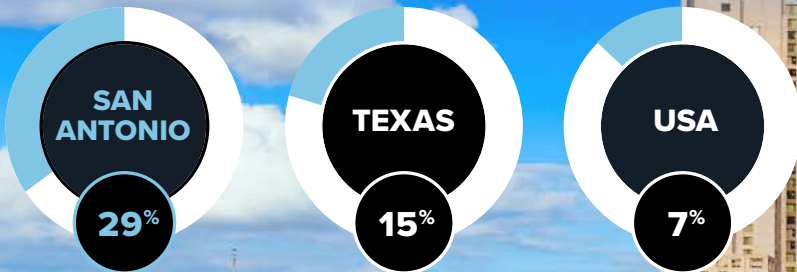
*2024 ULI Emerging
Trends Report*



LARGEST SINGLE EMPLOYERS

- 1 JOINT BASE SAN ANTONIO
- 2 H-E-B
- 3 USAA
- 4 RACKSPACE
- 5 WHATABURGER
- 6 RUSH ENTERPRISES
- 7 JP MORGAN CHASE
- 8 FROST BANK
- 9 TASKUS
- 10 BILL MILLER BAR-B-Q
- 11 TOYOTA MOTOR MANUFACTURING
- 12 SOUTHWEST RESEARCH INSTITUTE
- 13 SWBC
- 14 IHEARTMEDIA
- 15 ACCENTURE

Population Growth 2012-2022



Notable Employers

**JOINT BASE
SAN ANTONIO**

82,639 JOBS

South Texas
**MEDICAL
CENTER**

50,000+ JOBS



20,000 JOBS



19,000 JOBS



18,000+ JOBS

CYBERSECURITY
SAN ANTONIO

16,500 JOBS



5,000 JOBS



6,500 JOBS



1,653 JOBS



2,800 JOBS



Population Trends

- 2.6+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- One of the nation's fastest growing millennial populations in the U.S.

Employment Trends

- Healthy job market credited to diverse industries: established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Educated, young workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers: steady employment growth and low unemployment levels

30

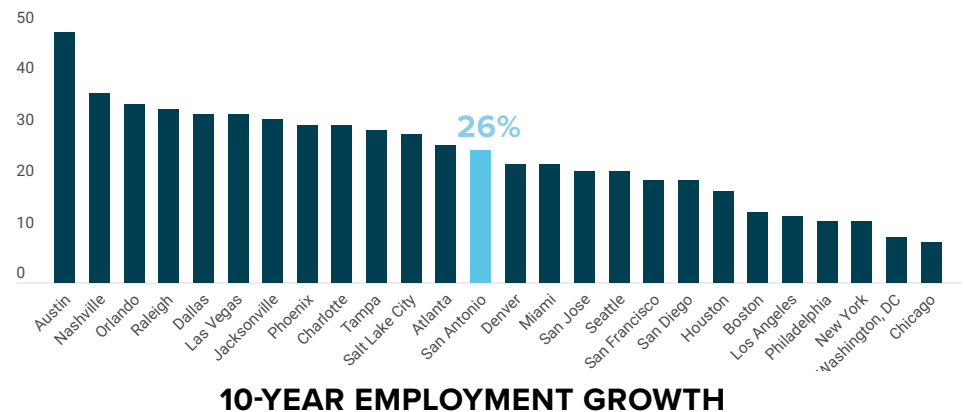
YEARS OF ECONOMIC HISTORY

25

YEARS OF POSITIVE JOB GROWTH

1.3X

HIGHER RATE OF GROWTH THAN THE NATIONAL AVERAGE



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