

An architectural rendering of a modern, multi-story office building with a dark, angular facade and large glass windows. The building features multiple levels of balconies with metal railings. In the foreground, a paved plaza with trees and people walking and cycling is shown. The sky is blue with light clouds.

THE rockTM AT LA CANTERATM

OFFICE - PHASE I

As a global center of discovery, focused on the advancement of human performance, **The Rock at La Cantera** will have a transformative impact on the San Antonio community.

The Rock at La Cantera is a mixed-use development that will include a human performance research center, a 22-acre park, a world class training facility for the San Antonio Spurs, a public outdoor event plaza and prime space for office, healthcare, hospitality and research users.

The development is located at the intersection of I10 and 1604, one of the fastest-growing areas in Northwest San Antonio, TX.

This opportunity at The Rock at La Cantera - Office Phase I offers companies an opportunity to lease space in this singularly unique, best in class, Spurs-charged campus.

LINCOLN
PROPERTY
COMPANY

JONES LANG LASALLE BROKERAGE, INC.



LA CANTERA TOWN CENTER MASTER PLAN



A 1 OF 1 OFFICE ENVIRONMENT

Connectivity, Walkability, Accessibility, Sustainability, Livability

THE
rock
AT LA CANTERA™

JLL | HKS | LPC

THE rockTM AT LA CANTERATM

OFFICE - PHASE I

PHASE I (4 FLOORS)	+/- 125,000 GSF @30,000 RSF per floor (+/- 120,000 RSF)
PARKING	230 Cars
PHASE I GARAGE PARKING	230 Cars (3 levels)
SURFACE PARKING	250 Cars
TOTAL	480 Cars (4 Per 1000 RF)



CONTACT INFORMATION

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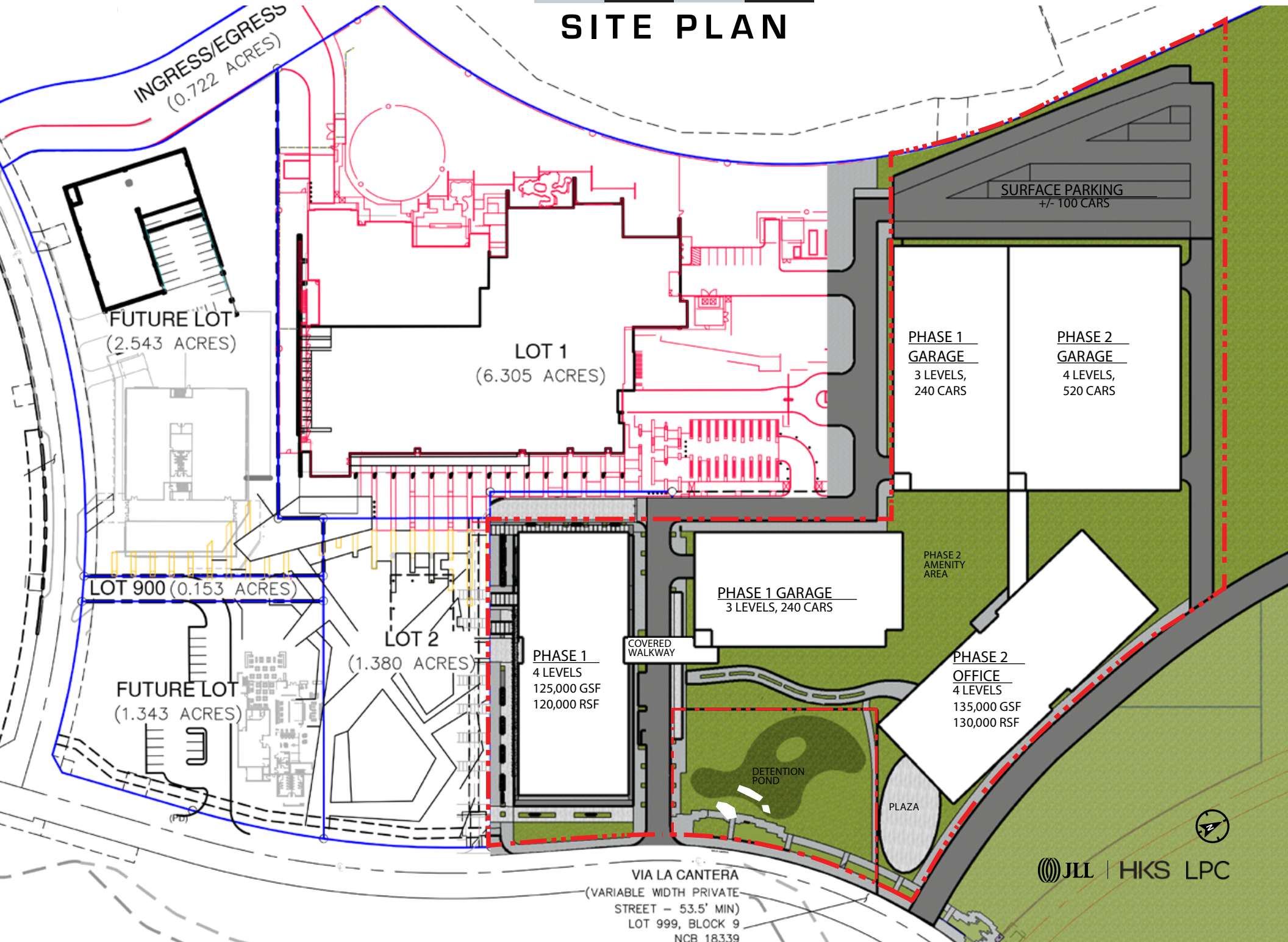


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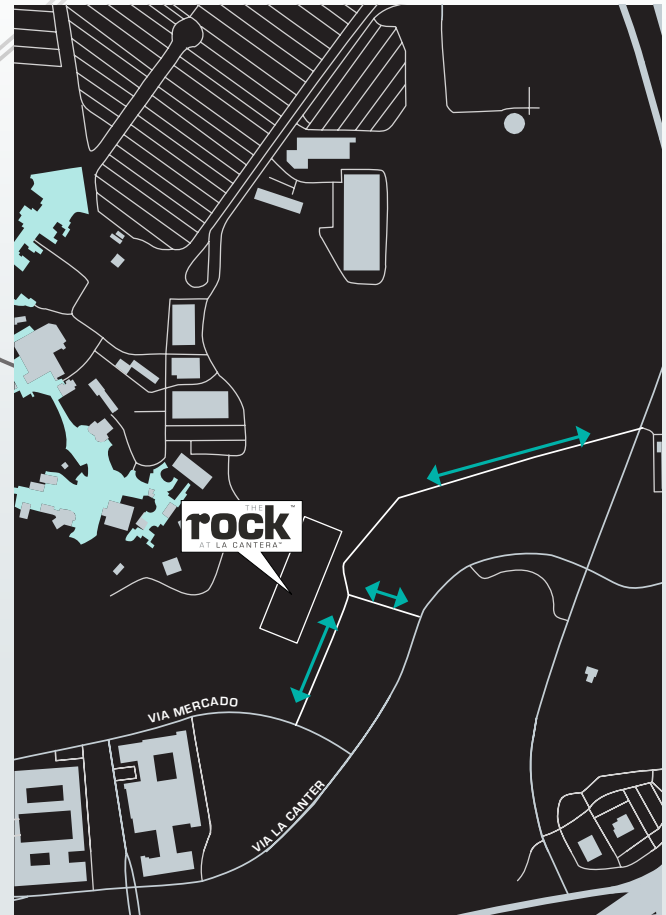


SITE PLAN





ACCESS





INTERIOR





PARKING



THE
rock[™]
AT LA CANTERA[™]

 JLL | HKS | LPC



PLAZA

Victory Capital PERFORMANCE CENTER

THE ROCK AT LA CANTERA



THE
rock
AT LA CANTERA™

JLL | HKS | LPC

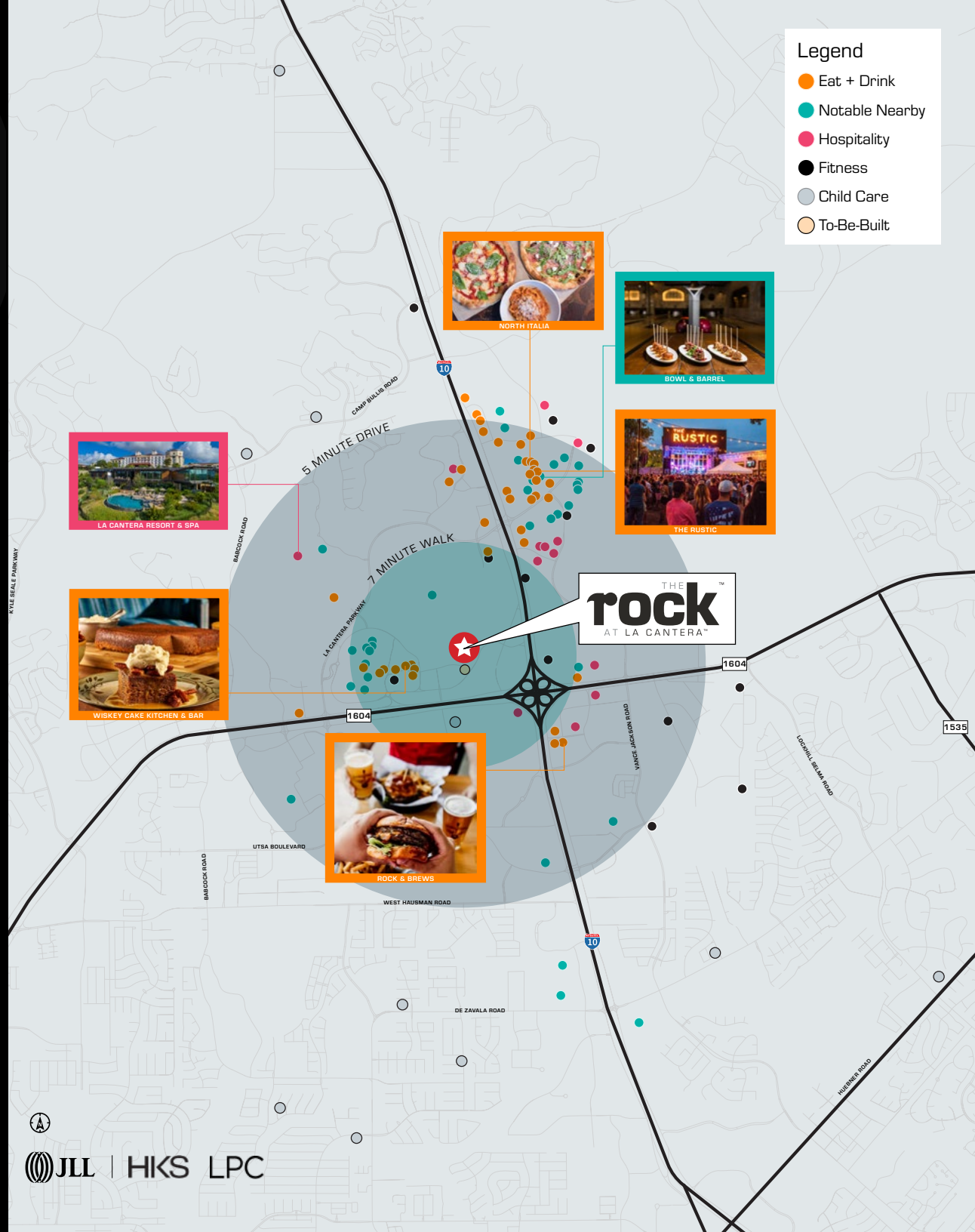
AMENITIES

EAT + DRINK

Bakery Lorraine	La Panadería Bakery Café	Signature
Bakudan Ramen	Lupe Tortilla Mexican	Smoothie King
BJ's Restaurant & Brewhouse	Maggiano's Little Italy	Southerleigh Haute South
Bob's Steak & Chop House	Mi Familia at the Rim	Starbucks
CAVA	North Italia	Stone Werks Big Rock Grille, The Rim
Chick-fil-A	P.F. Chang's	Sweet Paris Crêperie
Chick-fil-A	Pappadeaux Seafood	The Cheesecake Factory
Cold Stone Creamery	Perry's Steakhouse	The Rustic
Freddy's Frozen Custard & Steakburgers	Piatti	Torchy's Tacos
Hopdoddy Burger Bar	Pluckers Wing Bar	Whataburger
J. Alexander's	Raising Cane's Chicken Fingers	Whataburger
Kerbey Lane Cafe	Revolución Coffee	Whiskey Cake Kitchen
Kona Grill - San Antonio	Rock & Brews	Yard House
	Ruth's Chris Steak House	

NOTABLE NEARBY

Andretti Indoor Karting & Games	JCPenney	Santikos Entertainment
Apple La Cantera	La Cantera Golf Club	Six Flags Fiesta Texas
Bass Pro Shops	Louis Vuitton San Antonio	T.J. Maxx & HomeGoods
Best Buy	Lowe's Home Improvement	Target
Bowl & Barrel	Macy's	Tecovas
Chicken N Pickle	Michaels	The Rim
Costco Wholesale	Michaels Custom Framing	The Shops at La Cantera
DICK'S Sporting Goods	Neiman Marcus	Tiffany & Co.
Dillard's	Nordstrom	Total Wine & More
DSW	PetSmart	Walmart Supercenter
H-E-B	Recreation Wellness Center	
Hobby Lobby	Sam's Club	






DEMOGRAPHICS




FAIR OAKS/BOERNE

FAIR OAKS RANCH


CROSS MOUNTAIN

		
\$151,957	\$451,887	14 MIN
Average HH income	Median Home value	



FAIR OAKS/BOERNE

		
\$86,947	\$380,128	25 MIN
Average HH income	Median Home value	

GREY FOREST

		
\$153,714	\$486,905	14 MIN
Average HH income	Median Home value	

LEON SPRINGS

		
\$112,479	\$425,912	9 MIN
Average HH income	Median Home value	




LEON SPRINGS

CROSS MOUNTAIN



FOREST CREST

HELOTES

		
\$104,016	\$360,217	10 MIN
Average HH income	Median Home value	

GREY FOREST

HILLS AND DALES

SHAVANO PARK

INWOOD

HELOTES

RIDGEHAVEN

WOODS OF SHAVANO




OAKMONT DOWNS

LEON VALLEY

		
\$58,090	\$214,566	14 MIN
Average HH income	Median Home value	

LEON VALLEY

SHAVANO PARK

		
\$192,537	\$631,610	10 MIN
Average HH income	Median Home value	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Chuck King 276776 chuck.king@jil.com 210-293-6880

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/
Associate License No. Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date



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Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date