

An architectural rendering of a modern, multi-story office building. The building features a mix of dark, perforated metal panels and light-colored stone or concrete panels. Large glass windows are visible on several floors. People are shown walking on balconies and on the ground level, which includes a paved plaza with trees and a person riding a bicycle. 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 rock™

AT LA CANTERA™

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)



JLL

CONTACT INFORMATION

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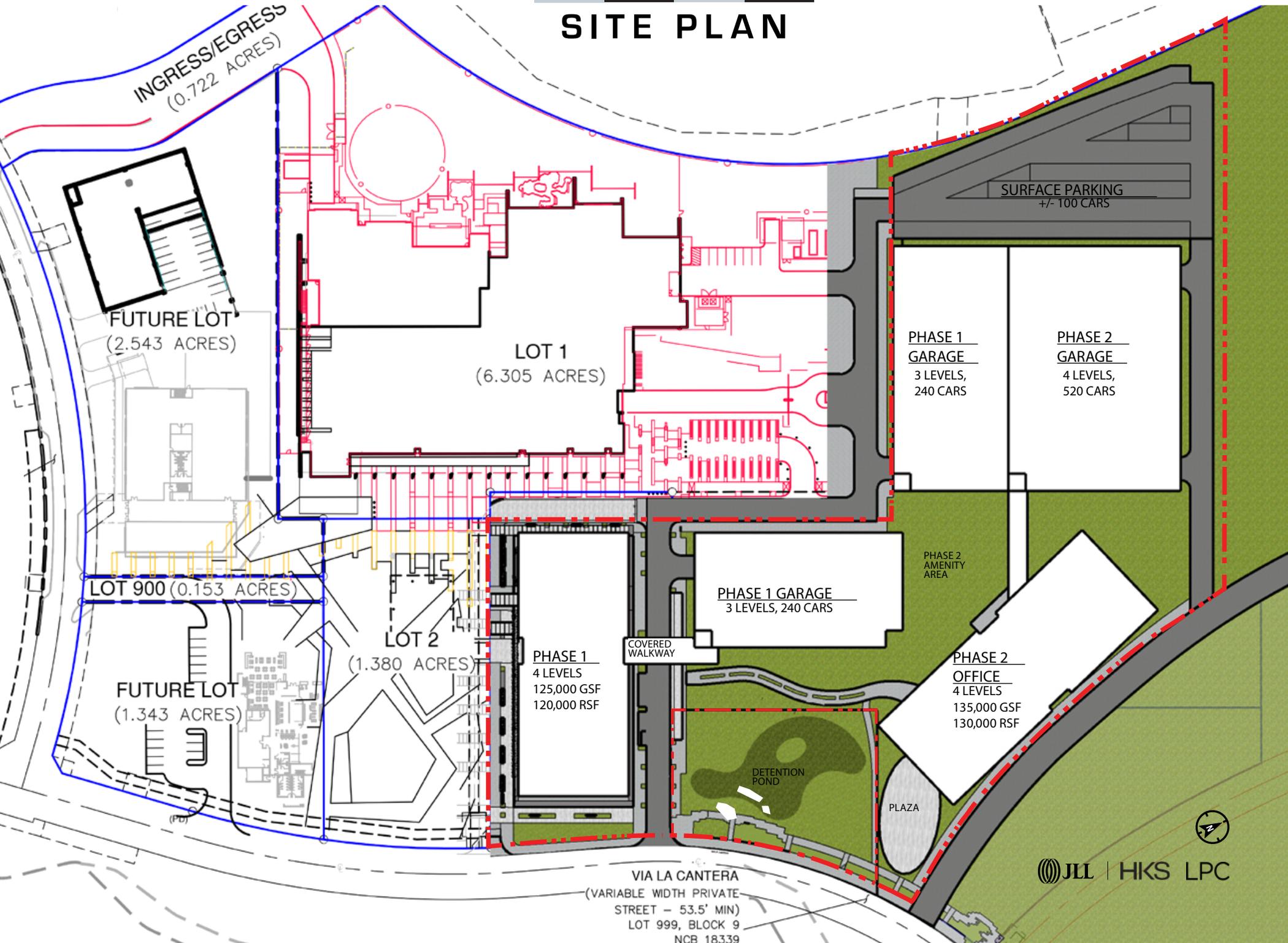


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SITE PLAN



INGRESS/EGRESS
(0.722 ACRES)

FUTURE LOT
(2.543 ACRES)

LOT 1
(6.305 ACRES)

SURFACE PARKING
+/- 100 CARS

PHASE 1
GARAGE
3 LEVELS,
240 CARS

PHASE 2
GARAGE
4 LEVELS,
520 CARS

LOT 900 (0.153 ACRES)

LOT 2
(1.380 ACRES)

PHASE 1 GARAGE
3 LEVELS, 240 CARS

PHASE 2
AMENITY
AREA

FUTURE LOT
(1.343 ACRES)

PHASE 1
4 LEVELS
125,000 GSF
120,000 RSF

COVERED
WALKWAY

PHASE 2
OFFICE
4 LEVELS
135,000 GSF
130,000 RSF

DETENTION
POND

PLAZA

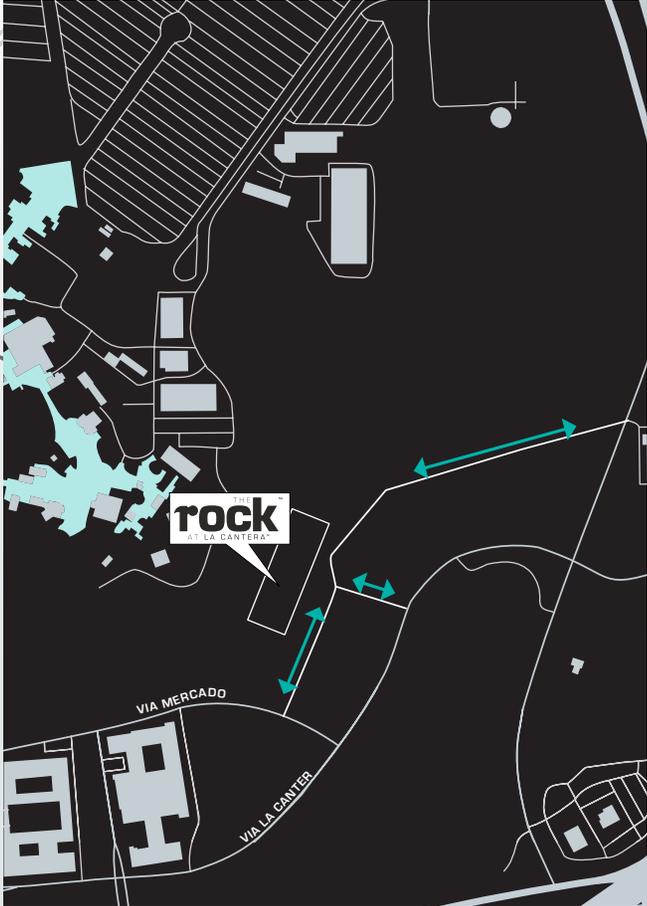
VIA LA CANTERA
(VARIABLE WIDTH PRIVATE
STREET - 53.5' MIN)
LOT 999, BLOCK 9
NCB 18.339





ACCESS

THE
rockTM
AT LA CANTERATM





INTERIOR





PARKING





PLAZA

Victory Capital PERFORMANCE CENTER

THE ROCK AT LA CANTERA



THE
rock
AT LA CANTERA™

JLL | HKS | LPC

AMENITIES

EAT + DRINK

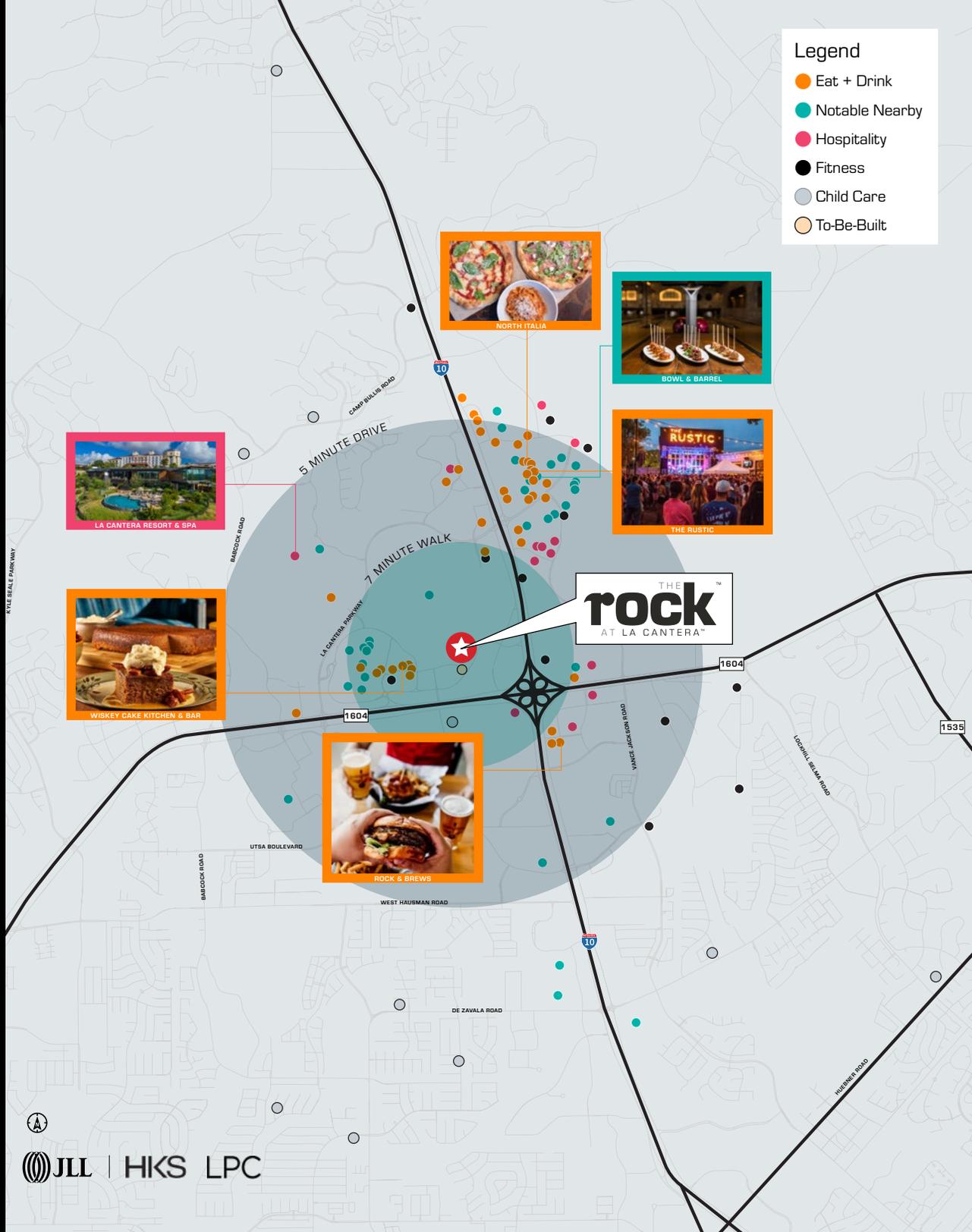
- | | | |
|--|--------------------------------|--------------------------------------|
| Bakery Lorraine | La Panadería Bakery Café | Signature |
| Bakudan Ramen | Lupe Tortilla Mexican | Smoothie King |
| BJ's Restaurant & Brewhouse | Maggiano's Little Italy | Southerleigh Haute South |
| Bob's Steak & 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 | |

Legend

- Eat + Drink
- Notable Nearby
- Hospitality
- Fitness
- Child Care
- To-Be-Built



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	

HELOTES

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

CROSS MOUNTAIN



FOREST CREST

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	

SHAVANO PARK

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

LEON VALLEY





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.



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:
that the owner will accept a price less than the written asking price;
that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
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.

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

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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