

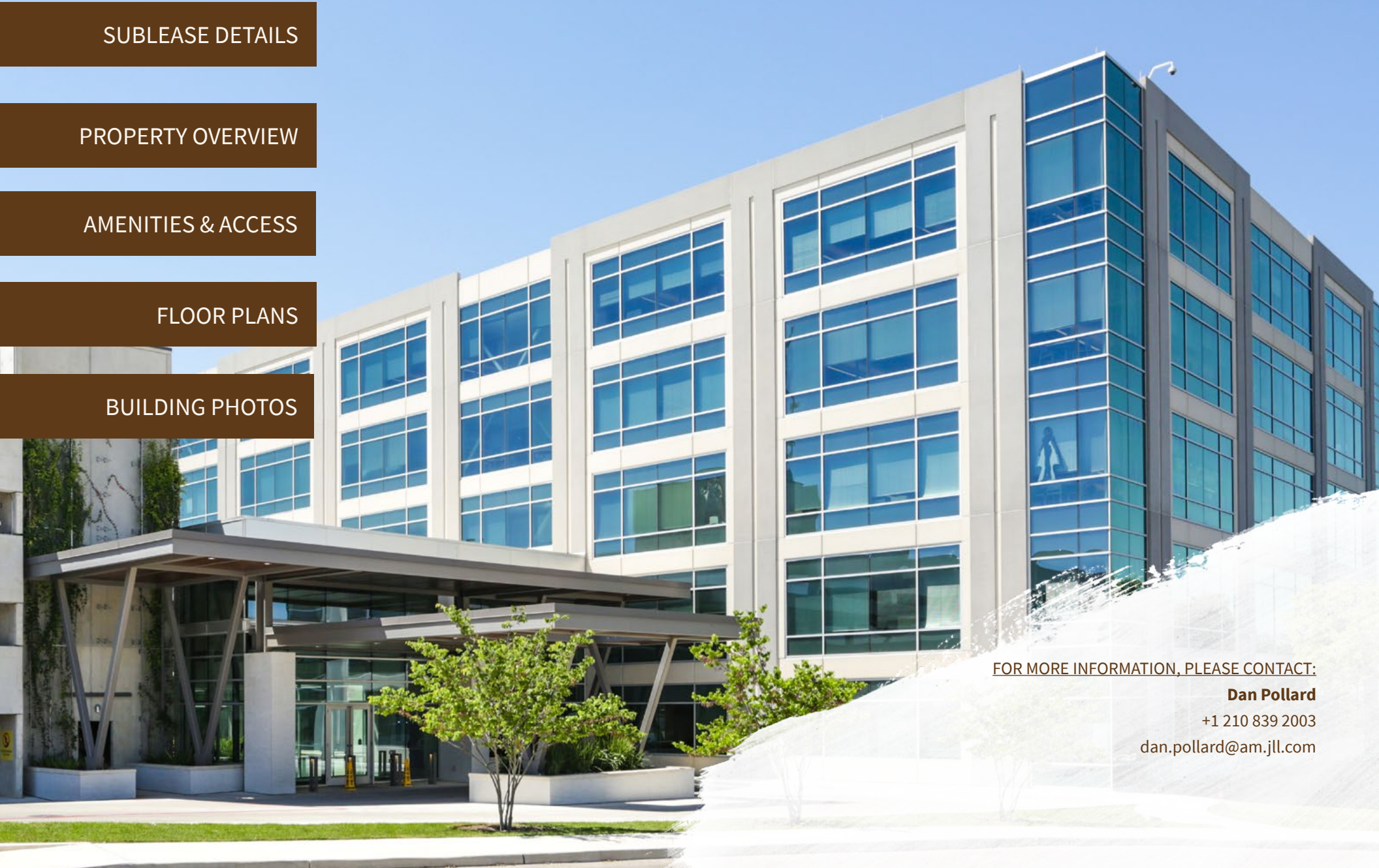
SUBLEASE DETAILS

PROPERTY OVERVIEW

AMENITIES & ACCESS

FLOOR PLANS

BUILDING PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT:

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## For Sublease

Building size:	157,472± SF
Floors:	Five (5)
Term:	Through July 31, 2024
Availability:	Q3 2020
Rental rate:	Call broker for pricing
Parking ratio	4.0/1,000 SF parking garage
Building features:	Sports Court, Gym, Café, Conference Area

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<b>LOCATION</b>	13805 IH-10 W, San Antonio, Texas 78249
<b>RENTABLE SQUARE FEET</b>	150,735± RSF
<b>TOTAL OFFICE FLOORS</b>	Five (5)
<b>FLOOR PLATE SIZES</b>	Level 1: 31,846± RSF Level 2: 30,829± RSF Level 3: 29,470± RSF Level 4: 29,295± RSF Level 5: 29,295± RSF
<b>COMMON AREA FACTOR</b>	Single Tenant: 1.08 Multi-Tenant: 1.125
<b>PARKING GARAGE</b>	4:1,000 RSF Total: 600 spaces Accessible (ADA): 12 spaces
<b>LEASE DEPTH</b>	42'-0" as measured from core wall to exterior wall
<b>CEILING HEIGHT</b>	9'-0"
<b>MULT-TENANT CORRIDOR WIDTH</b>	5'-6" (minimum)
<b>FOUNDATION SYSTEM</b>	Straight-shaft pier foundation
<b>STRUCTURAL SYSTEM</b>	Structural Steel Frame with composite steel framed floors with concrete slabs over metal deck
<b>DESIGN LOADS</b>	Typical Floor Live Load: 50 psf Ceiling and Mechanical Load: 7 psf Lobby Area Live Load: 100 psf Mechanical Area Live Load: 125 psf Storage Area Live Load: 125 psf
<b>EXTERIOR WALLS</b>	Two colors of precast concrete wall panels with curtainwall glazing
<b>ROOF SYSTEM</b>	PVC single-ply 60 mil Sika Sarnafil RhinoBond Roofing System

<b>LOBBY FINISHES</b>	Patterned stone tile Stone wall tile with waterfall feature Wood ceilings Recessed lighting with accent chandelier
<b>FITNESS CENTER</b>	Locker rooms with showers State-of-the-art fitness equipment Adjacent to café and outdoor seating
<b>CORRIDOR FINISHES</b>	Carpet Painted walls TechZone Ceiling System with tegular edge tile ceiling 12" x 48" recessed lighting
<b>RESTROOM FINISHES</b>	Large scale porcelain tile Painted drywall ceiling Recessed lighting Solid surface vanity top
<b>EXIT STAIR FINISHES</b>	Painted walls Painted metal stairs and handrails Concrete treads (pan filled) with broom finish
<b>PASSENGER ELEVATORS</b>	Two (2) 3000 lb High-Speed MRL KONE Passenger EcoSpace™ One (1) 4000 lb High-Speed MRL KONE Service Elevator Brushed stainless door and Hoistway frames
<b>HVAC SYSTEM</b>	Five (5) 80 Ton VAV Roof Package Units (one RTU per floor)  Each RTU will supply air to an externally insulated primary duct loop on each floor  Tenant Improvements to provide for all ductwork downstream of the primary duct loop as follows: a) ductwork to VAV boxes will be galvanized sheet metal with external insulation and b) ductwork downstream of VAV boxes will be sheet metal with internal insulation except last 8' (max) before the diffuser can be flexible duct  Tenant Improvements to provide for fan powered VAV boxes with electric heat to server perimeter zones (quantity and location to be determined by Tenant)  Tenant Improvements to provide for VAV boxes to serve interior zones (quantity and location to be determined by Tenant)
<b>INDOOR DESIGN CONDITIONS</b>	Summer 74°F and 50% RH Winter 72°F and no humidity control

# VISTA DETAILS

## AREA AMENITIES

### DINING

1. Quarry Hofbrau at The Rim
2. Chick Fil-A
3. TGIFridays
4. Stone Werks Big Rock Grille
5. Islamorada Fish Co
6. Maggiano's Little Italy
7. BJ's Restaurant & Brewhouse
8. Taste Crepes & More
9. Mimi's Café
10. Sustenio
11. Piatti
12. Tiagos Cabo Grille
13. Mona Lisa's Pizzeria
14. The General Public
15. JUICEssential
16. Zoes Kitchen
17. Così
18. Red Robin Gourmet Burgers
19. Freddy's
20. Bob's Steak & Chop House
21. The Bistro
22. 54th Street Grill and Bar
23. Great American Grill
24. PF Changs
25. Va Bene Pizzeria Napoletana
26. Whiskey Cake
27. Grimaldi's Pizzeria
28. Brio Tuscan Grille
29. Perry's
30. Yard House
31. The Cheesecake Factory
32. Olive Garden
33. Longhorn Steakhouse
34. Red Lobster
35. Tacos N Salsa
36. Applebee's
37. Chuy's
38. Cheddar's Casual Café
39. Urban Brick Pizza at The Rim
40. Bowl & Barrel at The Rim
41. Ruth's Chris Steakhouse at Eilan
42. Russo's Coal Fired Italian Grill
43. Which Wich at The Rim

### LODGING

44. Courtyard San Antonio Six Flags
45. Residence Inn San Antonio
46. La Cantera Hill Country Resort
47. Staybridge Suites NW S
48. Comfort Inn Fiesta at Six Flags
49. Drury Inn & Suites
50. La Quinta Inn & Suites
51. Sleep Inn & Suites at Six Flags
52. Super 8 San Antonio/Fiesta
53. Eilan Hotel & Spa

### BANKING

54. IBC Bank
55. BBVA Compass
56. Security Service Federal Credit Union
57. Synergy Federal Credit Union
58. RBCU
59. United SA Federal Credit Union
60. Frost Bank
61. Woodforest National Bank
62. Bank of America
63. Chase Bank

### ENTERTAINMENT

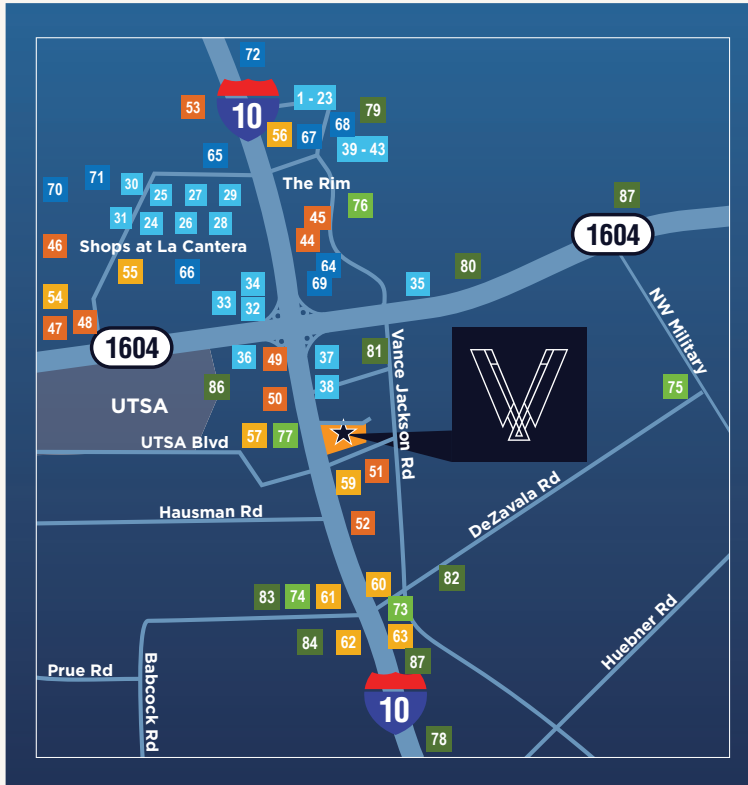
64. Top Golf
65. Six Flags Fiesta Texas
66. Shops at La Cantera
67. Santikos Palladium IMAX
68. Bowl & Barrel
69. iFLY San Antonio (coming soon)
70. La Cantera Golf Club
71. Palmer Golf Course
72. Dominion Country Club

### GROCERY & PHARMACY

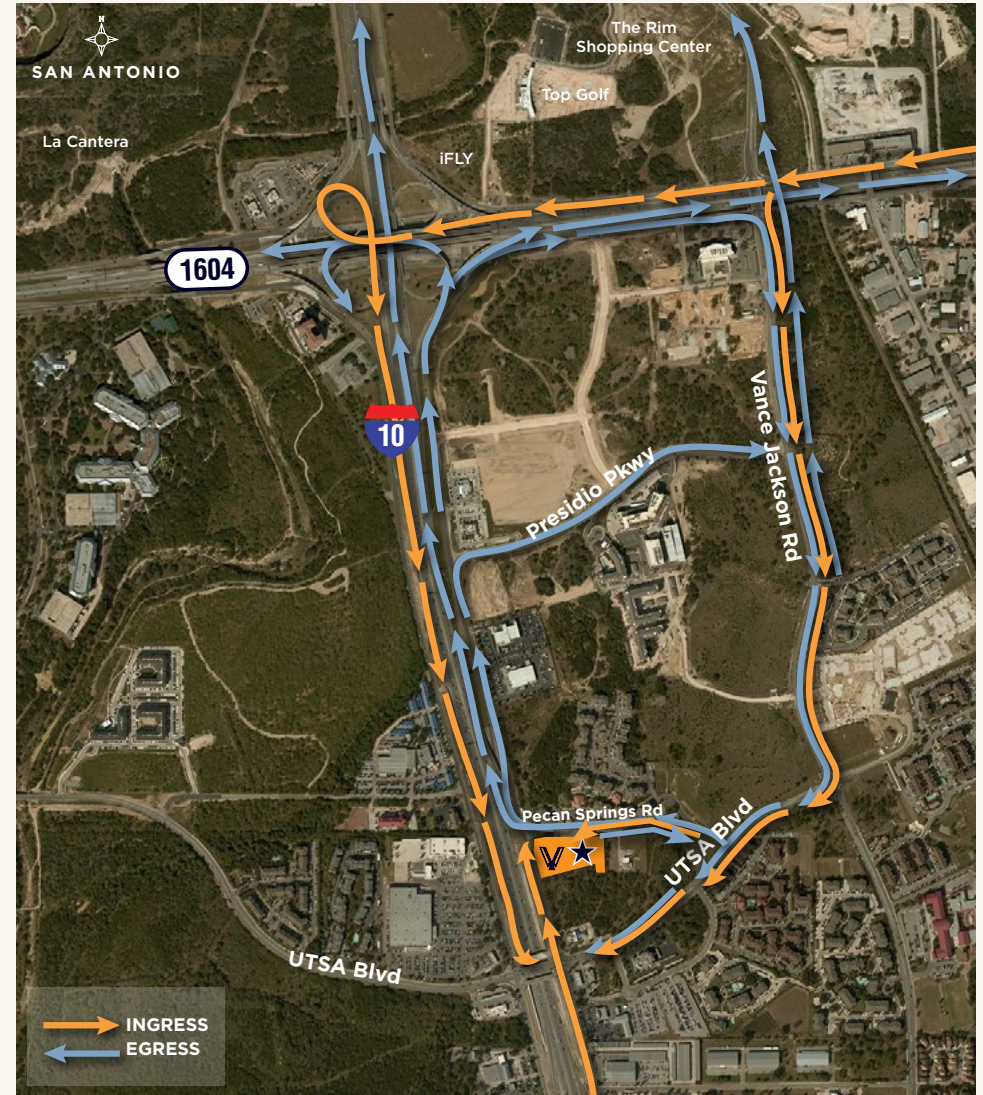
73. HEB
74. Walmart Supercenter
75. Walmart Neighborhood Market
76. Target
77. Costco

### HEALTH & WELLNESS

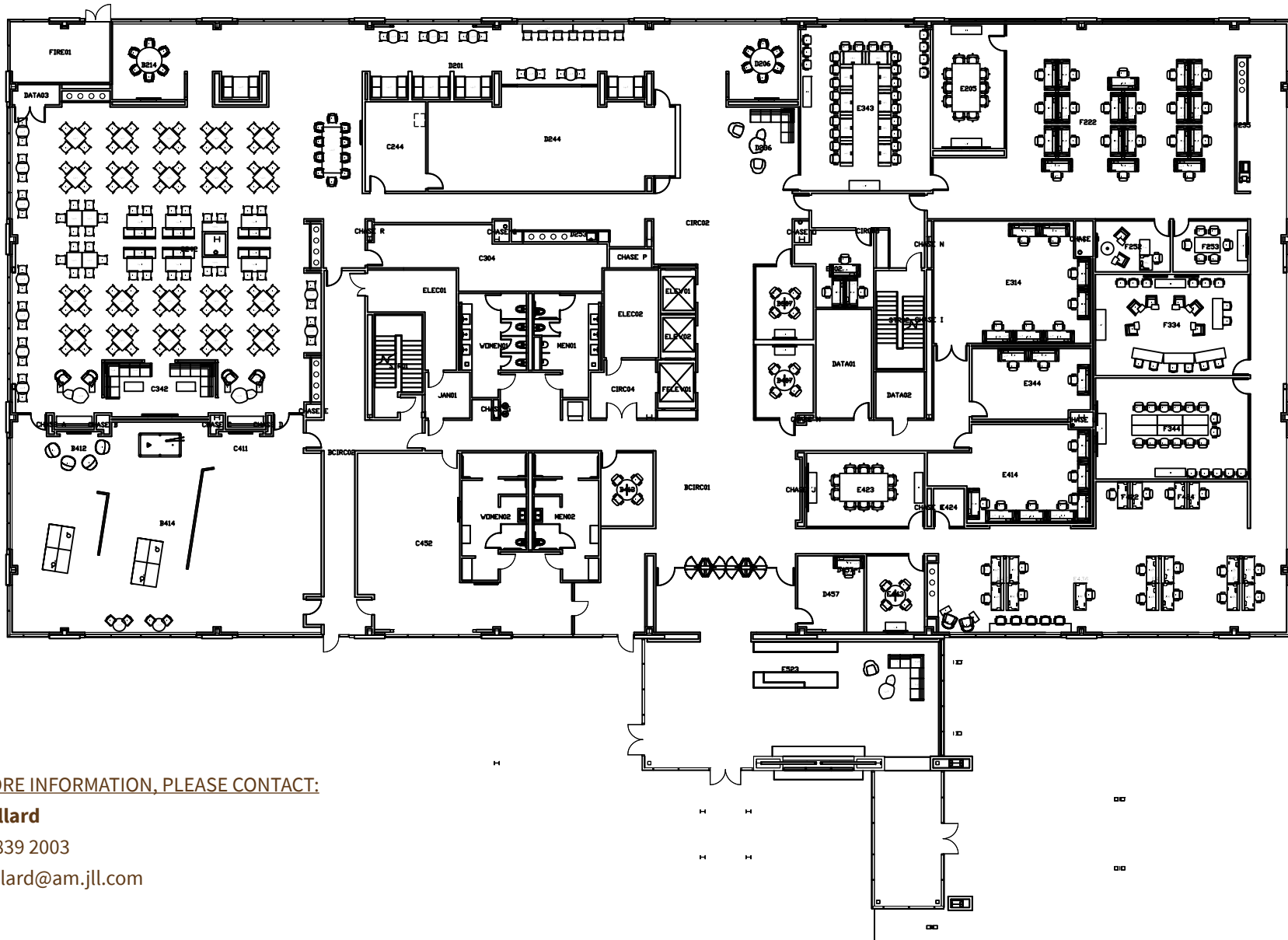
78. REI
79. Life Time Fitness
80. ChampionFit Gym
81. Bedlam CrossFit
82. Camp Gladiator
83. Ultra Fitness and Spa
84. CrossFit Lobo
85. Gold's Gym
86. UTSA Recreation
87. Academy Sports



## INGRESS & EGRESS



## LEVEL 1: 31,846± RSF



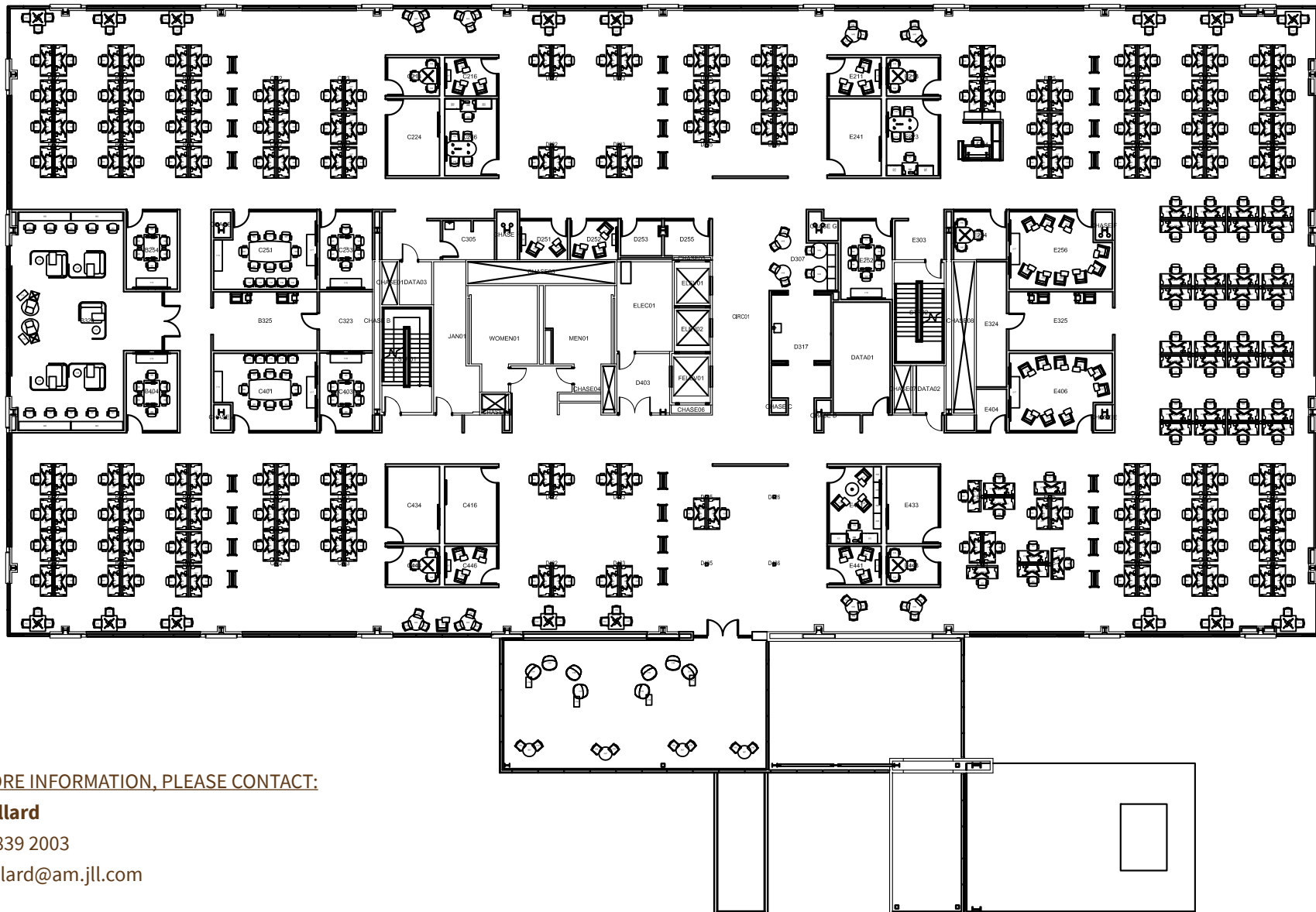
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## REPRESENTATIVE FLOOR PLAN, FLOORS 2-5



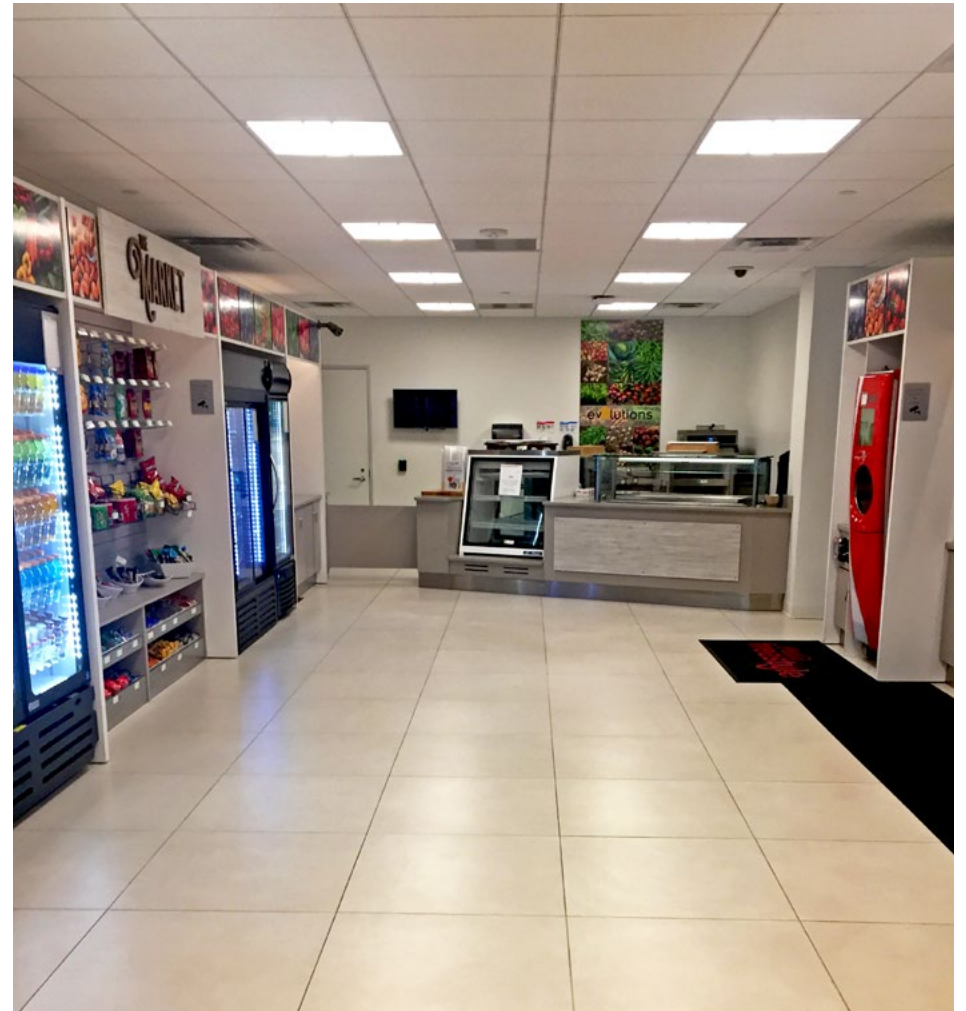
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## BUILDING PHOTOS - LOBBY AND CAFE



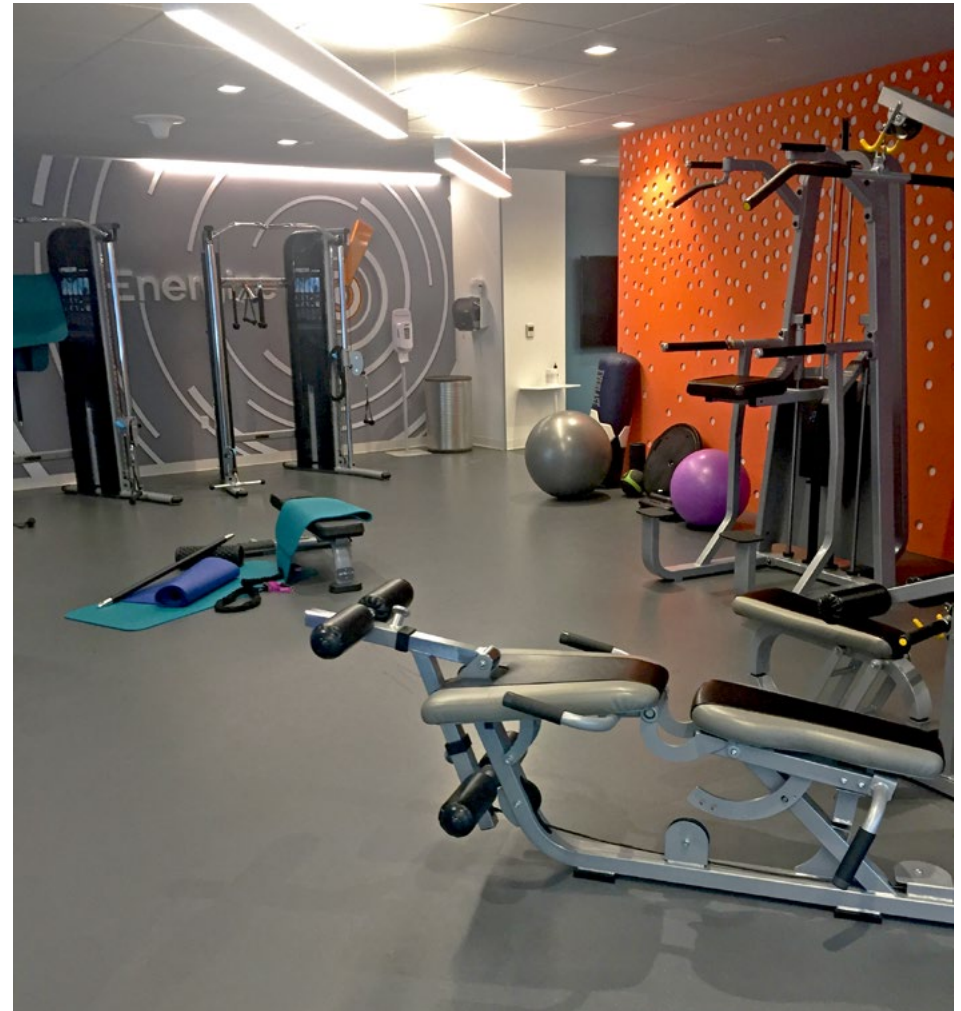
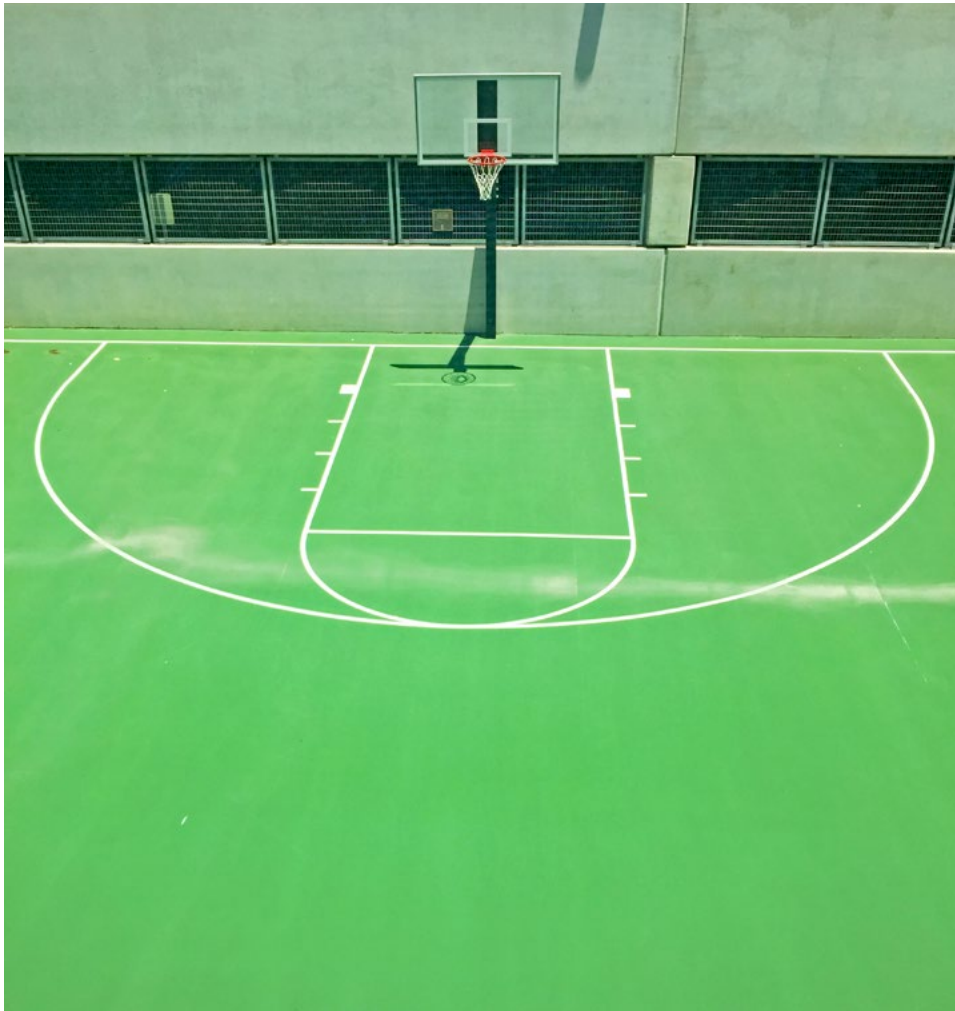
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## BUILDING PHOTOS - SPORTS COURT AND GYM



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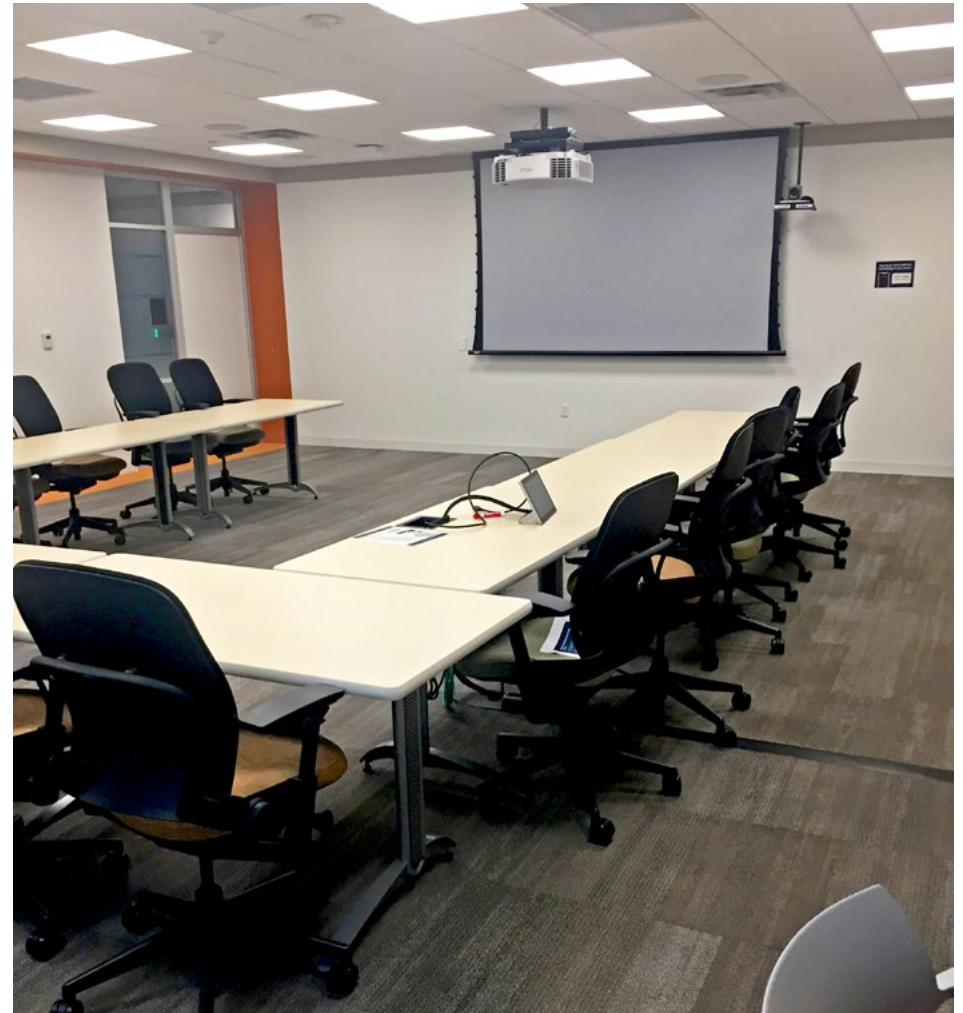
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## BUILDING PHOTOS - CONFERENCE ROOM



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