



*16300 La Cantera Parkway*  
FOR LEASE

**CBRE**

## INVITING WORKING ENVIRONMENT

- Three-story, 121,601 square foot Class A building with Hill Country and La Cantera Resort golf course views
- Efficient, quality design and finishes for a large office user
- High quality interior and exterior finishes with many desirable amenities for a high density user, fully equipped fitness center with pilates room, men's and women's locker rooms with shower facilities, dock high doors, raised flooring and efficient floor plate design
- Located in San Antonio's booming Northwest submarket - high volume of new corporate commitments



LOCATION	16300 La Cantera Parkway, San Antonio, Texas 78256
NET RENTABLE AREA	111,483 RSF
LAND SIZE	15.82 acres (Including an approximate seven-acre site for the development of an additional 90,000 square foot building and parking structure)
YEAR BUILT	2000
OCCUPANCY	60% leased by Howard Energy Partners & SSFCU Executive Offices
FLOORS	3 (Including a finished basement)
PARKING	A five-level structured parking garage accommodates 415 tenant spaces for a 3.41:1,000 parking ratio. Additional surface visitor parking is available at the front of the building.
ZONING	ED MSAO-1 ERZD (Entertainment District, Military Sound Attenuation Overlay, Edwards Aquifer Recharge Zone District)

#### FAÇADE DESCRIPTION

The building exterior is comprised of limestone with double pane energy efficient glass windows. A steel pipe strut and extended roofing system runs along the perimeter of the building.

#### LOBBY FINISH

The lobby features floor-to-ceiling glass, limestone walls, slate tile flooring and wood ceilings with custom copper detail.

#### INTERIOR FINISH

Standard interior finishes include glass and painted sheetrock walls, commercial grade carpet and ceramic tile flooring, 10' wood doors, suspended 2' x 2' acoustical ceiling tile, and parabolic, suspended and incandescent florescent lighting. Most areas of the building are open work spaces. The executive offices are at the perimeter of the third floor and include upgraded finishes.

#### RESTROOM FACILITIES

A set of men's and women's restrooms are located on each level. The restrooms feature ceramic tile flooring, ceramic tile and vinyl covered walls, and sheetrock ceilings. There are additional facilities throughout, including the executive suites and fitness center.

# PROPERTY OVERVIEW

FLOOR TO CEILING  
HEIGHT

10' - 11'

SECURITY

A guarded security station is located at the lobby entrance. A security room/ guard desk is located on the second floor next to the skywalk entrance. Camera security and a card-key access systems provide additional security for the building. Cameras and emergency call boxes are located on each level of parking garage.

BUILDING  
CONSTRUCTION

Concrete slab

ROOF

The building is equipped with a modified bitumen roofing system.

HVAC

The building is cooled by 10 Trane water cooled self-contained units totaling 623 tons of cooling at ARI conditions. These units are tied into the Trane BAS system.

EMERGENCY  
GENERATOR

A 500 KW (625 KVA) diesel powered generator located in the dock high loading area provides emergency back-up power.

SUPPLIED VOLTAGE:

277/480 Volts

UTILITY COMPANIES:

GAS

City Public Service

ELECTRICITY

City Public Service

WATER

San Antonio Water System

TELEPHONE

SBC/AT&T

FIBER OPTICS

AT&T,TWC

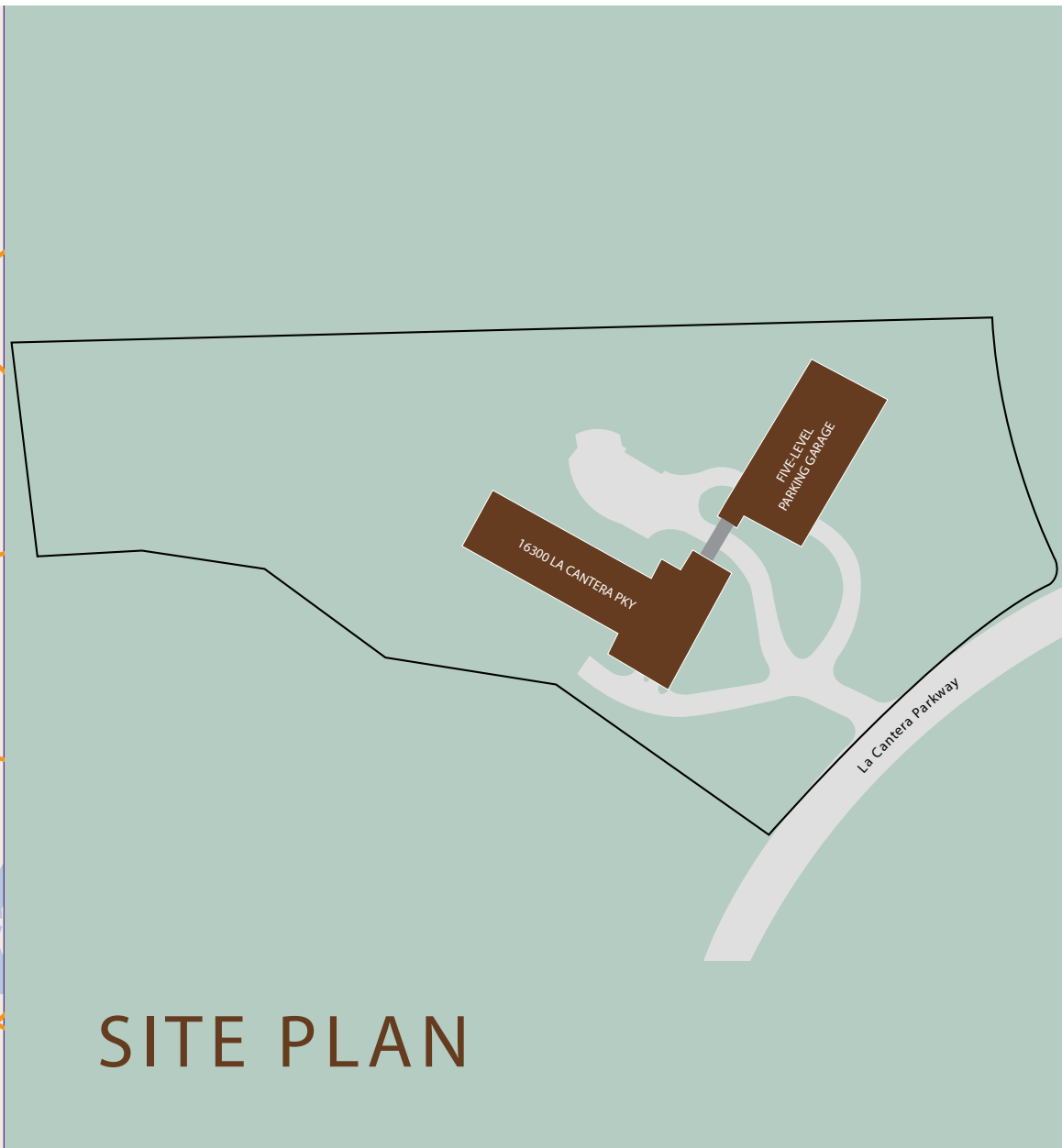
ELEVATORS

Four passenger and one freight elevator serve the building.

## STRATEGIC LOCATION

- Superior quality asset located in the successful and desirable, multi-use real estate development of La Cantera in the booming Northwest submarket
- Rapid accessibility to all parts of the city via IH-10 and Loop 1604
- Close proximity to major employers including Valero, NuStar, Medtronic, UTSA, KCI, USAA and the South Texas Medical Center
- Within minutes of desirable amenities including world-class shopping, champion golf courses, upscale resorts and hotels, and fitness and wellness centers
- A plethora of surrounding retail establishments including The Shops at La Cantera, anchored by Neiman Marcus and Nordstrom and The Rim which spans over 2 million square feet and includes over 100 retailers and restaurants
- A multitude of residential opportunities near-by for employees





Fiesta Trails Shopping Center



Valero Headquarters

1604

Charles West Anderson Loop

University of Texas at San Antonio

1604



Shops at La Cantera

TIFFANY & CO.  
RALPH LAUREN



BARNES & NOBLE  
Neiman Marcus  
NORDSTROM

Six Flags Fiesta Texas

Mira Vista Apartments

The Westin La Cantera Resort

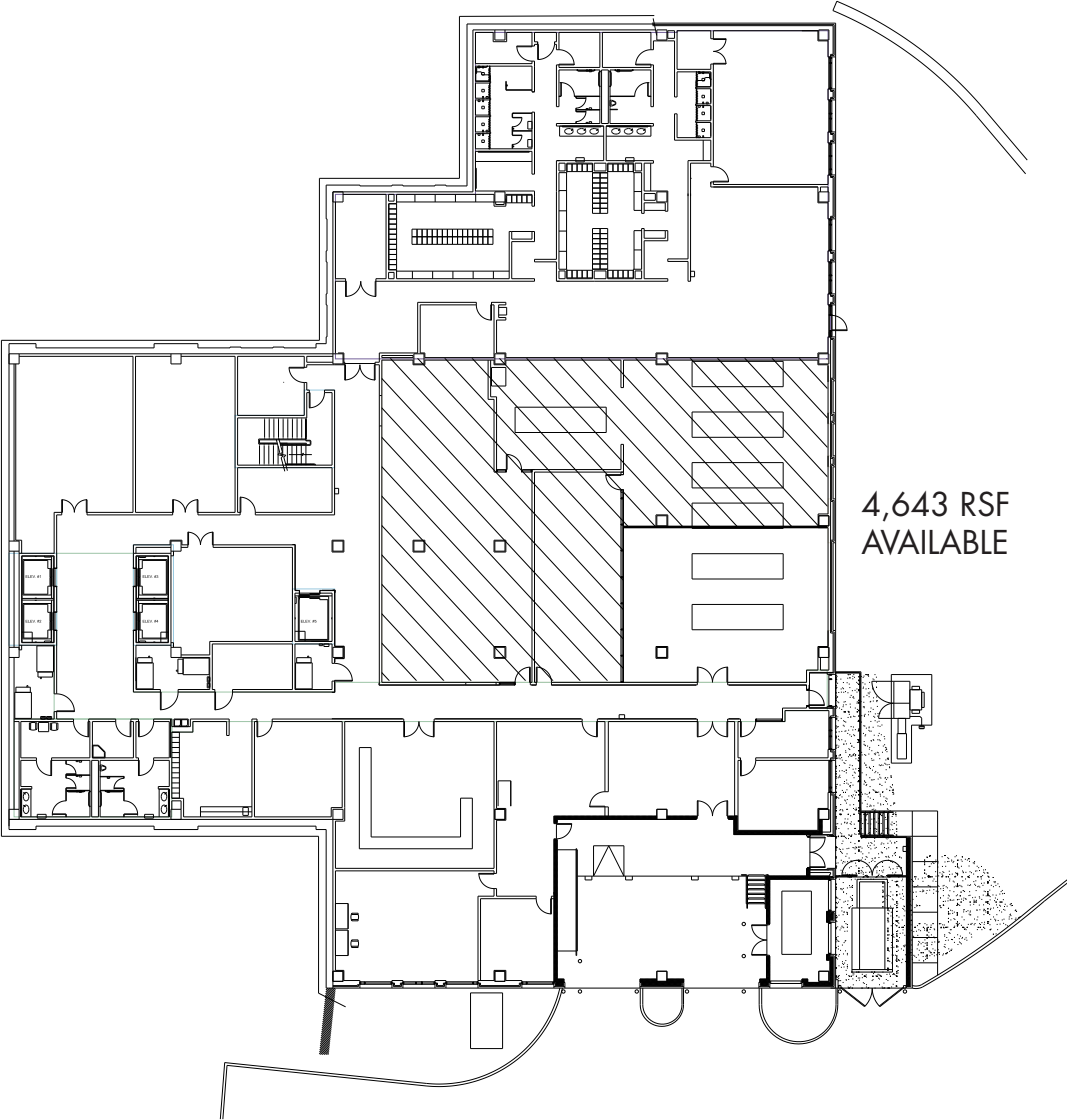
La Cantera Golf Academy

La Cantera Pkwy

La Cantera Resort Golf Course

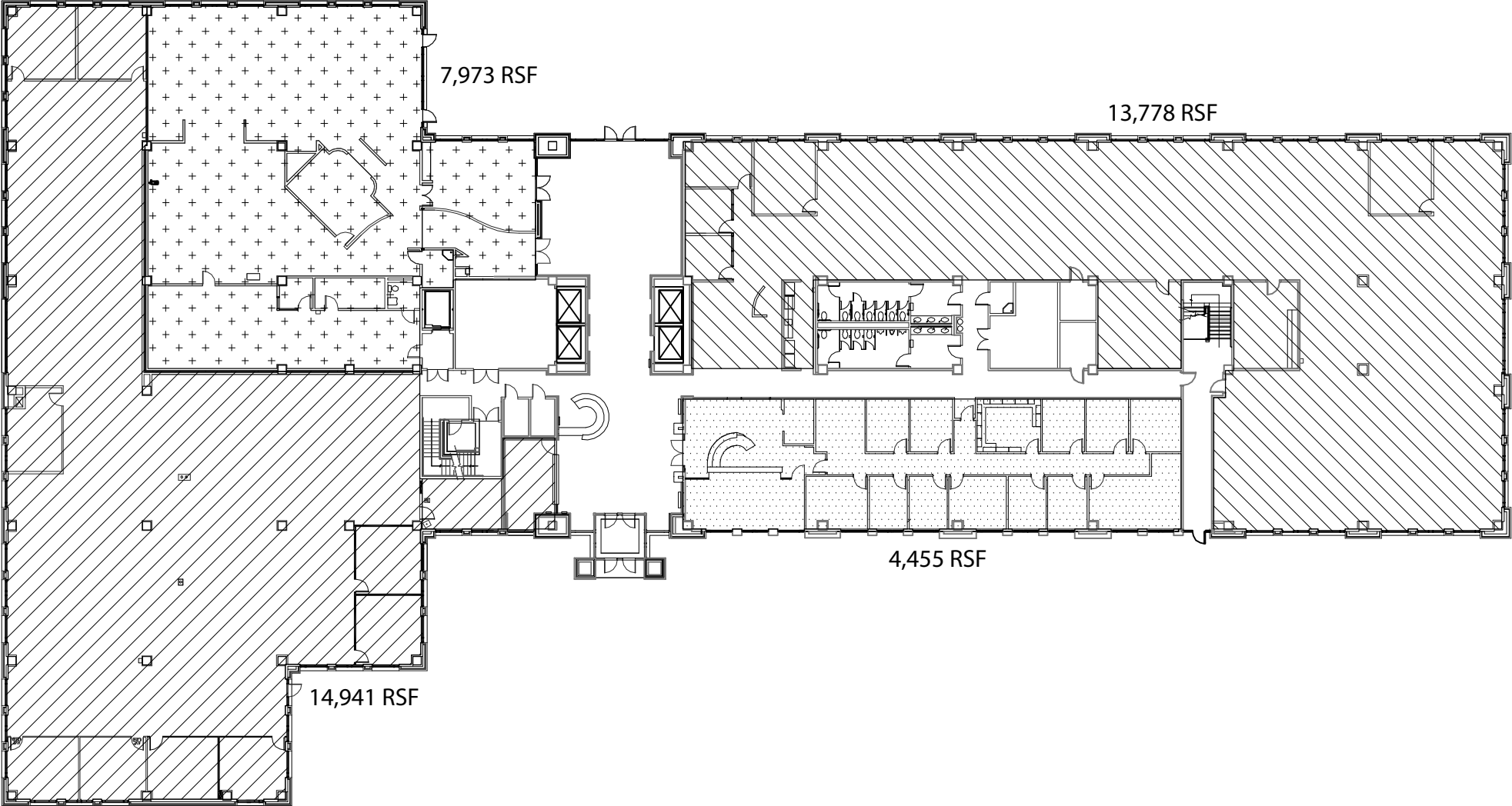
PROPERTY LOCATION

# FLOOR 0



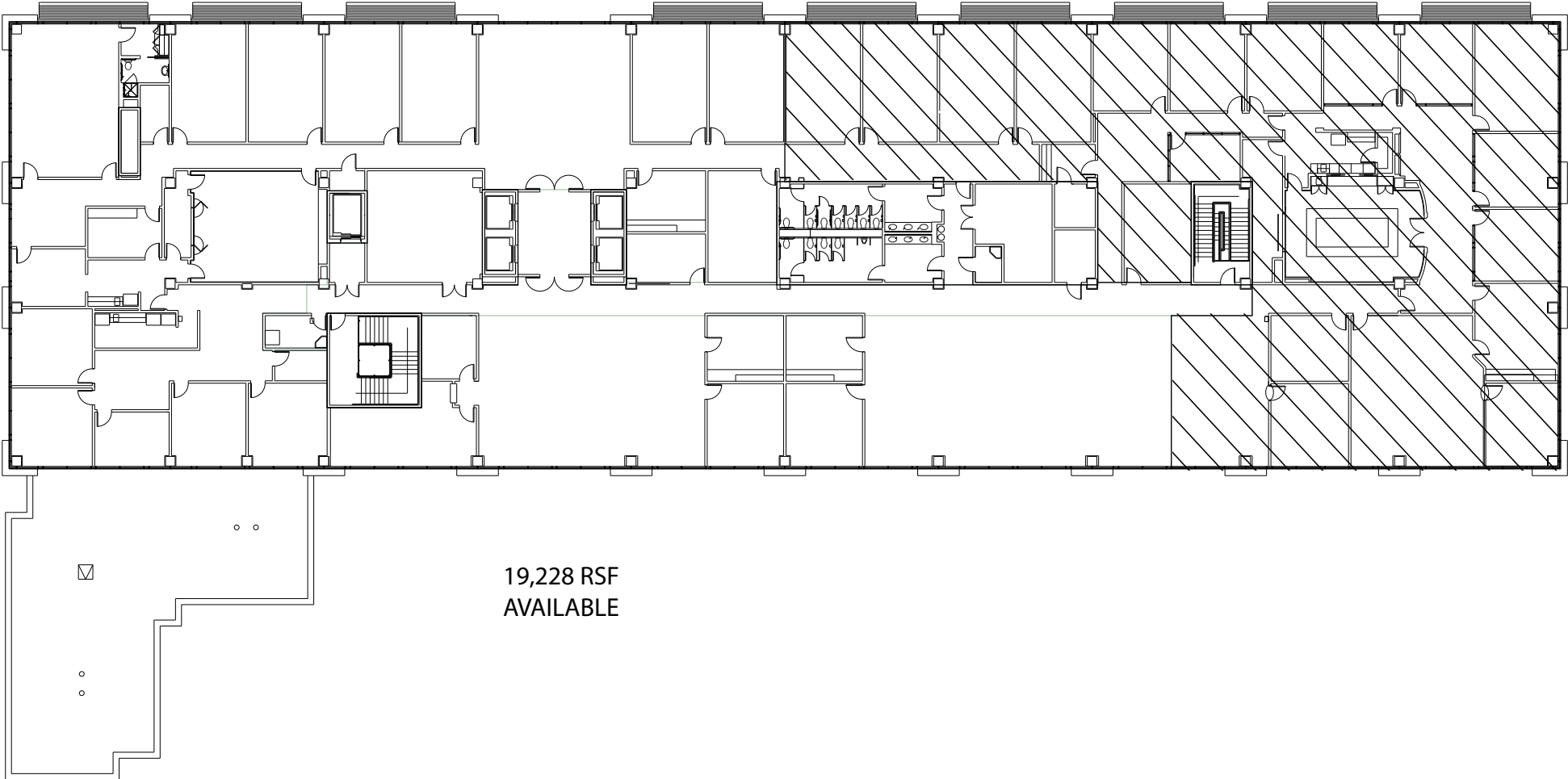


# FLOOR 1



**41,169 RSF**  
**TOTAL AVAILABLE**

# FLOOR 3



19,228 RSF  
AVAILABLE





**SECURITY SERVICE**  
FEDERAL CREDIT UNION





# TEXAS REAL ESTATE COMMISSION

## INFORMATION ON BROKERAGE RELATIONSHIP

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

## TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

## ACKNOWLEDGMENT:

Please acknowledge your receipt of this information, for Broker's records:

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Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date

# PROJECT LEASING

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