éILaN

Balcony View

Balcony Entryway

Conference Room

Eilan Promenade Level
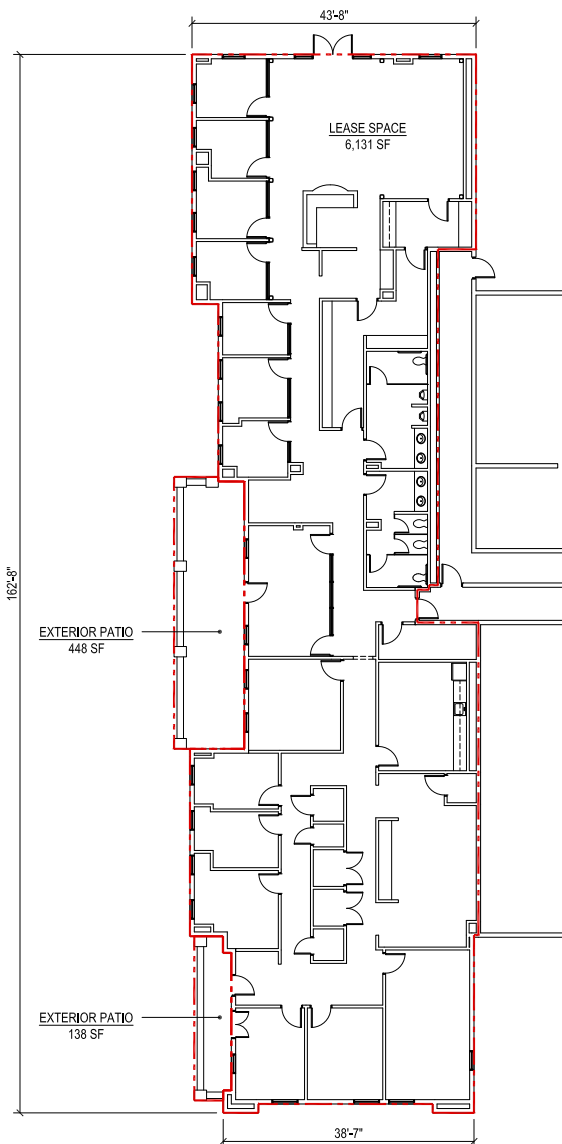
17101 La Cantera Parkway
San Antonio, Texas 78256

CBRE

Floorplan

6,131 RSF Available

43'-8"

LEASE SPACE
6,131 SF

162'-8"

EXTERIOR PATIO
448 SF

EXTERIOR PATIO
138 SF

38'-7"

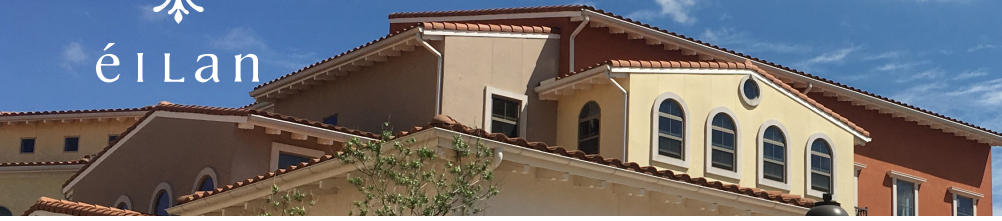# Suite Amenities

- Unique balcony access with hillcountry views

- Located on the prestigious Promenade Level

- 14 private offices, 2 conference rooms, breakroom and private restrooms in suite

- Class AA finishes including glass, stone, wood details and sheetrock ceiling feature throughout suite

- Signage available on IH-10:
  Eilan Development Monument Sign

- Directional signage throughout Eilan

- Connected parking garage

Lindsey Tucker

First Vice President

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Private Office

Private Restrooms

Breakroom

Reception

I-10 Visibility

WORLD-CLASS RESORT AND SPA

As the sun sets over the beautiful San Antonio Hill Country, you can enjoy this stunning view right from the comfort of your luxurious hotel room and suite at Éilan Hotel Resort & Spa. All 165 upscale guest rooms are carefully designed with artful soft colors that create a warm and comfortable setting. With top of the line beds, the best bath and beauty products on the market, and a professional staff ready to meet all of your needs as a valued guest with service that you will not find anywhere else.


FINE DINING

Éilan hosts a compendium of offerings for the most discriminating palettes, and haut cuisine is in fine company, here. Celebrity chef Stephan Pyles brings his signature style and culinary flair to Sustenio, the flagship restaurant in Éilan Hotel Resort & Spa. In collaboration with Mike Spalla, the new Executive Chef of Sustenio, the two masters fuse their creative genius to develop a menu that is comprised of innovative, original new dishes with some reinventions of Texas classics.
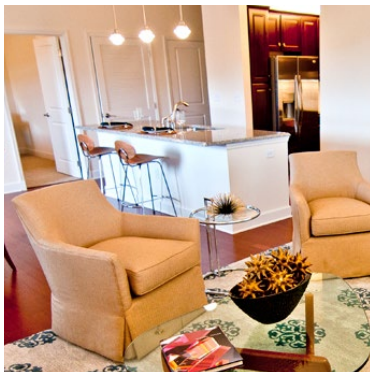
UPSCALE LIVING

Éilan's beautifully appointed modern apartments are crafted with details inspired by classic Tuscan design, including hardwood floors and private balconies. These elegantly distinctive residences offer easy access to a complete range of amenities that make life simpler and more enjoyable. Whether a primary or secondary home, living at Éilan enables you to experience a sustainable lifestyle without sacrificing luxury, quality or privacy.
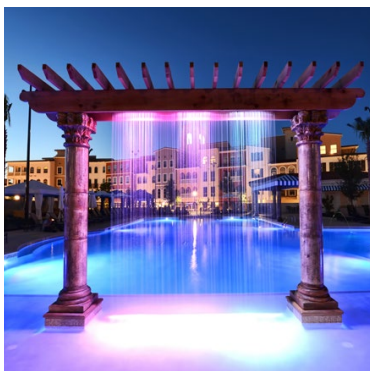
ONE-OF-A-KIND AMENITIES

In addition to the inspiring offerings mentioned above, Éilan offers first class conference and meeting facilities to both the business traveler and residents who call Éilan home. When you're ready for a real workout, hit our state-of-the-art fitness center for weight training and aerobic exercise, or simply test your endurance in our lap pool. Gathering spaces, mini parks and gardens promote a vibrant community and support interaction as well as personal breathing space. Additionally, two well lit tennis courts are available for your enjoyment — the ball is now in your court.

INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall 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 sub-agency 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.

SELLER/LANDLORD: BUYER/TENANT:

By: _____   By: _____

Title: _____   Title: _____

Dated: _____   Dated: _____

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