



VISTA

CORPORATE CENTER





EXPERIENCE

THE SPACE TO THINK DIFFERENTLY.







BUILT TO INSPIRE.

VISTA CORPORATE CENTER, an extraordinary new development, is located in the heart of San Antonio's burgeoning northwest submarket. From the impressive porte cochère entrance to the floor-to-ceiling glass walls that create seamless indoor/outdoor transitions, this state-of-the-art facility is unlike anything we've ever seen.

VISTA CORPORATE CENTER is full of smart design surprises.

By using filtered light, natural views and contemporary concepts in greenscaping, VISTA combines high visual impact with a healthy workspace. Incorporating natural elements not only reduces operation costs but lowers stress and inspires happiness. Research studies show conclusively that buildings with natural elements incorporated into the design have a dramatic effect on the well-being of its occupants. VISTA delivers a sense of tranquility that can lead

to more productivity, higher job satisfaction and a higher sense of place.

Aside from the awe-factor, VISTA CORPORATE CENTER's stunning green wall and rain wall help cool the building in the summer and add insulation in the winter. The roof collects rain water that feeds the building and makes VISTA's unique amenities both sustainable and economical. The climate-designed open space, fitness area, bistro café and gardens create a communal atmosphere.

A TRANQUIL WORK SPACE WILL IMPACT THE BOTTOM LINE.



- **SUPERIOR EXPERIENCE** of moving from the car to your office - from covered garage, through a lush garden and waterfall — promotes a sense of well-being and serenity.
- High-quality environment — **24/7 CONTROLLED ACCESS** for tenants.
- Slender structural steel design makes smaller column footprints resulting in **MORE EFFICIENT USE OF THE SPACE.**
- **A GRAND ENTRANCE** — The 30-foot tall living wall creates a breathtaking entrance, leaving an impression on both tenants and visitors alike.
- **FORM AND FUNCTION** — the sleek, modern exterior canopy design routes rainwater to indigenous landscaped planters below.
- A stunning look-through waterfall feature from garden courtyard to lobby is **A BOLD AND ELEGANT STATEMENT.**
- Bistro café and fitness gym amenities foster **A COMMUNAL ATMOSPHERE.**





EXPECTED DELIVERY Q4 2016

TRUE CLASS A+ OFFICE BUILDING
 TOTALING 150,735± RSF

TOTAL OF FIVE (5) FLOORS

- 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**

ALL COVERED/STRUCTURED PARKING
 PARKING RATIO: 4:1,000 RSF

24/7 CONTROLLED ACCESS FOR TENANTS

LOCATION	13805 IH-10 W, San Antonio, Texas 78249
RENTABLE SQUARE FEET	150,735± RSF
TOTAL OFFICE FLOORS	Five (5)
FLOOR PLATE SIZES	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
COMMON AREA FACTOR	Single Tenant: 1.08 Multi-Tenant: 1.125
PARKING GARAGE	4:1,000 RSF Total: 600 spaces Accessible (ADA): 12 spaces
LEASE DEPTH	42'-0" as measured from core wall to exterior wall
CEILING HEIGHT	9'-0"
MULT-TENANT CORRIDOR WIDTH	5'-6" (minimum)
FOUNDATION SYSTEM	Straight-shaft pier foundation
STRUCTURAL SYSTEM	Structural Steel Frame with composite steel framed floors with concrete slabs over metal deck
DESIGN LOADS	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
EXTERIOR WALLS	Two colors of precast concrete wall panels with curtainwall glazing
ROOF SYSTEM	PVC single-ply 60 mil Sika Sarnafil RhinoBond Roofing System

LOBBY FINISHES	Patterned stone tile Stone wall tile with waterfall feature Wood ceilings Recessed lighting with accent chandelier
FITNESS CENTER	Locker rooms with showers State-of-the-art fitness equipment Adjacent to café and outdoor seating
CORRIDOR FINISHES	Carpet Painted walls TechZone Ceiling System with tegular edge tile ceiling 12" x 48" recessed lighting
RESTROOM FINISHES	Large scale porcelain tile Painted drywall ceiling Recessed lighting Solid surface vanity top
EXIT STAIR FINISHES	Painted walls Painted metal stairs and handrails Concrete treads (pan filled) with broom finish
PASSENGER ELEVATORS	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
HVAC SYSTEM	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)
INDOOR DESIGN CONDITIONS	Summer 74°F and 50% RH Winter 72°F and no humidity control

VISTA DETAILS

ENERGY MANAGEMENT SYSTEM Building energy management system will utilize direct digital controls supported by central PC operation and floor-by-floor panels

Tenant Improvements to provide for thermostats, lighting controllers and expansion of floor-by-floor panels as required to support Tenant work

LIFE SAFETY SYSTEMS Fully addressable and expandable fire alarm system with devices covering building common areas

Tenant Improvements to provide for fire alarm devices and expansion of the system as required to support Tenant work

Automatic fire sprinkler system for light hazard occupancy as follows:
a) fully recessed sprinkler heads in building common areas and b) sprinkler heads turned up at maximum spacing in Tenant areas

Tenant Improvements to provide for reconfiguring fire sprinkler system in Tenant area as required to support Tenant work

ELECTRICAL SERVICE 2500 KVA pad mounted transformer, 480 volt, three phase, 4 wire main electrical service

3000A main switchboard with main disconnect and ground fault protection

2500A Busway through each floor provides for larger equipment installation if required by tenant

Power capacity provided as follows: a) 3.0 watts psf connected for 208/120 volt receptacle load to support Tenant power demands and b) 1.1 watts psf lighting load (per energy code requirements) to support Tenant power demands

Electrical rooms on every level, including the following equipment:
a) one (1) 125A, 42 circuit, 480/277 volt, three phase, four wire panel for lighting power b) one (1) 400A, 42 circuit, 480/277 volt, four wire panel for mechanical/plumbing power c) one (1) 112.5 KVA step down transformer feeding one 400A, 42 circuit, 208/120 volt, four wire panel for receptacle power

Tenant Improvements to provide for additional panels and circuiting to support Tenant work

EMERGENCY POWER SUPPLY Battery back-up for all emergency lighting to serve the building common areas

Battery back-up coast down/recall for elevators

TELEPHONE SERVICE Incoming telephone/data service shall be terminated in main telephone/data room located on the first level, painted plywood backboard on two primary walls

Two (2) 4" conduit risers will provide access to intermediate telephone/data rooms on each floor, painted plywood backboard on one primary wall

Cables to be pulled between main and intermediate telephone/data rooms by service provider or Tenant contractor

DOMESTIC WATER SYSTEM Domestic water pump package and electric water heater to serve the building common areas

BUILT TO INSPIRE.

AMENITIES MAP

POSITIONED IN SAN ANTONIO'S DYNAMIC NORTHWEST SUBMARKET.

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. Cosi
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. RBFCU
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

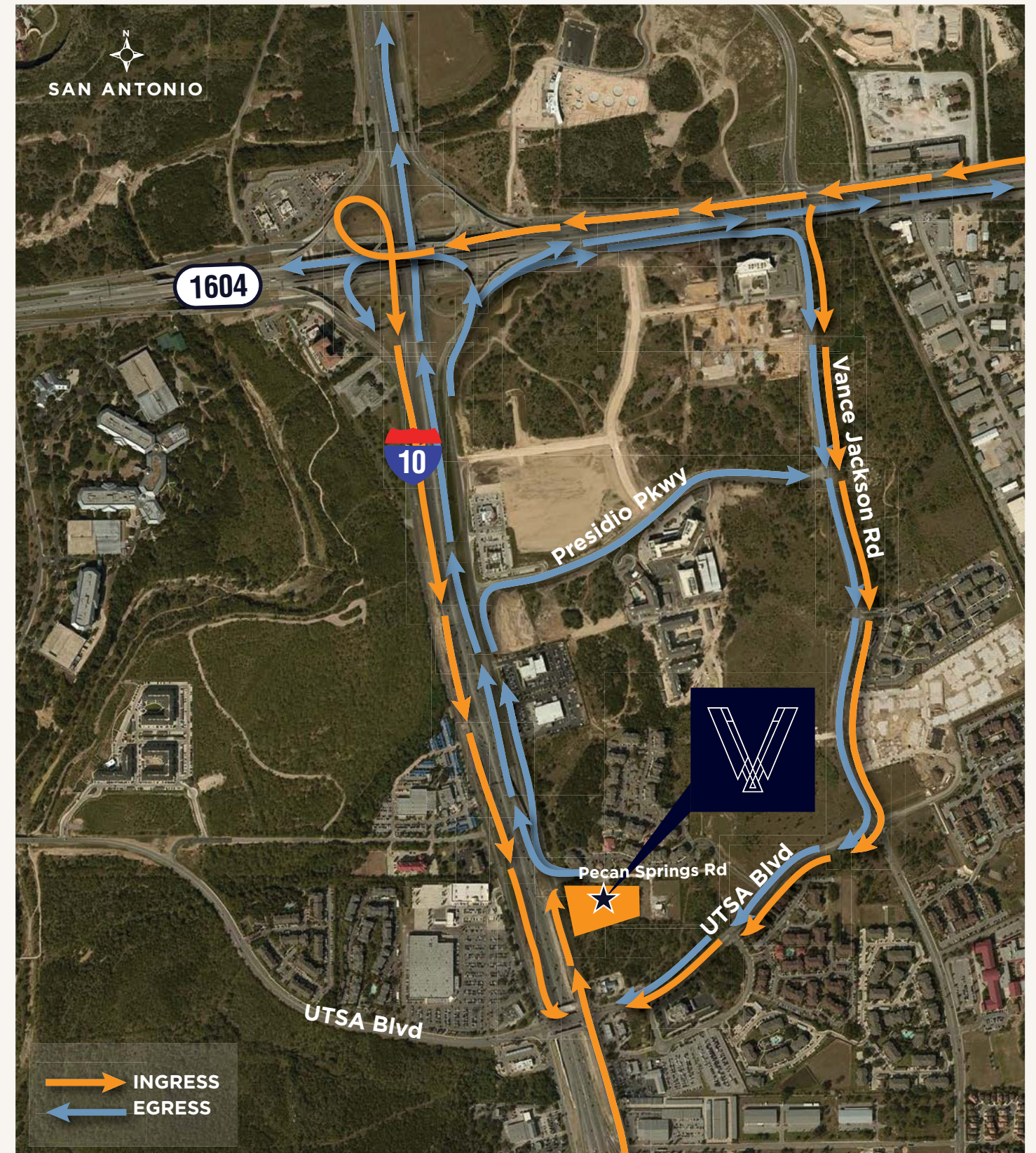
GROCERY & PHARMACY

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 MAP



SITE PLAN

PECAN SPRINGS RD

IH-10 FRONTAGE

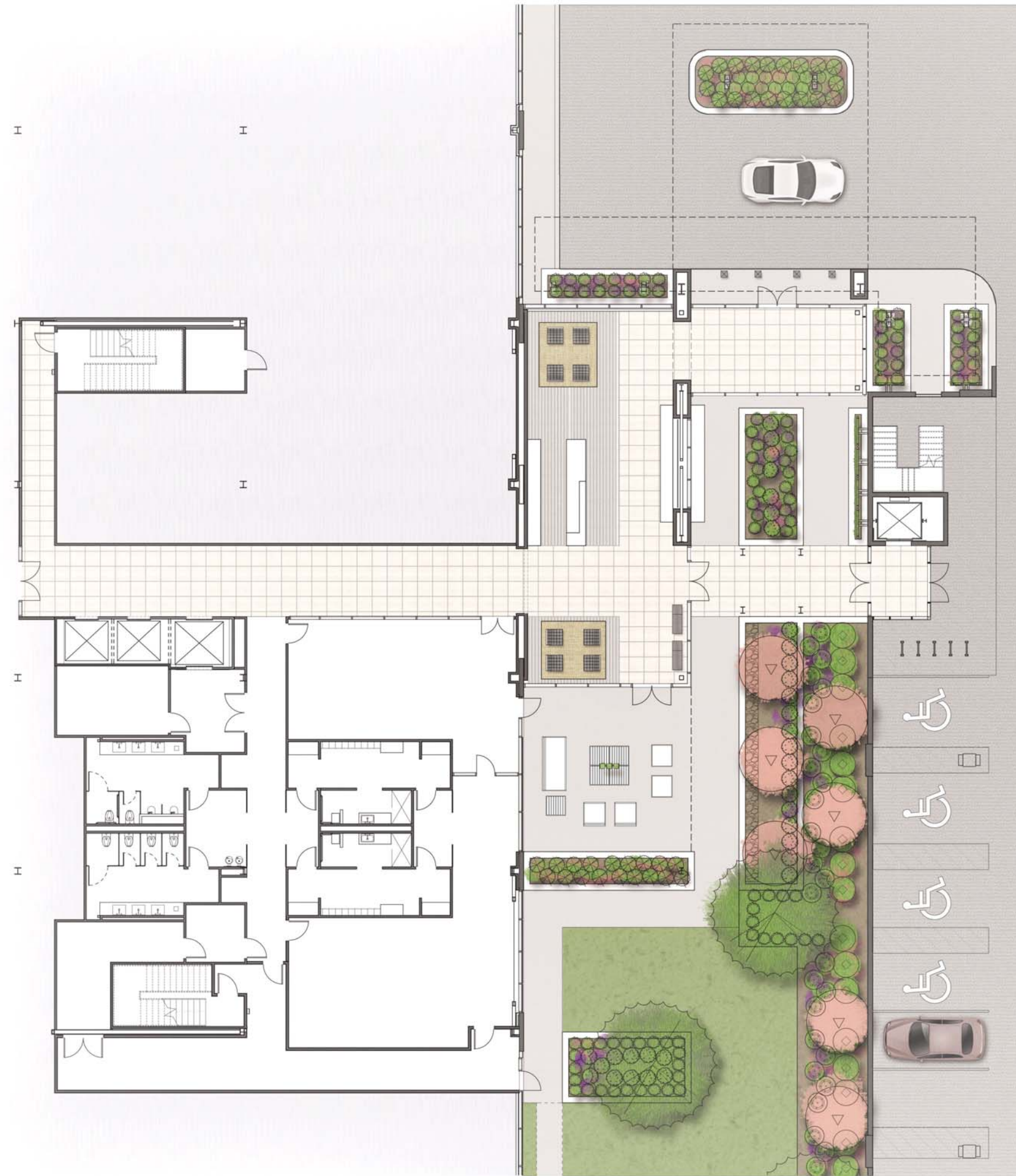
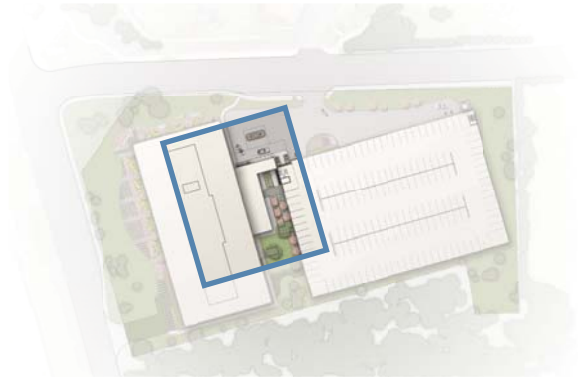
TRUE CLASS A+ OFFICE
5 FLOORS
TOTALING 150,735± RSF

ALL COVERED/STRUCTURED PARKING
4,100 RSF
TOTAL: 600 SPACES
ACCESSIBLE (ADA): 12 SPACES



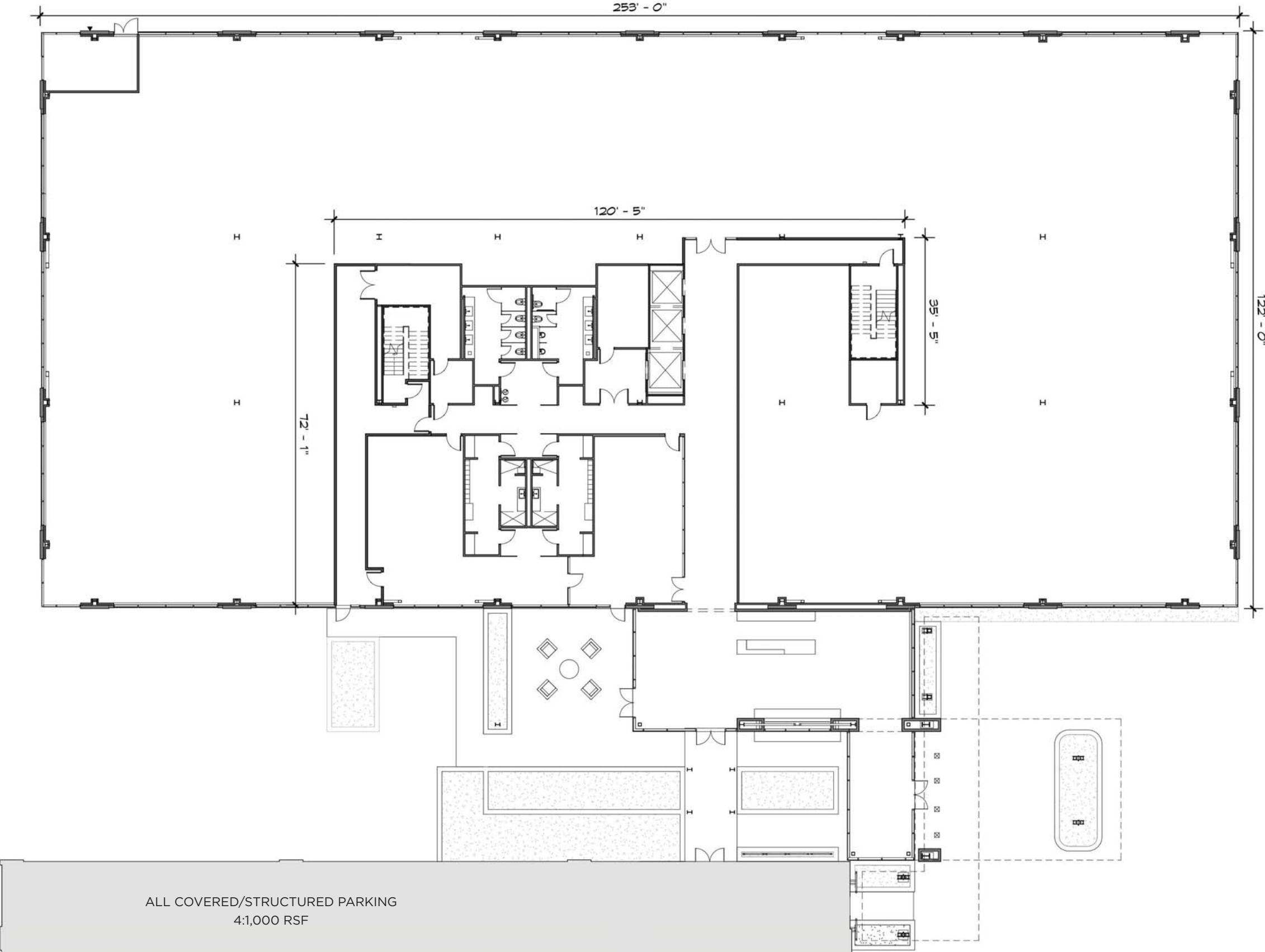
ENTRANCE DETAIL

TRUE CLASS A+ BUILDING
TOTALING 150,735± RSF



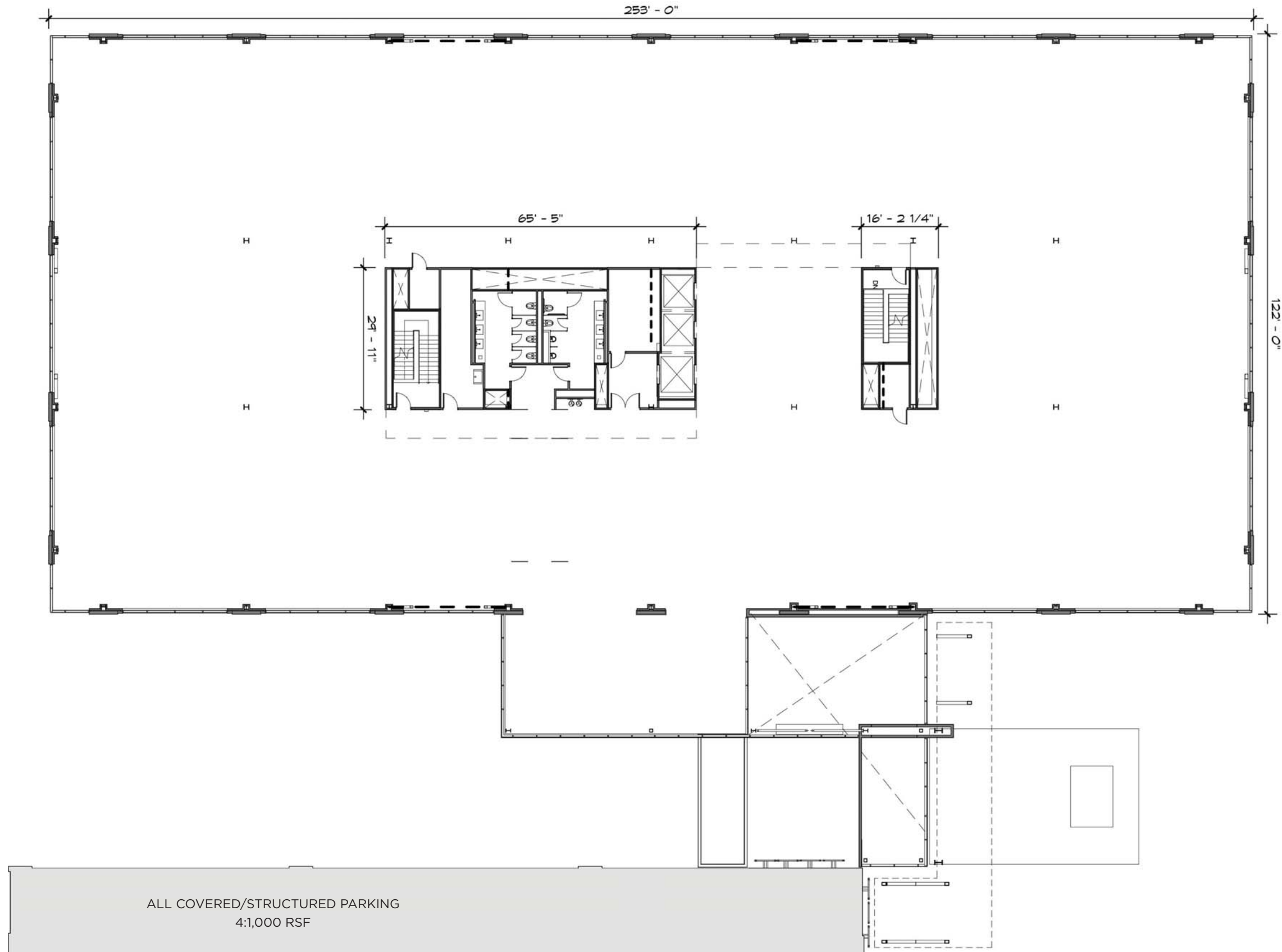
FLOOR PLAN - LEVEL 1: 31,846± RSF

FULL OF SMART DESIGN SURPRISES.



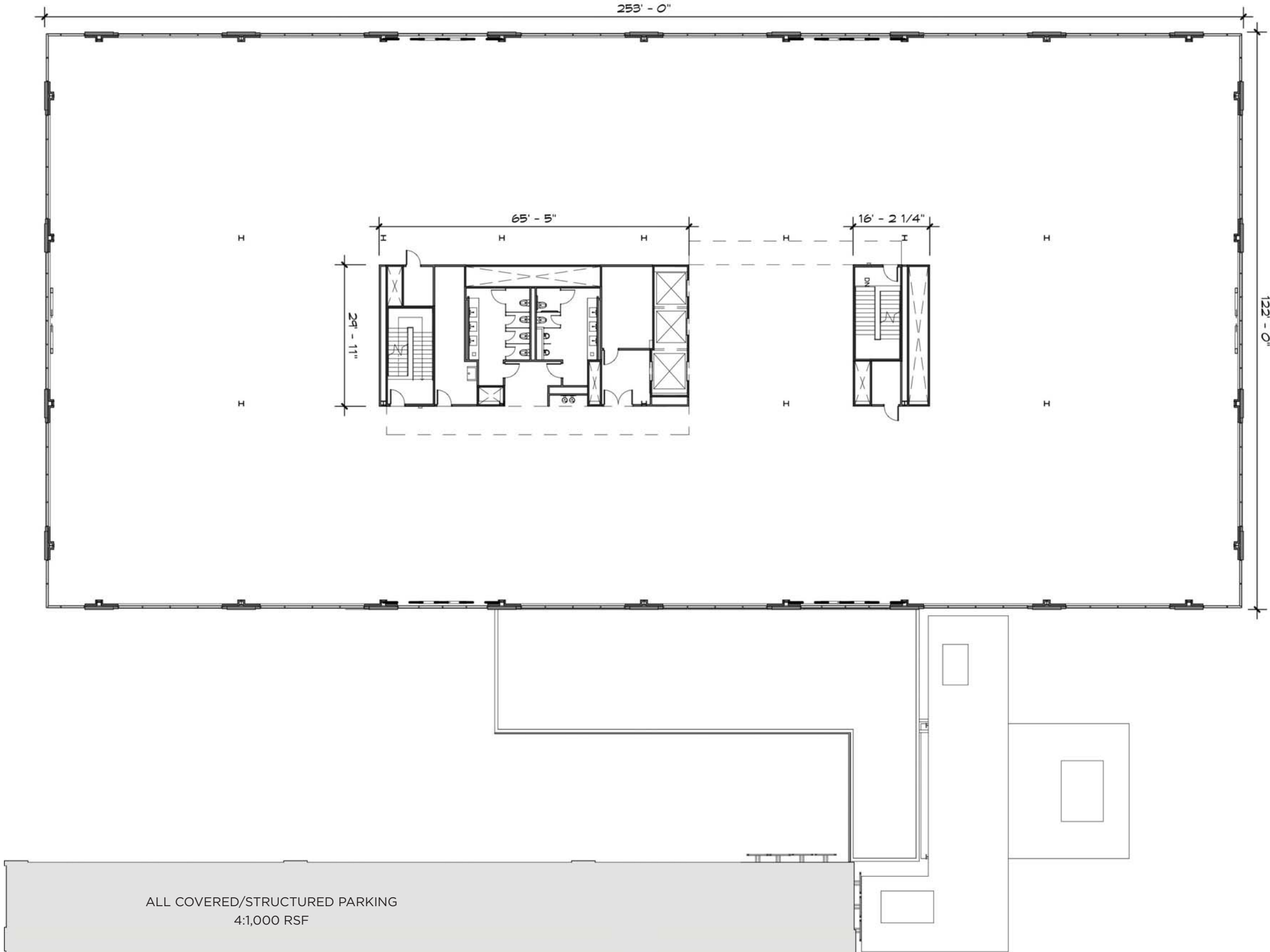
FLOOR PLAN - LEVEL 2: 30,829± RSF

FULL OF SMART DESIGN SURPRISES.



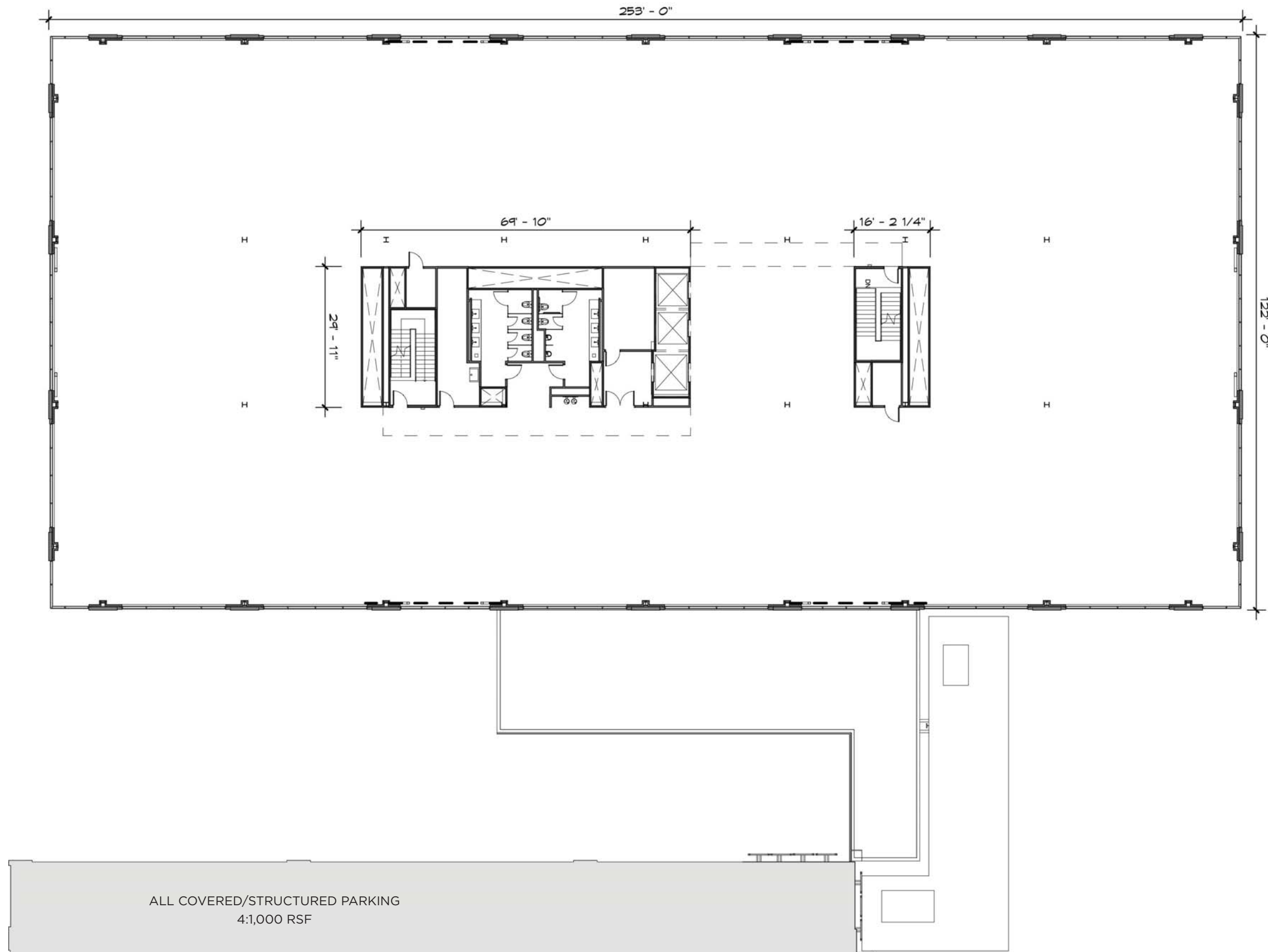
FLOOR PLAN - LEVEL 3: 29,470± RSF

FULL OF SMART DESIGN SURPRISES.



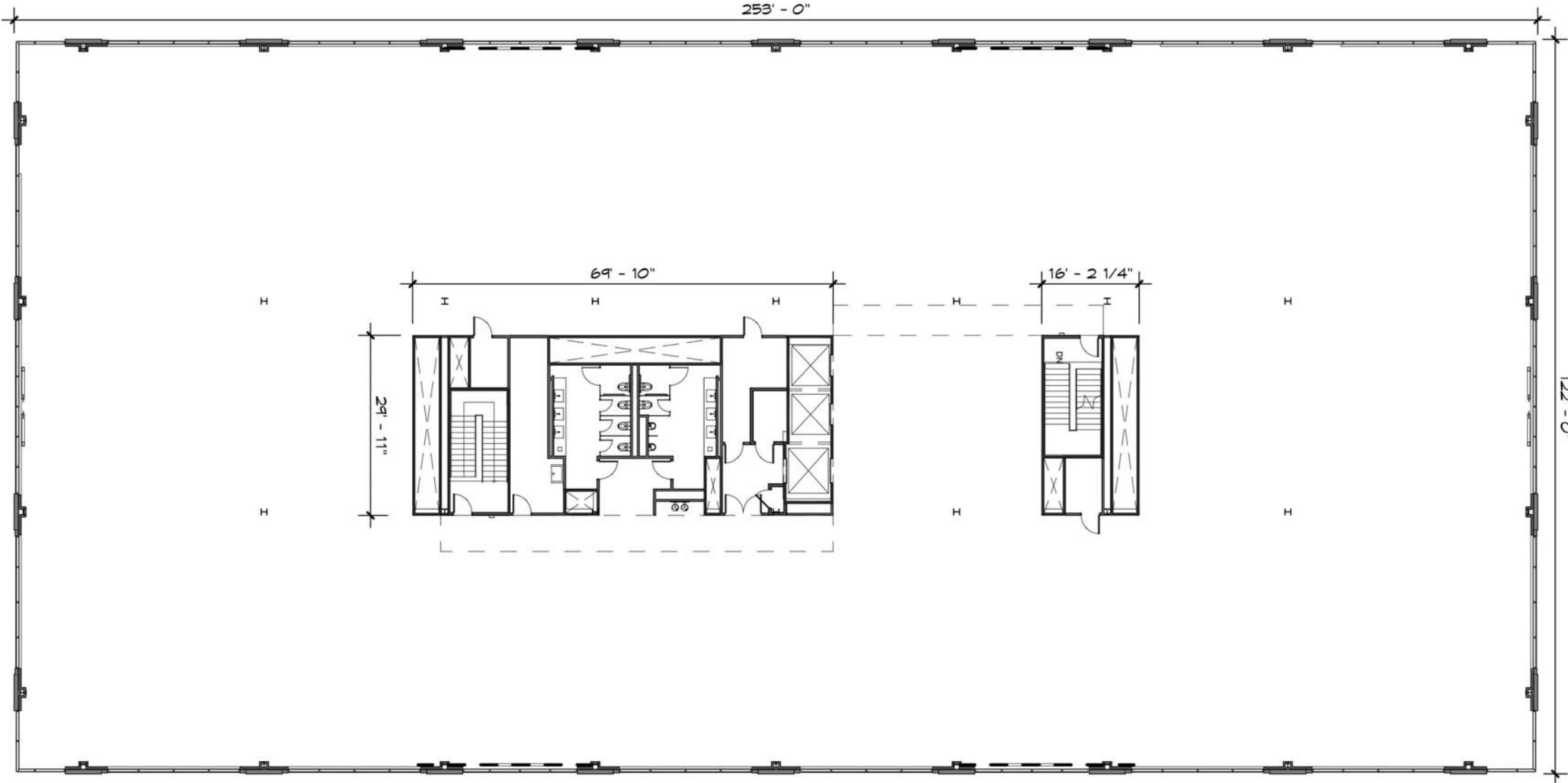
FLOOR PLAN - LEVEL 4: 29,295± RSF

FULL OF SMART DESIGN SURPRISES.



FLOOR PLAN - LEVEL 5: 29,295± RSF

FULL OF SMART DESIGN SURPRISES.





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VISTA-SA.COM

13805 IH-10 W, SAN ANTONIO, TX 78249

For more information about leasing opportunities
at VISTA CORPORATE CENTER please call 210.341.1344

Russell T. Noll, CCIM, CPM®
russell.noll@transwestern.com



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