

East End

1220 E. Commerce Street
San Antonio TX 78205



EastEndSA.com



CBRE



Engaging the
creative spirit
of the modern
worker.

Forward-Thinking, Creative Office & Retail



San Antonio TX



187,000 SF
Six Story Class A Office



42,000 SF
Class A Retail



4.81
Acres

Inspiring a Sense of Community

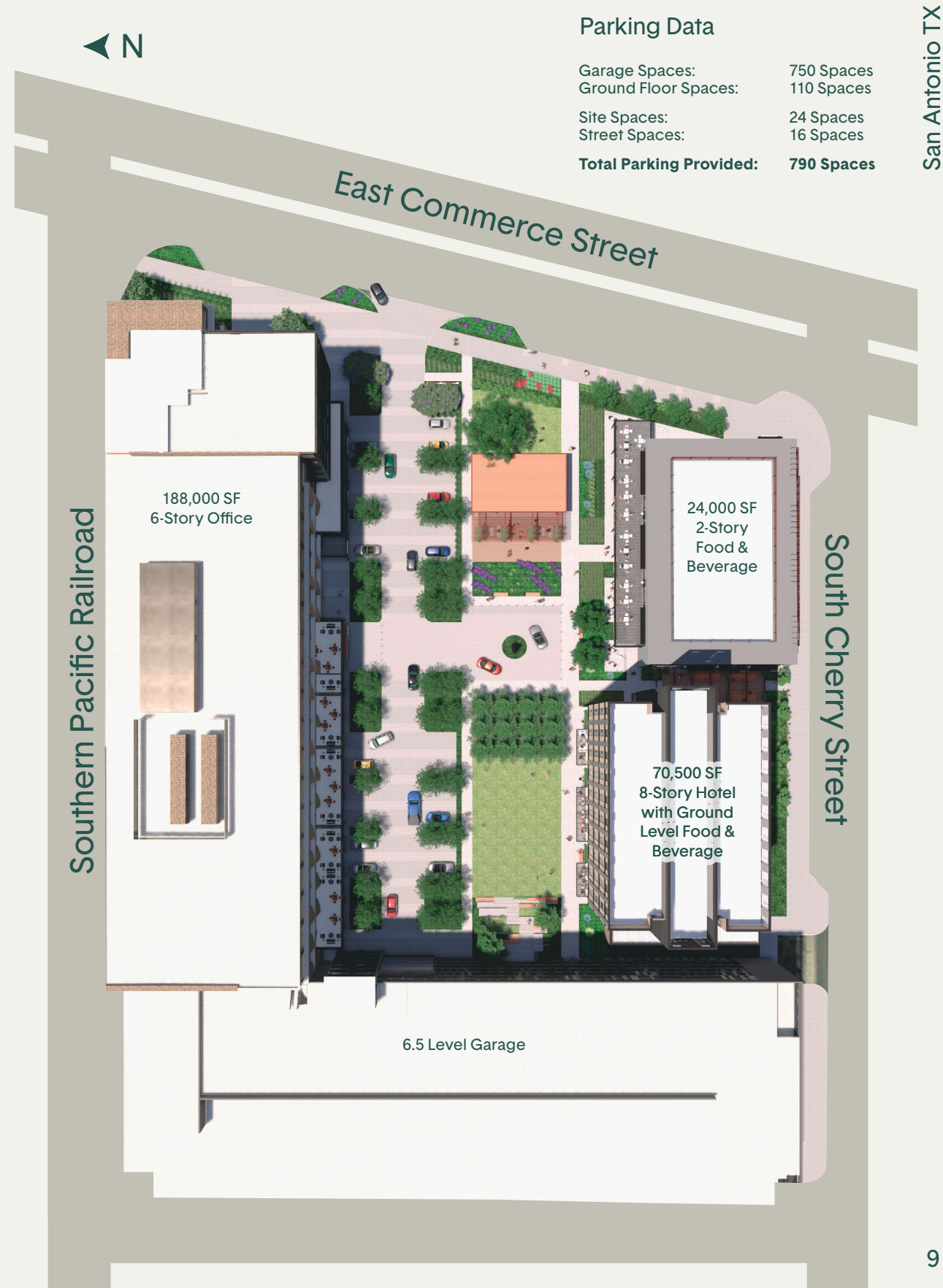
East End cultivates a sense of community to inspire fresh ideas for all users – tenants, locals and tourists alike.



▶ The outdoor beer garden between the retail buildings is one of three activated outdoor areas.



▶ Manicured lawn next to a shaded grove of trees creates an environment for community activities such as live music and outdoor movies.



A Better Way to Work



◀ We believe in the importance of creating inspirational environments. At East End we have created five distinct spaces powered by ultra-fast wi-fi where your team can collaborate or get away for a boost of creative energy.

▼ First floor tenant lounge seamlessly connected to a coffee/café and bar with a total of 4,400 square feet.



◀ Sixth floor exclusive tenant lounge, wrapped by a large balcony with downtown views.



▲ Our complex surrounds a unique, urban park .



East End



A City of Cultural Vibrance

The core of the nation's fastest growing city is experiencing unprecedented growth with public/private investment topping \$2.5 billion.

This urban revival includes mixed-use redevelopments, renovation of cultural landmarks, and the first addition to the city's skyline in 30 years. Downtown's population has increased by more than 30% since 2010, with more than 19,000 people now calling the urban core home.

Downtown San Antonio and the surrounding areas are an emerging tech center, with companies seeking cost-effective alternatives to Austin and finding a lot to like in San Antonio's exceptional, highly affordable quality of life.



And Rapid Growth

San Antonio is the nation's seventh largest city and the second largest city in Texas. With a population of 2.5 million, the San Antonio area has grown more than 17% since 2010 and is projected to increase 9.4% by 2023. San Antonio was recently ranked #1 for large city overall population growth and #4 among large metros for mil-

lennial population growth. San Antonio maintains this impressive growth with an affordability that is complemented by big city amenities. The city's cost of living is 12% lower than the national average, promoting high business growth and an alluring, affordable lifestyle for residents to enjoy.

#1 Large City
Population Growth

— Bureau of Labor and Statistics 2018

#1 American City
Economic Growth Potential

— Business Facilities 2016

Top 10 City
High-Wage Job Growth

— Bureau of Labor and Statistics 2017

#1 Best Climate
For Skilled Professionals

— Thumbtack 2016

Around the Developing Community

Multiple initiatives are underway to designate east San Antonio as an innovation and technology district. As these initiatives take form, more city incentives and developments are expected to follow suit.



St. Paul Square

REATA Real Estate purchased St. Paul Square from Zachry Corporation in December 2017, with the goal of enhancing the historic district by completing critical infrastructure and incorporating three new restaurant and entertainment concepts. In addition, Zachry Corp. owns and operates a Staybridge Suites directly across the street from St. Paul Square.



The Baldwin at St. Paul Square

Delivered in May 2018, the 271-Unit Baldwin at St. Paul Square has become one of the premier San Antonio apartment communities. Developed by San Antonio Housing Trust Public Facility Corp., the NRP Group, and Zachry Corp., approximately 70 percent of the units were occupied at the end of 2018.



Friedrich Building

Provident Realty Advisors is investing \$65 million to redevelop the 90-year-old Friedrich Complex as a 347-unit multifamily complex, with an affordable housing component.



Alamodome

The City of San Antonio invested \$50 million into the 65,000 seat facility in 2017, including a transformation of the northern plaza, which connects to Saint Paul Square. The San Antonio Missions (AAA) Minor League Baseball team is rumored to be relocating to a new \$75MM stadium just south of the Alamodome.



Merchant Ice Building

The Merchant Ice Building, made up of six buildings constructed between 1909 and 1957, was once the second largest refrigerated warehouse in Texas. The Texas Research and Technology Fund (TRTF) is redeveloping the 5 acre site into a 110,000 SF mixed use destination to include an innovation center, event center, boutique hotel, apartments and outdoor plaza at a cost of \$4.5 million. First phase is schedule to be completed in early 2020.



Hemisfair Civic Park & Tower Park

Established in 1965, Hemisfair Park is the second most frequented park in Texas after Klyde Warren Park in Dallas and was host to the 1968 World's Fair. Zachry Corp., with Overland Partners contracted for the design, is leading a massive \$200 million redevelopment of the civic park and the addition of a 200 room hotel and a 120k SF office tower. In addition, the Henry B. Convention Center received a recent \$325M upgrade & expansion to 1.6M SF. It hosts 300+ events and 1M+ visitors annually.



Alamo Beer Company

Founded in October 2003, Alamo Beer is sold across most of Texas. In 2014, Alamo Beer opened a 18,000 SF micro-brewery and beer garden 0.8 miles north of the East End Site and within the proposed science and technology district.



Essex Modern City

Located 1.3 miles south of the East End Site, the \$150 million Essex Modern City will bring 240 apartments, 160 condos, 80 row houses, 60k SF retail, and 80k SF office in phase I. Attempting to differentiate itself from other developments like the Pearl and Lone Star Brewery with aspects such as rock climbing walls, murals by local artists and "vertical farms" on building exteriors for produce used in the restaurants. To be developed by Harris Bay.

The East Side Vibe

The rapidly evolving east side of San Antonio has become a mecca for the young and creative class ranging from the eclectic to high tech from Dignowity Hill's historic craftsman homes, music venues and cozy craft cocktail bars.

This neighborhood is quickly becoming the center of creative gravity for San Antonio with multiple warehouse conversions into entertainment centers and technology incubators.



Toro Kitchen + Bar

Recently named a best new SA restaurant, Toro is a locally crafted, Spanish culinary experience & subterranean bar.

◀ 2 min. walk from East End



Kuriya Ramen + Cherrity Bar

Ramen & izakaya style menu with Cherrity Bar located in two restored houses connected by an outdoor deck/patio.

◀ 2 min. walk from East End

Alamo Brewery

Large indoor/outdoor space with picnic tables & cornhole featuring craft draft beer & live music.

▶ 13 min. walk from East End



Dignowity Meats

Smoked meat sandwich shop located in San Antonio's Eastside historical neighborhood of Dignowity Hill.

▶ 12 min. walk from East End



Pastiche

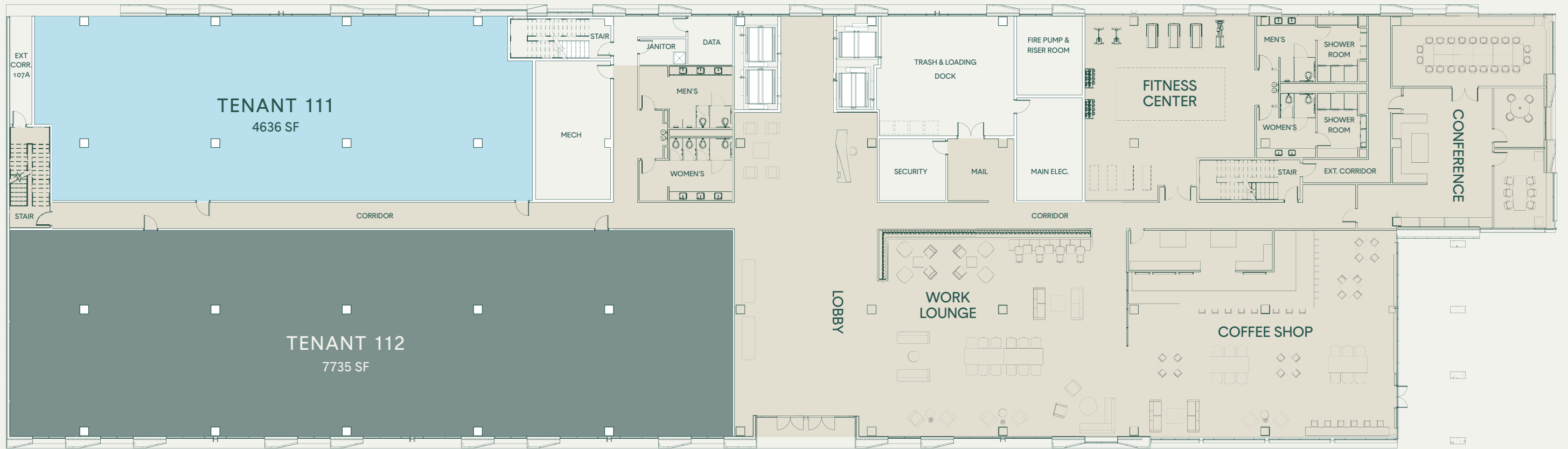
A soigné cocktail lounge with comfort food offerings located in a cozy cottage.

▶ 9 min. walk from East End



We believe that
great ideas can
happen within
great spaces.

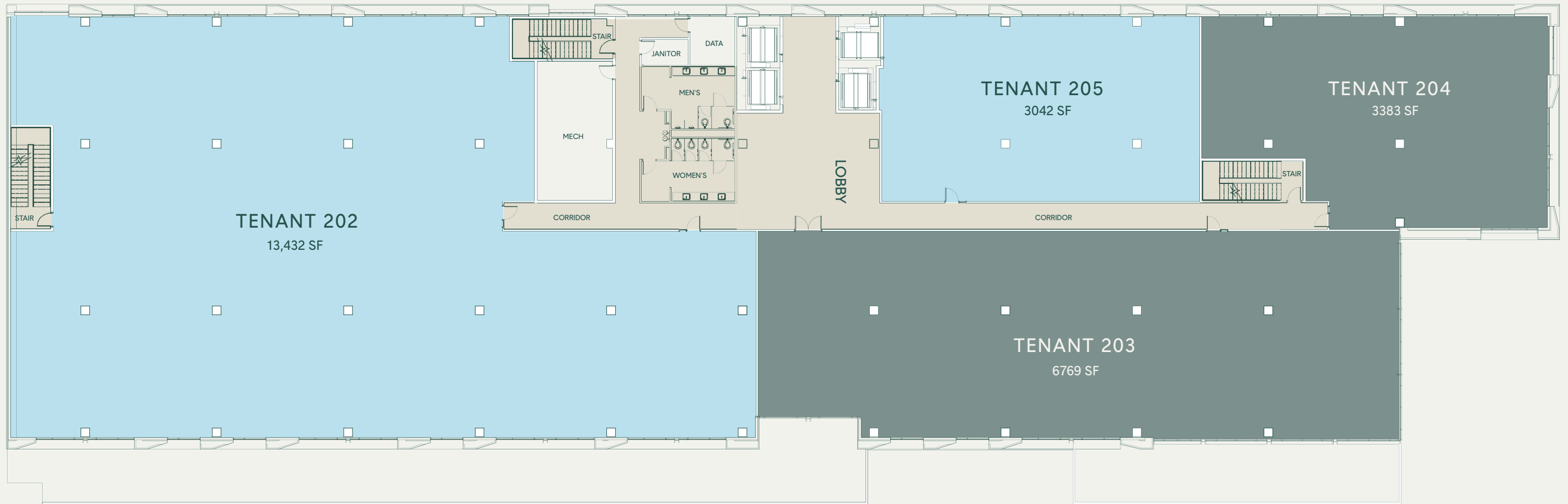
Floor Plans/ Level 01



Legend

- Available Tenant Space
- Available Tenant Space
- Common Area for all Tenants
- Private Facilities

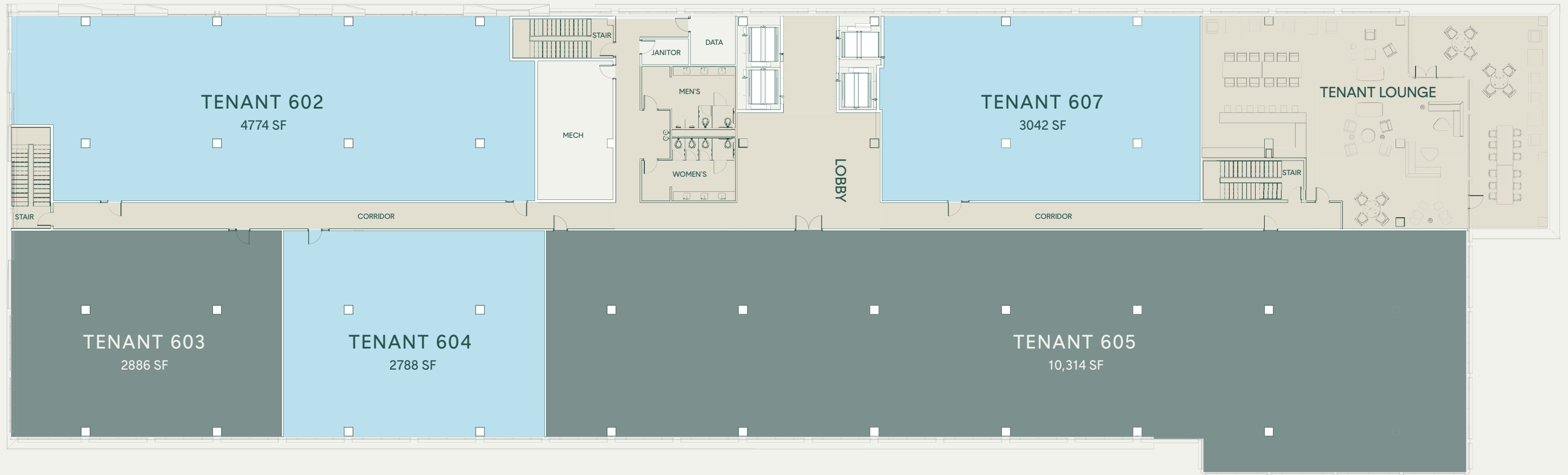
Floor Plans/ Level 02



Legend

- Available Tenant Space (Light Blue)
- Available Tenant Space (Dark Grey)
- Common Area for all Tenants (Tan)
- Private Facilities (White)

Floor Plans/ Level 06



Legend

- Available Tenant Space
- Available Tenant Space
- Common Area for all Tenants
- Private Facilities

About Quadrant Investment Properties

Quadrant Investment Properties is a real estate investment company specializing in urban office and retail opportunities. We create community focused projects through thoughtful design, proactive management, and the integration of technology. We combine these elements to deliver projects that inspire our tenants, partners and the market as a whole.

Our team seeks asset specific opportunities where alternative, creative solutions can be applied. We create stakeholder value through ground up development and physical repositioning of assets while implementing an aggressive, proactive management system. We strive to be a best-in-class operator and provide the highest level of service to our clients, tenants, and investors by utilizing proven institutional best-practices in an opportunistic operational model.

Since 2012, the company has placed over \$300 million of capital through the acquisition and redevelopment of approximately 1.7 million square feet.



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