FROST TOWER

OFFICE

www.thefrosttower.com

ONE | ELEVEN
WEST HOUSTON ST.

WestonUrban

CBRE

FROST TOWER

PROPERTY OVERVIEW

- CLASS A++
- PRIME HOUSTON STREET LOCATION
- DESIGN THAT OPTIMIZES NATURAL LIGHTING & VIEWS
- FITNESS CENTER
- LOCATED ON SAN PEDRO CREEK
- TENANT LOUNGE
- FOOD, BEVERAGE, AND OTHER RETAIL SERVICES

Q1 2019	ESTIMATED DELIVERY
462,000±	BUILDING SIZE
2/1000	PARKING RATIO
17 - 24	FLOORS AVAILABLE

HIGHLIGHTS

LOCATED AT 111 W. HOUSTON STREET. FROST TOWER WILL SOON BE AN ICONIC ADDITION TO THE DOWNTOWN SKYLINE OF SAN ANTONIO. DESIGNED BY WORLD-RENOWNED PELLI CLARKE PELLI ARCHITECTS, THE TOWER WILL OFFER 460,000 SF OF CLASS A ++ OFFICE AND RETAIL SPACE SURROUNDED BY BEAUTIFUL PARKS AND A WALKABLE URBAN ENVIRONMENT.

FROST TOWER

PROPERTY DETAILS

LOCATION
111 W. Houston; the block bound by Houston, Travis, Flores and Camaron Streets

TOTAL OFFICE FLOORS
Twenty-four (24)

CEILING HEIGHT
Floor 1 | 12' to 28'
Floors 17-24 | 13'10"(exposed) - 10'3"(grid)

WINDOWS
Floor to ceiling glass

PARKING
2 parking spaces per 1,000 RSF

DESTINATION DISPATCH ELEVATORS
Four (4) 3500 lb. high rise; three (3) 3500 lb. garage; one (1) 5000 lb. service

DATA TELECOM ROOMS
Separate stacked dedicated rooms, one (1) per floor with redundant entry pathways of multiple concrete conduits for IT secure provider utilization

FLOOR PLATE SIZES
(Approximate)

LEVEL 17	19,500 RSF
LEVEL 18	19,300 RSF
LEVEL 19	19,100 RSF
LEVEL 20	18,900 RSF
LEVEL 21	18,600 RSF
LEVEL 22	18,400 RSF
LEVEL 23	18,200 RSF
LEVEL 24	18,000 RSF

24/7 ON-SITE SECURITY PERSONNEL
State of the art electronic security with access control, video and security communication systems

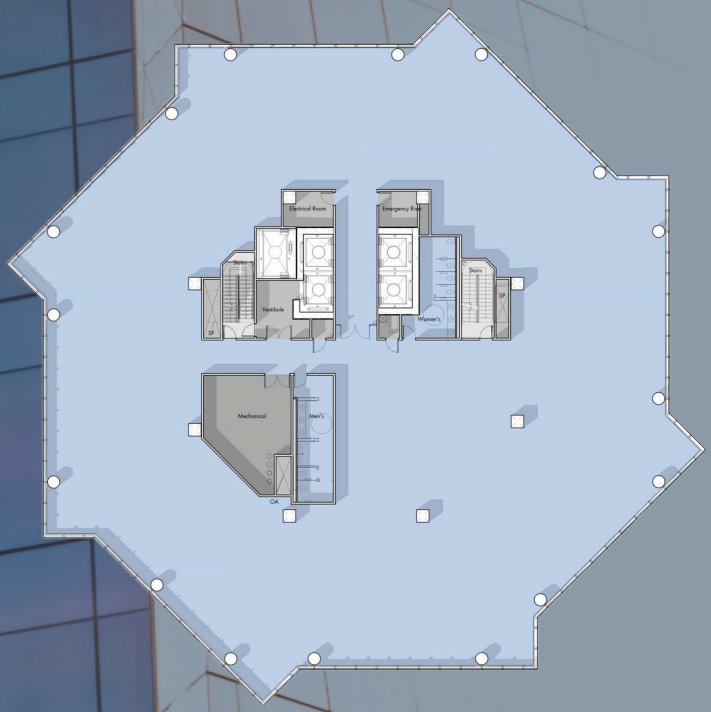
MECHANICAL
Two (2) 560 ton and (1) 280 ton water-cooled chillers located in the garage with three (3) 560 ton cooling towers located on the tower roof. Chilled water air handling unit per office floor w/ electric heat fan-powered boxes

FROST TOWER

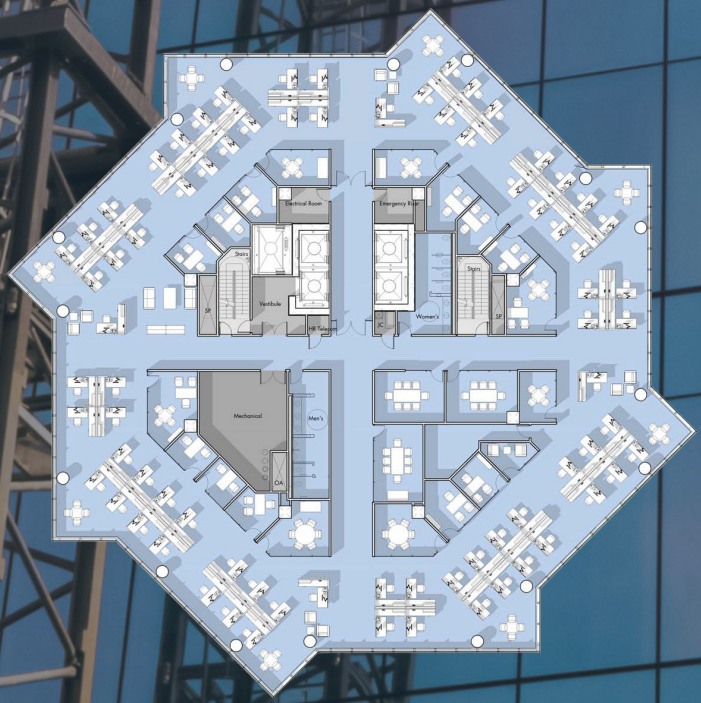
FLOOR PLATE

19,000 RSF

TYPICAL FLOOR PLATE

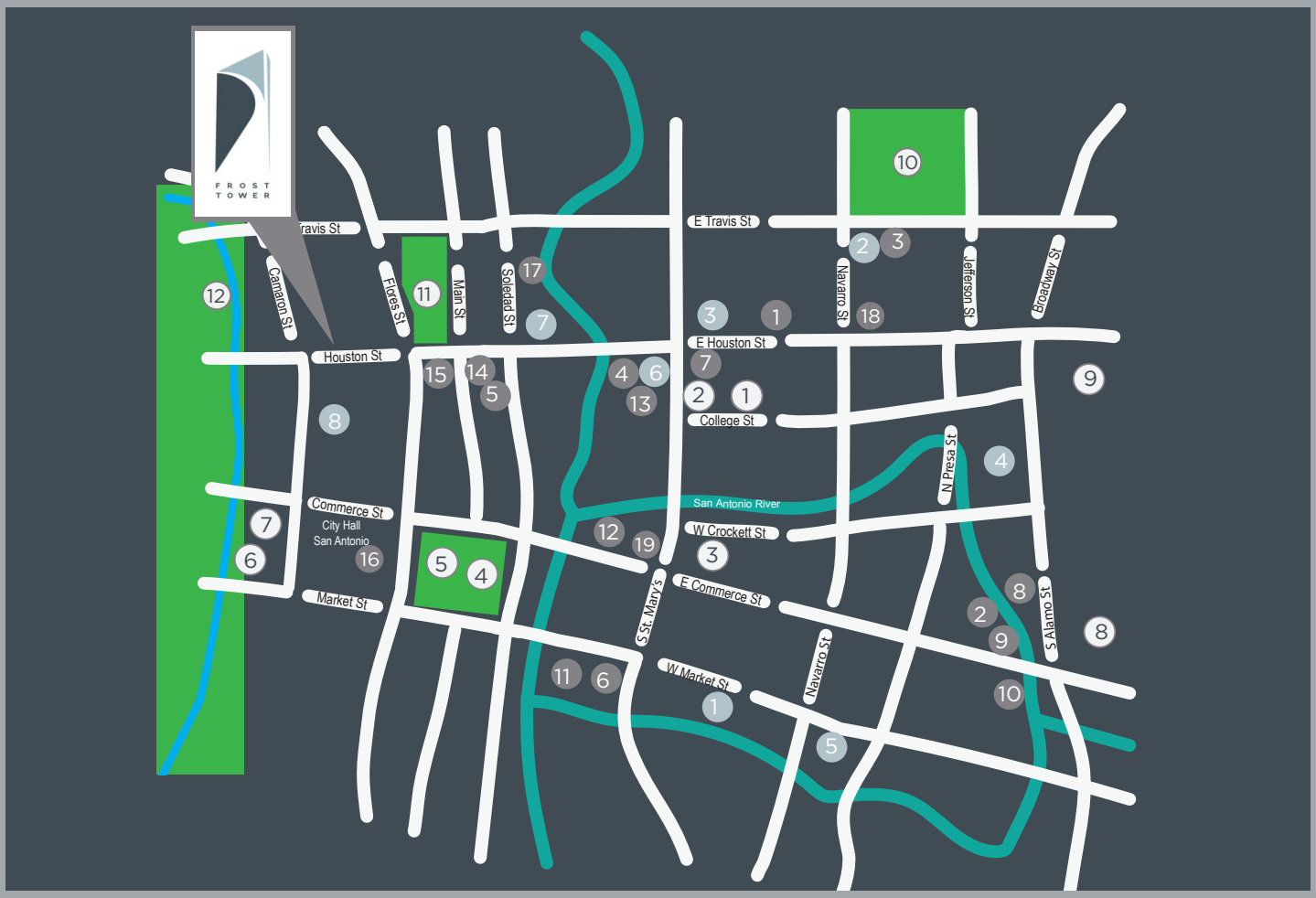


OFFICES ON THE INTERIOR



OFFICES ON THE EXTERIOR

DOWNTOWN AMENITIES



Restaurants

1. Bohanan's
2. Boudro's
3. Rebelle
4. Acenar
5. Rosella
6. Biga on the Banks
7. Starbucks
8. Michelino's
9. Republic of Texas
10. Casa Rio
11. Sushi Zushi
12. Bella on the River
13. Sip
14. Pinch
15. Plaza Club
16. Fratellos Deli
17. Range
18. Panaderia
19. Esquire

Attractions

1. Majestic Theatre
2. Empire Theatre
3. The Aztec Theatre
4. Main Plaza
5. San Fernando Cathedral
6. Public Art San Antonio
7. Spanish Governor's Palace
8. Rivercenter Mall
9. The Alamo
10. Travis Park
11. New Urban Park
12. San Pedro Creek

Lodging

1. The Westin Hotel
2. The St. Anthony Hotel
3. Sheraton Gunter
4. Hyatt Regency
5. Hotel Contessa
6. Valencia
7. Embassy Suites
8. Holiday Inn

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CONTACTS

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