

OFFICE | FOR LEASE | 111 W HOUSTON ST | SAN ANTONIO, TX 78205

FROST TOWER

www.thefrosttower.com

PROJECT BY:



LEASING BY:

CBRE



THE BUILDING

Located at 111 W Houston Street, Frost Tower is an iconic addition to the downtown skyline of San Antonio. Designed by world renowned Pelli Clarke Pelli Architects, the tower offers 460,000 sf of Class A++ office and retail space surrounded by beautiful parks and a walkable, urban environment.



Experience Downtown San Antonio on Houston Street

- + Class A++ Office Space
- + Prime Houston Street Location
- + Fitness Center
- + Tenant Lounge
- + ±20,000 sf of retail and restaurants on site
- + Landscaping and park design by prestigious architects, GGN
- + Located along the San Pedro Creek, a planned 2-mile linear park
- + Iconic building design by Pelli Clark Pelli
- + Data Providers: AT&T, Aethernet, Jump Fiber, Lumen

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PROJECT AMENITIES



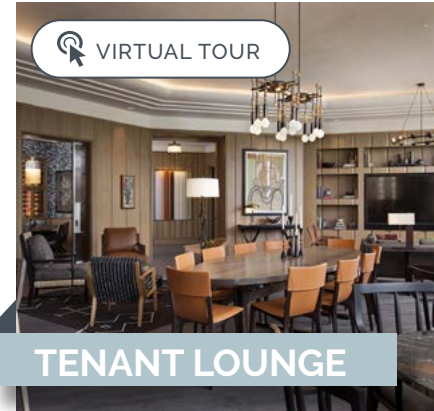
LEGACY PARK

Located across Flores Street from Frost Tower's main entrance lies an approximately 1.2 acre park. This beautifully manicured space, featuring contoured grounds and vine-covered walkways, was designed by the world renowned landscape architecture firm of GGN. In addition to offering seating options to hold an informal outdoor meeting, or simply to sip a cup of coffee from a nearby coffee shop, the park will be programmed for year-round enjoyment. Anchoring the north end of the park is Pinkerton's BBQ, serving up their Texas Monthly recognized meats in a restaurant that features ample indoor and outdoor seating options.



SAN PEDRO CREEK

Located across Camaron Street, Frost Tower's western boundary, lies the San Pedro Creek Culture Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. The first segment of the park, which is located adjacent to Frost Tower, is complete and ready for enjoyment. When fully finished, the linear parkway will offer over two miles of walkways through downtown San Antonio.



TENANT LOUNGE

Serving as the "living room" of the project, Frost Tower features a one-of-a-kind lounge for tenants to enjoy. Beautifully designed and furnished for multiple purposes, the lounge offers a fully functioning commercial and catering kitchen, numerous seating options, a tasting room with private lockers, a boardroom complete with A/V equipment, and large flat screen TV. Complimentary coffee and pastries are regularly available, along with a variety of drinks and snacks. If desired, the lounge is available for tenants to reserve for private events.

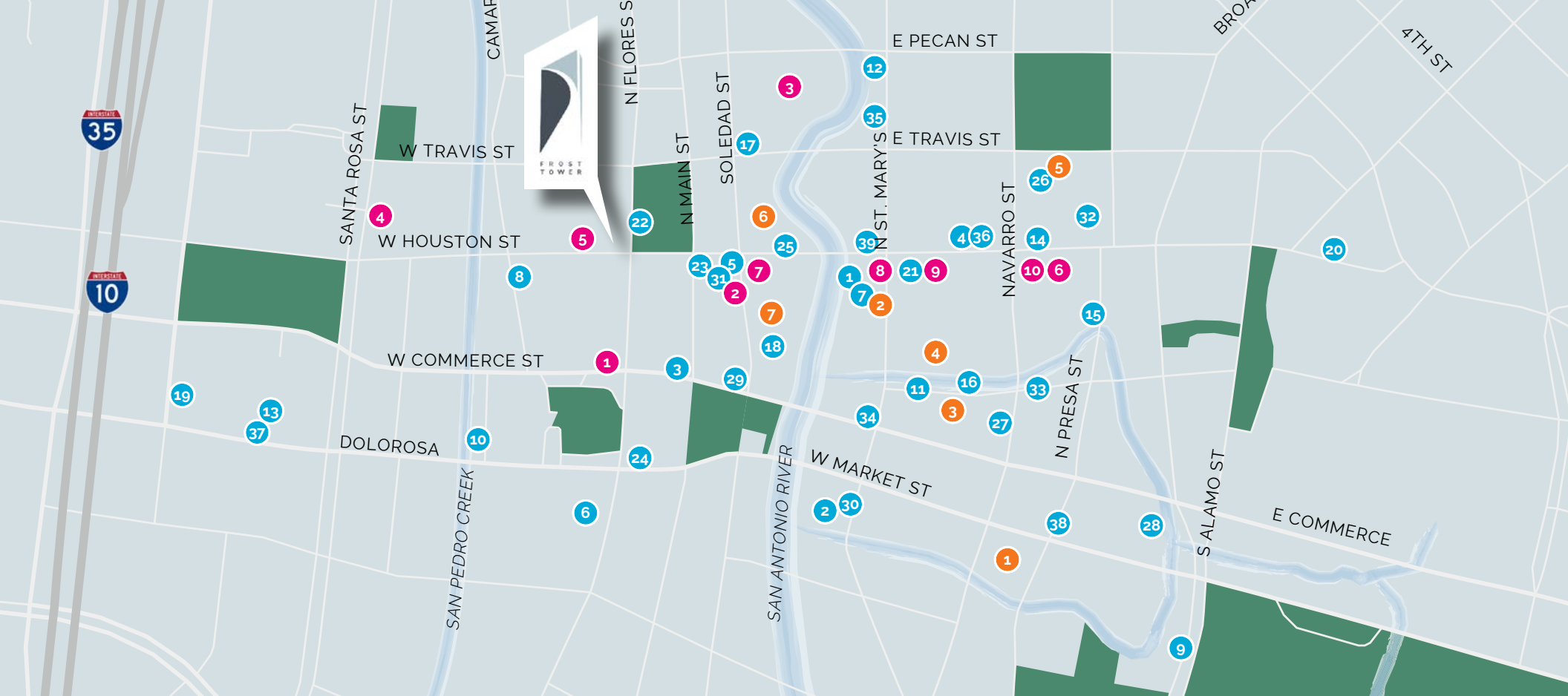


FITNESS CENTER

Located on the second floor of the parking deck, overlooking San Pedro Creek, sits an over 5,000 square foot fitness center that is both free and exclusive to employees of Frost Tower tenants. The fitness center features abundant natural light, free and machine weights, treadmills, elliptical trainers, stationary bikes and other top-of-the-line fitness equipment. The fitness center also offers group fitness options, towel service, and beautifully appointed locker rooms, complete with showers. For cyclists, Frost Tower features secured bike storage for tenants, conveniently located on the first floor of the parking garage.

PROJECT BY:





RESTAURANTS

- | | | |
|----------------------------------|--------------------------------|------------------------------|
| 1. Acenar Mexican Restaurant | 14. La Panderia Bakery Cafe | 28. Schilo's |
| 2. Biga on the Banks | 15. Landry's Seafood House | 29. Subway |
| 3. Bill Miller Bar-B-Q | 16. Las Canarias | 30. Sushi Zushi |
| 4. Bohanan's | 17. Lula's Mexican Cafe | 31. Swinehouse |
| 5. Bunz | 18. Mexican Manhattan | 32. Texas de Brazil |
| 6. Candy's Old Fashioned Burgers | 19. Mi Tierra Cafe y Panaderia | 33. The County Line |
| 7. Dorrego's | 20. Oro Restaurant & Bar | 34. The Esquire Tavern |
| 8. Domino's Pizza | 21. Pesto Ristorante | 35. The Original Blanco Cafe |
| 9. Fig Tree | 22. Pinkerton's BBQ | 36. The Palm San Antonio |
| 10. Fratello's Centra Citta | 23. Pinch Boil House | 37. Viva Villa |
| 11. Iron Cactus | 24. Poblanos on Main | 38. Zinc Bistro & Bar |
| 12. Kimura | 25. Range | 39. Zocalo Mio |
| 13. La Margarita | 26. Rebelle | |
| | 27. Rita's on the River | |

COFFEE & SERVICES

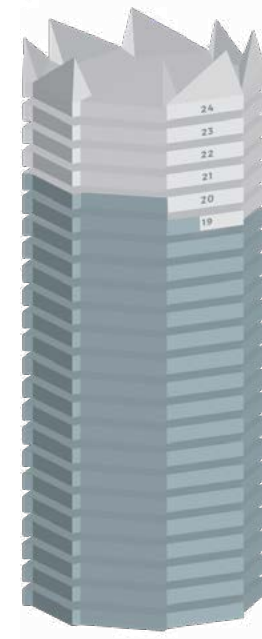
1. 7Eleven
2. 18|8 Fine Men's Salons
3. CommonWealth
4. CVS
5. Prose Nail Salon
6. Revolucion Coffee + Juice
7. Royal Blue Grocery
8. Sip Brew Bar & Eatery
9. Starbucks
10. Walgreens

HOTELS

1. Hotel Contessa
2. Hotel Valenica
3. Mokara Hotel & Spa
4. Omni La Mansion
5. The St. Anthony
6. Embassy Suites
7. Hampton Inn

TYPICAL FLOORPLATE

~ 18,000 RSF



AVAILABILITIES

LEVEL 24	17,941 RSF
LEVEL 23	18,195 RSF
LEVEL 22	18,408 RSF
LEVEL 21	9,232 RSF
LEVEL 20	8,330 RSF
LEVEL 19	4,467 RSF

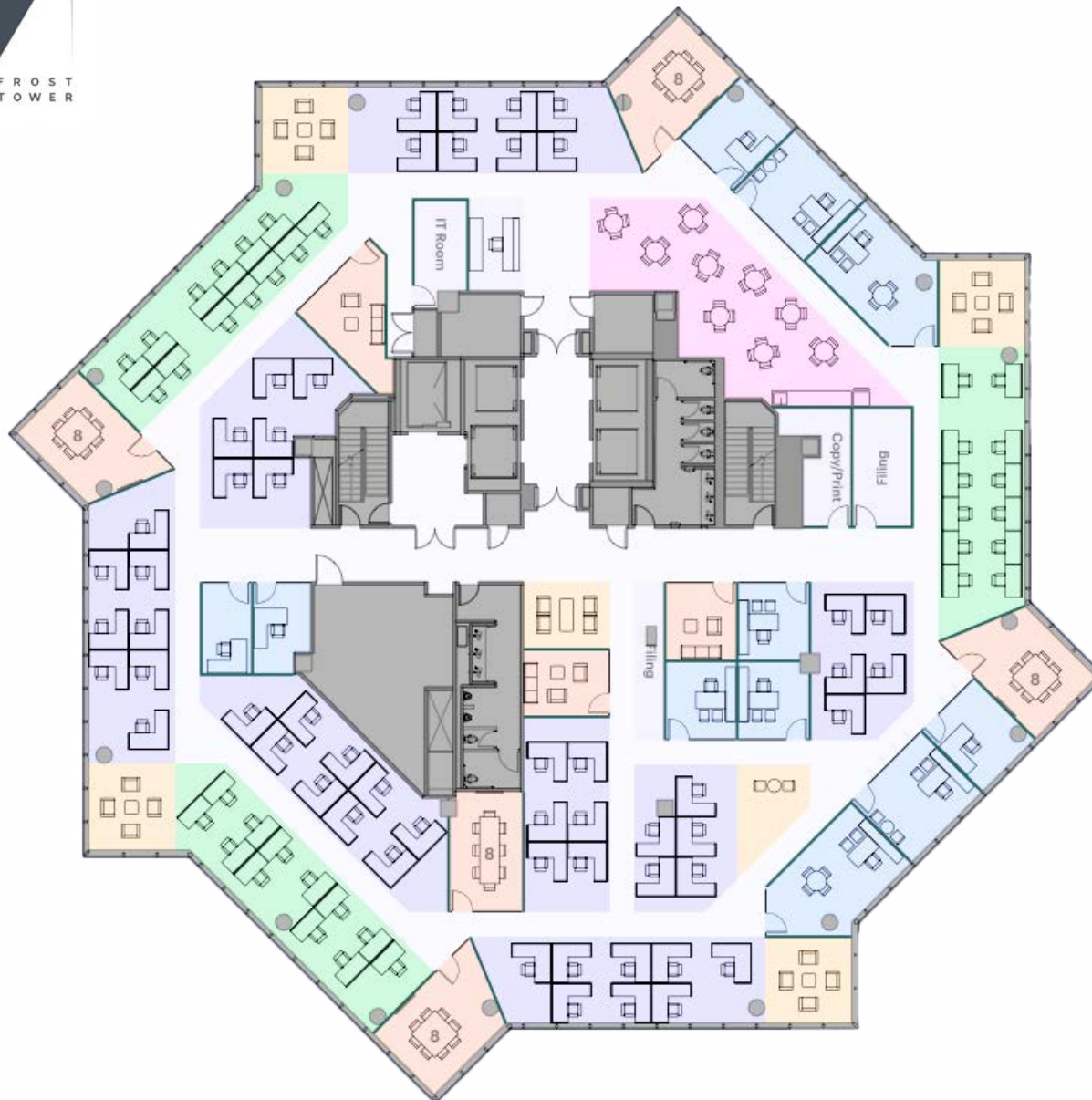
CONCEPT PLANS



PROJECT BY:

SAMPLE SUITE

~ 18,000 RSF



- Benching
- Workstation
- Office
- Focus Room
- Breakout
- Conference Room
- Huddle Room
- Café
- Reception
- Support Space



CLICK HERE TO START
PLANNING YOUR SPACE



CLICK HERE TO TOUR
OUR 24TH FLOOR

PROJECT BY:

BUILDING AMENITIES

LOBBY & FROST BANK



PROJECT BY:

BUILDING AMENITIES

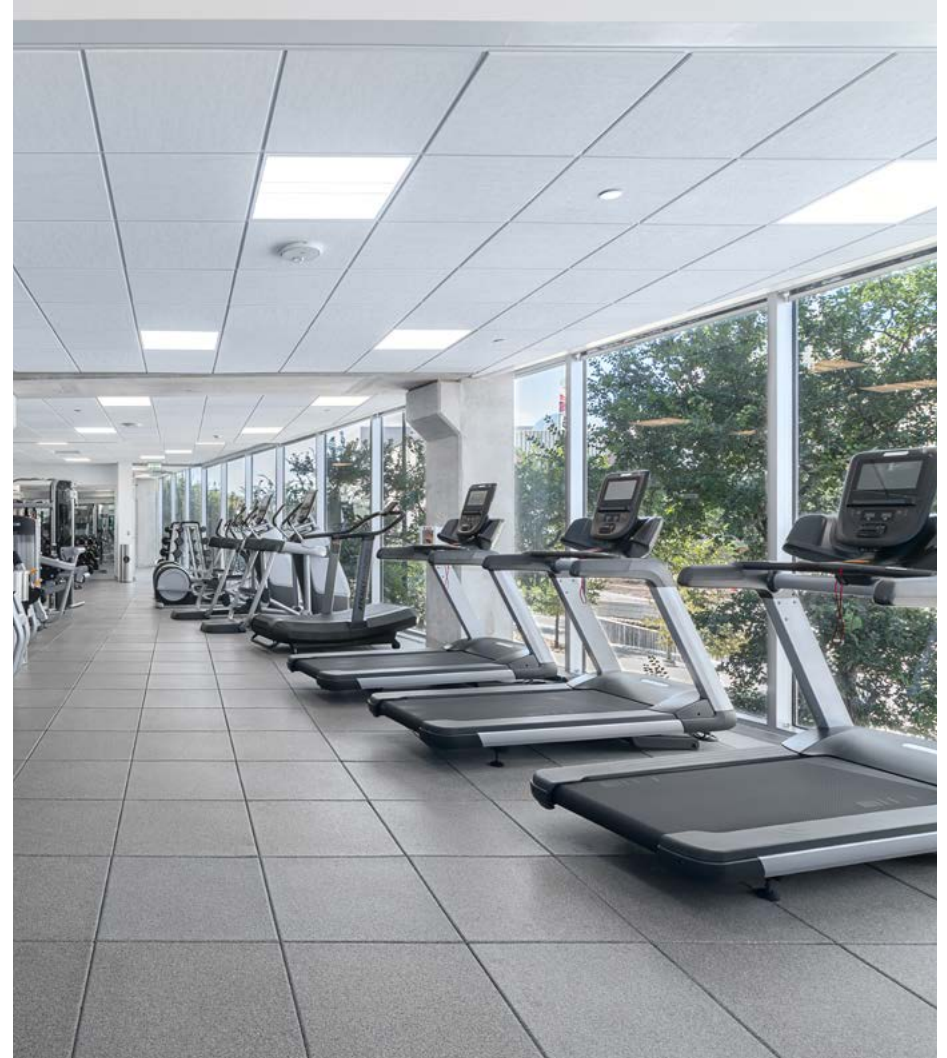
TENANT LOUNGE



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BUILDING AMENITIES

FITNESS CENTER



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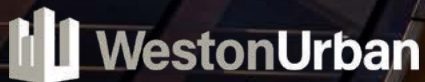
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F R O S T T O W E R

PROJECT BY:



LEASING BY:

CBRE

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