

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

FROST TOWER

www.thefrosttower.com

PROJECT BY:



LEASING BY:

CBRE



111 W HOUSTON ST | SAN ANTONIO, TX 78205

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



PROJECT AMENITIES



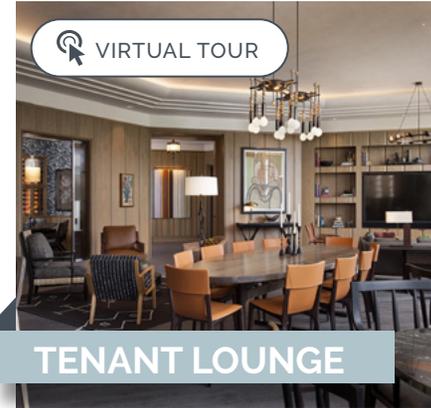
LEGACY PARK

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

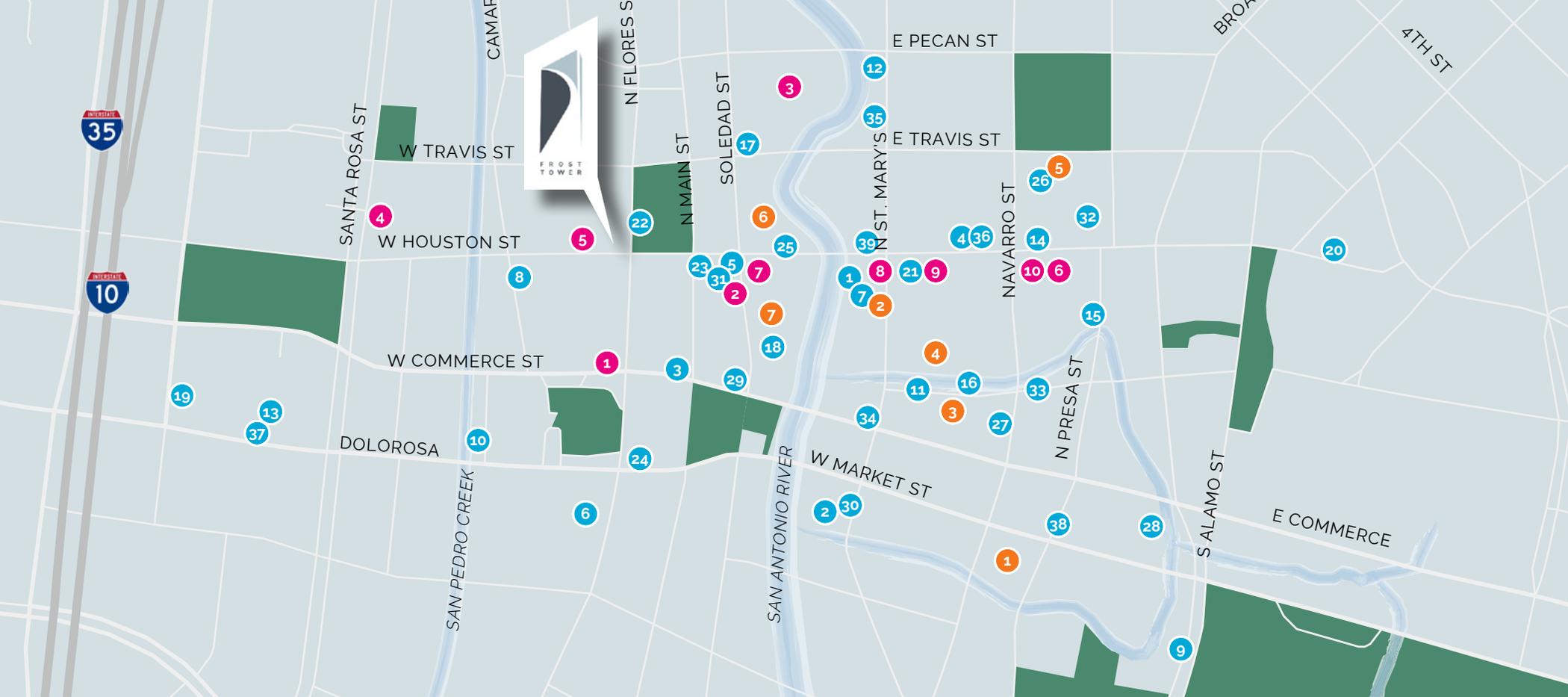
Serving as the "living room" of the project, Frost Tower features a one-of-a-kind lounge for tenants to enjoy. Beautifully designed and furnished for multiple purposes, the lounge offers a fully functioning commercial and catering kitchen, numerous seating options, a tasting room with private lockers, 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

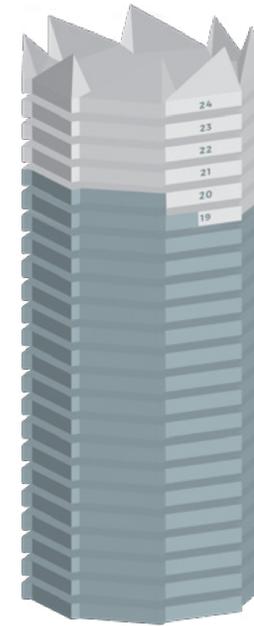
1. 7Eleven
2. 18|8 Fine Men's Salons
3. CommonWealth
4. CVS
5. Prose Nail Salon
6. Revolucion Coffee + Juice
7. Royal Blue Grocery
8. Sip Brew Bar & Eatery
9. Starbucks
10. Walgreens

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



OFFICES ON THE INTERIOR

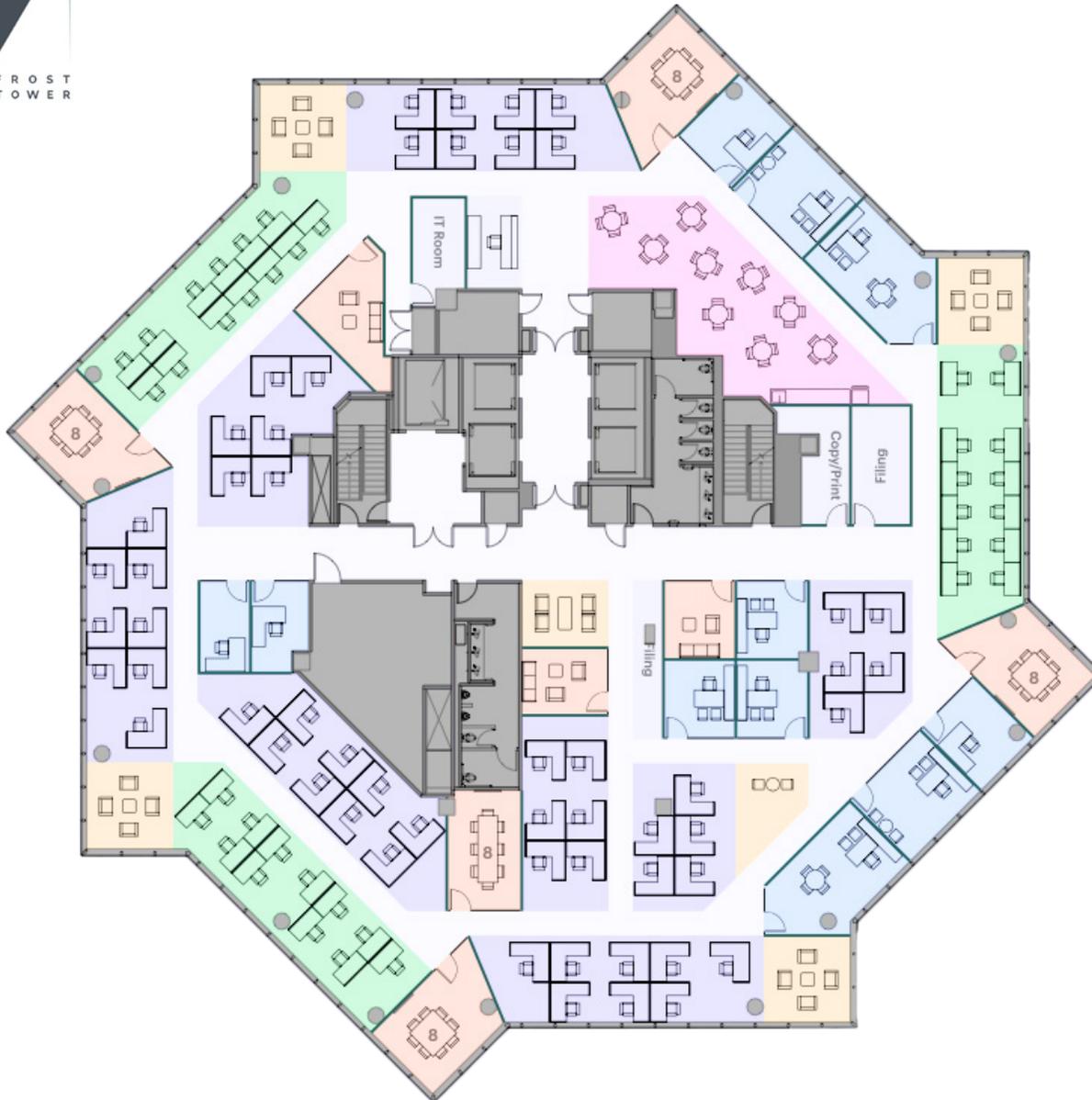


OFFICES ON THE EXTERIOR

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

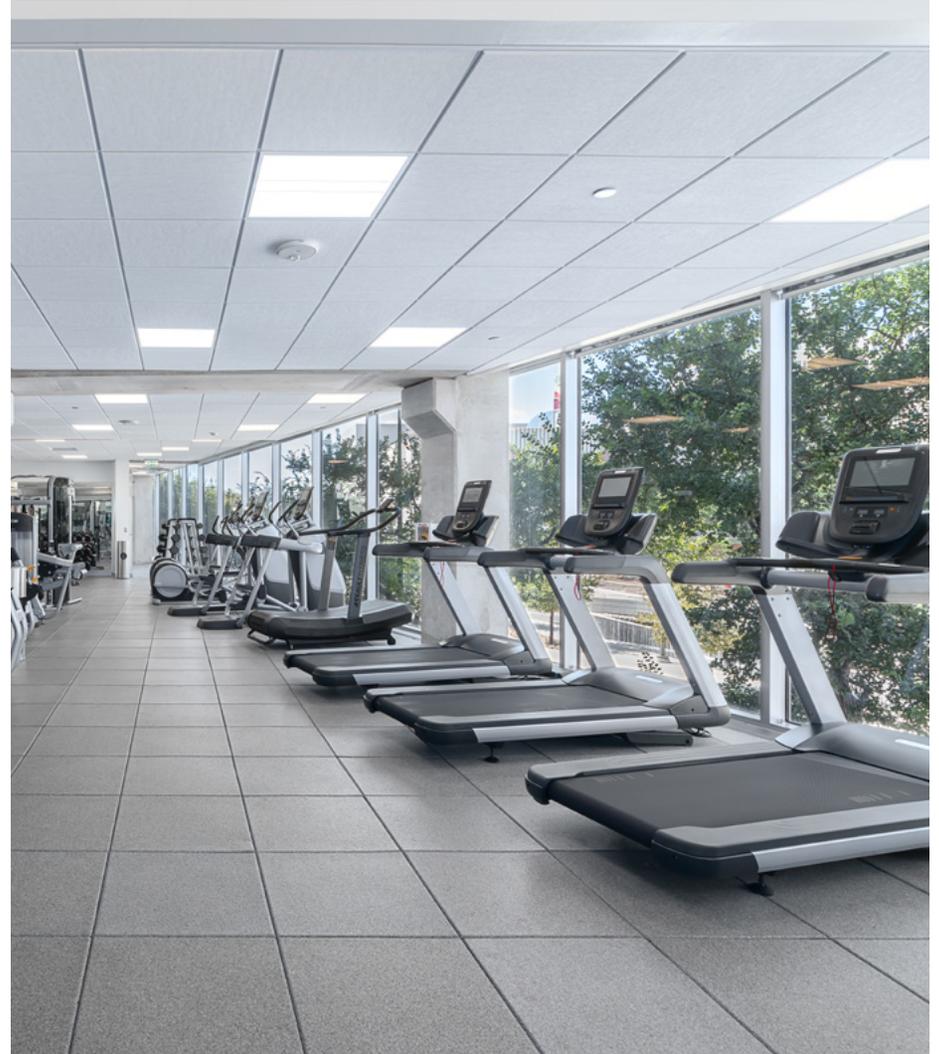
TENANT LOUNGE



PROJECT BY:

BUILDING AMENITIES

FITNESS CENTER



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FOR MORE INFORMATION:

CHRISTI GRIGGS, CCIM
First Vice President
+1 210 253 6024
christi.griggs@cbre.com

BRANDON A. LOGAN
Associate
+1 210 380 5271
brandon.logan@cbre.com

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F R O S T T O W E R

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LEASING BY:

CBRE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____		_____	
Buyer/Tenant/Seller/Landlord Initials		Date	