



CITY VIEW

*An Iconic Destination for **Success***

**10999 IH-10 West
San Antonio TX 78230**

Just along West IH-10 in
San Antonio, **City View** is a
Class A office meticulously
designed for the discerning.

Find yourself working among
the best of several industries
as many Fortune 500 companies
make San Antonio their home.

a **KBS** property



An Iconic Destination for **Success**

City View is one of the most recognizable buildings in San Antonio and a jewel of the IH-10 Corridor. It commands the eye with its iconic structure and reflective blue glass.



The **221,373-square-foot** building's location on **8.21 acres** at the **corner of IH-10 and Huebner** was chosen for its long-term viability and proximity to so many **high-end area amenities**. With ease of **immediate access to the IH-10** corridor that leads to Boerne and downtown San Antonio, as well as **Loops 1604 and 410**, which provide East-West coverage, tenants are assured that they have **timely access** to all areas of San Antonio.

Class-A finishes including **marble, stone and wood** elevate the entire **building aesthetic**. Elevator modernization and interior cab **upgrades completed**. All suites are appointed with building standard carpet, paint, fixtures. Finishes are overseen by the **property's on site management** personnel. On site management also ensures tenant needs are addressed **efficiently and timely** throughout tenancy.

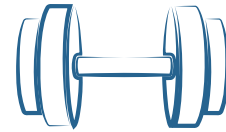


BUILDING ADDRESS:	10999 IH-10 West, San Antonio TX 78230
OWNER:	KBS
YEAR BUILT/RENOVATED:	1987 / 2019
BUILDING SIZE:	10 stories; 221,373 rentable square feet
WALK SCORE:	57
BASE RENTAL RATE:	\$24.00/SF
EXPENSES:	2026 expenses estimated to be \$14.36/SF including electricity.
BUILDING HOURS:	Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 7:00 a.m. - 1:00 p.m. After-hours HVAC is \$50.00 per hour
PARKING:	3.85/1,000 overall parking ratio
TELECOMMUNICATIONS:	AT&T, Century Link, and Spectrum

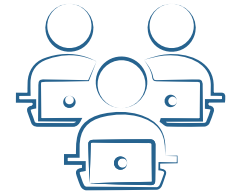


AMENITIES

Designed **for work**
and **after work**



FITNESS CENTER

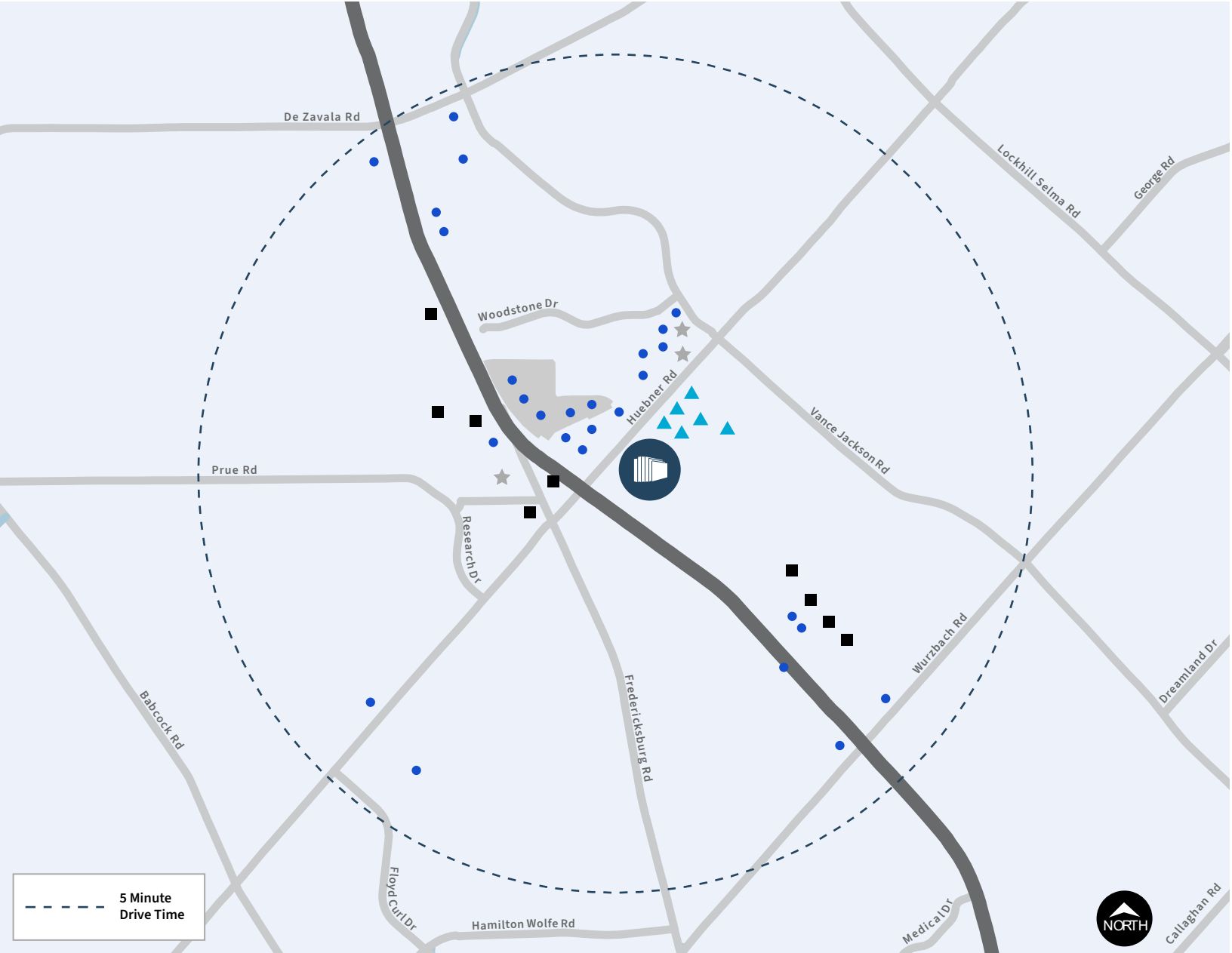


TRAINING FACILITIES



**PRE-FUNCTION
AREAS**

PRODUCTIVITY	LIFESTYLE
<i>In-Place Fiber Optics</i>	<i>Yoga Studio/Group Training Room</i>
<i>Conference Rooms</i>	<i>Courtyard with Seating</i>
<i>On-Site Management</i>	<i>Lounge Area</i>
<i>On-Site Storage</i>	<i>Walkable Spa & Salon Services</i>
<i>Janitorial</i>	
FOOD AND DRINK	TRAVEL & TRANSPORT
<i>Café/Deli</i>	<i>Near Airports And Hotels</i>
<i>Walkable Restaurants</i>	<i>Near Restaurants and Bars</i>
	<i>Surrounded by Neighborhoods</i>
SUSTAINABILITY FEATURES	
	 WiredScore GOLD



Go from *work to play* in minutes

10999 IH-10 West
San Antonio TX 78230

Walkable

Treusdell Salon & Spa
Papoulis Greek Grill
Richie's Hot Chicken
Freebirds
Panda Express
Hopdoddy Burger Bar

RESTAURANTS

Panera
First Watch Restaurants
Salata
Pappasito's Cantina
La Madeleine
Sushi Zushi
County Line
Outback Steakhouse
AJUUA Mexico Latin Flair

HuHot Mongolian Grill
The Flying Saucer
Jason's Deli
Snooze
Carrabba's Italian Grill
Umiya Sushi
Krispy Creme
Mod Pizza
Bill Millers
Einstein Bros. Bagels
Alamo Cafe
54th St. & Grill
Saltgrass
Chipotle
Luce Ristrante
Cracker Barrel
Cava
Potbelly

FITNESS

Life Time Fitness
Orange Theory Fitness
Gold's Gym
Pure Barre
Top Golf
Chicken & Pickle

HOTELS

Westin Hotels & Resorts
Signia by Hilton La Cantera Resort & Spa
Aloft
Drury Hotels
TownePlace Suites by Marriott
Hyatt Place
Homewood Suites by Hilton
Hampton Inn

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FOR LEASING INFORMATION, PLEASE CONTACT:

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partners



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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date