



# THE PYRAMID

601 NORTHWEST LOOP 410 | SAN ANTONIO, TEXAS 78216



North Central San Antonio's  
**Best Valued** - Class A Office Building.

Visit Our Website: [ThePyramidSA.com](http://ThePyramidSA.com)



## ABOUT THE PROPERTY

**The Pyramid** is a 220,693 square foot Class A, landmark office building located in the busy North Central San Antonio submarket. The building boasts of on-site and nearby amenities.

Built: 1970 & Renovated in 2014-2015



# UP TO 11,836 SF OF CLASS A OFFICE SPACE AVAILABLE

## PROPERTY HIGHLIGHTS

- On-site courtesy guard, property management, and engineer
- Recently renovated lobby and common areas
- Fully equipped and newly renovated fitness center including Peloton bikes with memberships for all tenants
- Locker rooms with showers and sauna
- New state-of-the-art common training facility with seating for up to 50 people
- Full-service deli and on-site catering
- Ample covered and surface parking
- All new exterior LED lighting system
- Prominent monument signage

## AVAILABLE SUITES

### 1st Floor

Suite 102: 1,757 SF

Suite 110: 1,835 SF (Spec Suite)

### 2nd Floor

Suite 200: 5,818 SF

Suite 230: 5,066 SF (Avail. 5/25)

### 3rd Floor

Suite 305: 2,229 SF

Suite 325: 7,968 SF (Avail. 4/25)

Suite 350: 3,868 SF

Suite 390: 2,025 SF

### 4th Floor

Suite 450: 9,516 SF

Contiguous for  
total of  
11,836 SF

## LEASE RATE

\$18.50/SF/YR NNN



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THE  
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**PRIVATE FITNESS CENTER**



**STATE-OF-ART TRAINING FACILITY**



**CLASS A LOBBY**



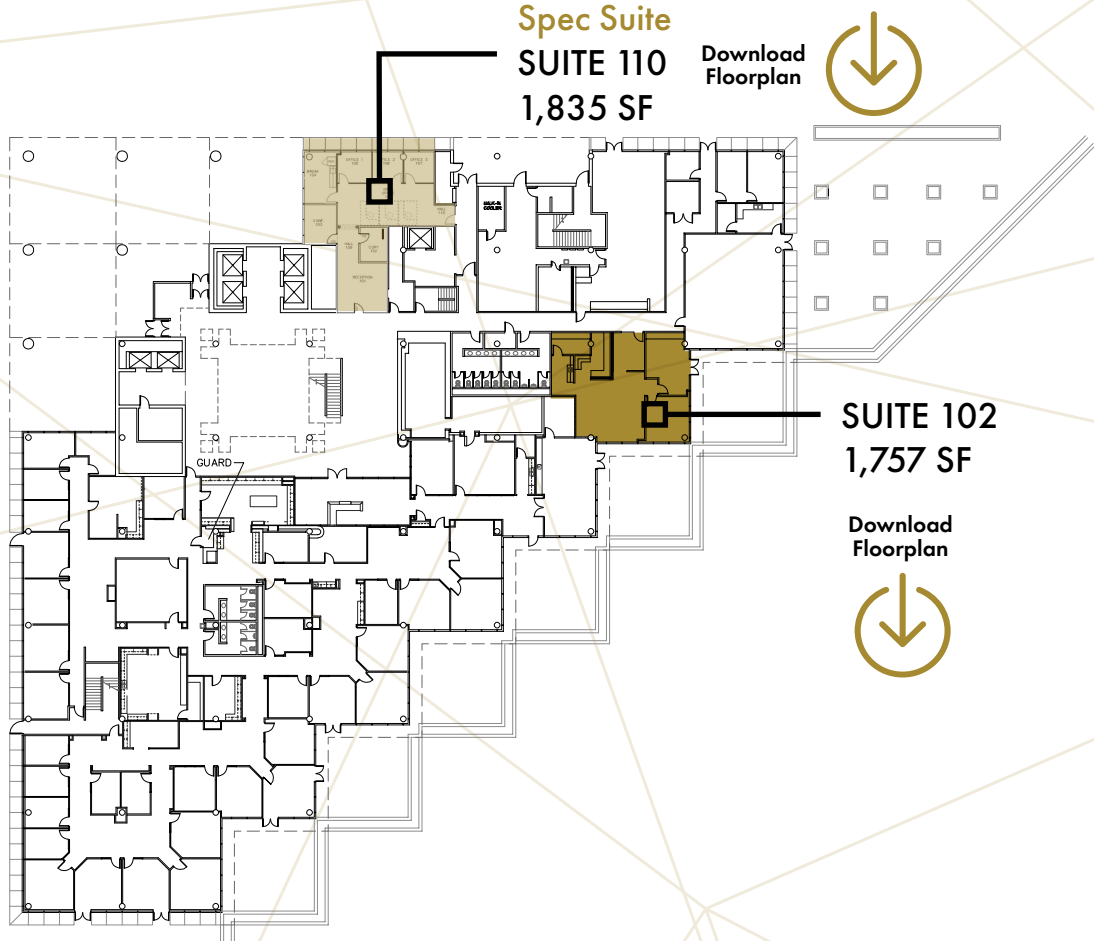
**UP TO 11,836 SF AVAILABLE**



**Ample Covered  
and Surface  
Parking**

# AVAILABLE FLOORPLANS

LEVEL 1



Spec Suite

SUITE 110

1,835 SF

Download Floorplan



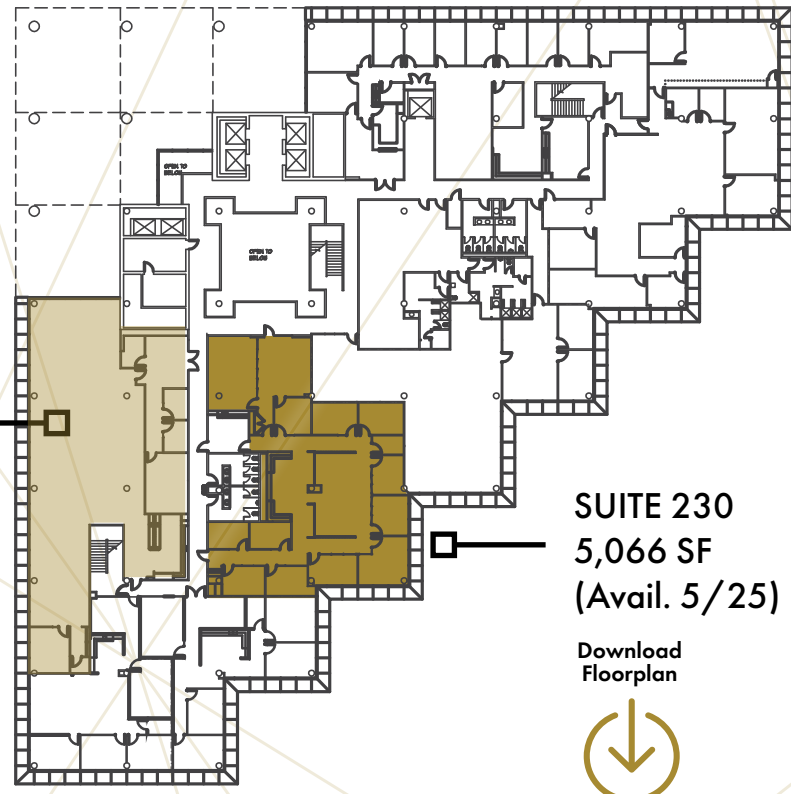
SUITE 102

1,757 SF

Download Floorplan



LEVEL 2



SUITE 200

5,818 SF

Download Floorplan



SUITE 230

5,066 SF

(Avail. 5/25)

Download Floorplan



# AVAILABLE FLOORPLANS

SUITE 325  
7,968 SF (Avail. 4/25)

Suites 325/350  
contiguous for  
total of  
11,836 SF

Download  
Floorplan



LEVEL  
3

SUITE 305  
2,229 SF

SUITE 350  
3,868 SF

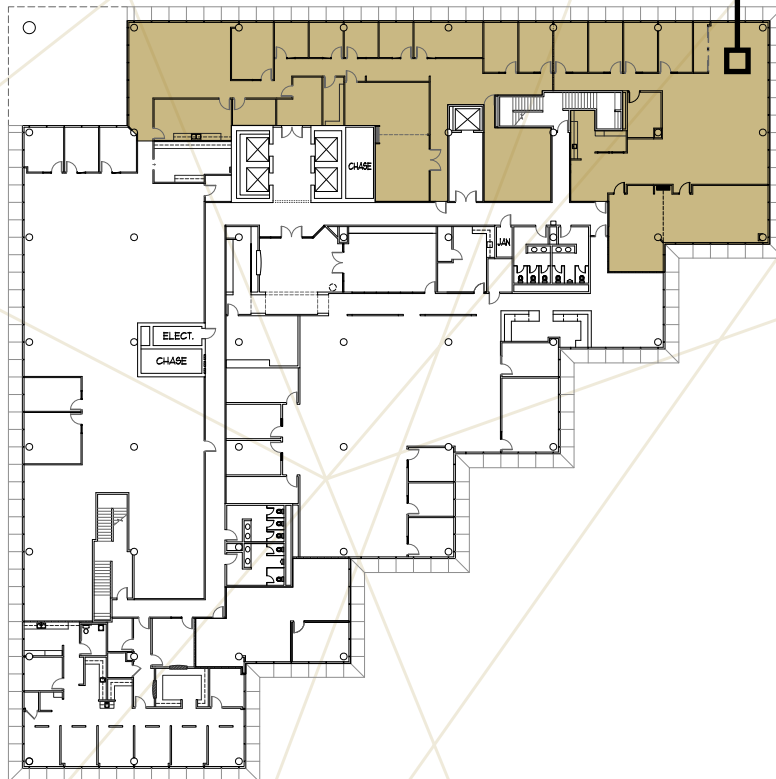
SUITE 390  
2,025 SF

Download  
Floorplan



SUITE 450  
9,516 SF

LEVEL  
4



# DISTANCE FROM THE PYRAMID



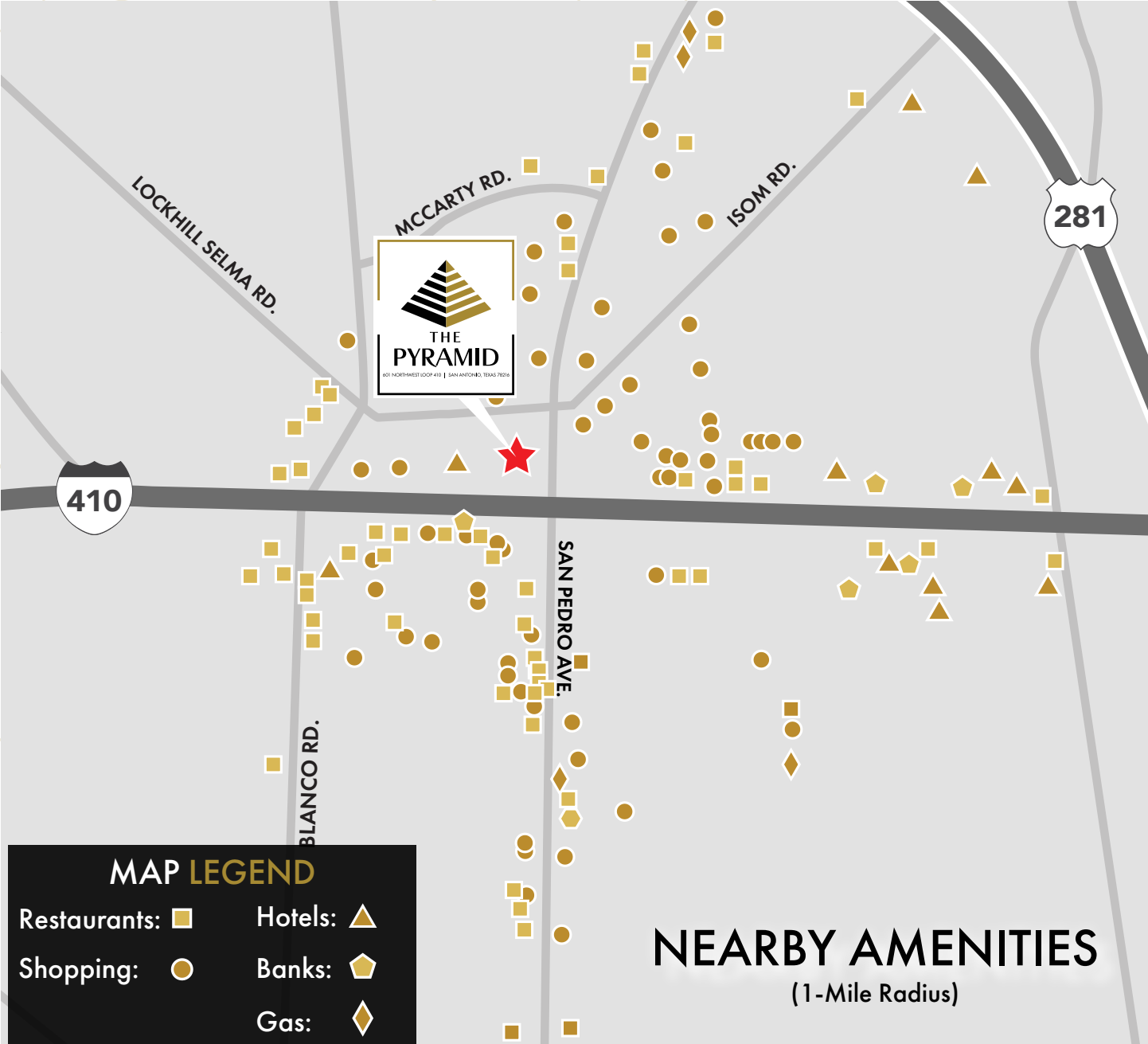
SA INT'L AIRPORT  
(5 Minutes)

ALAMO QUARRY  
(7 Minutes)

SOUTH TEXAS MEDICAL CENTER  
(11 Minutes)

PEARL BREWERY  
(11 Minutes)

THE RIM  
(15 Minutes)







# NEARBY AMENITIES

1-Mile Radius

## RESTAURANTS ■

- |                                       |                        |                                  |
|---------------------------------------|------------------------|----------------------------------|
| Dunkin' Doughnuts                     | Gold Feather           | Cheesecake Factory               |
| Whataburger                           | Freddy's               | Kona Grill                       |
| Casa Sol Mexican                      | Sawasde Thai Cuisine   | Baskin Robin's                   |
| Ray's Pizzeria                        | LA Crawfish            | Jack in the Box                  |
| Rosario's Mexican Restaurant y Lounge | Jason's Deli           | Gorditas Doña Tota               |
| Project Pollo                         | Chick-fil-A            | Tacos Dos Hermanos               |
| Tokyo Steak House                     | Earth Burger           | Popeyes Louisiana Kitchen        |
| Old Fashion Francisco Steak House     | La Madeleine           | Taco Bell                        |
| Arby's                                | Tiff's Treats          | Denny's                          |
| 210 Ice Cream                         | Twin Peaks             | McDonald's                       |
| Starbucks                             | Wrigleyville Grill     | Cici's Pizza                     |
| Bee's Mexican                         | Salata                 | Sea Island Shrimp House          |
| Wild Goji Sushi Bar                   | Chipotle Mexican Grill | Bill Miller Bar-B-Q              |
| Demo's Greek Food                     | LongHorn Steak House   | Salt Grass                       |
| Kobe Japanese Steakhouse              | Shake Shack            | Pappadeaux Seafood Kitchen       |
| Guajillo's The Shortcut to Mexico     | Taco Cabana            | Cracker Barrel Old Country Store |
| Dough Pizzeria Napoletana             | Jimmy John's           | Applebee's Grill + Bar           |
| Llsong Garden                         | Hula Poke              |                                  |
| First Watch                           | El Pollo Loco          |                                  |
| Pho House                             | Free Birds             |                                  |

## SHOPPING ●

- |                      |                                     |                           |
|----------------------|-------------------------------------|---------------------------|
| O'Reilly Auto Parts  | Factory Mattress                    | The Container Store       |
| Diversions Game Room | DSW Designer Show Warehouse         | Goodwill                  |
| Mission Mitsubishi   | Petco                               | Rooms To Go               |
| North Park Subaru    | Five Below                          | Armadillo Antiques N More |
| North Plaza          | Best Buy                            | DXL Big + Tall            |
| Wss Firearms         | Mattress Firm                       | World Market              |
| Mercedes Benz        | C.D. Clark Diamonds & Design Studio | Spectrum                  |
| Art Incorporated     | Men's Warehouse                     | Target                    |
| North Park Mazda     | Dream Girls                         | Pella Windows & Doors     |
| Northside Chevrolet  | Joan Fabric and Crafts              | Clothes Mentor            |
| Northside Honda      | Sam Ash Music                       | A.G.S Cake Supplies       |
| Kahlig Auto Group    | Conn's HomePlus                     | Asiana Nails Lounge       |
| North Park Lincoln   | K & G Fashion Superstore            | Game Over                 |
| North Park Lexus     | Barnes & Noble                      | The Vitamin Shoppe        |
| Half Price Books     | Dick's Sporting Goods               | Bed, Bath, & Beyond       |
| Ross Dress for Less  |                                     | Buy Buy Baby              |
| Total Wine & More    |                                     | Jared                     |

## HOTELS ▲

- |                    |                        |
|--------------------|------------------------|
| Candlewood Suites  | Drury Plaza Hotel      |
| Red Roof Inn       | Staybridge Suites      |
| Hilton             | Courtyard by Marriott  |
| Aloft              | Fairfield Inn & Suites |
| Estancia Del Norte | Home2 Suites           |
| Holiday Inn        |                        |

## BANKS ◆

- |                  |                      |
|------------------|----------------------|
| Comerica Bank    | Plains Capital Bank  |
| Chase Bank       | Texas Community Bank |
| Wells Fargo Bank | Bank of America ATM  |
| Vantage Bank     |                      |

## GAS ◆

- Chevron (2)
- Valero (2)



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