

# OVERLOOK

AT THE RIM

18302 TALAVERA RD.  
SAN ANTONIO, TEXAS

38,049 SF  
(DIVISIBLE)

TOP FLOOR SPACE AVAILABLE

THE  
RMR  
GROUP

CBRE

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SAN ANTONIO, TEXAS

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## OVERLOOK AT THE RIM

is nestled atop the vibrant 2+ million square foot mixed use development of The Rim located in San Antonio, Texas. This amenity rich development elevates "Live-Work-Play" to a whole new level. The building is adjacent to luxury multi-family living, experiential entertainment venues such as Top Golf, I Fly, Andretti Indoor Karting & Games, Bowl and Barrel, Lifetime Fitness and endless restaurants and shopping choices. Overlook at the Rim is a premier employee recruiting location for your company.

Overlook at the Rim offers large, efficient floor plates with an abundant 8.0/1000 parking ratio inclusive of a 538-space parking garage. The building shell achieved Gold-level LEED® certification.



WHATABURGER



USAA®

hulu



Frost



H-E-B



rackspace



CPS ENERGY



TOYOTA



VALERO



NuStar Energy LP



SWBC



Clear Channel



WELLMED CHARITABLE FOUNDATION



HARLAND CLARKE



SECURITY SERVICE FEDERAL CREDIT UNION

# AMENITIES MAP

# OVERLOOK

18302 TALAVERA RD.

AT THE RIM



## WHAT'S NEARBY?

### RESTAURANTS

Bakery Lorraine	Marco's Pizza	Sonic
Bakudan Ramen	Mash'd	Southerleigh Haute South
BJ's Brew House	McDonald's	Starbucks
Bowl & Barrel	Mi Familiar	Stone Werks
Chick-Fil-A	North Italia	Subway
Cold Stone Creamery	Panera Bread	The General Public
Freddy's	Popeyes	The Rustic
Gloria's Latin Cuisine	Postino	Tiago's Cabo Grille
Hopdoddy Burger Bar	Potbelly Sandwich Shop	Tochy's Tacos
IHOP	Raising Cane's	Urban Bricks
Kaffeinated	Red Robin	Whataburger
Lupe Tortilla	Revolucion	Which Wich
Luxor Mediterranean Cuisine	Rock and Rye	
Maggiano's Little Italy	Russo's	

### LUXURY APARTMENTS

AMARA	Infinity at The Rim	Residences at La Cantera
Ascent Cresta Bella	Villas at The Rim	Reveal Skyline
Berkshire at The Rim	Marquis at The Rim	Tribute at The Rim
Celeste at La Cantera	Mira Vista	
Henley at The Rim	Paseo Residences at Eilan	

### HEALTH & WELLNESS

GNC	Modern Acupuncture	The Woodhouse Day Spa
Full Spectrum ER & Urgent Care	The Joint Chiropractic	TruFusion
Lifetime Fitness	The Rim Dental Care	

### ENTERTAINMENT

Andretti Indoor Karting	Sandbox VR	The Rustic Music Venue
Bowl & Barrel	Santikos Movie Theater	Top Golf
iFly	Six Flags Fiesta Texas	Pin Stack
La Cantera Golf Club	The Escape Room	

# DETAILS

# OVERLOOK

18302 TALAVERA RD.

AT THE RIVER

**LOCATION** 18302 Talavera Ridge  
San Antonio, Texas 78257

**RENTABLE SQUARE FEET** 145,259 RSF

**SITE SIZE** ± 13.4 acres

**TOTAL OFFICE FLOORS** Three (3)

**CONSTRUCTION** Composite steel with architectural  
concrete with reflective glass.

**PARKING** 8.00 / 1,000 SF  
1,163 spaces inclusive of 538 located in  
parking garage

**FINISHED CEILING HEIGHT** 13'6" Floor to Floor

**ROOF SYSTEM** Single-ply TPO membrane system

**WINDOW MULLION SPACING** Five Feet

**BAY DEPTH** 45' typically with column-free space

**FLOOR LOAD** 50 psf live plus 20 psf for partition load  
100 psf live on the interior core

**PASSENGER ELEVATORS** Two (2) 3,500lb hydraulic  
passenger elevators

**HVAC SYSTEM** Cooling is provided by self-  
contained DX system RTU's  
with heating provided by  
electric resistant heating  
coils in the VAV boxes on each floor

**ELECTRICAL SERVICE** 4,000 amp, 277/480V, 3-phase service

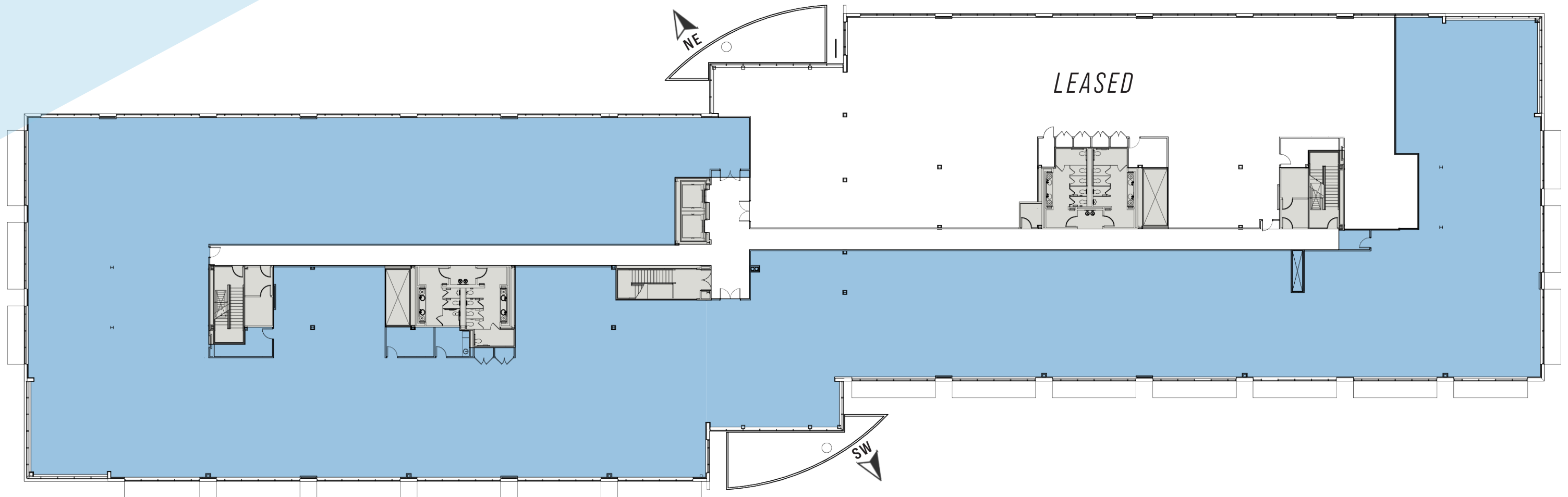
**LIFE SAFETY SYSTEMS** Full sprinkler coverage and monitoring

**WATER SOFTENER SYSTEM** Two (2) individual automatic  
water softening exchange units  
delivering 240,000 grain exchange

FLOOR THREE

OVERLOOK  
18302 TALAVERA RD. AT THE RIVER

38,049 RSF (DIVISIBLE)



# OVERLOOK

1 8 3 0 2 T A L A V E R A R D .  
S A N A N T O N I O , T E X A S

AT THE RIM



**CBRE**

## FOR MORE INFORMATION CONTACT:

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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.

11-2-2015



## 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

