

# PROMENADE

One & Two at éILan<sup>SM</sup>

17802 & 17806 IH-10 West  
San Antonio, TX

+/- 205,000 SF of Class A+ Office  
in a charming and luxurious  
mixed use Northwest location





# A Distinctive Address For Your Business.

Éilan's Class A+ four story concrete structures with stucco finish and stone base, terra cotta tile roofs and attached parking garages were developed to the highest business standards to provide the ultimate work environment. Promenade's functional design, low impact construction and environmentally friendly practices will enhance your company's image while improving productivity and quality of life for you and your employees. The Promenades offer prominent locations with optimal signage potential, elegant architecture with high quality finishes and walkable amenities to welcome your clients.

## Promenade One

17806 IH-10 West  
San Antonio, TX 78257

- 93,000 Rentable Square Feet
- **Floor Plates:** 21,000 - 21,700 Rentable Square Feet

## Promenade Two

17802 IH-10 West  
San Antonio, TX 78257

- 112,000 Rentable Square Feet
- **Floor Plates:** 25,400 - 26,000 Rentable Square Feet



# Amenities

**Conference & Meeting Facilities:** Éilan Hotel

**Structured Parking:** Ratio 4:1000 square feet

**Secured VIP Parking:** Spaces Available

**Signage:** High profile exposure on IH-10

**Fitness & Wellness Center:** Éilan Hotel

**Showers and Lockers**

**Paseo Residences #539 units at Éilan**

**The Cortesin #293 units at Éilan**

**Walking & Biking Lanes**

**On-Site Restaurants & Coffee Shops:**

- Piatti
- Ruth Chris Steak House
- Uni'Ko Japanese House
- Georges Keep
- Thirty Grind Coffee
- Sustenio
- Mercato Cafe



# Building Facts

**Building Hours:**

Monday - Friday: 7:00 am - 6:00 pm

Saturday: 8:00 am - 1:00 pm

**Access / Security:**

24 hour proximity card access

**HVAC Systems:**

Each building is served with two 200 ton air coiled York chillers and air handlers

**Elevators:**

Each building is served with two 3,500 pound Kone passenger elevators and one 4,000 pound service elevator

**Wattage:** 6.5 Watts per square foot

**Life Safety Systems:**

Fully sprinkled building with fire alarm system on a backup generator

**Ceiling Heights:**

Floor to Slab: 13'8" - 15'

Floor to Ceiling: 9'- 13'

**Column Spacing:** 30' x 40'

**Fiber Optic and Telecommunication Providers:**

AT&T / Time Warner

**Generator:** Roof top pads available

**Floor Loads:** 100 pounds per square foot

**Loading Dock:** Single bay with leveler

**Sustainability Features:**



**Availability:**

Location	Suite #	SF
Promenade 1	100	13,684
Promenade 1	210	16,007
Promenade 1	310	3,207
Location	Suite #	SF
Promenade 2	230	11,061
Promenade 2	305	13,123
Promenade 2	430	4,284



# Location

Éilan's office buildings are well positioned in an amenity-rich, pedestrian-friendly environment convenient for local executives and business travelers, and access to a highly educated workforce. Éilan offers three points of entry, which provides access to both the buildings and their parking garages from IH-10 and La Cantera Parkway.



# Charming & Luxurious

Close proximity to San Antonio's world class shopping, attractions, outdoor recreation and most prestigious residential neighborhoods.

## Within Éilan:

- Éilan Hotel
- Piatti
- Ruth Chris Steak House
- Uni'Ko Japaenese House
- Hotworx
- Georges Keep
- Thirty Grind Coffee
- Sustenio
- Paseo Residences at Éilan
- The Cortesin at Éilan
- Mercato Cafe
- Fitness & Wellness Center
- Conference & Meeting Facilities
- Walking & Biking Lanes

## The Rim ■ 1.5 Miles - 5 minutes

- 118 Retailers
- 41 Dining Options
- 998 Units
- 128 Keys

## La Cantera ■ 2.1 Miles - 7 minutes

- 191 Retailers
- 29 Dining Options

## Nearby Éilan:

### Retail

- Brooks Brothers
- Alo
- Nordstrom Rack
- Dick's Sporting Goods
- Tecovas
- Tiffany & Co.
- ULTA
- Lululemon
- Sephora
- Williams-Sonoma
- Staples
- Neiman Marcus
- Tory Burch
- FedEx
- Lowe's
- Best Buy
- Bass Pro Shop
- DSW
- Aveda

### Food

- Perry's
- Bar Louie
- Chick-Fil-A
- Starbucks
- J. Alexander's
- Whiskey Cake
- PF Changs
- Whataburger
- Cheesecake Factory
- IHOP
- Potbelly
- Raising Canes
- Stone Werks
- TGI Fridays
- Signature
- Panera
- Maggianos
- La Panderia
- Yard House
- Smoothie King

### Banking

- Bank of America
- Frost Bank
- IBC Bank
- Chase Bank
- USAA
- SSFCU

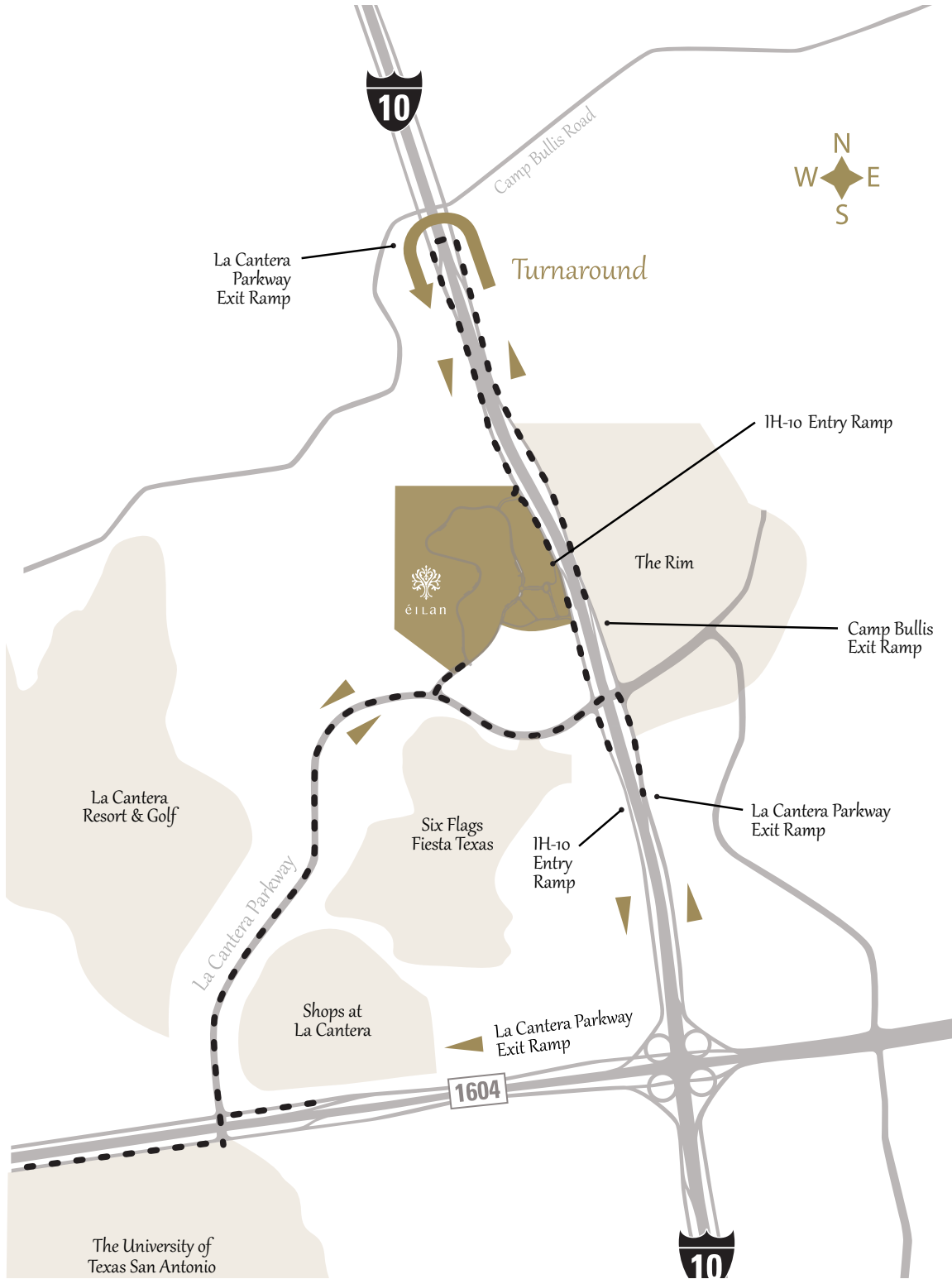
### Entertainment

- TopGolf
- The Resort Course
- Six Flags Fiesta Texas
- Palladium Theater
- Eisenhower Park
- iFly
- Chicken N Pickle
- Bowl & Barrel



# Ingress / Egress

Éilan offers immediate access to Loop 1604, and multiple points of entry and exit from IH-10 and La Cantera Parkway for travel throughout San Antonio and surrounding communities. Commute time from Éilan to the San Antonio International Airport and the Central Business District is within 15 minutes.



# A RATING TO MEET THE MOMENT



# The WELL HEALTH-SAFETY RATING

Create spaces that support health, safety and well-being with the WELL Health-Safety Rating for Facilities and Operations Management.

The WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and facility types focusing on operational policies, maintenance protocols, occupant engagement and emergency plans to address acute health threats, including COVID-19 and beyond.

- Identify gaps and set benchmarks for critical health and safety related issues
- Implement changes now and define goals for the future
- Confirm that health and safety policies and protocols are performing as planned

## Redefine return-to-office.

From cleaning protocols to emergency plans, put health and well-being at the center of your workplace strategy to meet the changing demands of the future of work.

**Already have work in motion?** Inspire customer and employee confidence immediately by having a third-party verify your existing policies and protocols.

## Shaped by experts and evidence.



Powered by over 20,000 researchers and practitioners



Validated by comprehensive third-party review



Rooted in the WELL Building Standard (WELL)



Supported by tools to support performance and reporting



## The WELL Health-Safety Seal

The seal shows everyone that evidence-based strategies for health and safety have been implemented.

It means your team, customers and clients can feel safer anytime they walk through your doors.

The seal includes a QR code that your employees and visitors can scan to learn more about your health and safety efforts.



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FOR LEASING INFORMATION, PLEASE CONTACT:

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