

OVERLOOK

AT THE RIM

18302 TALAVERA RIDGE, SAN ANTONIO, TEXAS



CBRE

18,747 SF
(DIVISIBLE)

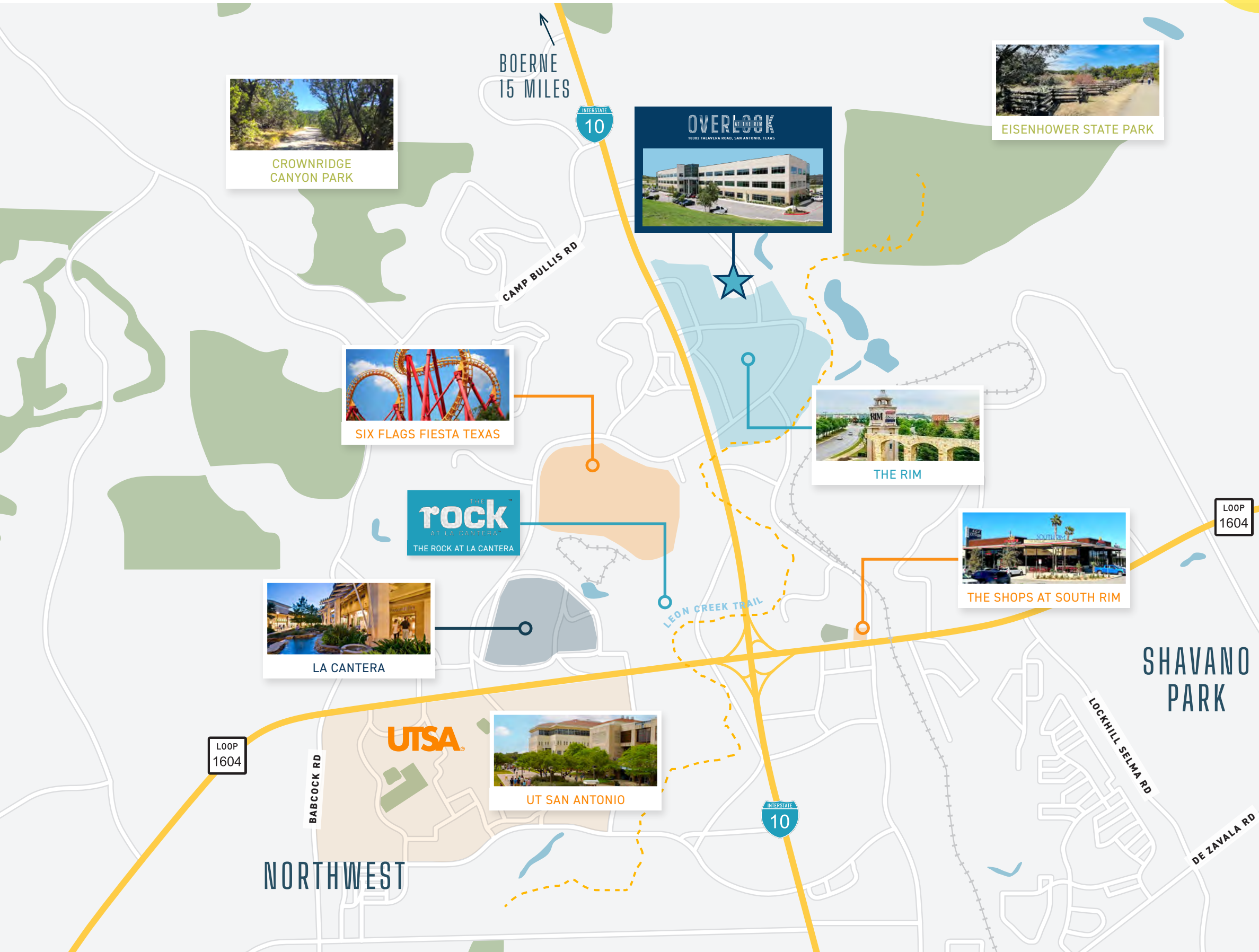
LIVE. WORK. PLAY. ELEVATE YOUR EVERYDAY

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, iFly, Andretti Indoor Karting & Games, Lifetime Fitness, Pinstack 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.

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AMENITIES MAP



WHAT'S NEARBY?

RESTAURANTS

- Andy's Frozen Custard
- Bakery Lorraine
- Bakudan Ramen
- BJ's Brew House
- Bluefin Sushi & Ramen
- CAVA
- Chick-Fil-A
- Cold Stone Creamery
- Freddy's
- Gloria's Latin Cuisine
- Hopdoddy Burger Bar
- IHOP
- Kaffeinated
- Lupe Tortilla
- Luxor Mediterranean Cuisine
- Maggiano's Little Italy
- Marco's Pizza
- McDonald's
- Mi Familia
- North Italia
- Panera Bread
- Popeyes
- Postino
- Potbelly Sandwich Shop
- Raising Cane's
- Red Robin
- Terra Cafe
- Rock and Rye
- Smoothie King
- Sonic
- Southerleigh Haute South
- Starbucks
- Stone Werks
- Subway
- The General Public
- Torchy's Tacos
- Whataburger
- Which Wich

LUXURY APARTMENTS

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

HEALTH & WELLNESS

- Cutella Medical & Orthopedic Spa
- GNC
- Fantasia Nail Bar
- Full Spectrum ER & Urgent Care
- Lifetime Fitness
- My Salon Suite
- Spalina European Wax Center
- The Joint Chiropractic
- The Rim Dental Care
- The Vitamin Shoppe
- The Woodhouse Day Spa
- TruFusion

ENTERTAINMENT

- Andretti Indoor Karting
- Chicken N Pickle
- iFly
- La Cantera Golf Club
- Pinstack
- PopStroke
- Sandbox VR
- Santikos Movie Theater
- Six Flags Fiesta Texas
- The Escape Room
- Top Golf

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HOTELS, RETAIL AND QUICK EATS



HOTELS

01	SPRINGHILL SUITES SAN ANTONIO NORTHWEST AT THE RIM
02	TOWNEPLACE SUITES SAN ANTONIO NORTHWEST AT THE RIM
03	BLUEGREEN VACATIONS EILAN HOTEL AND SPA, ASCEND RESORT COLLECTION
04	HILTON GARDEN INN SAN ANTONIO AT THE RIM
05	TRU BY HILTON SAN ANTONIO AT THE RIM
06	LA CANTERA RESORT & SPA
07	COURTYARD SAN ANTONIO SIX FLAGS® AT THE RIM
08	THE VILLAS AT LA CANTERA RESORT & SPA
09	LA QUINTA INN & SUITES BY WYNDHAM SAN ANTONIO AT THE RIM
10	RESIDENCE INN SAN ANTONIO SIX FLAGS® AT THE RIM

RETAIL

01	TARGET
02	NORDSTROM RACK
03	LOWE'S HOME IMPROVEMENT
04	BASS PRO SHOPS
05	HOMESENSE
06	TOTAL WINE & MORE
07	BEST BUY
08	HOBBY LOBBY

QUICK EATS

01	SMOOTHIE KING
02	SONIC DRIVE-IN
03	MCDONALD'S
04	WHATABURGER
05	CHICK-FIL-A
06	PANERA BREAD
07	STARBUCKS



DETAILS

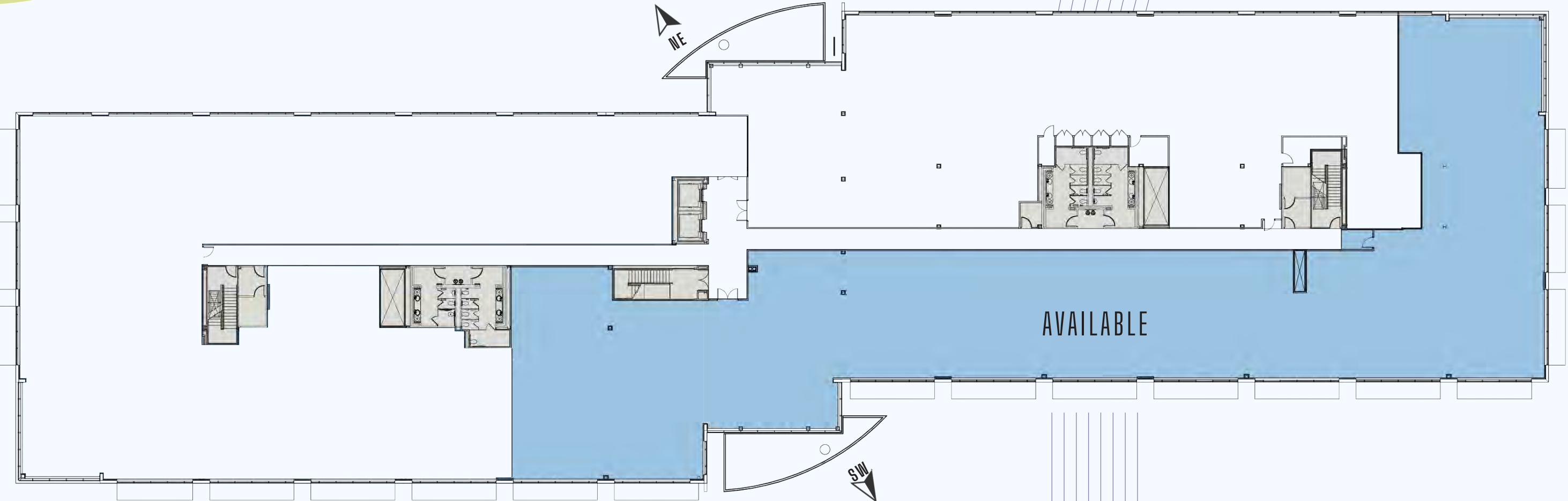
LOCATION	18302 Talavera Ridge San Antonio, Texas 78257
RENTABLE SQUARE FEET	145,259 RSF
SITE SIZE	±13.4 acres
TOTAL OFFICE FLOORS	Three (3)
CONSTRUCTION	Composite steel with architectural concrete with reflective glass
PARKING	8.00/1,000 SF 1,136 spaces inclusive of 538 located in parking garage
SLAB-TO-SLAB	13'6" Floor to Floor
ROOF SYSTEM	Single-ply TPO membrane system
WINDOW MULLION SPACING	Five Feet
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
GENERATOR	150 kW Cummings Diesel



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FLOOR
THREE

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FOR MORE
INFORMATION
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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.

2-10-2025



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.

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. **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

