

CLASS A OFFICE

# LANDMARK ONE

A TROPHY ADDRESS. A *LANDMARK* OPPORTUNITY.

15727 ANTHEM PARKWAY **SAN ANTONIO**

PRIME LOCATION AT IH-10 AND LOOP 1604 CORRIDORS

**CBRE**

# Built for Class



## DIFFERENTIATED BY DESIGN

The beautiful limestone and glass façade blends seamlessly into the hill country surroundings



## EXPANSIVE GLASS WITH HILL COUNTRY VIEWS

360-degree views overlooking the intersection of Interstate Highway 10 West and Loop 1604 in northwest San Antonio



## WALKABLE AND NEAR GREENSPACE

Walkable to adjacent hotel and restaurants and just a few minutes away from Leon Creek Greenway



## DYNAMIC LOCATION

Numerous restaurants and a full-service hotel and conference center a just short walk away, with The Shops at La Cantera, the Rim, and the Entertainment District are less than a 5 minutes drive



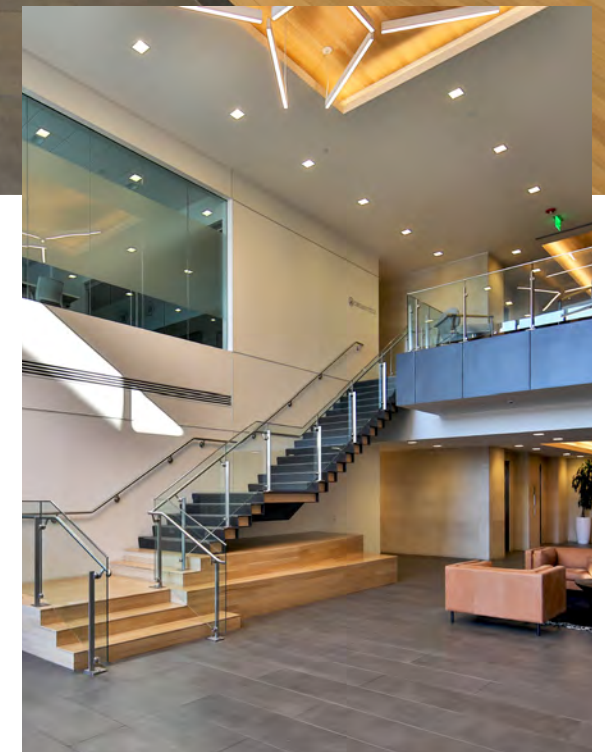
SECURE 4/1000 PARKING



24-HOUR ACCESS



30K SF FLOOR PLATES



Landmark One combines elegance with efficient workplace design in a stunning Class A building set against beautiful Hill Country landscapes. Perched on a hill in the middle of the Landmark Centre mixed-use development, the building features limestone walls, floor to ceiling windows and wood floors to reflect its surrounding beauty.

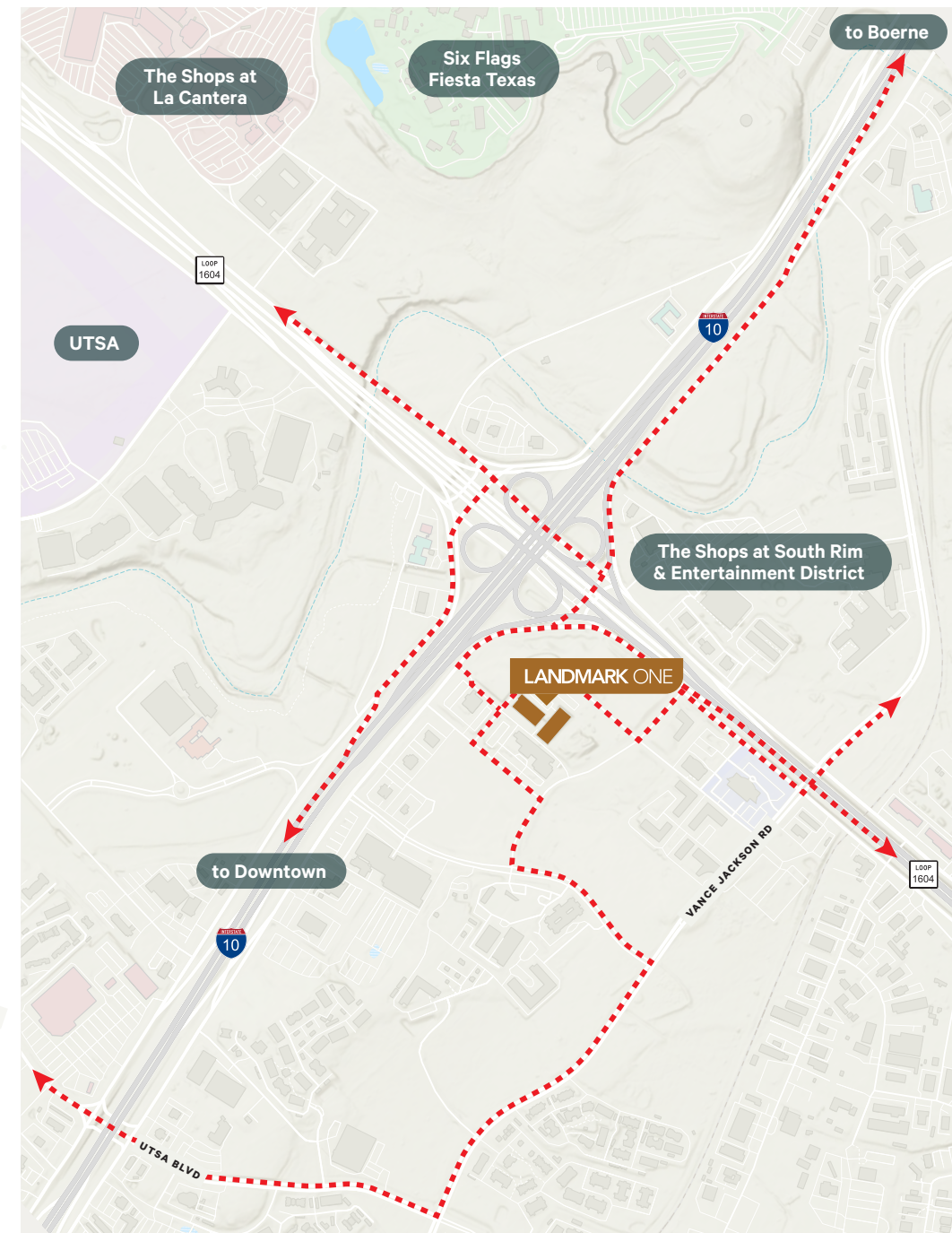
# Built for Access

Landmark One is located at the premier intersection of IH-10 and Loop 1604, which provides unparalleled access to anything and everything San Antonio has to offer.



## Drive Times

<b>Airport</b> 15 MIN	<b>Downtown</b> 18 MIN	<b>The Pearl</b> 20 MIN
<b>UTSA</b> 7 MIN	<b>Boerne</b> 25 MIN	<b>The Rim</b> 4 MIN



# Built for *Life*

In the center of one of the most amenity-rich areas of the city, Landmark One enjoys convenient access to the best retail and restaurants the city has to offer. Part of the 32-acre Landmark Centre Master Planned Development and immediately adjacent to Landmark One, Landmark North is a new development that will bring an additional 68K SF of top restaurant and retail to the area in Q4 of 2024.





# Built for Convenience

## WALKABLE AMENITIES, JUST OUT YOUR DOOR



## THE SHOPS AT SOUTH RIM & ENTERTAINMENT DISTRICT



## THE SHOPS AT LA CANTERA

- 1.3M SF world-class retail with 194 retailers
- 623 Luxury Multifamily Units - The Residences & Celeste Communities
- First to Market: Warby Parker, YETI, Tecovas, Ted Baker London, Fabletics

### FEATURED RETAILERS



## THE RIM

- 2M SF of retail space with 118 retailers
- 40 restaurants
- 4 Hotels (600+ Rooms)
- 1,382 Multifamily Units

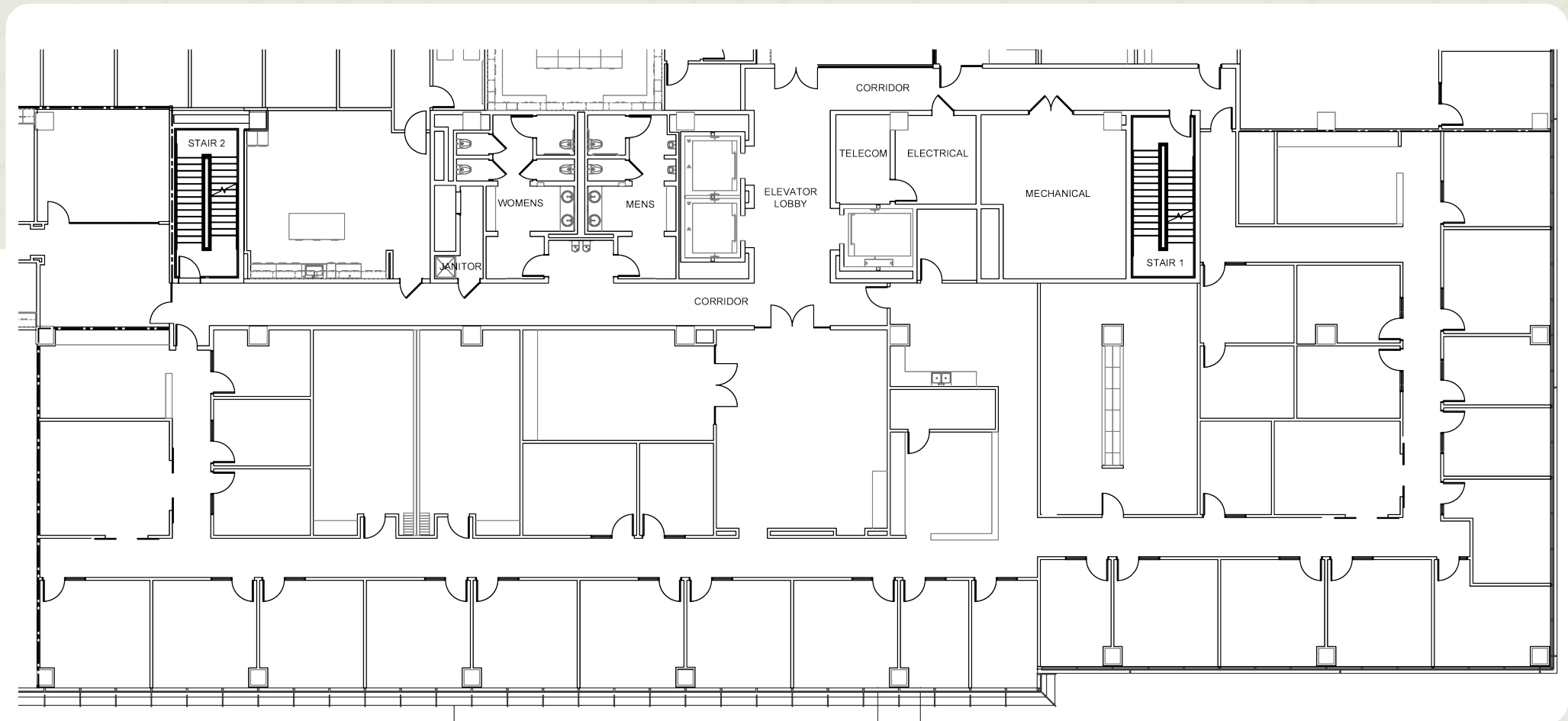
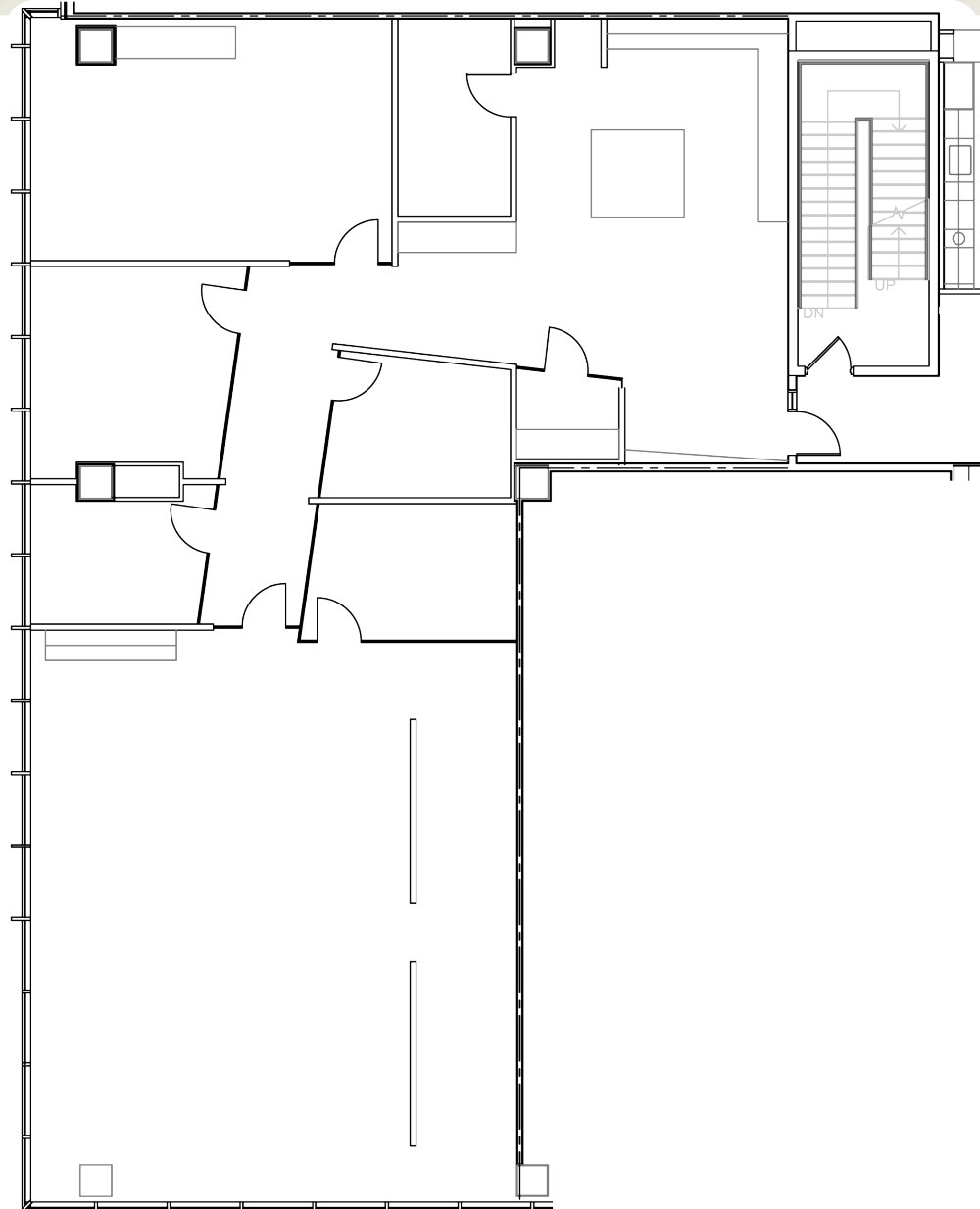
### FEATURED RETAILERS



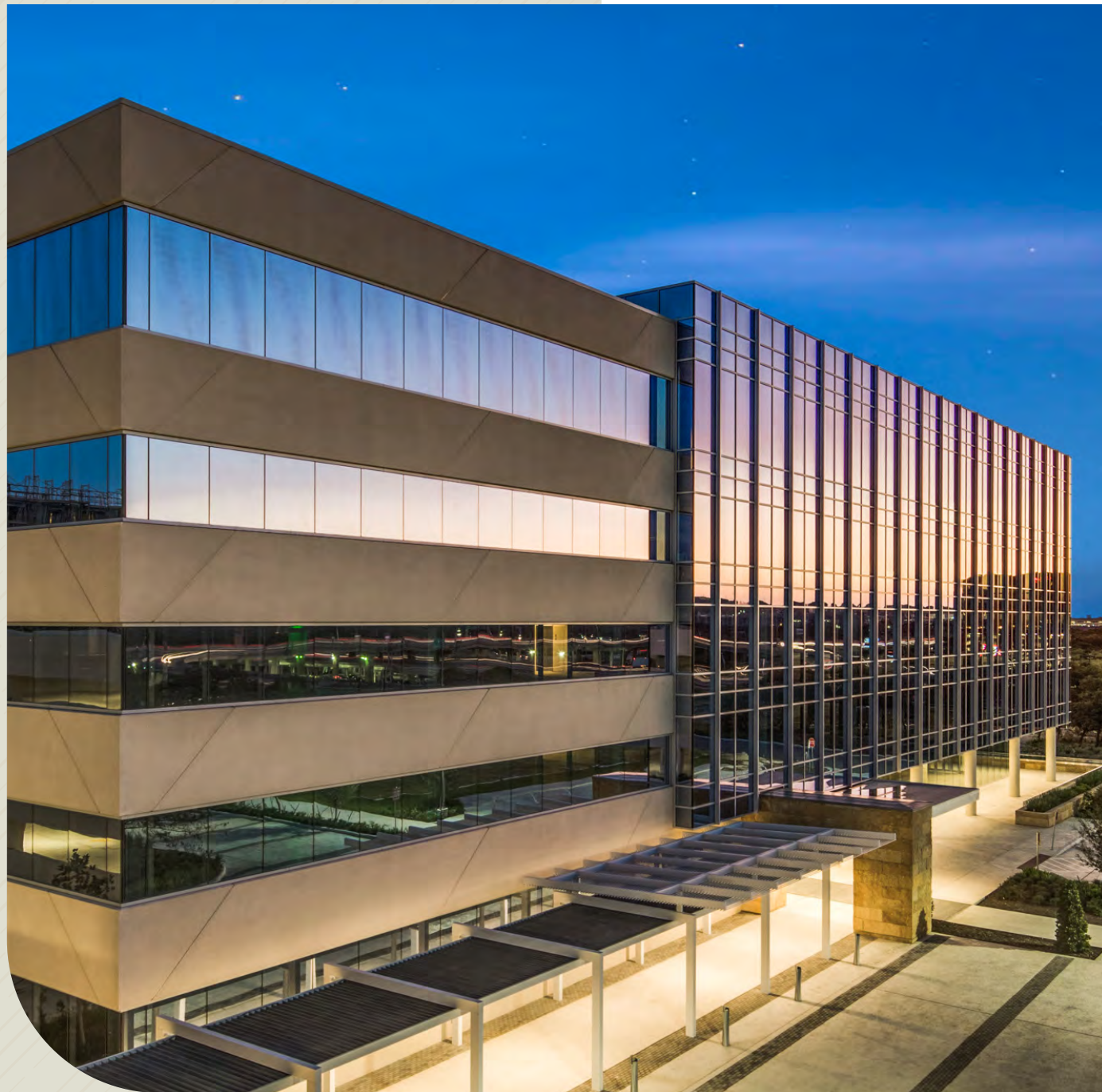
# Availability

Suite 501- Divisible  
14,402 RSF

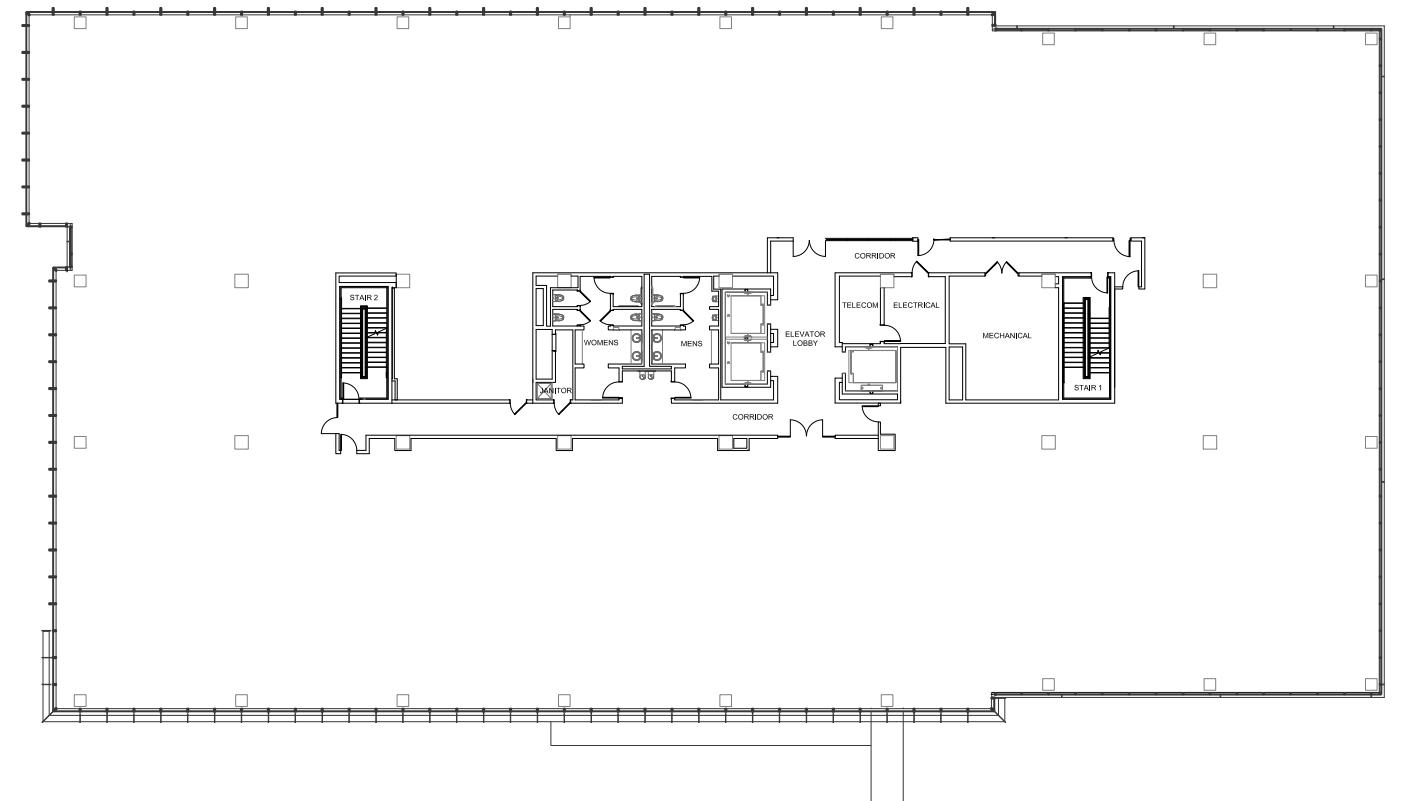
Suite 305  
3,889 RSF



# Built for *Efficiency*

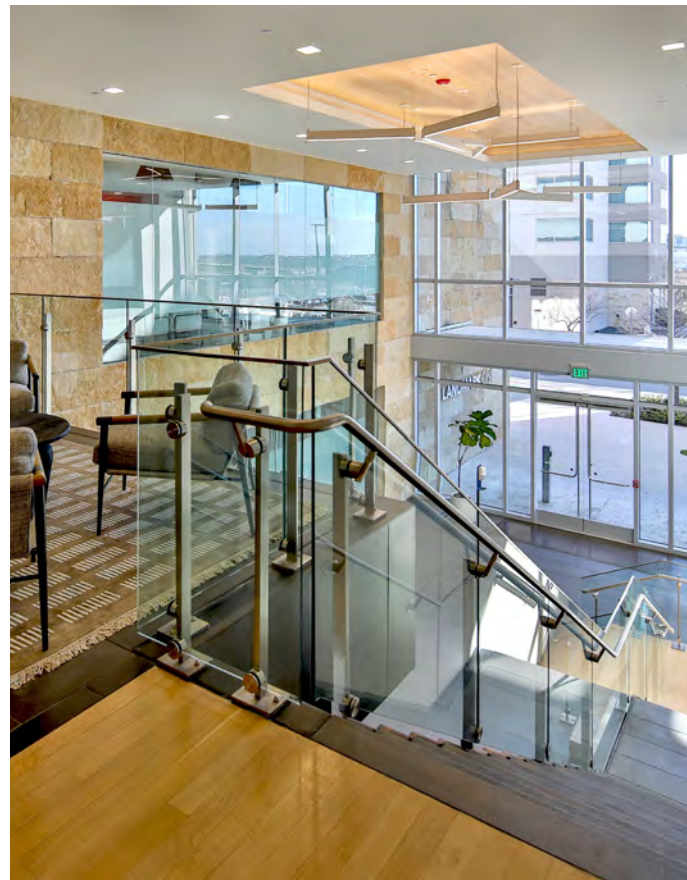


With little to no columns and a small add-on factor, Landmark One's warm but sleek design brings an unparalleled efficiency to maximize your space. Typical floorplates include a 30'x40' bay depth & column grid with full-height glass and floorplates ranging from 14,000 to 32,000 square feet.



**Typical** *Floorplate*

# Built for *Versatility*



With its stunning 360-degree Hill Country views, prime location in a vibrant retail and entertainment corridor, and flexibly designed floorplates, Landmark One presents a landmark opportunity for businesses seeking a North San Antonio location that has it all.







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FOR ADDITIONAL INFORMATION,  
PLEASE CONTACT:

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**CBRE**

**Tourmaline**

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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

