

# Thousand Oaks

— T O W E R —

16414 SAN PEDRO

PHONE: 210.934.0679

WEBSITE: [thousandoakstower.com](http://thousandoakstower.com)



UNMATCHED VISIBILITY IN **NORTH CENTRAL SAN ANTONIO**

# Prominent Location.

## Prime Access.

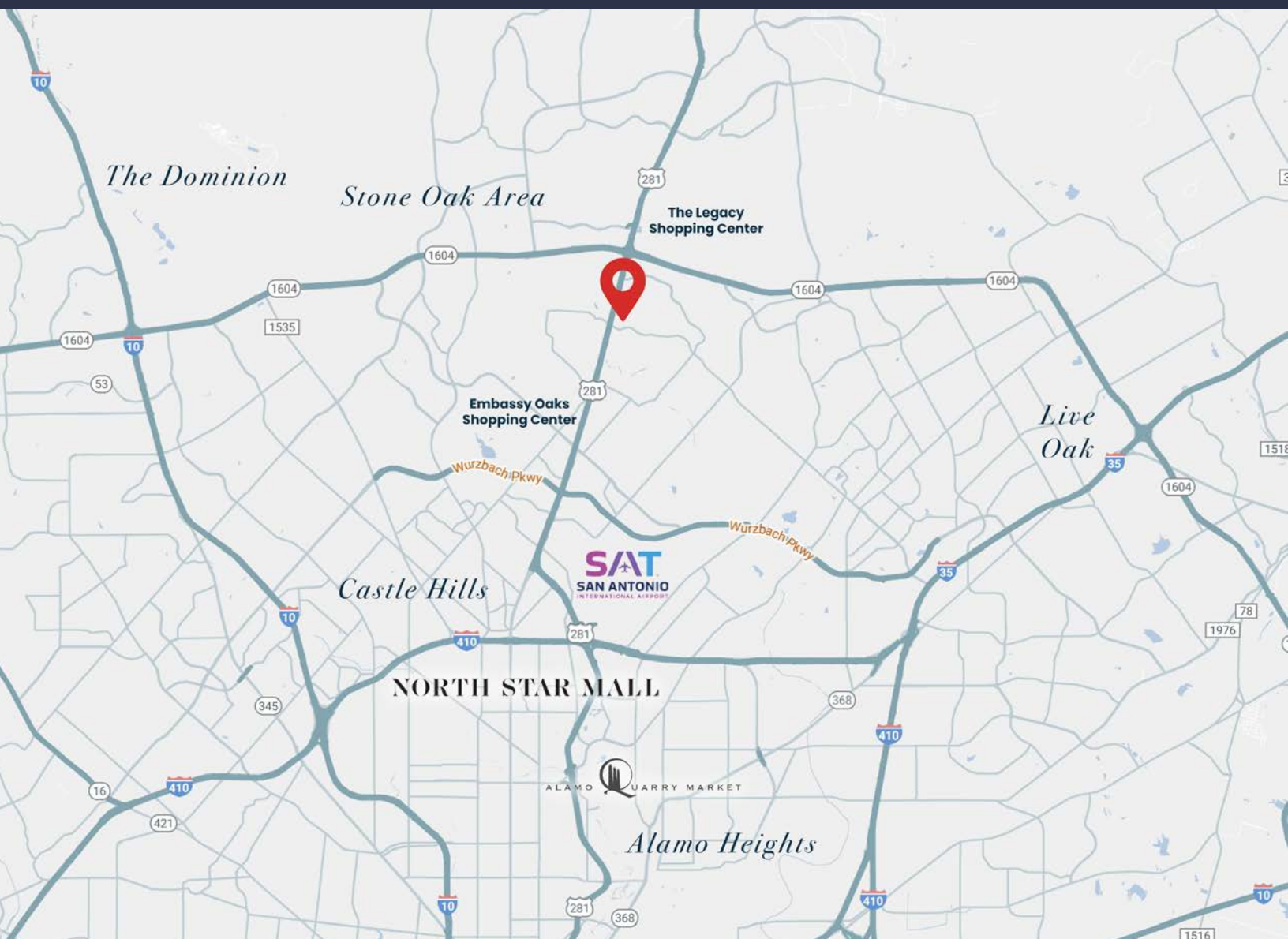
EFFICIENT LOCATION FOR CLIENTS AND COMMUTES

Thousand Oaks Tower offers direct access to US-281, Loop 1604, and I-35 — connecting your business to downtown, the airport, and key corridors across San Antonio. Whether commuting from the suburbs or hosting clients, you're positioned at the center of it all.

## Talent Within Reach.

THE CITY'S BEST SUBMARKET FOR HIGH PERFORMING TEAMS

With close proximity to Stone Oak and other thriving residential communities, the location gives employers a natural advantage in recruiting and retaining talent — from entry-level to executive roles and everyone in between.



NEAR THE BEST SHOPPING. DINING. LIVING.

### Thousand Oaks TOWER

*Downtown  
San Antonio*



ICE & GOLF CENTER

REGAL

OfficeMax

Michael's HARBOR FREIGHT

GameStop

ULTA

NORDSTROM RACK

OLD NAVY

PNC BANK

chili's

HOMES

H-E-B

petco

FISH CITY GRILL

Chick-fil-A

Bill Miller

Las Palapas

Schlotzsky's

WHATABURGER

Walmart

SECURITY SERVICE

CHUCK E. CHEESE

FIVE GUYS

Best Western PLUS

DUTCH BROS

COSTCO WHOLESALE

### Commute Times

Stone Oak Area	11 min
Downtown San Antonio	17 min
La Cantera Area	22 min
Alamo Ranch Area	27 min
New Braunfels, TX	30 min
Austin, TX	1 hr 15 min
Houston, TX	3 hr 5 min
Dallas-Fort Worth, TX	4 hr 5 min

### Within 15 Minutes

<b>37</b>	Hotels
<b>21</b>	Coffee Shops
<b>131</b>	Restaurants

# Building Overview.

Thousand Oaks Tower is a ten-story, ±141,569 square foot office building offering flexible suites, abundant natural light, and modern upgrades throughout. Renovated in 2025, the property features window-lined offices, refreshed common areas, and a wide range of move-in ready and customizable spaces to support teams of all sizes.



SHIELDED FROM SUN OR STORM.

## Convenient Covered Parking

Structured garage with abundant covered spaces, including visitor, premium reserved, handicapped, and dedicated vendor parking — all protected from Texas weather for year-round comfort.



HERE WHEN YOU NEED US.

## Onsite Property Management

Award-winning, highly visible management office right by the tenant entrance, with a welcoming lobby, daily day porter, and quick-response service through an easy work order system.



YOUR SPACE. YOUR WAY.

## Move-In Ready Suites

From large teams to small businesses, choose a turnkey build-out tailored to your vision or a fully finished suite ready for immediate occupancy.



REFRESHED SPACES THAT INSPIRE.

## Upgraded Common Areas

A refreshed lobby, modern conference room, inviting outdoor courtyard, updated elevators, curated artwork, and enhanced entrances create a welcoming environment for tenants and guests.

BUILDING **COMMUNITY.**

# Amenities Designed. With Your People in Mind.

Every amenity is thoughtfully curated to make coming to work more enjoyable — from great food and inviting spaces to events that spark connection. Together, they create a sense of community and support the future of work.

 **Workday Bites**



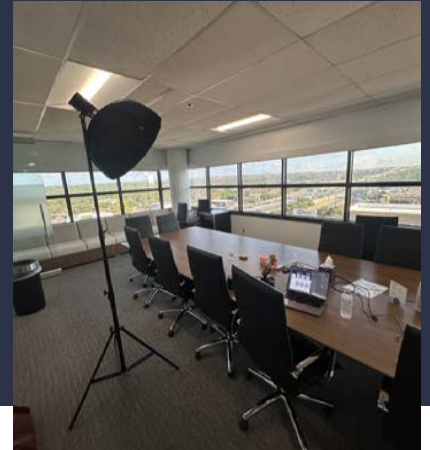
## Cafe, Vending, and Food Trucks

Enjoy daily service from the onsite café, 24/7 vending, plus a rotating lineup of visiting food trucks offering fresh, local flavors.



## Tenant Lounge & Special Events

Complimentary coffee and tea in the tenant lobby, plus seasonal events and networking that bring the community together.



## Professional Headshot Photos

Free employee headshots to help your team put their best face forward. Occurs frequently and must be scheduled in advanced.



## Onsite Conveniences

A refreshed outdoor courtyard, fiber-ready connectivity, an in-building mail room, and a ground-floor bank branch keep business comfortable and connected.



## Upgraded Building Security Systems

Upgraded card and PIN access, new security cameras, and brighter LED lighting ensure a safer, more comfortable workplace.



## State of the Art Conference Room

Hold meetings in our upgraded shared conference room, featuring a wireless presentation system and built-in 4k webcam.

# Available Spaces

SUITE 150 | 7,641 sf

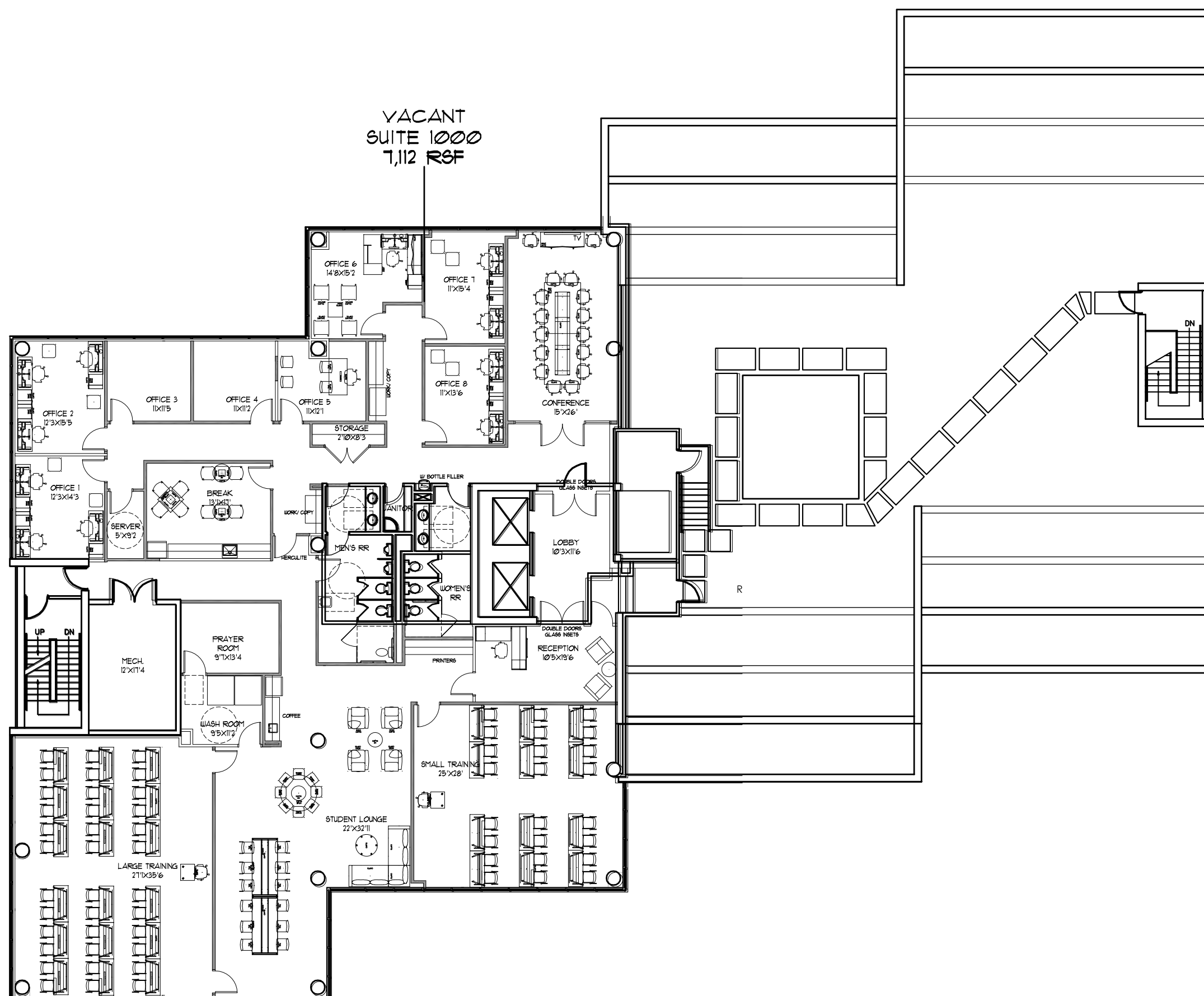
- Reserved parking & private entrance
- Open work areas + glass-lined offices
- First-floor location with high visibility
- Upgraded LED lighting throughout
- Café, conference rooms, and food trucks



# Available Spaces

SUITE 10000 | 7,112 sf

- Top Floor Space with 360 Degree Views
- Corner Offices Throughout
- Private Male/Female Restrooms
- Dedicated Elevator Lobby
- Open Modern Floor Plan





Schedule your tour today.

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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.*



**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.
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**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:**

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Caisson Real Estate Brokerage LLC

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

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