



CITY VIEW

# *An Iconic Destination for **Success***

*10999 IH-10 West  
San Antonio TX 78230*

Just along West IH-10 in San Antonio, **City View** is a **Class A office** meticulously designed for the discerning.

Find yourself working among the best of several industries as many Fortune 500 companies make San Antonio their home.

a **KBS** property



# An Iconic Destination for **Success**

City View is one of the most recognizable buildings in San Antonio and a jewel of the IH-10 Corridor. It commands the eye with its iconic structure and reflective blue glass.



The **221,373-square-foot** building's location on **8.21 acres** at the **corner of IH-10 and Huebner** was chosen for its long-term viability and proximity to so many **high-end area amenities**. With ease of **immediate access to the IH-10** corridor that leads to Boerne and downtown San Antonio, as well as **Loops 1604 and 410**, which provide East-West coverage, tenants are assured that they have **timely access** to all areas of San Antonio.

**Class-A** finishes including **marble, stone and wood** elevate the entire **building aesthetic**. Elevator modernization and interior cab **upgrades completed**. All suites are appointed with building standard carpet, paint, fixtures. Finishes are overseen by the **property's on site management** personnel. On site management also ensures tenant needs are addressed **efficiently and timely** throughout tenancy.

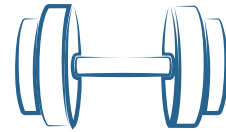


|                              |   |
|------------------------------|---|
| <b>BUILDING ADDRESS:</b>     | 10999 IH-10 West, San Antonio TX 78230  |
| <b>OWNER:</b>                | KBS   |
| <b>YEAR BUILT/RENOVATED:</b> | 1987 / 2019   |
| <b>BUILDING SIZE:</b>        | 10 stories; 221,373 rentable square feet  |
| <b>WALK SCORE:</b>           | 57  |
| <b>BASE RENTAL RATE:</b>     | \$24.00/SF  |
| <b>EXPENSES:</b>             | 2021 expenses estimated to be \$14.36/SF including electricity.   |
| <b>BUILDING HOURS:</b>       | Monday - Friday: 7:00 a.m. - 6:00 p.m.<br>Saturday: 7:00 a.m. - 1:00 p.m.<br>After-hours HVAC is \$50.00 per hour |
| <b>PARKING:</b>              | 3.85/1,000 overall parking ratio  |
| <b>TELECOMMUNICATIONS:</b>   | AT&T, Century Link, and Spectrum  |

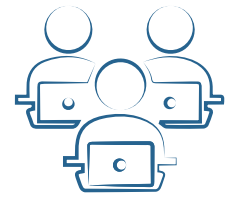


AMENITIES

Designed **for work**  
and **after work**



**FITNESS CENTER**



**TRAINING FACILITIES**



**PRE-FUNCTION  
AREAS**

| PRODUCTIVITY  | LIFESTYLE   |
|---|---|
| <i>In-Place Fiber Optics</i>  | <i>Yoga Studio/Group Training Room</i>  |
| <i>Conference Rooms</i>   | <i>Courtyard with Seating</i>   |
| <i>On-Site Management</i>   | <i>Lounge Area</i>  |
| <i>On-Site Storage</i>  | <i>Walkable Spa &amp; Salon Services</i>  |
| <i>Janitorial</i>   |   |
| FOOD AND DRINK  | TRAVEL & TRANSPORT  |
| <i>Café/Deli</i>  | <i>Near Airports And Hotels</i>   |
| <i>Walkable Restaurants</i>   | <i>Near Restaurants and Bars</i>  |
|   | <i>Surrounded by Neighborhoods</i>  |
| SUSTAINABILITY FEATURES   |   |
|  |  |
|  |   |



Go from  
**work to play**  
 in minutes

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**Walkable**

- Treusdell Salon & Spa
- Papoulis Greek Grill
- 1000 Degrees Neapolitan Pizza
- Freebirds
- Panda Express
- Jimmy Johns

**RESTAURANTS**

- Panera
- First Watch Restaurants
- Salata
- Pappasito's Cantina
- La Madeleine
- Sushi Zushi
- Country Line
- Outback Steakhouse
- AJUUA Mexico Latin Flair

- HuHot Mongolian Grill
- The Flying Saucer
- Fuddruckers
- Snooze
- Pei Wei
- Carrabba's Italian Grill
- California Pizza Kitchen
- Krispy Creme
- Mod Pizza
- Bill Millers
- Einstein Bros. Bagels
- Alamo Cafe
- 54th St. & Grill
- Starbucks
- Saltgrass
- Chipotle
- Luce Ristrante
- Cracker Barrel

**FITNESS**

- Gold's Gym
- Orange Theory Fitness
- Pure Barre

**HOTELS**

- Drury Hotels
- Omni Hotels and Resorts
- Holiday Inn Express
- TownePlace Suites by Marriott
- Hyatt Place
- Homewood Suites by Hilton
- Staybridge Suites
- Hampton
- Comfort Suites
- Days Inn

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**partners**