





An Iconic Destination *for* Success

 8200 W. Interstate 10, San Antonio TX 78230

Fountainhead Tower is a prestigious Class A building ideally located in the Northwest submarket of San Antonio. This high profile property offers numerous on-site amenities, as well as being centrally located to an abundance of retail hotel and restaurant establishments in one of the most desirable and fastest growing submarkets in San Antonio.

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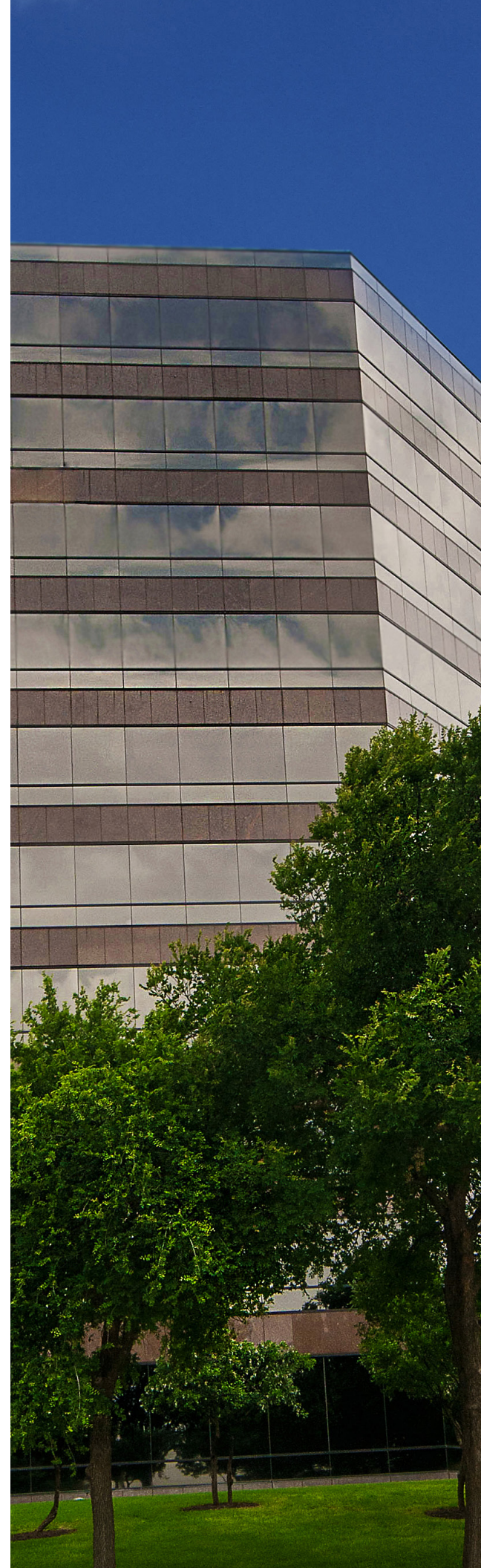


Fountainhead Tower is conveniently located off IH-10 with direct access to Loop 410 and just minutes from Loop 1604 and the San Antonio International Airport.

This Class A office property offers upscale business environments and an enviable suite of amenities to satisfy the most discerning of companies. A prestigious business address along the IH-10 and Loop 410 interchange in Northwest San Antonio, Fountainhead Tower is the chosen place of business for some of the country's most prominent companies and leaders including Xerox, Transwestern, and BKD.

In 2017, owner KBS initiated a major renovation of Fountainhead Tower. The dramatic transformation includes a redesign of the lobby creating luxury entries and business gathering environments. The building features new amenities including lush outdoor patio and break area with golf putting green, music, wi-fi, and seating for tenants, on-site fitness center featuring weight station, cardio machines, Peloton cycling bike and shower facilities, on-site remodeled gourmet cafe and state-of-the-art conference center with access to refreshments and wet bar, flat screen TV for presentations, wi-fi and seating up to 25.



BUILDING ADDRESS:	8200 W Interstate 10, San Antonio TX 78230
OWNER:	KBS
YEAR BUILT/RENOVATED:	1985/2017
BUILDING SIZE:	10 stories; 179,932 rentable square feet
BUILDING HOURS:	Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 7:00 a.m. - 2:00 p.m. After-hours HVAC is \$50.00 per hour
PARKING:	4.8/1,000 overall parking ratio





AMENITIES

Designed
for work
and
after work

PRODUCTIVITY	LIFESTYLE	FOOD AND DRINK
Energy Management System	Fitness Center	On-Site Café/Deli
Conference Rooms	Outdoor Putting Green	Vending Machine
On-Site Management	Outdoor Patio	
On-Site Security	Tenant Lounge	
High-Speed Internet	Bike Storage	
Janitorial		
TRAVEL & TRANSPORT	SUSTAINABILITY FEATURES	
Along Access Road	 Energy Star®	 WiredScore Silver
Near Airports And Hotels		
Near Restaurants and Bars		
Surrounded by Neighborhoods		

Go from *work to play* in minutes

📍 8200 W. Interstate 10,
San Antonio TX 78230

RESTAURANTS

01. Jason's Deli
02. Subway
03. Yaya's Thai
04. Mamacita's Restaurant
05. Lenny's Subs
06. Chacho's
07. Papa John's Pizza
08. Whataburger
09. Wing Stop
10. Mencius Hunan Cuisine
11. Domino's Pizza
12. Tao Cabana
13. French Sandwiches
14. India Palace
15. KFC
16. Dry Dock Seafood
17. Sarita's Mexican Restaurant
18. Taqueria Datapoint
19. Hooters
20. Starbucks
21. Poblano's
22. Golden Wok Chinese
23. Fuiya
24. Yellowfish Sushi
25. Bill Miller's BBQ
26. Arby's
27. Jimmy John's
28. Pizza Hut
29. Sumo Japanese Steakhouse
30. Firehouse Subs
31. First Watch

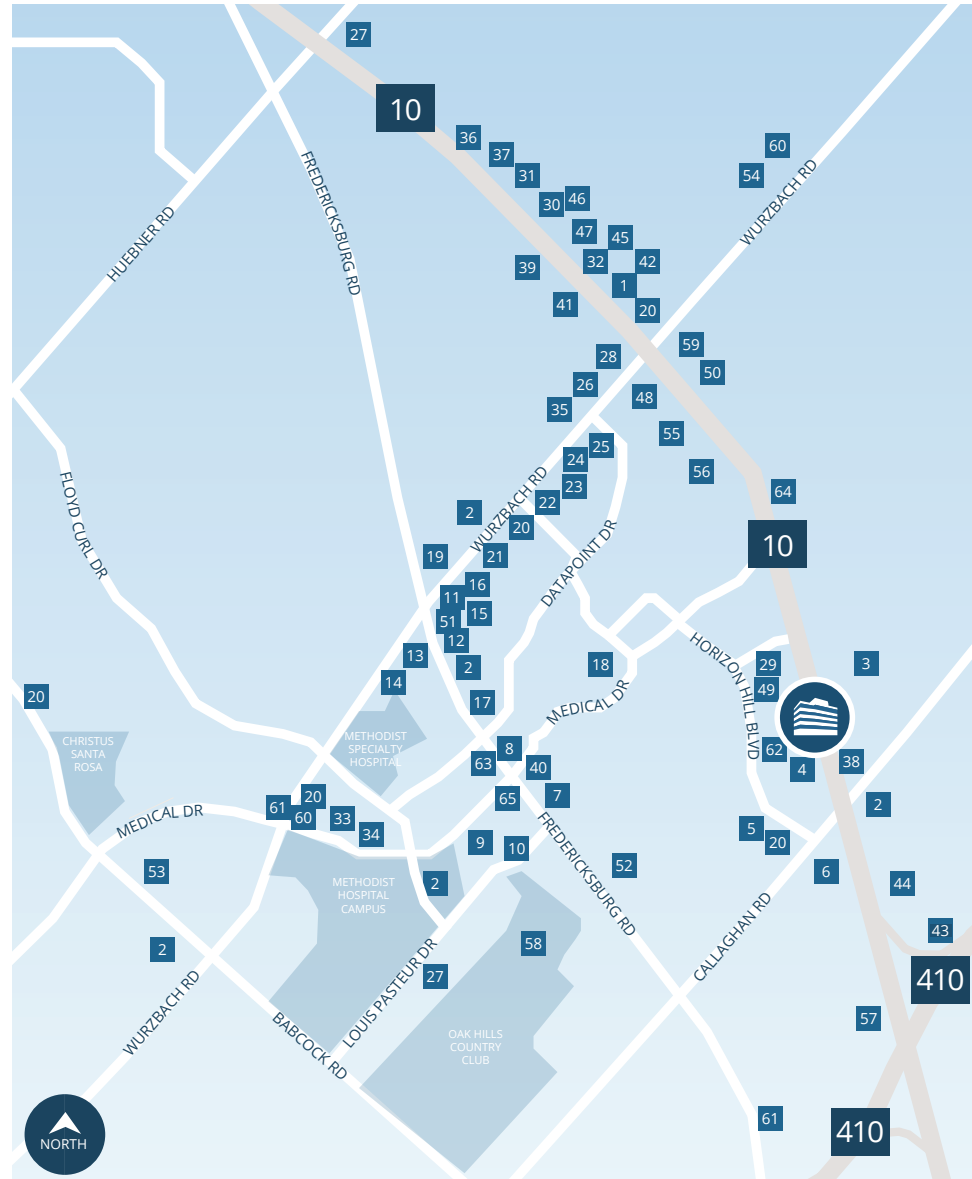
32. Sushi Zushi
33. Chipotle Mexican Grill
34. Chick-fil-a
35. Pasha Mediterranean
36. Pappasito's
37. The County Line
38. Las Palapas
39. Alamo Cafe
40. Jersey Mike's Subs
41. Ceviche 210
42. Goomba's Pizzeria

HOTELS

43. Marriott
44. Embassy Suites
45. Omni Colonnade
46. Hyatt Place
47. Hilton
48. Candlewood Suites
49. La Quinta Inn & Suites
50. Motel 6
51. Courtyard Marriott

ATTRACTIONS

52. Highlander Bar & Grill
53. Little Woodrow's
54. Wurzbach Icehouse
55. Boneheadz Sports Pub
56. I-10 Icehouse
57. Santiko's Northwest
58. Oak Hills Country Club



GROCERY/PHARMACY

59. Plains Capital Bank
60. Well Fargo
61. SSFC

BANKING

62. Plains Capital Bank
63. Well Fargo
64. SSFC
65. Chase Bank

FOR LEASING INFORMATION, PLEASE CONTACT:

Kelly Ralston
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Russell T. Noll CCIM, CPM
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russell.noll@transwestern.com



KBS



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.
- 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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
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