

BILLY MITCHELL BLVD & GENERAL HUDNELL DR

SAN ANTONIO | TEXAS

# INNOVATION TOWER

WHERE AMERICA'S  
FUTURE RISES



# The new nature of work demands a new kind of place.

Innovation Tower is leading the evolution of the office environment to attract, inspire and retain top talent.



**295,000 RSF**

11-story  
office

**27,000 SF**

World-class  
amenities

**2.5 Acre**

Outdoor  
community plaza

**4:1,000**

Parking  
ratio

Complete with a multi-purpose amphitheater within a modern 2.5-acre exterior plaza, Innovation Tower users and guests can enjoy the outdoors in comfort and connect with the Tech Port campus's retail, restaurants, linear park, and pedestrian thoroughfares.



# Iconic Design with Modern Functionality

With a stunning design by world-renowned architecture firm Pelli Clarke and Partners, Innovation Tower is where iconic architectural design meets unparalleled functionality and attention to detail.



Floor-to-ceiling glass with views of downtown San Antonio and Kelly Field



10' finished ceilings with 14' open ceiling heights



Terraces on every floor



Lobby and street-facing tenant opportunities



Destination dispatch elevators



LEED Gold Certified



Redundant power and telecommunications



Secured, structured parking with ample electric vehicle charging stations



Slab knock-out panels for interconnecting stairs



Infrastructure for tenant commercial kitchens

Innovation Tower's lobby pairs classic elegance with ultramodern technology, hardware, and security infrastructure.







**7,300 SF**

Health and wellness center



**3,400 SF**

Dining terrace on plaza level



**540 SF**

Fitness classroom



**6,400 SF**

State-of-the-art conference center



**Spa-Style**

Restrooms on all office levels



**6,000 SF**

Statement-making lobby with high security

## More than an Office: A Place for Building Futures

With over 27,000 SF of employee-centered amenities, talent attraction and human performance are at the forefront of Innovation Tower's design.

Here, leading minds can collaborate and launch the latest innovations in the world's leading technologies.



Every office floor features large terraces with sweeping panoramic views of the Tech Port campus and miles beyond.



# Stronger Body, Sharper Mind



## Health and wellness Center

7,300 SF with state-of-the-art equipment and filled with an abundance of natural light

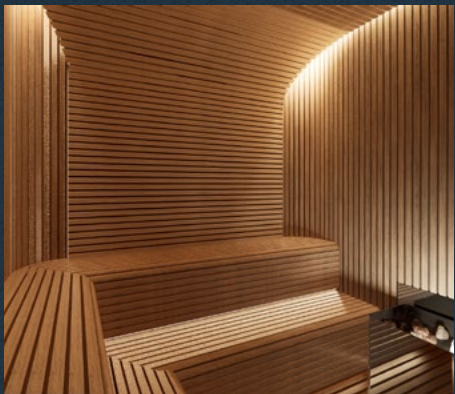
## Premium Fitness Classroom

540 SF, fully equipped to accommodate hot yoga classes.



## Spa-quality Amenities

Men's and women's spa-quality locker rooms equipped with luxury saunas and individual hotel quality showers



## Spa-Quality Locker Rooms

Resort-style men's and women's locker rooms.



## Privacy and luxury

Every office floor features restrooms with fully enclosed stalls for workplace comfort like your own home.



# Spaces that Support Top Talent

With flexible conference spaces, an executive floor and a 6,300 SF all-hands room, collaboration is always at the forefront.





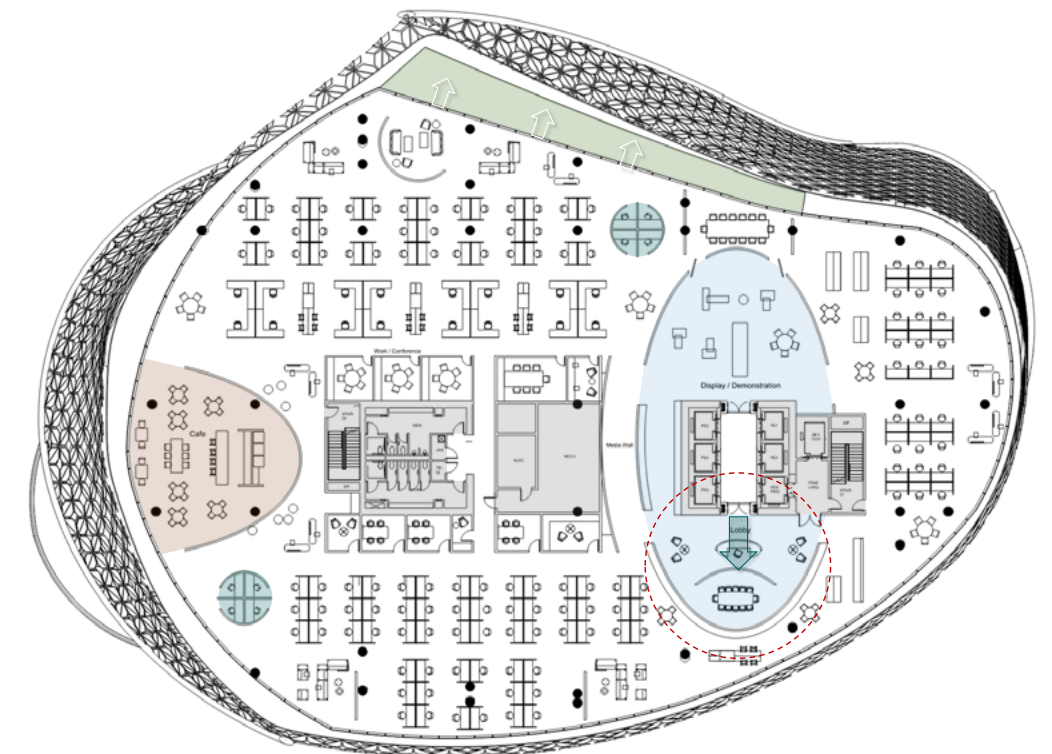
# Versatile Floor Plate Options

With expansive and highly versatile layout options and tenant-focused base building design inclusions such as infrastructure for commercial kitchens and knock-out panels for interconnecting stairs, Innovation Tower invites you to make the space your own.



**5<sup>th</sup> Floor**  
Multi-Tenant

**6<sup>th</sup> Floor**  
Full Floor Tenant



**Floor Plates Ranging From  
10,800 SF to 30,000 SF**



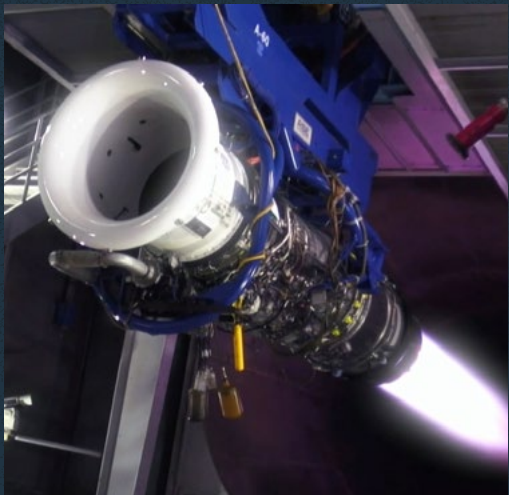
# Driving the Future

The Tech Port campus is far and away the region's largest technology hub. It is also one of the nation's most dynamic and rapidly growing innovation communities.



Conceptual rendering of the central campus at full build-out

Today, more than 80 tenant customers and their 18,000 on-site employees work on the Tech Port campus, where they connect with life-changing opportunities in their careers, educational pathways and as entrepreneurs.



Tech Port is a place leading the advancement of state-of-the-art innovations across numerous sectors, including:

- Aerospace
- Cybersecurity
- National Defense
- Critical Infrastructure
- Robotics
- Space Exploration
- Advanced Manufacturing
- Specialized Technical Training
- Research and Development
- K-12 Stem/Steam Education

Together, our customers are delivering innovations that make the world a more productive, safer and resilient place.



# Boeing Center at Tech Port: A Dynamic Innovation Engine

Launched in 2022, the Boeing Center at Tech Port is a short walk from Innovation Tower. It has quickly become a cultural, entertainment and industry landmark destination where people from near and far are connecting with education, career and business opportunities.



3,300-seat arena / conference + convention center with full spectrum broadcast capabilities

Home to AREA 21, presented by the San Antonio Museum of Science and Technology

Venture Capital Accelerator powered by Capital Factory

Esports Arena and 60-seat LAN center—the most advanced gaming venue in the nation

An array of dining amenities open to the public

In-house executive chef / large commercial kitchen to host all types of industry and VIP events





# A Tech Destination

With many of the world's leading technology innovators in a connected and collaborative ecosystem, grow your business and your network on the Tech Port campus.

Here, we're connecting the world's largest government and commercial employers to facilitate the delivery of innovative solutions.

## 7 MILLION SF

Real Estate Transactions Since 2017

## 750,000 SF

Facilities Built Since 2017

Shown are select Port customers. For a full directory, go to [portsanantonio.us](http://portsanantonio.us)





# San Antonio: A Thriving Community on the Leading Edge of America's Growth

San Antonio boasts one of the nation's strongest and most dynamic workforce demographic profiles.

1,223,500  
Total Regional Workforce

9%  
Population Growth Rate  
2015-2020 (U.S.: 3.5%)

34  
Median Age  
(U.S.: 38)

26%  
University Graduate Growth  
Rate 2015-2020 (U.S.: 7.3%)

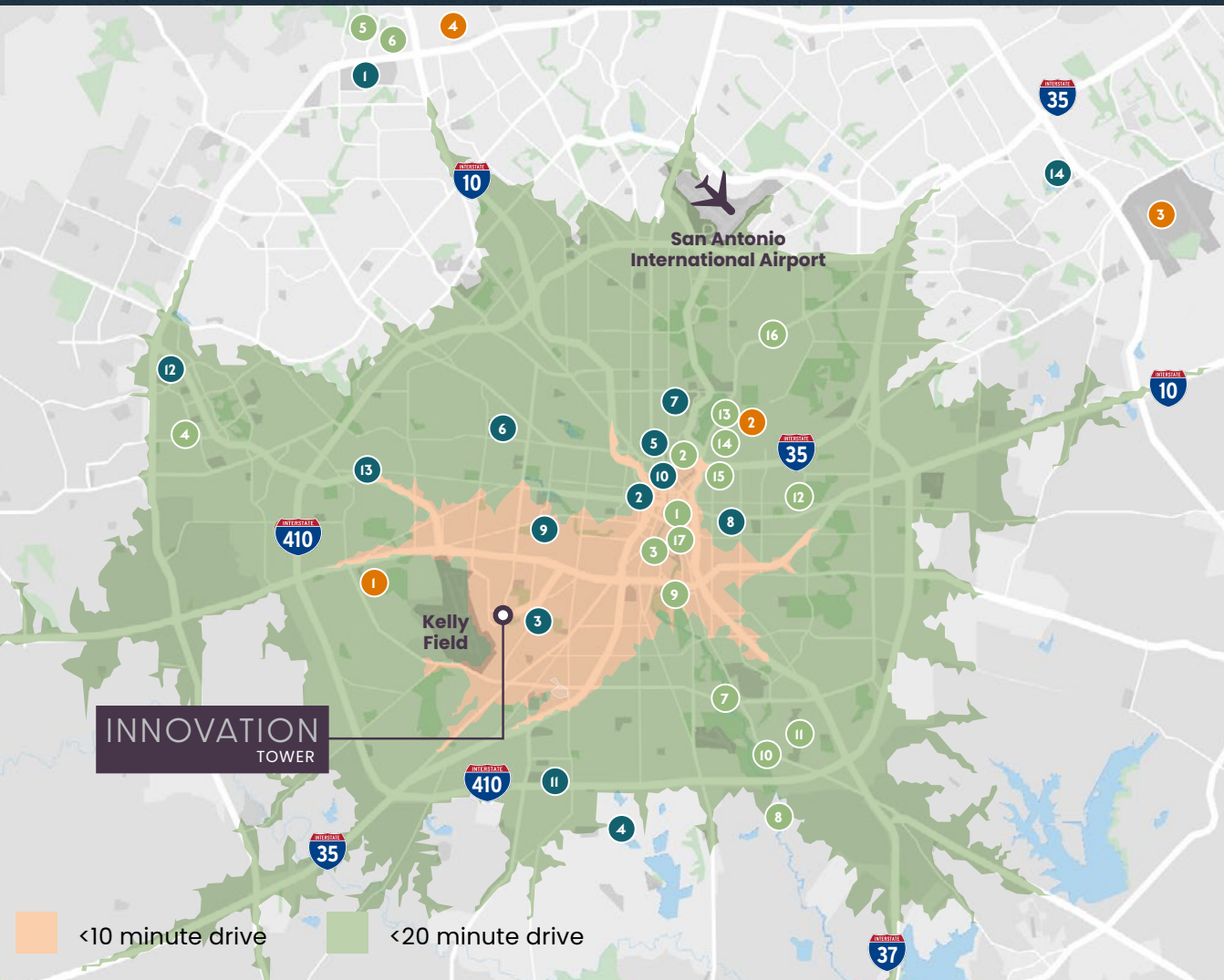
9.5%  
Job Growth Rate  
2015-2020 (U.S.: 3.5%)

80.4  
Cost of Housing Index  
(U.S.: 100)



## Fast Access

San Antonio has one of the nation's shortest commute times among major metro areas. The vast majority of people in the region are within a 20-minute drive of Port San Antonio's Tech Port campus.



Colleges, Universities & Research		Military	Culture & Entertainment				
1	UTSA Main Campus*	1	Lackland AFB	1	The Alamo and Riverwalk	10	Mission San Juan
2	UTSA Downtown*	2	Fort Sam Houston	2	The Pearl	11	Brooks
3	St Phillips College SW	3	Randolph AFB	3	Blue Star Arts Complex	12	Frost Bank Center
4	Texas A&M San Antonio*	4	Camp Bullis	4	Sea World	13	Witte Museum
5	San Antonio College*			5	Fiesta Texas	14	DoSeum
6	St. Mary's University			6	The Shops at La Cantera	15	San Antonio Museum of Art
7	Trinity University			7	Mission San Jose	16	McNay Museum
8	St Phillips College Main Campus*			8	Mission Espada	17	Briscoe Museum
9	Our Lady of the Lake University*			9	Mission Concepcion		
10	University of the Incarnate Word*						
11	Palo Alto College*						
12	Northwest Vista College						
13	Southwest Research Institute						
14	Northeast Lakeview College*						
				*Academic excellence in cybersecurity designation by NSA's National Cryptologic School			

1

Lackland AFB

2

Fort Sam Houston

3

Randolph AFB

4

Camp Bullis

1

The Alamo and Riverwalk

2

The Pearl

3

Blue Star Arts Complex

4

Sea World

5

Fiesta Texas

6

The Shops at La Cantera

7

Mission San Jose

8

Mission Espada

9

Mission Concepcion

10

Mission San Juan

11

Brooks

12

Frost Bank Center

13

Witte Museum

14

DoSeum

15

San Antonio Museum of Art

16

McNay Museum

17

Briscoe Museum

\*Academic excellence in cybersecurity designation by NSA's National Cryptologic School





# Tenant Occupancy

# Late 2028

This is where standards rise  
and innovation thrives.

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