



FROST TOWER

S A T X

111 W HOUSTON ST, SAN ANTONIO, TX, 78205

A Striking Centerpiece in Dynamic Downtown San Antonio.

Frost Tower is the premier choice for officing in Downtown San Antonio. Designed by world renowned Pelli Clarke Pelli Architects, the tower offers 460,000 SF of Class A++ office and retail space surrounded by beautiful parks and a walkable, urban environment.





SAN PEDRO CREEK CULTURAL PARK

HIGHLIGHTS

Setting the bar for next-gen office.



Landscaping and adjacent Legacy Park design by renowned architects GGN.



Best in class tenant lounge, with meeting spaces, wine lockers and catering options.



Situated along San Pedro Creek Cultural Park, a two-mile linear park.



Prime Houston Street location walkable to hundreds of local eateries and cultural attractions.



5k SF SF Fitness Center with locker room, showers and towel service, overlooking San Pedro Creek



Designed for demand: AT&T, Aethernet, Jump Fiber, Lumen provide redundant high bandwidth options.



LOBBY

FROST TOWER | SAN ANTONIO, TEXAS



TENANT LOUNGE

LOCATION

Downtown West

Frost Tower is uniquely positioned at the intersection of the burgeoning tech corridor and the Downtown West District. Home to a vibrant collection of shops, restaurants, residential communities, and forward-thinking businesses, Downtown West offers walkable access to numerous amenities in a culturally rich urban environment.

WALKABLE DINING



50+ Dining options for every occasion

WALKABLE LODGING

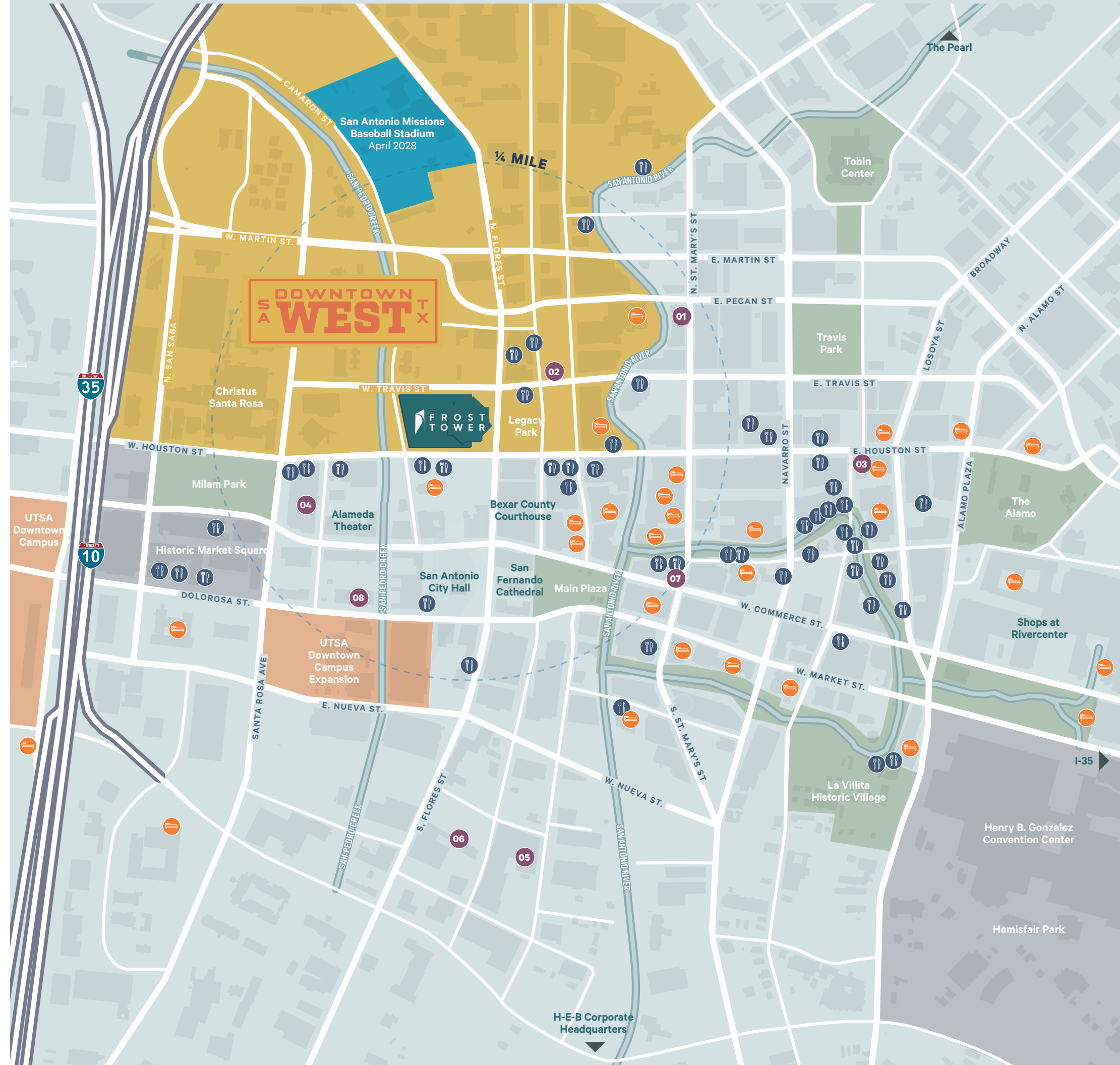


14,470 HOTEL ROOMS & SUITES in Downtown

WALKABLE MULTIFAMILY

- 01 The Travis Building
- 02 300 Main Ave
- 03 Maverick Apartments
- 04 Inspire Downtown
- 05 Heritage Plaza
- 06 Encore SoFlo
- 07 The Floodgate
- 08 Continental

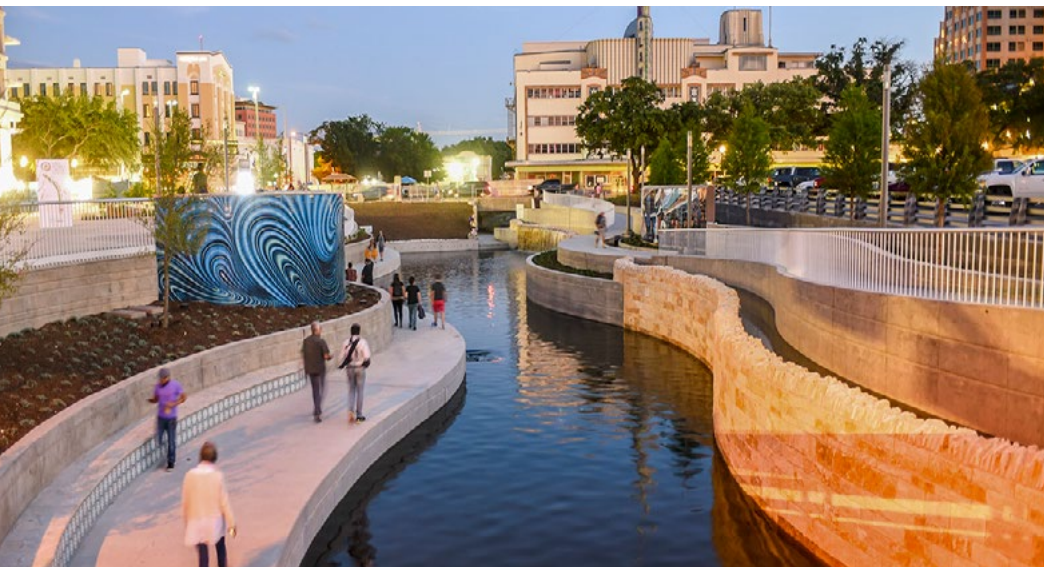
5,120 UNITS Total | 1,795 UNITS Under Construction



AREA AMENITIES

San Pedro Creek Cultural Park

Located across Camaron Street, Frost Tower's western boundary, lies the San Pedro Creek Culture Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. The first segment of the park, which is located adjacent to Frost Tower, is complete and ready for enjoyment. When fully finished, the linear parkway will offer over two miles of walkways through downtown San Antonio.

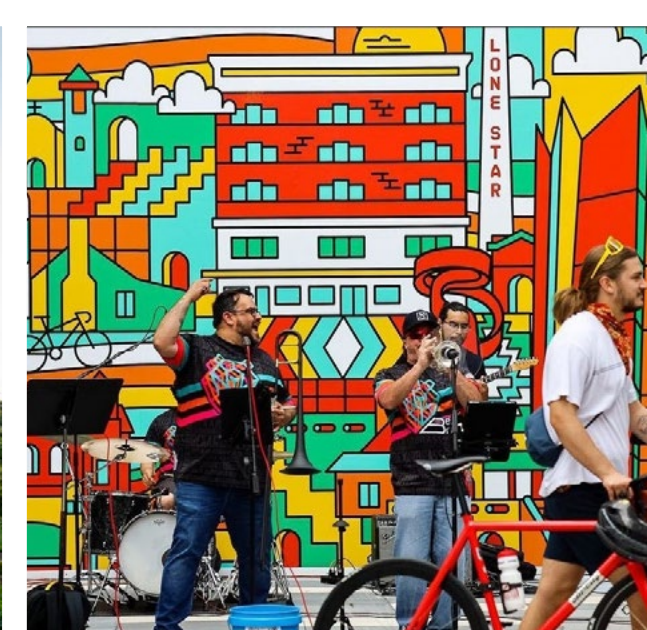
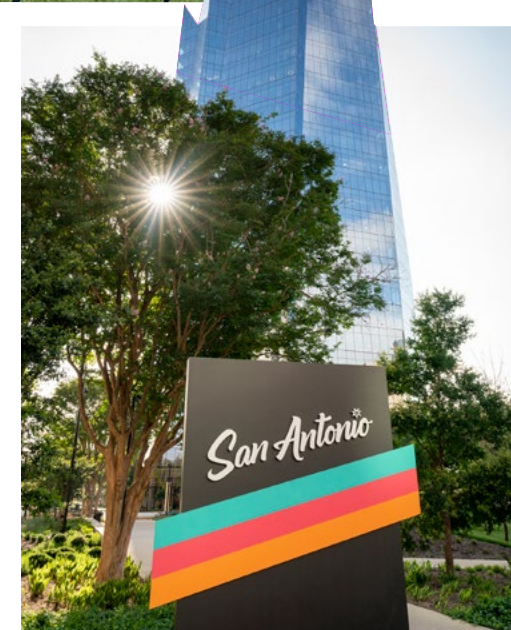




AREA AMENITIES

Legacy Park

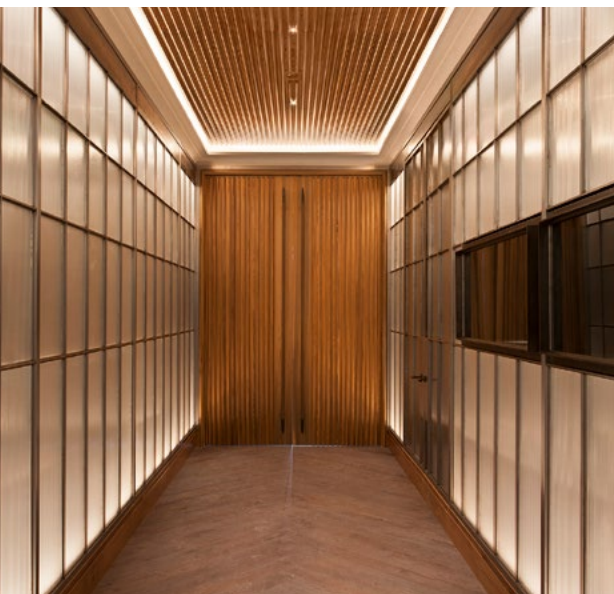
Located across Flores Street from Frost Tower's main entrance lies an approximately 1.2 acre park. This beautifully manicured space, featuring contoured grounds and vine-covered walkways, was designed by the world renowned landscape architecture firm of GGN. In addition to offering seating options to hold an informal outdoor meeting, or simply to sip a cup of coffee from a nearby coffee shop, the park is programmed for year-round enjoyment. Anchoring the north end of the park is Pinkerton's BBQ, serving up their Texas Monthly recognized meats in a restaurant that features ample indoor and outdoor seating options.



BUILDING AMENITIES

Tenant Lounge

Serving as the "living room" of the project, Frost Tower features a one-of-a-kind lounge for tenants to enjoy. Beautifully designed and furnished for multiple purposes, the lounge offers a fully functioning commercial and catering kitchen, numerous seating options, a tasting room with private lockers, a boardroom complete with A/V equipment, and large flat screen TV. Complimentary coffee and pastries are regularly available, along with a variety of drinks and snacks. If desired, the lounge is available for tenants to reserve for private events.





BUILDING AMENITIES

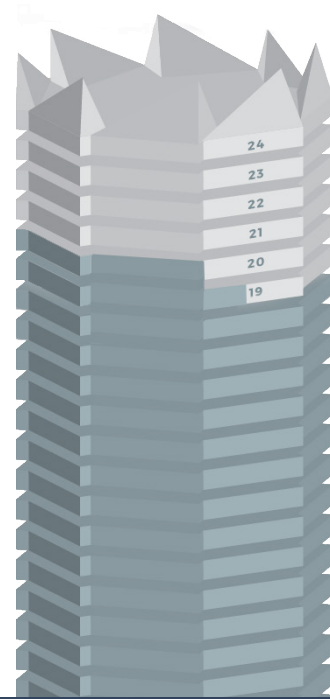
Fitness Center

Located on the second floor of the parking deck, overlooking San Pedro Creek, sits an over 5,000 square foot fitness center that is both free and exclusive to employees of Frost Tower tenants. The fitness center features abundant natural light, free and machine weights, treadmills, elliptical trainers, stationary bikes and other top-of-the-line fitness equipment. The fitness center also offers group fitness options, towel service, and beautifully appointed locker rooms, complete with showers. For cyclists, Frost Tower features secured bike storage for tenants, conveniently located on the first floor of the parking garage.



Availabilities

Suite	Size	Floor Plan
2050	8,330 SF	Floor Plan
2150	9,232 SF	Floor Plan
2200 - Full Floor	18,408 SF	Floor Plan
2300 - Full Floor	18,195 SF	Floor Plan
2400 - Full Floor	17,941 SF	Floor Plan



▲
INTERIOR
OFFICES

▼
EXTERIOR
OFFICES



TYPICAL
FLOORPLATE



Office Inspiration



FROST TOWER

111

WEST HOUSTON STREET



LOBBY HOURS
Monday-Friday 9:00 AM - 5:00 PM

OFFICE FOR LEASE
111 W HOUSTON ST
SATX

FOR MORE INFORMATION:



CHRISTI GRIGGS, CCIM, TBAE

First Vice President

+1 210 253 6024

christi.griggs@cbre.com

AMBER AUSTIN

First Vice President

+1 210 253 6030

amber.austin@cbre.com

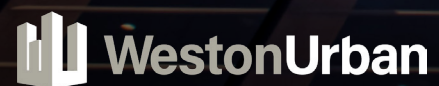
JENNY PARK GALLEGOS

Associate

+1 210 702 2408

jenny.gallegos@cbre.com

PROJECT BY:



F R O S T T O W E R

111
WEST HOUSTON STREET

LEASING BY:



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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.
- 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