



V & T VALDEZ & TREVIÑO  
ATTORNEYS AT LAW, PC



# Callaghan Tower

Office Building for Lease

Offered by:  
Kimberly S. Gatley  
Todd A. Gold, CCIM



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# Benefits

## Property Highlights

- New spec suites available for immediate occupancy - 1,084 SF and 1,167 SF
- Two conference facilities available
- One of the city's premier office properties
- Panoramic cityscape & hill country views
- Located minutes from downtown & San Antonio International Airport
- Seven level parking garage
- Ownership and management on-site
- On-site Courtesy Patrol & CCTV
- Variety of space options
- Located in the dynamic northwest office market
- Over 50 restaurants within two miles
- Over 30 hotels within two miles including the Omni Hotel and the Drury Inn & Suites

## Drive Time Highlights

- South Texas Medical Center - 1.7 miles (5 minute drive)
- San Antonio International Airport - 5.8 miles (11 minute drive)
- Downtown San Antonio - 7.7 miles (10 minute drive)
- The Shops at La Cantera - 8 miles (14 minute drive)
- The Quarry Market - 6.5 miles (12 minute drive)
- Westover Hills - 16 miles (22 minute drive)

## Corporate Users Nearby

- USAA Corporation
- Valero
- NuStar Energy
- KB Homes
- WellMed
- South Texas Medical Center



REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

# Capital Improvements

|                                      |                    |
|--------------------------------------|--------------------|
| Leasehold Improvements               |                    |
| Elevator Modernization               | 1,375,704          |
| New Cooling Towers & Chillers        | 1,174,743          |
| Remodel Restrooms                    | 1,023,900          |
| Lighting Retrofit throughout         | 74,870             |
| Waterproofing Balconies              | 53,635             |
| New Illuminated Pylon Sign           | 13,623             |
| New Card Access System               | 7,700              |
| New Lobby Furniture                  | 12,957             |
| Remodel Concierge Station            | 39,649             |
| Additional Repairs & Improvements    | 342,743            |
| Lobby Renovation                     | 94,564             |
| Atrium Glass Replacement             | 67,178             |
| Garage/Parking Improvements          | 85,728             |
| Common Area Repairs & Improvements   | 174,720            |
| Exterior Entry Stairs                | 26,139             |
| Roof Repairs & Improvements          | 166,644            |
| 4K Digital Directories on L1 & Lobby | 16,944             |
| <b>Capital Improvements Total</b>    | <b>\$4,751,444</b> |





CALLAGHAN TOWER

South Texas MEDICAL CENTER

UTSA

SECURITY SERVICE Headquarters VALERO Headquarters

USAA Headquarters

icksburg Rd

Denman Estate Park

Lowe's

CARMAX

COUNTRY

SUNO

Callaghan Rd

MATTENGA'S PIZZERIA

Chicos

7-Eleven

Callaghan Rd

SUBWAY

Las Palapas

SPROUTS FARMERS MARKET

DOLLAR GENERAL

Red McCombs SAN ANTONIO, TEXAS

Torino Dr

Vantage Dr

Pinebrook Dr

Briaridge Dr

INTERSTATE 10

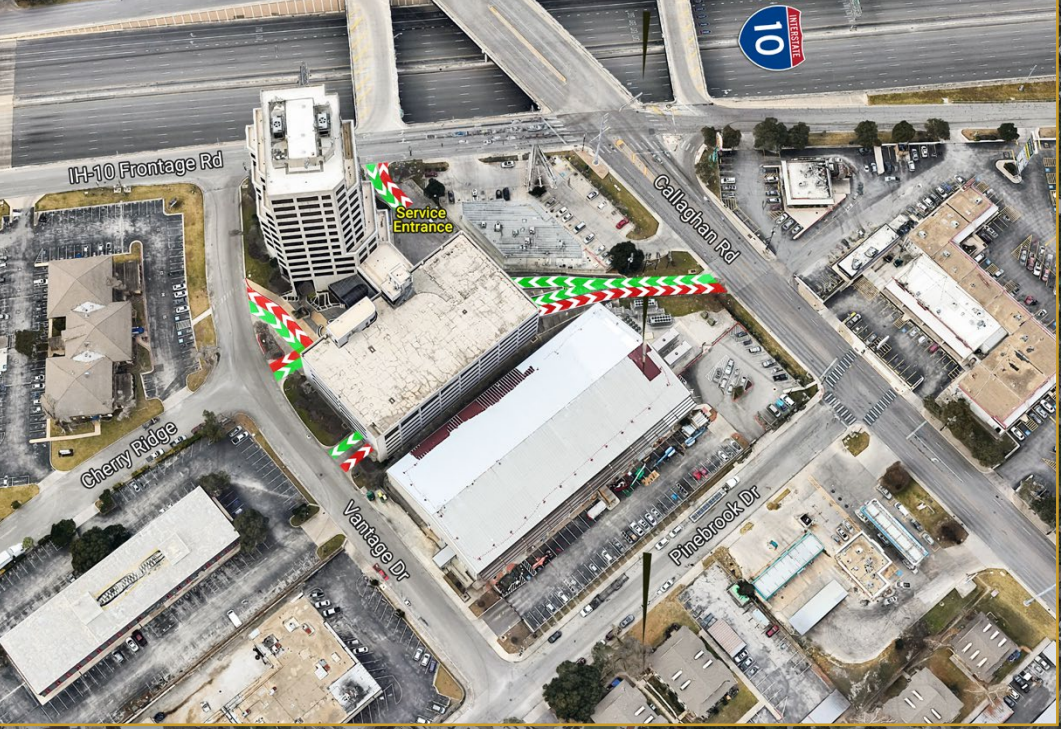
Santitas Theatres

Marriott

Cherry Ridge Dr

INTERSTATE 410

Area Attractions



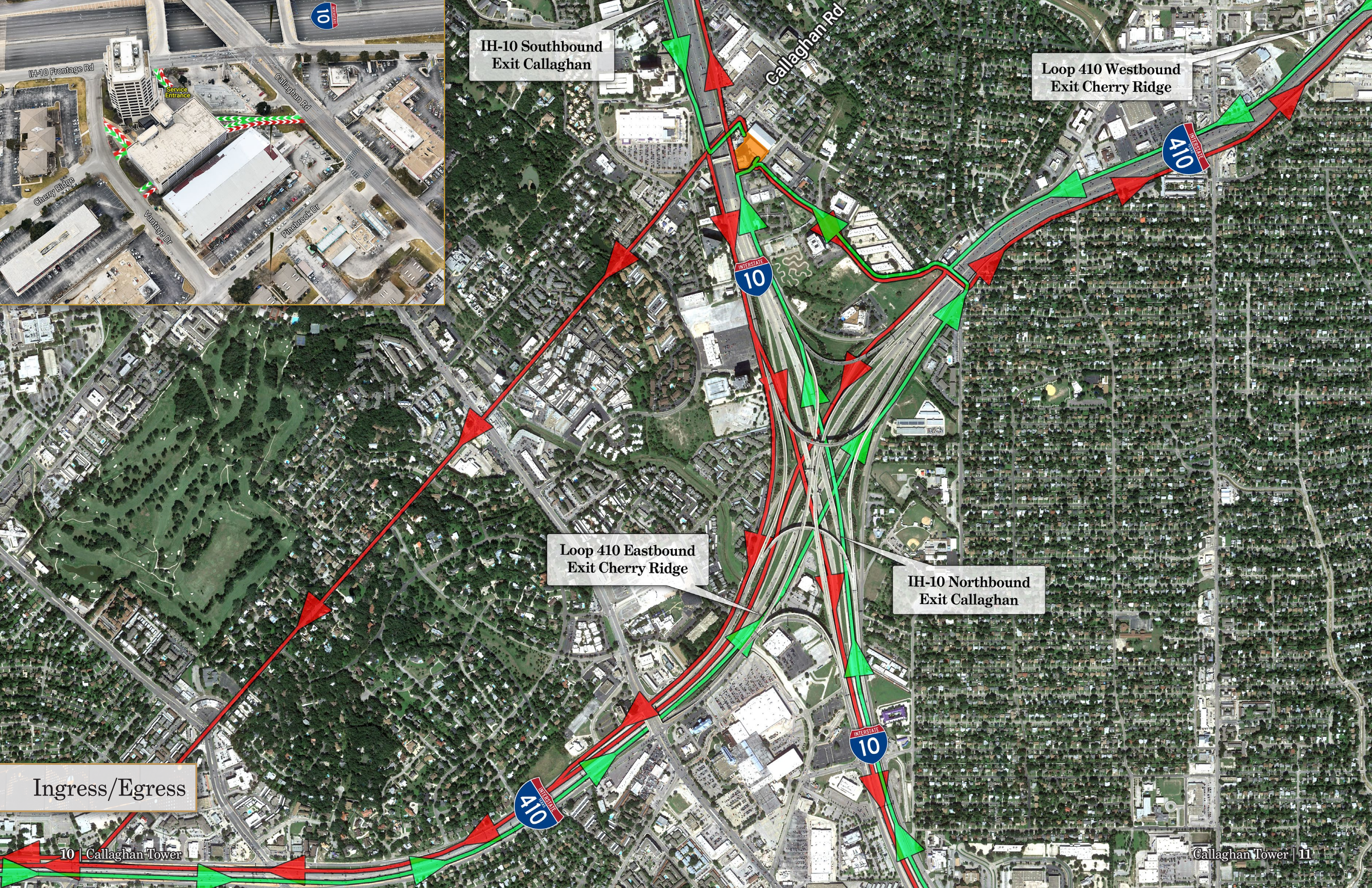
IH-10 Southbound  
Exit Callaghan

Loop 410 Westbound  
Exit Cherry Ridge

Loop 410 Eastbound  
Exit Cherry Ridge

IH-10 Northbound  
Exit Callaghan

Ingress/Egress





# Availability & Rates

| Floor | Suite | RSF         | USF         | Base Rental | Available      |
|-------|-------|-------------|-------------|-------------|----------------|
| 12    | 1290  | 1,167       | 985         | \$20.00 PSF | Now            |
| 12    | 1275  | 2,138       | 1,804       | \$20.00 PSF | Now            |
| 12    | 1250  | 1,084       | 915         | \$20.00 PSF | Now            |
| 10    | 1000  | 11,626      | 9,811       | \$20.00 PSF | Now            |
| 9     | 900   | 12,102      | 10,213      | \$20.00 PSF | Now            |
| 8     | 850   | 1,159       | 945         | \$20.00 PSF | Now            |
| 6     | 600   | 5,519       | 4,657       | \$20.00 PSF | Now            |
| 5     | 590   | 2,006       | 1,693       | \$20.00 PSF | June 1         |
| 5     | 580   | 1,695       | 1,430       | \$20.00 PSF | Now            |
| 4     | 460   | 955         | 806         | \$20.00 PSF | Now            |
| 4     | 420   | 4,046       | 3,414       | \$20.00 PSF | Now            |
| 3     | 320   | 4,343       | 3,665       | \$20.00 PSF | May 1          |
| 3     | 313   | 1,273       | 1,074       | \$20.00 PSF | 30 days notice |
| 2     | 220   | 1,349       | 1,139       | \$20.00 PSF | Now            |
| 2     | 201   | 1,147       | 935         | \$20.00 PSF | Now            |
| 1     | 101   | 972 - 3,432 | 820 - 2,896 | \$20.00 PSF | Now            |
| LL    | LL 01 | 2,236       | 1,887       | \$20.00 PSF | Now            |

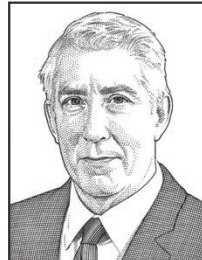
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

|                              |  |
|------------------------------|--|
| <b>First Month's Rental</b>  | Due upon execution of lease document by Tenant                             |
| <b>Add-On Factor</b>         | 18.50%   |
| <b>Term</b>                  | Three (3) to ten (10) years  |
| <b>Improvements</b>          | Negotiable   |
| <b>Architectural</b>         | All architectural services to be charged against the Improvement Allowance |
| <b>Deposit</b>               | Equal to one (1) month's Base Rental (typical)                             |
| <b>Financial Information</b> | Required prior to submission of lease document by Landlord                 |
| <b>Parking</b>               | 1:300 per rentable square foot parking ratio (All structured parking)      |

# Leasing Contacts



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# San Antonio Market Overview

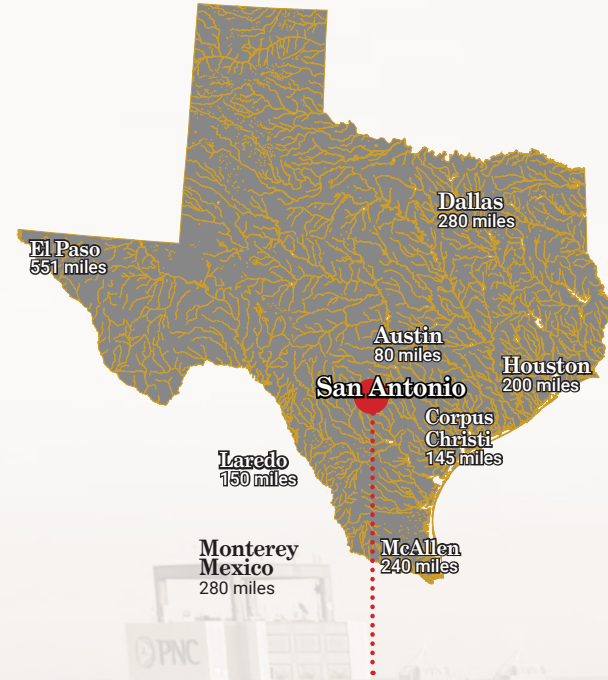


**Information About Brokerage Services**  
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



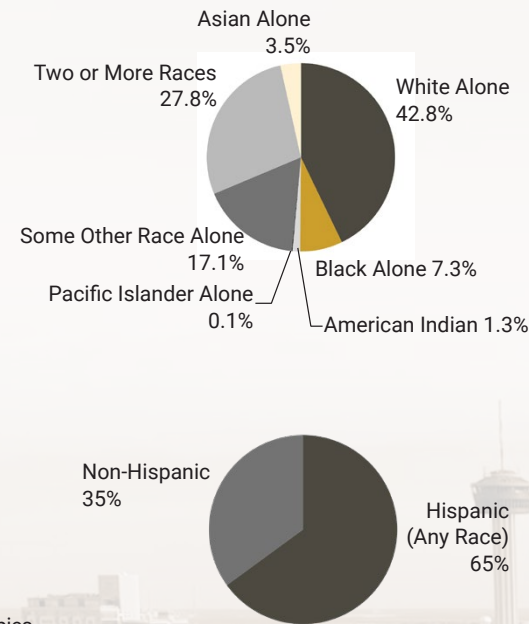
## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 Jacksonville

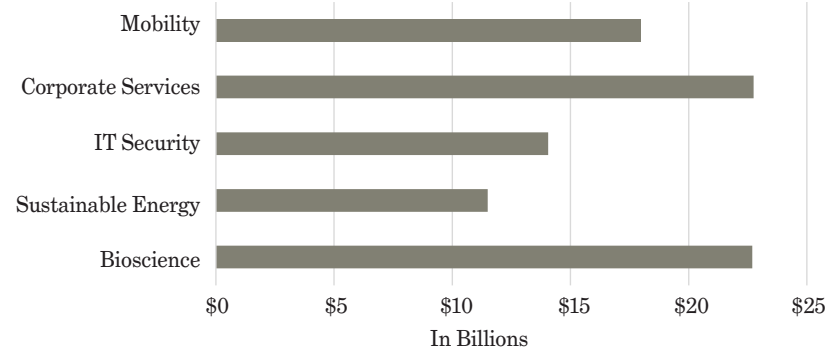


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2025 Forecast

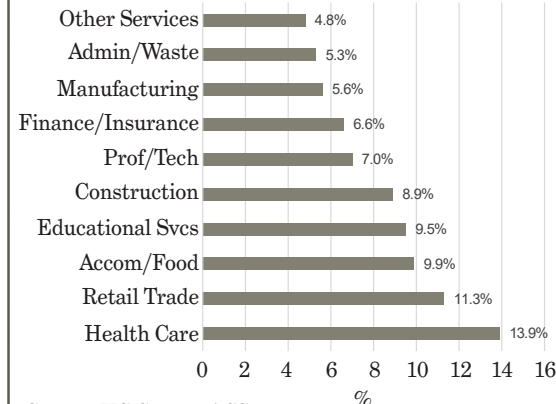


## Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

## Labor Force by Industry (Top Ten)



Source: US Census ACS

## San Antonio-New Braunfels Metro Area

|                 | Population | Median Age | Total Households | Avg. Household Income | Median Household Income | Per Capita Income |
|-----------------|------------|------------|------------------|-----------------------|-------------------------|-------------------|
| 2020 Census     | 1,434,395  | 34.9       | 538,191          | --                    | --                      | --                |
| 2025 Estimate   | 1,450,229  | 35.9       | 566,012          | \$88,746              | \$65,316                | \$34,767          |
| 2030 Projection | 1,472,091  | 37.1       | 588,682          | \$96,616              | \$71,692                | \$38,765          |

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

|  |                              |   |                                |
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Buyer/Tenant/Seller/Landlord Initials

Date

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Phone 210 524 4000 Fax 210 5244029

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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2-10-2025



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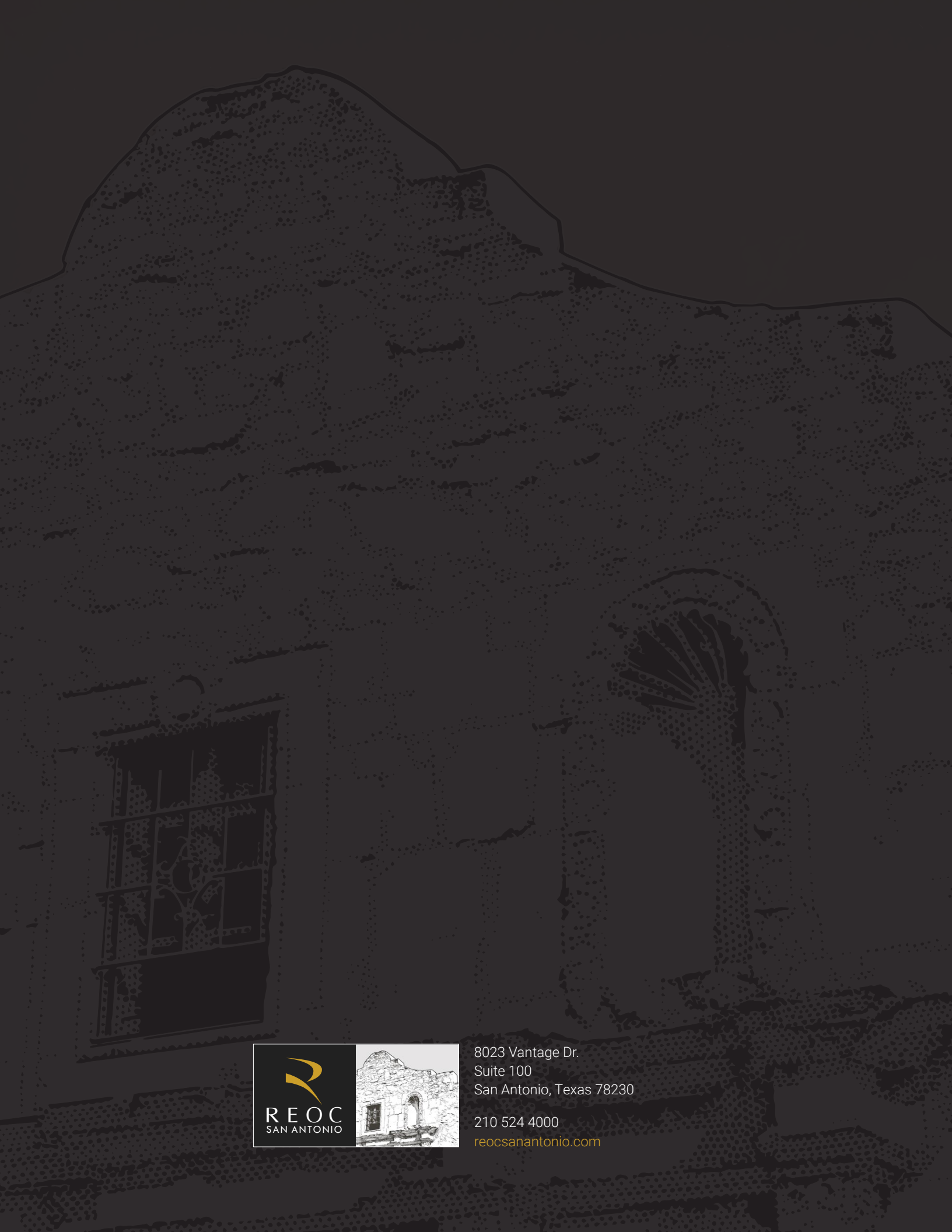
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Buyer/Tenant/Seller/Landlord Initials

Date



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