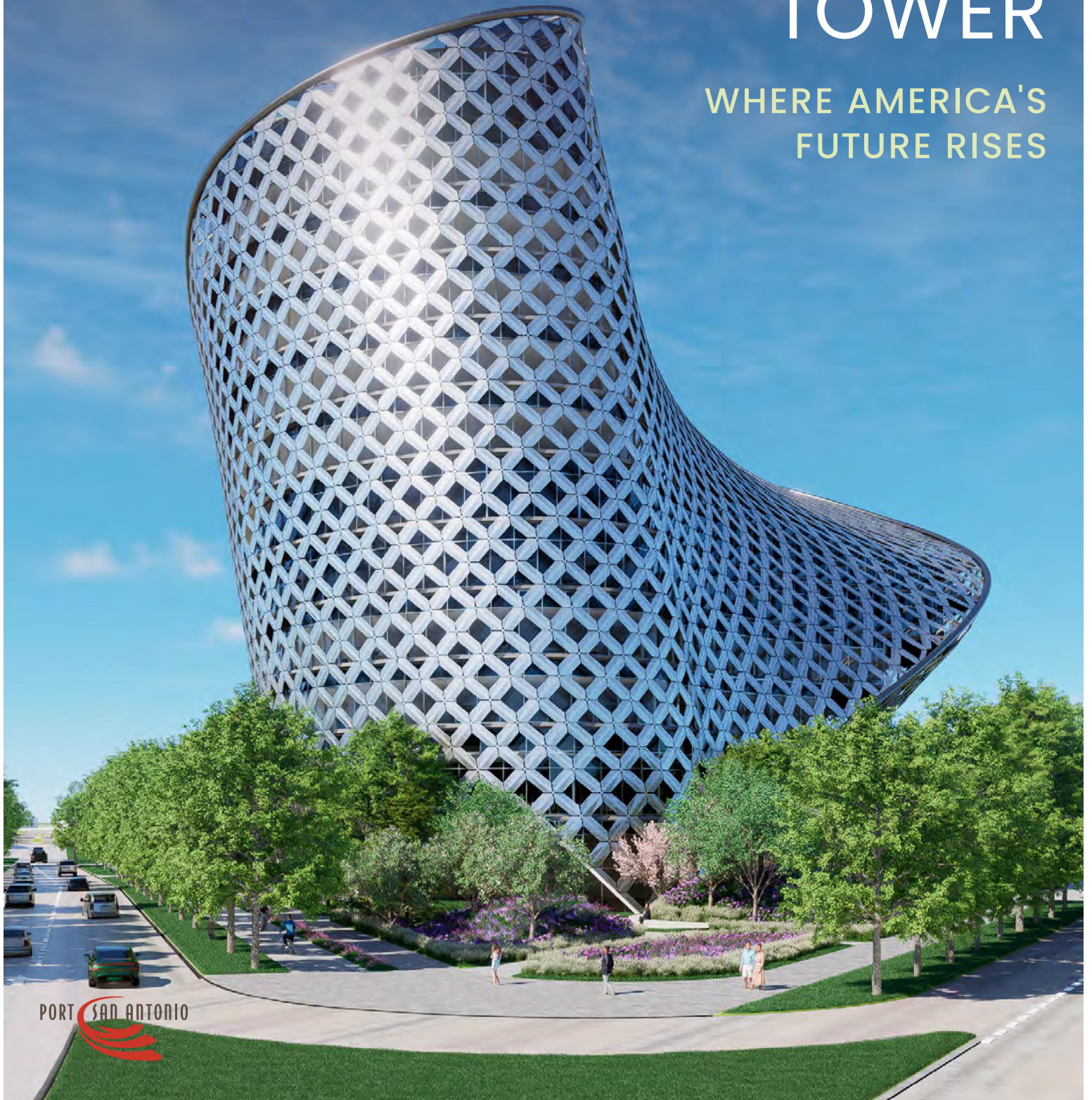


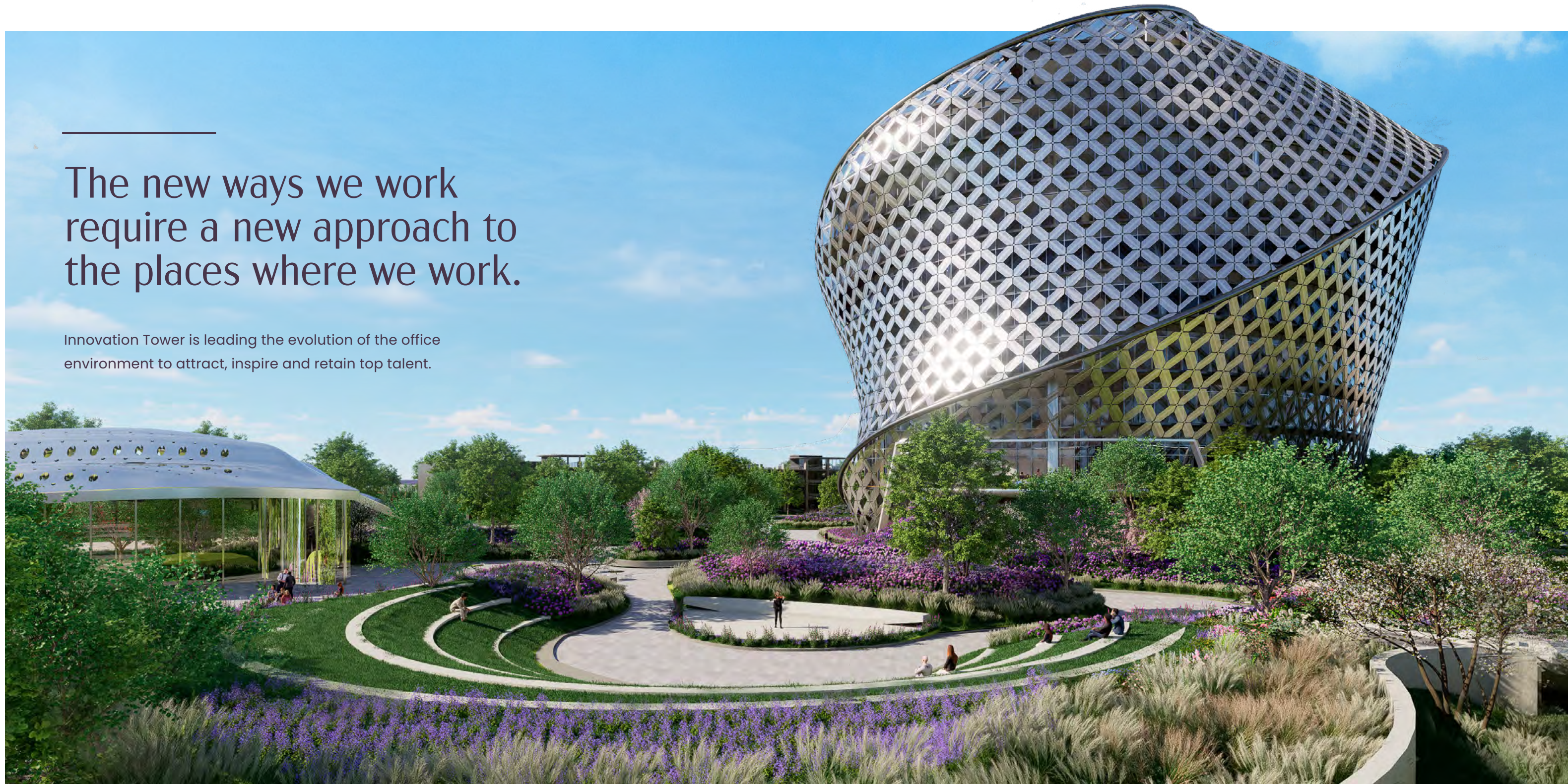
INNOVATION TOWER

WHERE AMERICA'S
FUTURE RISES



The new ways we work require a new approach to the places where we work.

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



295,000 RSF
11-story office

2.5 Acre
Outdoor community plaza

27,000 SF
World-class amenities

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

Ample electric vehicle charging stations

Infrastructure for tenant commercial kitchens

Slab knock-out panels for interconnecting stairs



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

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



7,300 SF

Health and wellness center

540 SF

Fitness classroom

Luxury Spa-Style

Restrooms at all office levels

3,400 SF

Dining terrace on plaza level

6,400 SF

State-of-the-art conference center

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.



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

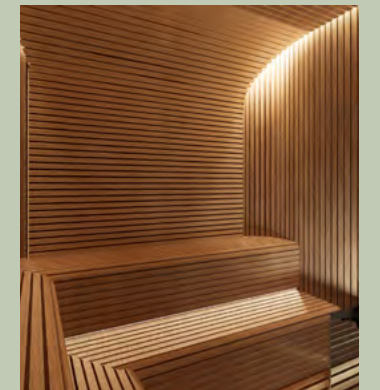
PREMIUM FITNESS CLASSROOM

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.

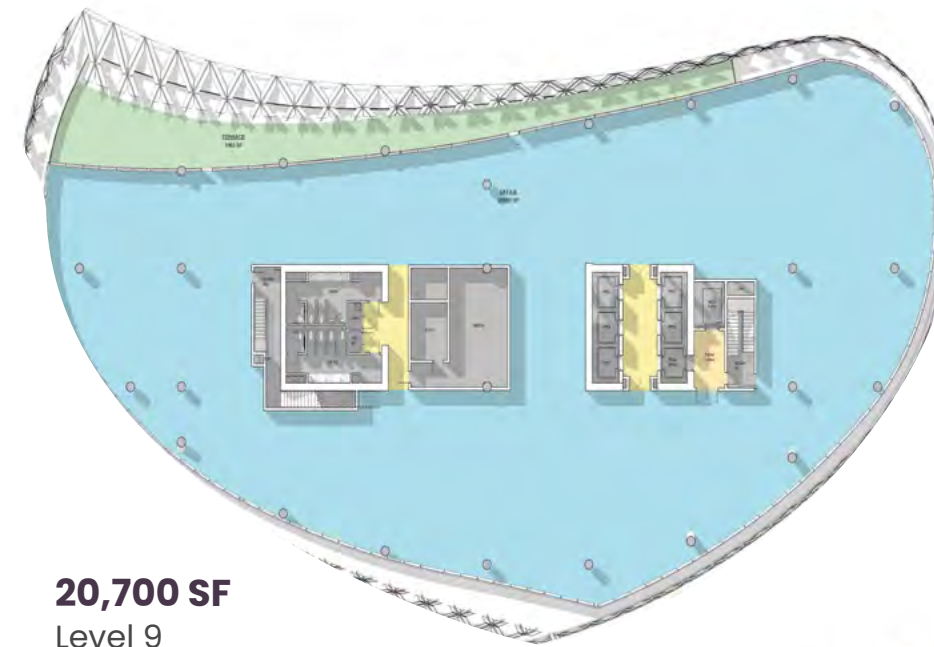


Versatile Floor Plate Options

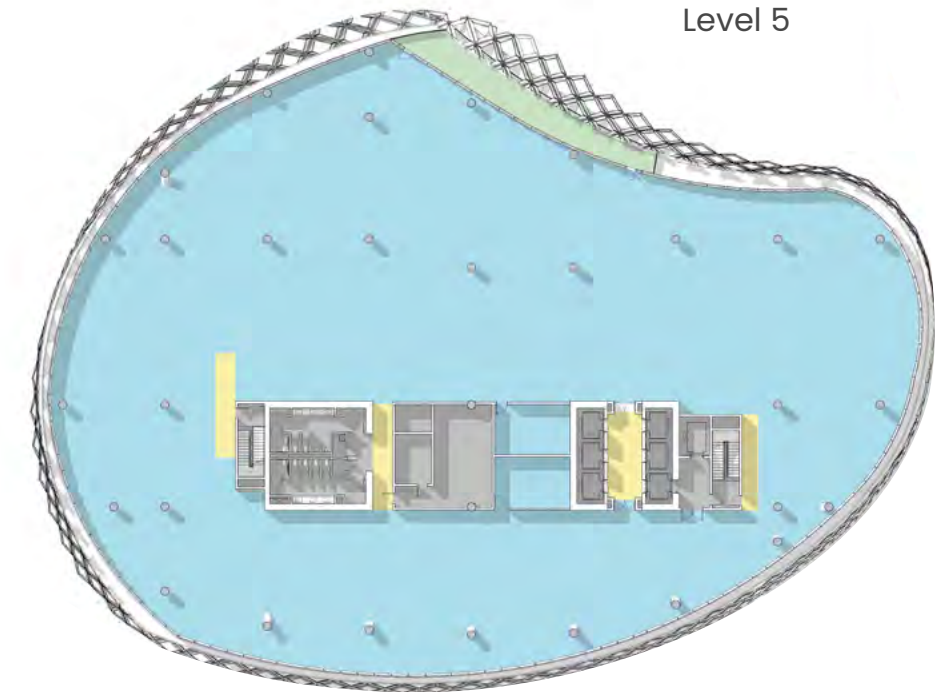
With expansive and highly versatile layout options and tenant-focused base building design inclusions such as infrastructure for commercial kitchens and knock-out panels for interconnecting stairs, Innovation Tower invites you to make the space your own.



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



20,700 SF
Level 9



29,400 SF
Level 5

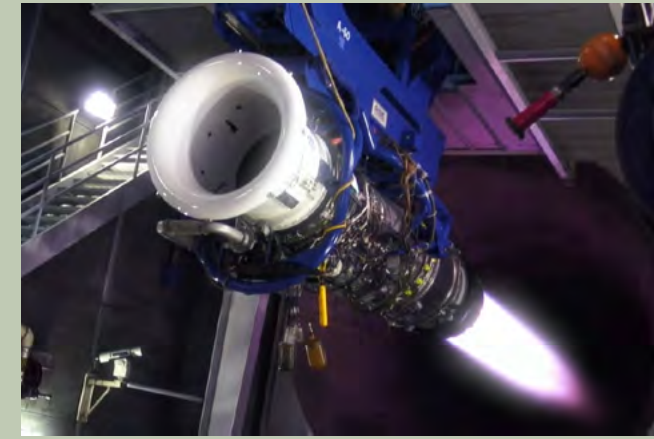
Driving the Future

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

SW Military Dr



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

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

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

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

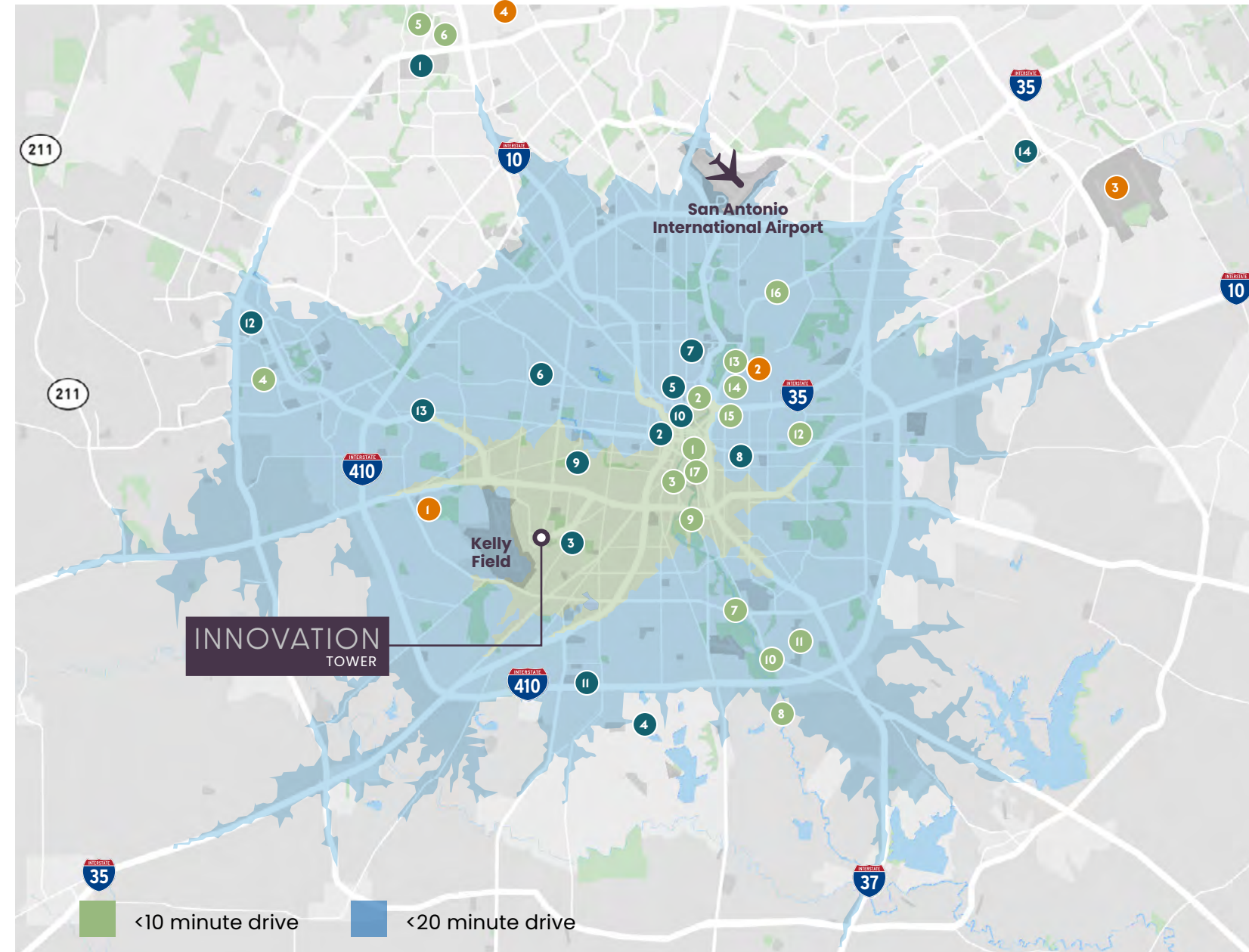
34 Median Age
(U.S.: 38)

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

91.8 Overall Cost of Living 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 Institutions
- Military
- Culture & Entertainment

- | | | |
|--------------------------------------|--------------------|------------------------------|
| 1 UTSA Main Campus* | 1 Lackland AFB | 1 The Alamo and Riverwalk |
| 2 UTSA Downtown* | 2 Fort Sam Houston | 2 The Pearl |
| 3 St Phillips College SW | 3 Randolph AFB | 3 Blue Star Arts Complex |
| 4 Texas A&M San Antonio* | 4 Camp Bullis | 4 Sea World |
| 5 San Antonio College* | | 5 Fiesta Texas |
| 6 St. Mary's University | | 6 The Shops at La Cantera |
| 7 Trinity University | | 7 Mission San Jose |
| 8 St Phillips College Main Campus* | | 8 Mission Espada |
| 9 Our Lady of the Lake University* | | 9 Mission Concepcion |
| 10 University of the Incarnate Word* | | 10 Mission San Juan |
| 11 Palo Alto College* | | 11 Brooks |
| 12 Northwest Vista College | | 12 Frost Bank Center |
| 13 Southwest Research Institute | | 13 Witte Museum |
| 14 Northeast Lakeview College* | | 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

This is where
standards rise and
innovation thrives.



Tenant Occupancy

2028

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

INNOVATION TOWER



FOR MORE INFORMATION, CONTACT

AMBER AUSTIN

First Vice President

(210) 253 6030

amber.austin@cbre.com

JENNY PARK GALLEGOS

Associate

(210) 225 1000

jenny.gallegos@cbre.com

