



FROST TOWER

S A T X

A Striking Centerpiece in the Transformative Downtown West District.

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

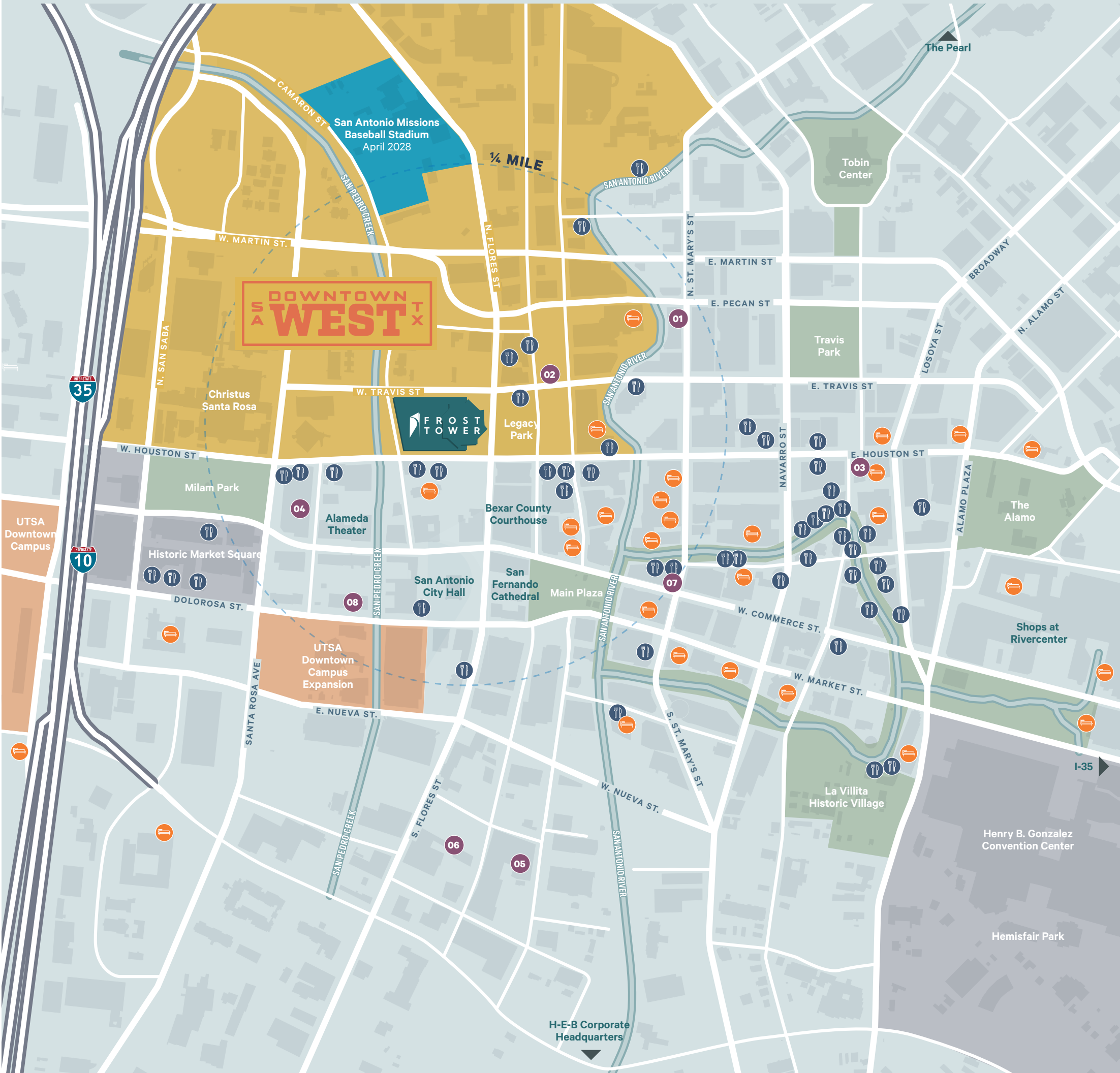


14,470 HOTEL ROOMS & SUITES in Downtown

WALKABLE MULTIFAMILY

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

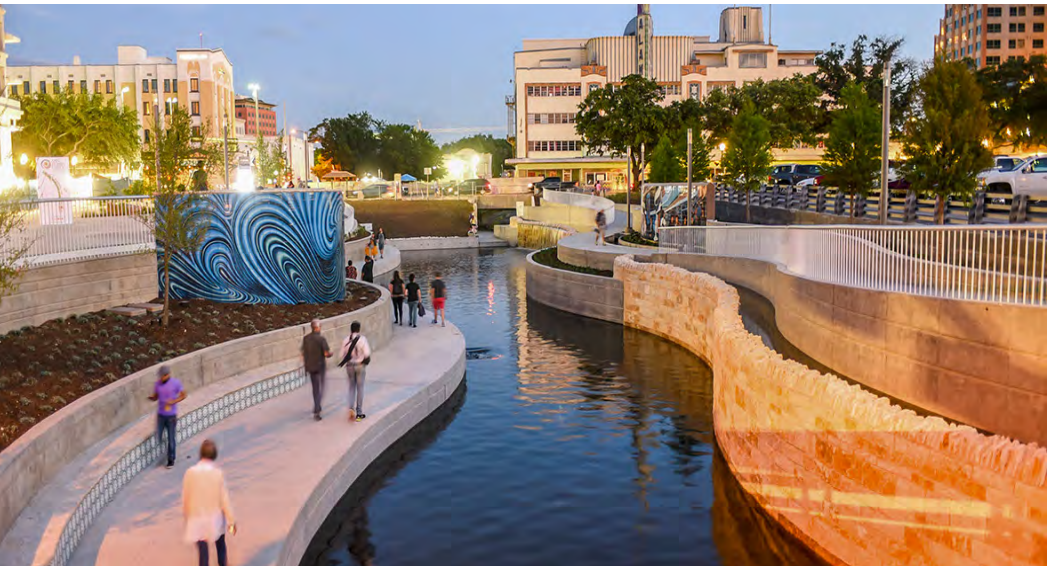
5,120 UNITS Total 1,795 UNITS Under Construction



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.

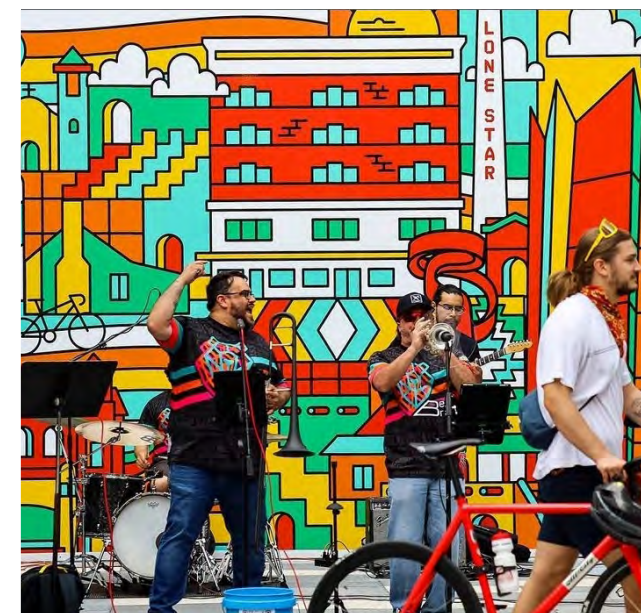




AREA AMENITIES

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

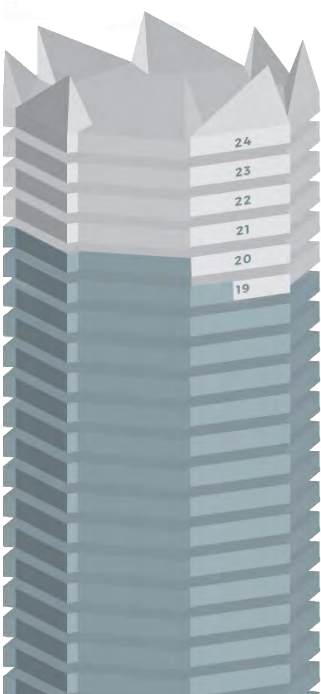
Fitness Center

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.



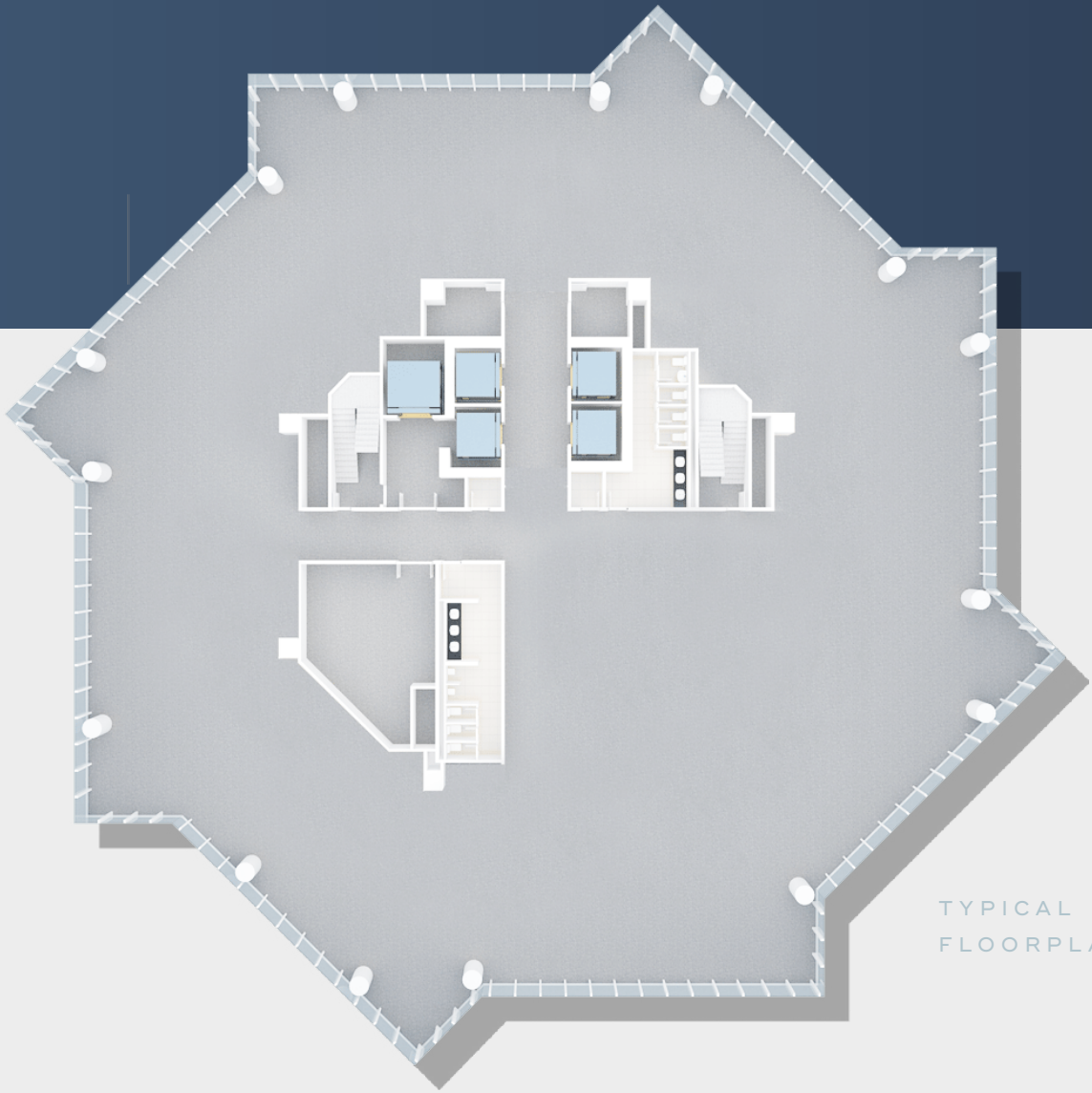
Availabilities

Suite	Size	
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

Frost
Financial Center
LOBBY HOURS
Monday-Friday
9:00 AM - 5:00 PM

OFFICE FOR LEASE
111 W HOUSTON ST
S A T X

FOR MORE INFORMATION:



CHRISTI GRIGGS, CCIM, TBAE

Senior Vice President
+1 210 253 6024
christi.griggs@cbre.com

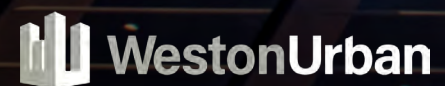
AMBER AUSTIN

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:



LEASING BY:



© 2025 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, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.