



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.





FROST TOWER | SAN ANTONIO, TEXAS

HIGHLIGHTS

Setting the bar for next-gen office.



Landscaping and adjacent Legacy Park design by renowned architects GGN.



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



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



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



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



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



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

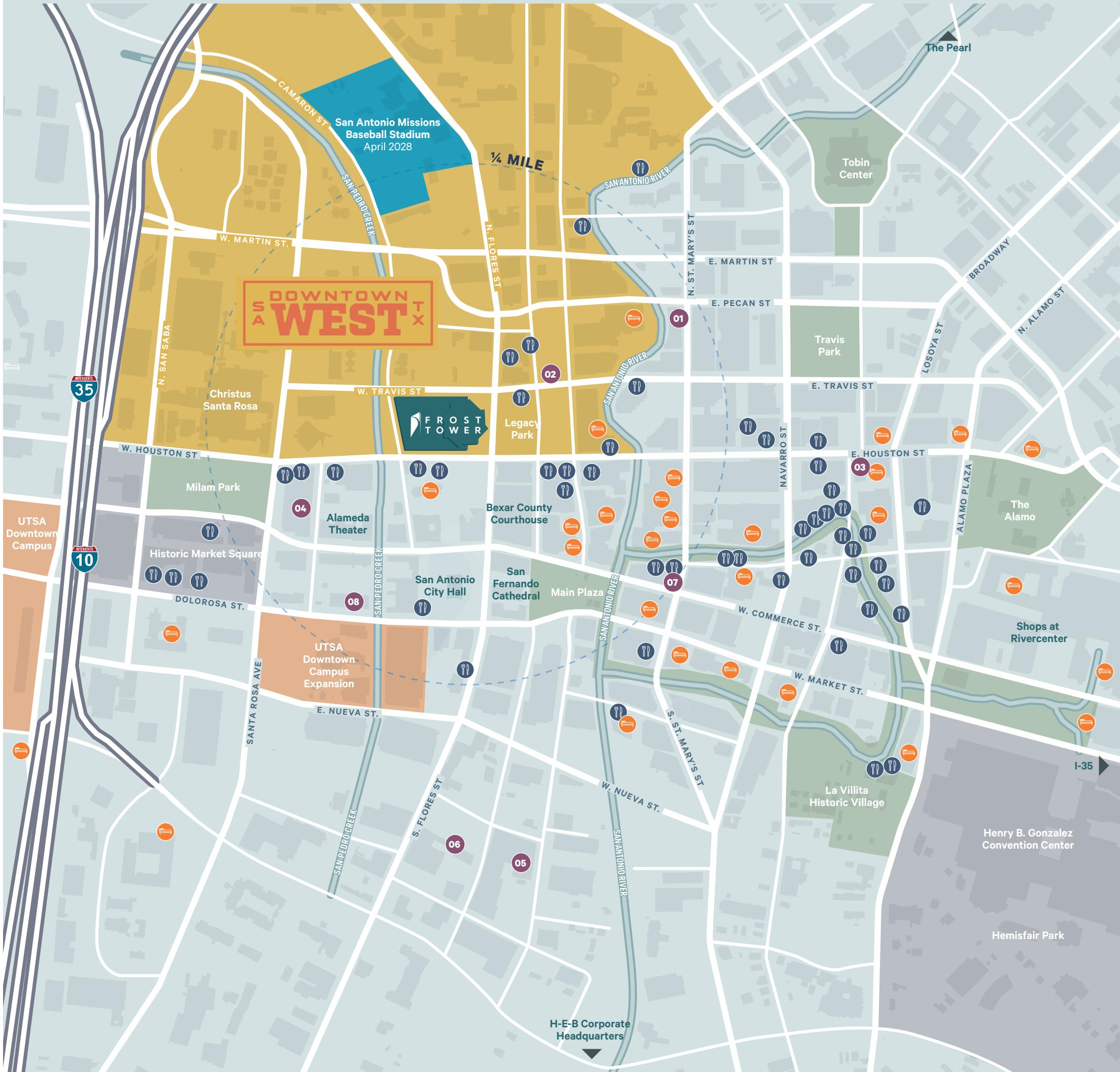


14,470 HOTEL ROOMS & SUITES in Downtown

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

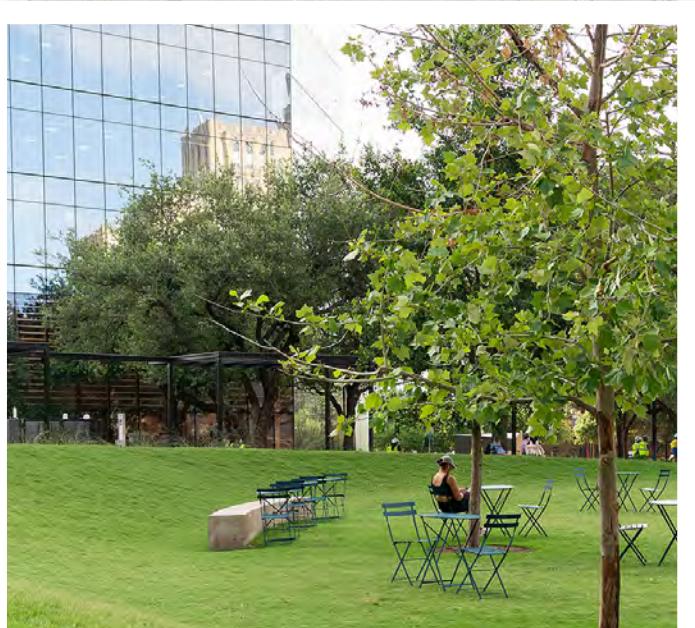
Located across Camaron Street, Frost Tower's western boundary, lies the San Pedro Creek Culture Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. The first segment of the 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.

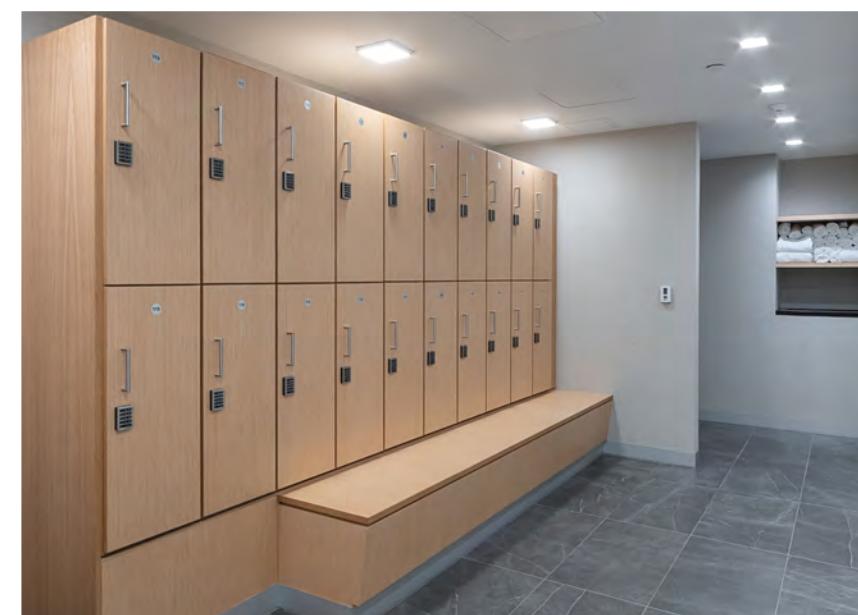




BUILDING AMENITIES

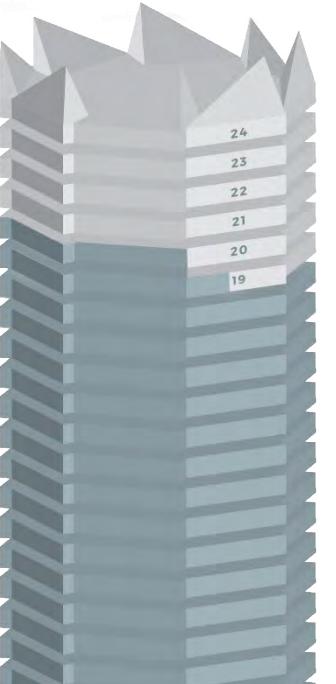
Fitness Center

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



TYPICAL
FLOORPLATE



INTERIOR
OFFICES

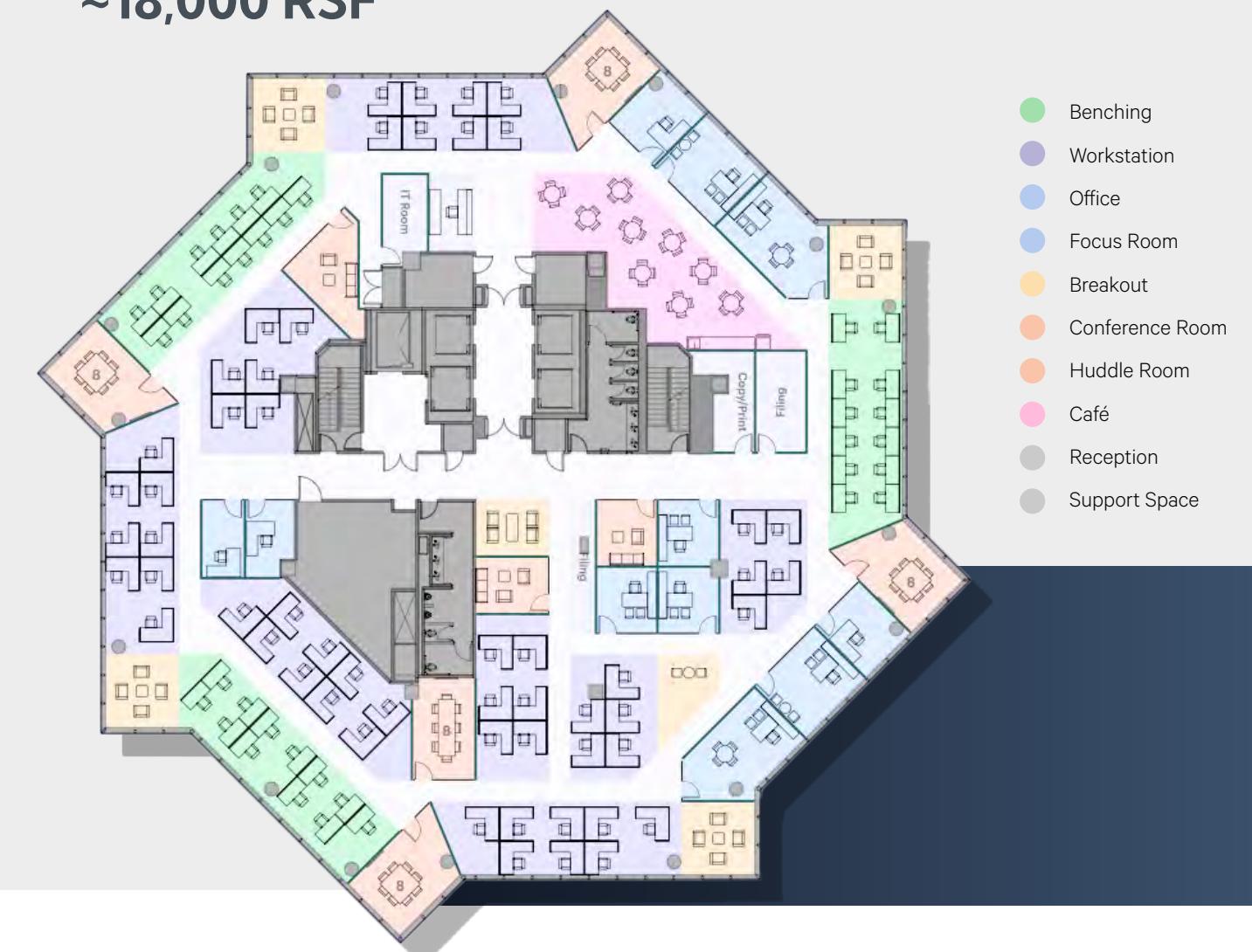


EXTERIOR
OFFICES

Office Inspiration



SAMPLE SUITE
~18,000 RSF



F R O S T T O W E R

111
WEST HOUSTON STREET

Frost
Financial Center

Lobby Hours
Monday thru Friday
9:00 AM - 5:00 PM

OFFICE FOR LEASE
111 W HOUSTON ST
S A T X

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PROJECT BY:



F R O S T T O W E R

111
WEST HOUSTON STREET

LEASING BY:



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