

KBS

City View :: 10999 IH-10 West





# San Antonio's ideal location situated in the center of the dynamic I-10 corridor

Offering the quality, efficiency, location, onsite and surrounding amenities to fit your needs.

Amenities abound at and around City View, located in San Antonio's fastest-growing Northwest submarket. Numerous first class restaurants, upscale shopping destinations, financial institutions and entertainment venues surround the property. A wide variety of residential options are within the immediate vicinity, perfect for hourly, salaried and C-level employees.

City View has been awarded the Energy Star certification every year since 2010 for its resource-efficient construction and maintenance. Built in 1987, the 10-story property is constructed to create long-term value for the tenants that call City View home.

A comprehensive Identocard access control system, along with systematic patrols, secures employees and sensitive data.



## PROPERTY AMENITIES

An immaculately-landscaped courtyard allows tenants to break away from the cubicle and collaborate in a vibrant and comfortable workspace, or seek solitary time to concentrate and rejuvenate their creative process.

Athens Café offers a flexible and efficient on-site solution for breakfast or lunch during a busy workday, or for relaxed, informal brainstorming meetings with coworkers where sharing a snack can create the next big idea.

Highly-visible building and property signage opportunities announce your brand to a thriving San Antonio I-10 arterial corridor.

## AREA AMENITIES

15 minutes from downtown, 13 minutes from airport and 10 minutes from South Texas Medical Center

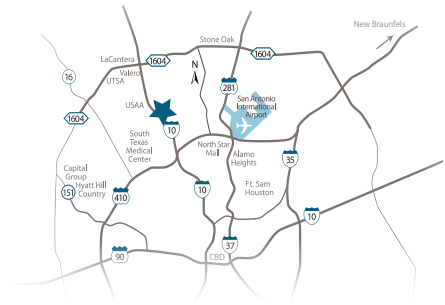
A high-end shopping, dining, spa and resort experience is just minutes away from City View at Eilan, complete with a luxury boutique hotel that offers visiting C-level executives the amenities and service they need.

There are a wide number of entertainment venues nearby including multiple movie theatres such as The Palladium, theme parks like Six Flags Fiesta Texas and the unique and highly-popular Topgolf.

# Simply the best.

## SUPERIOR LOCATION

The 221,373-square-foot building's location on 8.21 acres at the corner of IH-10 and Huebner was chosen for its long-term viability and proximity to so many high-end area amenities. With ease of immediate access to the IH-10 corridor that leads to Boerne and downtown San Antonio, as well as Loops 1604 and 410, which provide East-West coverage, tenants are assured that they have timely access to all areas of San Antonio.



## HIGHEST QUALITY

Class-A finishes including marble, stone and wood elevate the entire building aesthetic. Elevator modernization and interior cab upgrades completed. All suites are appointed with building standard carpet, paint, fixtures. Finishes are overseen by the property's on site management personnel. On site management also ensures tenant needs are addressed efficiently and timely throughout tenancy.



## ABUNDANT PARKING

With a generous parking ratio of 3.85/1000 and a plethora of surface and covered parking options for both tenants and guests, there will never be a concern about finding a space to call your own. City View has more parking options than other nearby office properties.



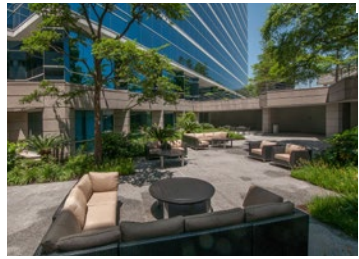


## HIGHLIGHTS

Beautiful courtyard with serene areas for relaxation

On-site cafe available for breakfast and lunch

Class-A finishes including marble, stone and wood throughout



## LOCAL AMENITIES

### RESTAURANTS

- 1** Jimmy John's
- 2** Freebirds World Burrito
- 3** Panda Express
- 4** Papoulis Greek Grill
- 5** Pappasito's Cantina
- 6** Saltgrass Steak House
- 7** Romano's Macaroni Grill
- 8** Pei Wei
- 9** Panera Bread
- 10** California Pizza Kitchen
- 11** La Madeleine
- 12** Starbucks

### HOTELS

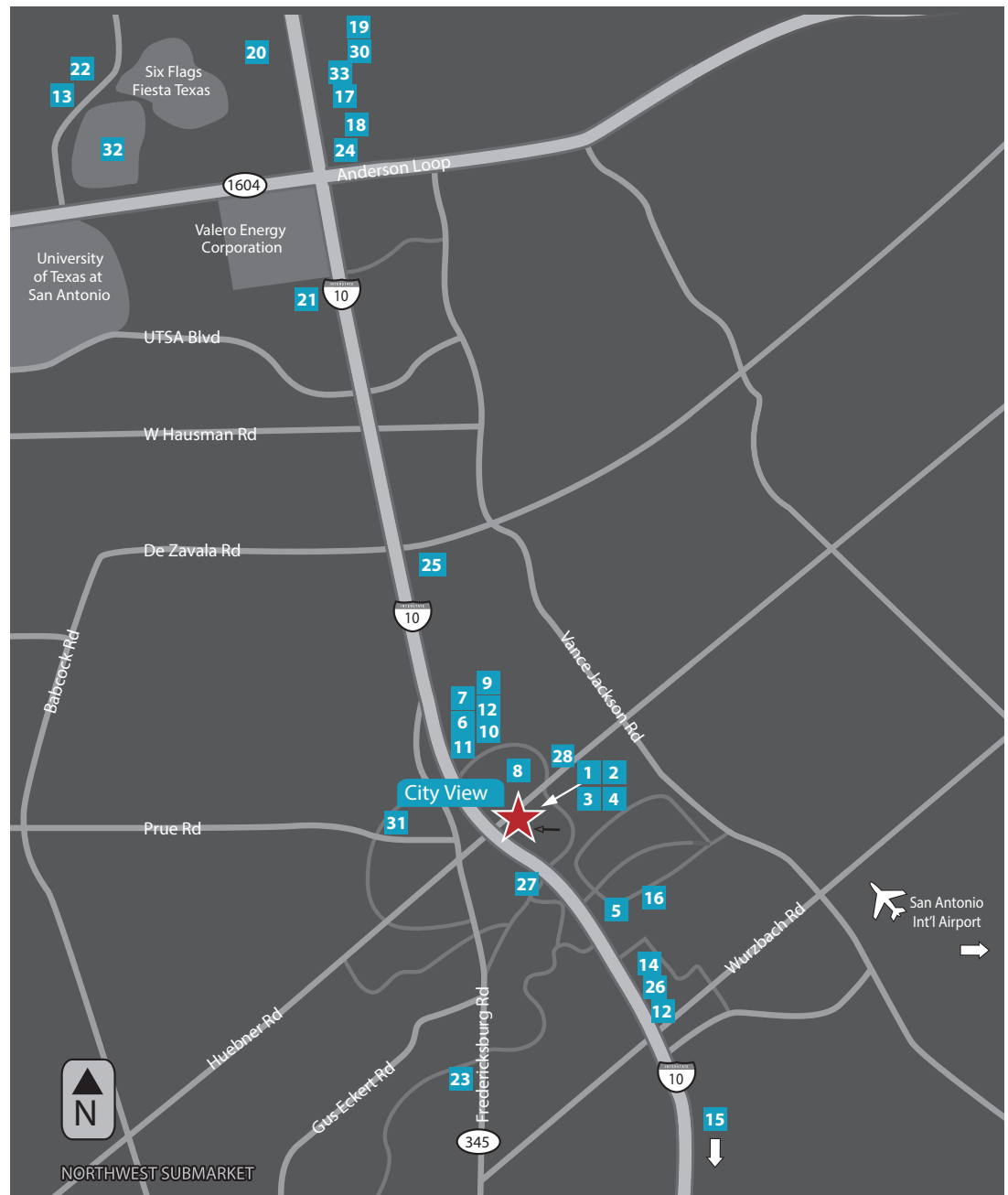
- 13** La Cantera Resort
- 14** Omni San Antonio
- 15** Marriott Northwest
- 16** Hyatt Place Northwest
- 17** Courtyard SA Six Flags
- 18** Hilton Garden Inn - The Rim
- 19** Springhill Suites - The Rim
- 20** Eilan Hotel
- 21** Drury Hotel

### GOLF

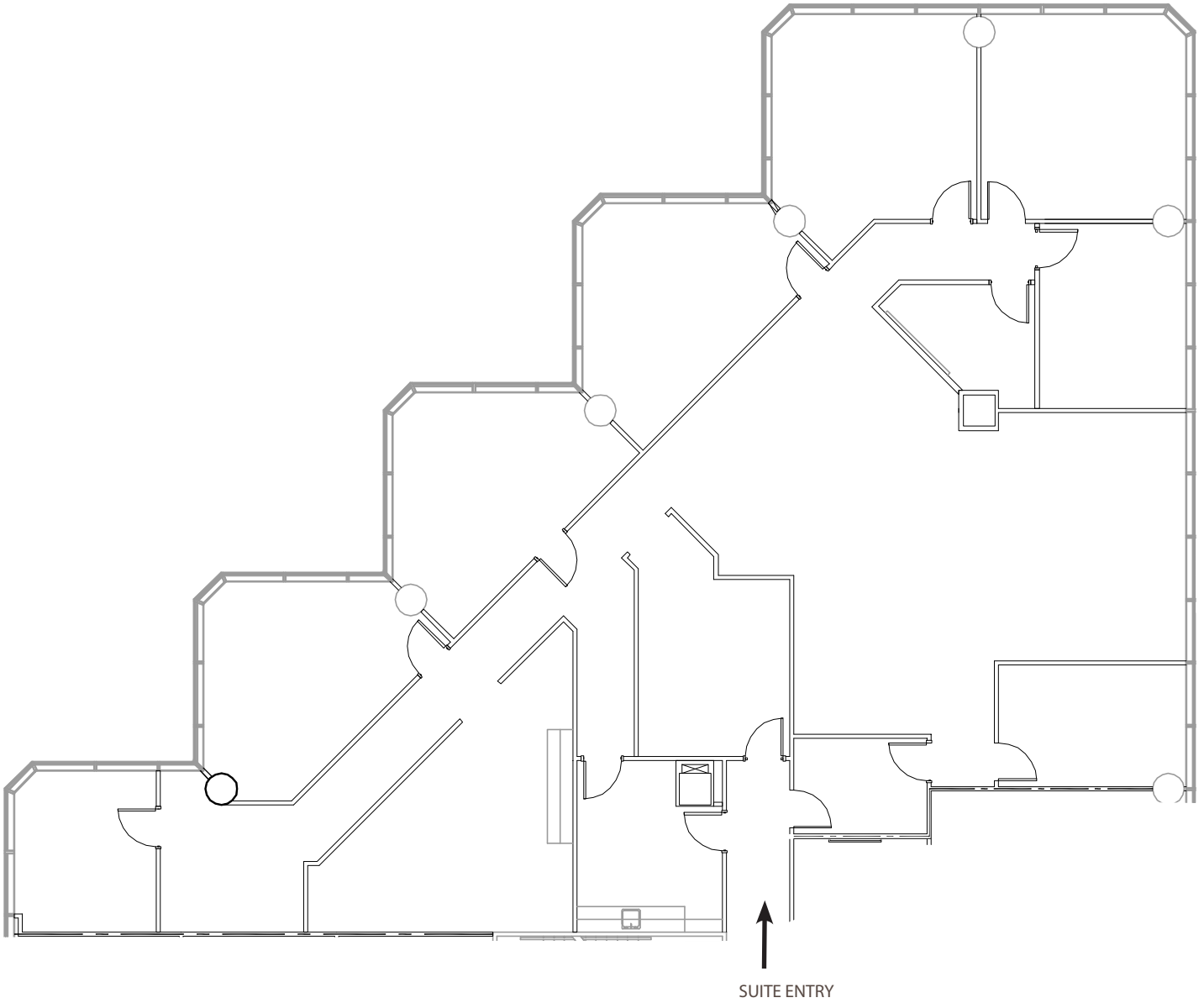
- 22** La Cantera Golf Course
- 23** Oak Hills Country Club
- 24** TopGolf

### SERVICES/RETAIL

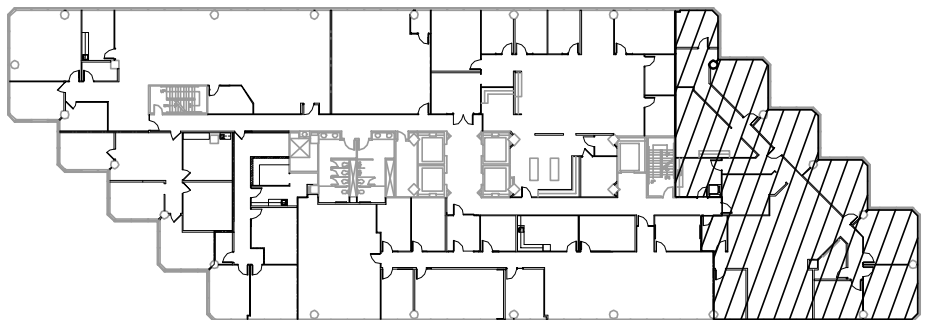
- 25** Chase Bank
- 26** Bank of America
- 27** USAA Headquarters
- 28** Wells Fargo Bank
- 29** Frost Bank
- 30** Lifetime Fitness
- 31** Gold's Gym
- 32** The Shops at La Cantera
- 33** The Rim



**AVAILABLE SUITE**  
**SUITE 370 | 5,099 RSF**

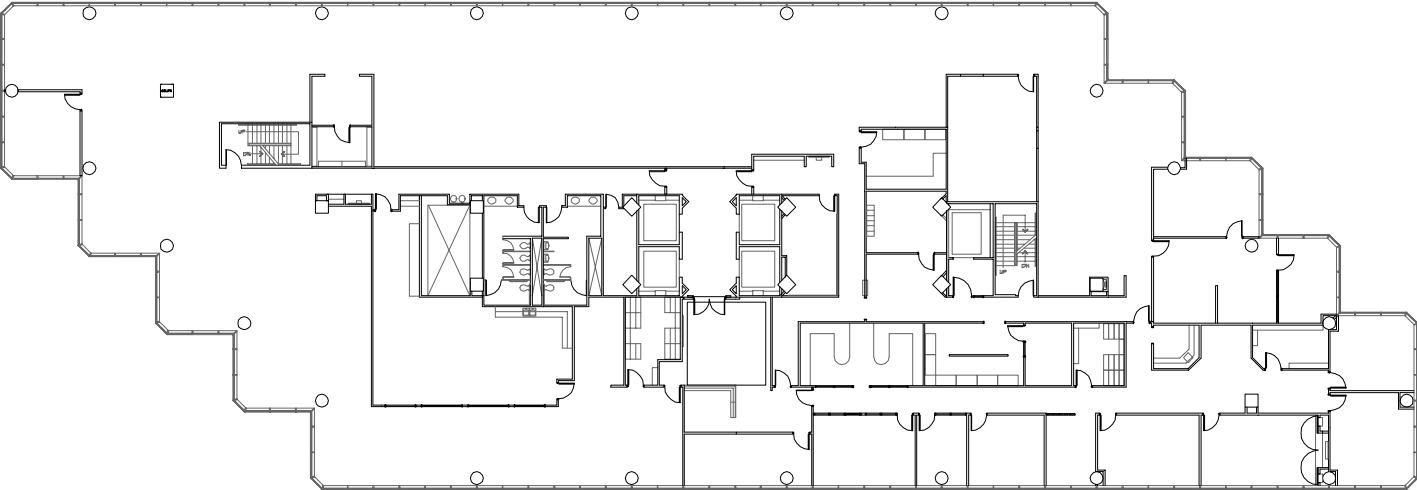


**LEVEL 3 LOCATION MAP**



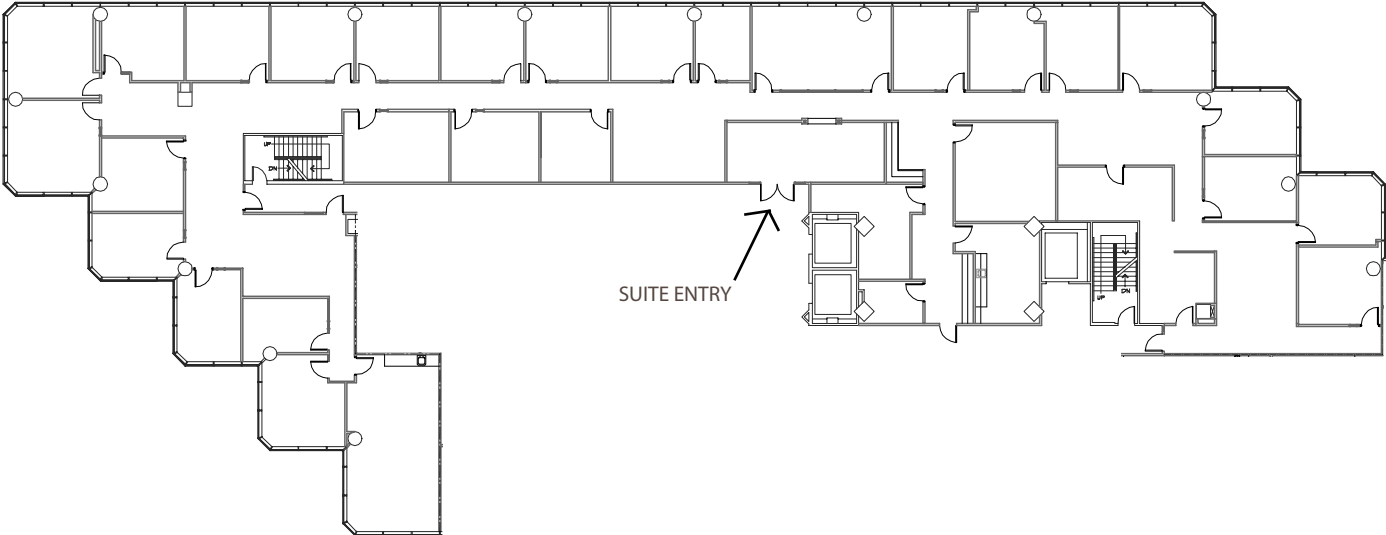
AVAILABLE JUNE 1, 2020

SUITE 700 | 22,040 RSF

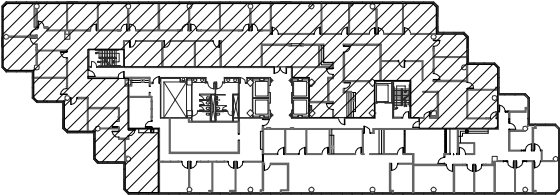


**AVAILABLE SUITE**

**SUITE 900 | 13,353 SF**



**LEVEL 9 LOCATION MAP**







**KBS**

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FOR MORE INFORMATION

Lindsey Tucker  
210.507.1131  
lindsey.tucker@cbre.com

**CBRE**  
www.cbre.com

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## INFORMATION ON BROKERAGE RELATIONSHIPS (TREC)

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- 1. Shall treat all parties honestly;**
- 2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;**
- 3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and**
- 4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.**

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

BUYER/TENANT:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_