

LANDMARK ONE

15727 ANTHEM PARKWAY, SAN ANTONIO, TX 78249



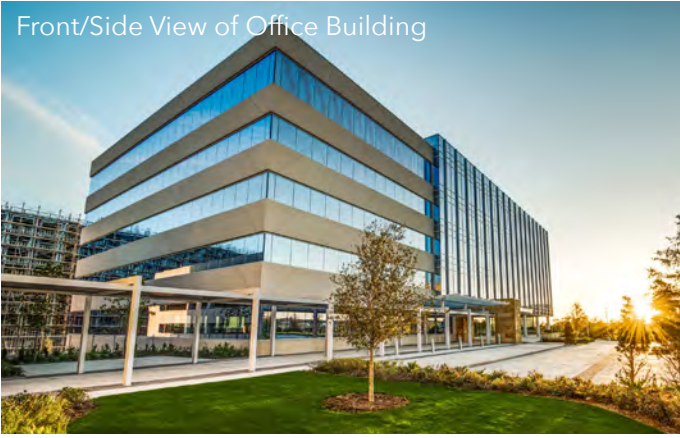
 **ENDURA**
ADVISORY GROUP
commercial real estate solutions

OFFICE FOR LEASE
(210) 366.2222

fulcrum
DEVELOPMENT

LANDMARK ONE / BUILDING PHOTOS

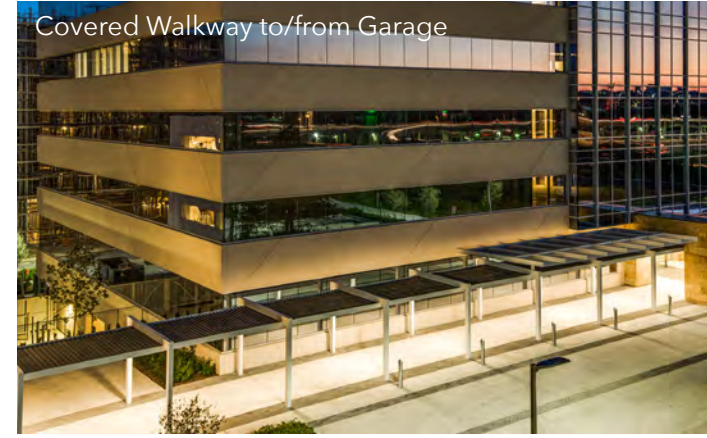
Front/Side View of Office Building



Back View of Office Building



Covered Walkway to/from Garage



Main Entrance of Building



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

04/04/2018



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LANDMARK ONE / PROPERTY OVERVIEW

Ready for Finish Out

Building Size:	164,531 sf
Number of Floors:	6
Rental Rate:	\$28.00 NNN
TI Allowance:	\$35.00
Typical Floor Size:	30,890 RSF
Parking Ratio:	4 spaces per 1,000 sf

AVAILABLE SPACE

1st floor	up to 14,291 rsf
2nd floor	up to 17,836 rsf
3rd floor	up to 32,280 rsf
4th floor	up to 32,280 rsf
5th floor	up to 13,521 rsf

- Class A office building - **ready for Tenant finish-out**
- Excellent location and visibility from Loop 1604 & IH-10
- Multiple points of ingress and egress
- Prime location within premier master planned development
- Outstanding retail amenities in the surrounding area
- Large efficient floor plates
- Embassy Hotel adjacent to property with banquet facilities (currently under construction)
- Full service restaurant
- Walking path encircling the property
- Large parking garage
- Near UTSA, Valero, NuStar and other major employers
- On-site courtesy patrol

View Property Video



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LANDMARK ONE / PROPERTY DESCRIPTION

LOCATION:	IH10 West at N Loop 1604
ADDRESS:	15727 Anthem Parkway, San Antonio, Texas 78249
TOTAL OFFICE FLOORS:	Six (6)
FLOOR PLATE SIZES:	Level 1: 14,291 RSF Level 2: 25,976 RSF Level 3: 32,280 RSF Level 4: 32,280 RSF Level 5: 32,280 RSF Level 6: 30,511 RSF
COMMON AREA FACTOR:	Single Tenant: 1.155 Multi-Tenant: 1.118
PARKING:	4 : 1,000 RSF Surface: 132 Garage: 521
TYPICAL LEASE BAY:	30' x 30' at center bays 30' x 48' at outer bays
CEILING HEIGHT:	12' 0" at Level(s) 2 & 6 9' 0" at Level(s) 1, 3, 4 & 5
CORRIDOR WIDTH:	6' 0" minimum

STRUCTURAL SYSTEM:	Post-tensioned girder and steel reinforced concrete pan joist system.
BUILDING TYPE:	Type IB - Fire Resistive Construction, Fully sprinkled
BUILDING EXTERIOR:	Clear/Gray tinted low "E" insulated vision glass, clear anodized aluminum curtain wall system w/ integral exterior sunshades.
WINDOWS:	Vision glass from floor to bottom of concrete slab at portions of the skin, and vision glass from sill to ceiling height with horizontal precast concrete panels.
LOBBY FINISHES:	Floor: Stone with sandblasted finish and wood. Walls & Ceiling: Stone with honed finish and painted gypsum board, wood and painted gypsum board ceiling.

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LANDMARK ONE / PROPERTY DESCRIPTION

ELEVATORS:

Two (2) 3500 lb. 350 FPM Schindler Passenger Elevators

One (1) 4500 lb. 350 FPM Schindler Service Elevator

Two (2) 3,500 lb. 200 FPM Schindler Garage Elevators

MECHANICAL:

Air cooled chillers at the building roof level

Direct Digital Control (DDC) management system

Additional chilled water for tenant supplemental cooling at 10 tons/floor

DATA TELECOM ROOMS:

Separate stacked dedicated rooms, (1) per floor.

Lobby Area



Large Efficient Floor Plates
Floor to Ceiling Glass

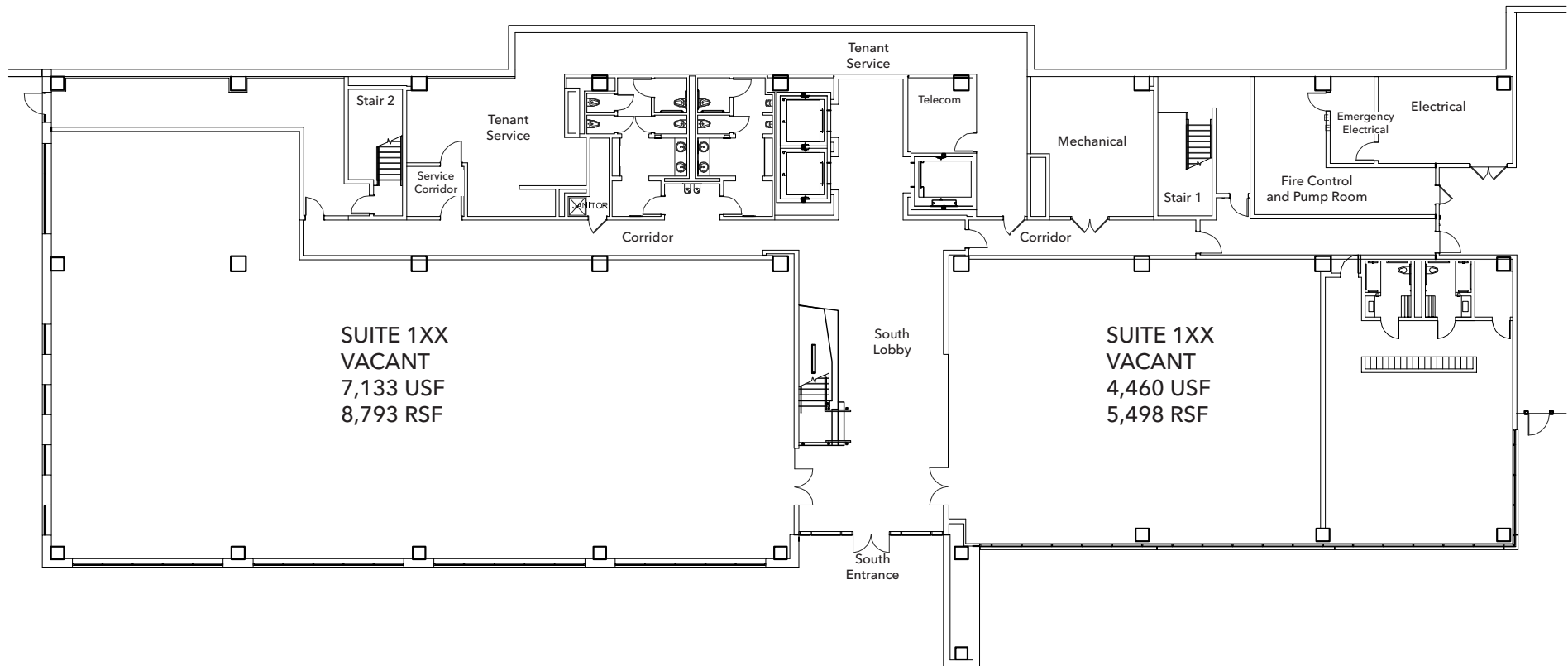


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LANDMARK ONE / FLOOR PLAN

LEVEL 1

14,291 RSF



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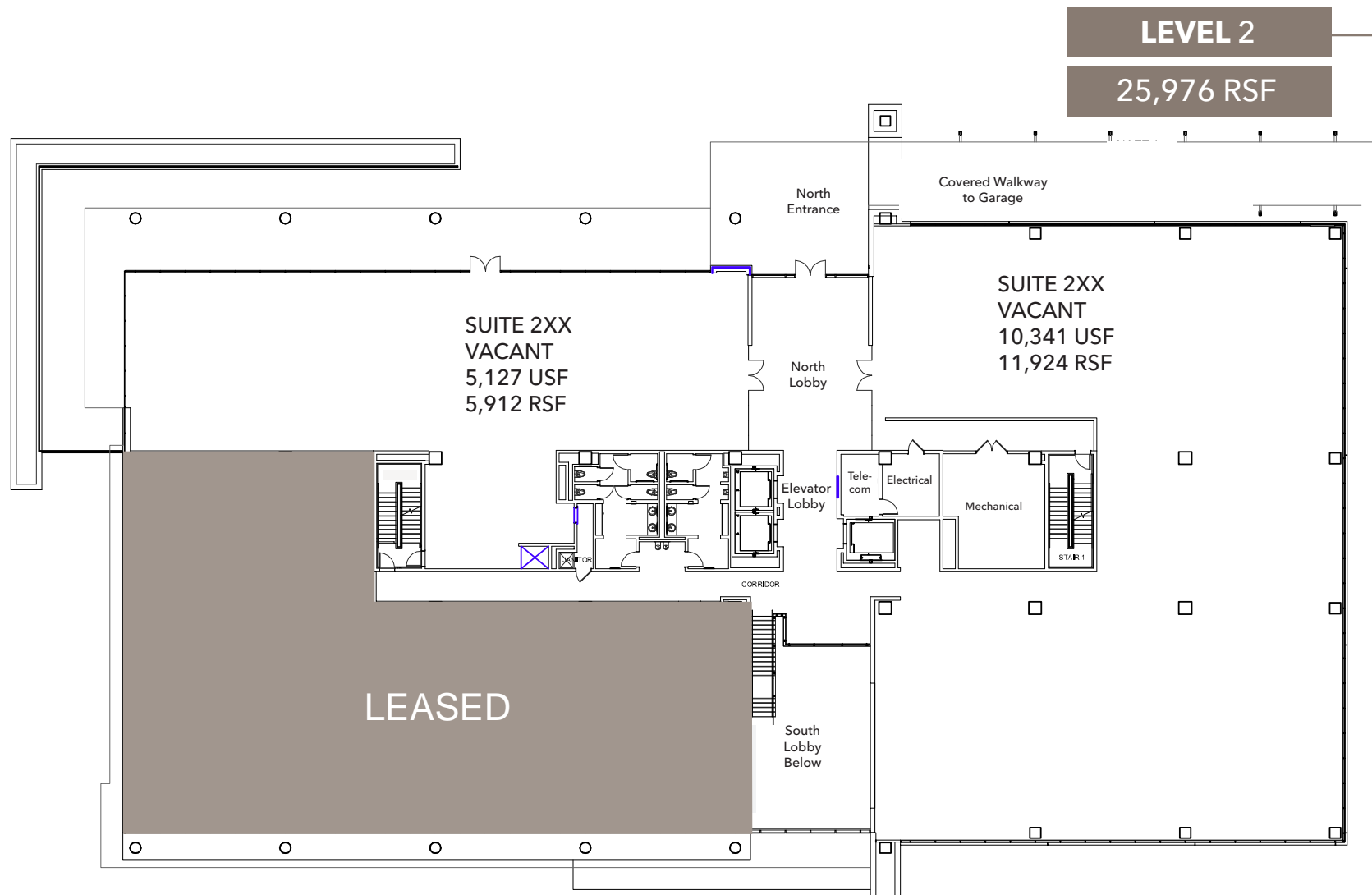
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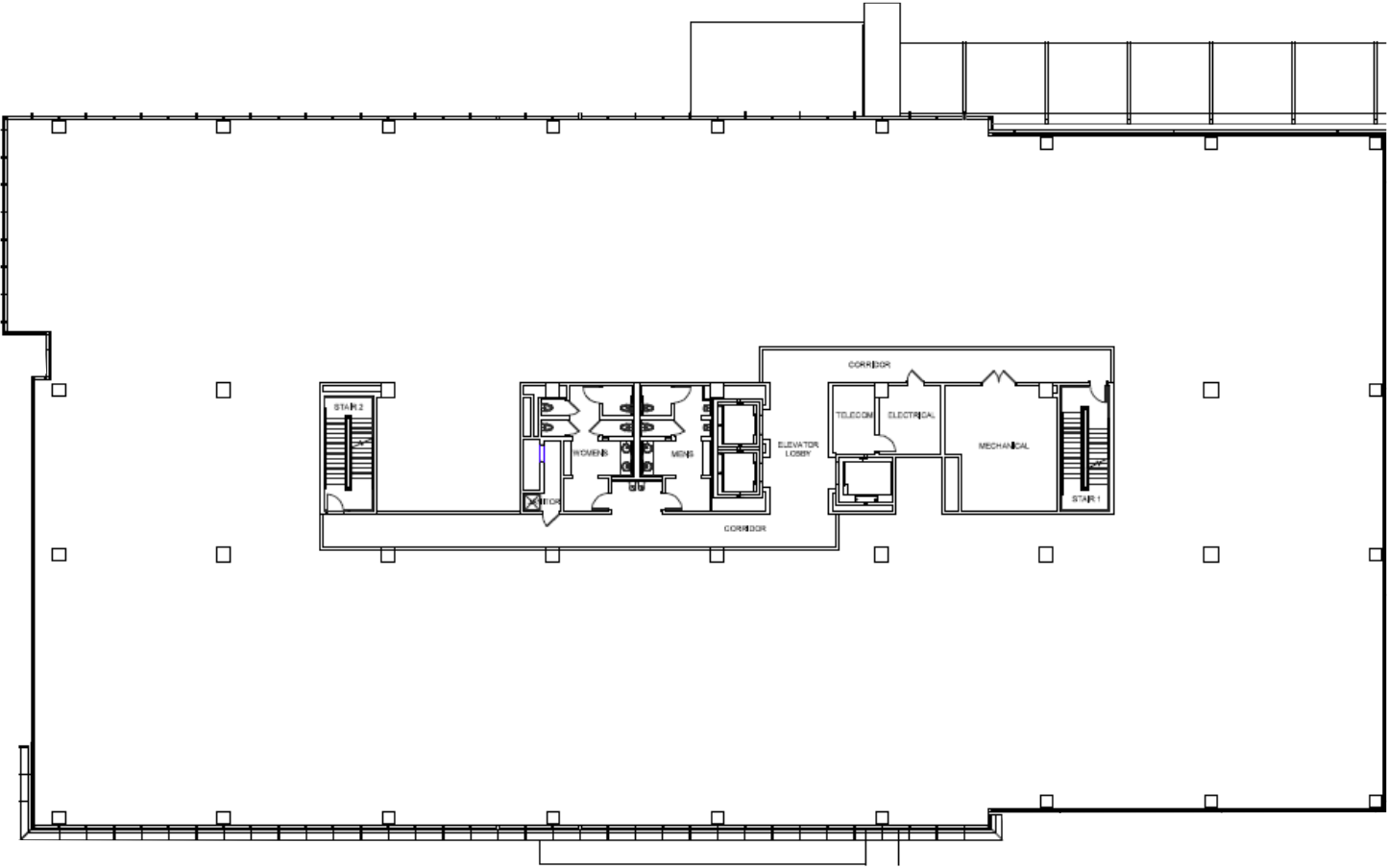
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LANDMARK ONE / FLOOR PLAN

LEVELS 3, 4

32,280 RSF



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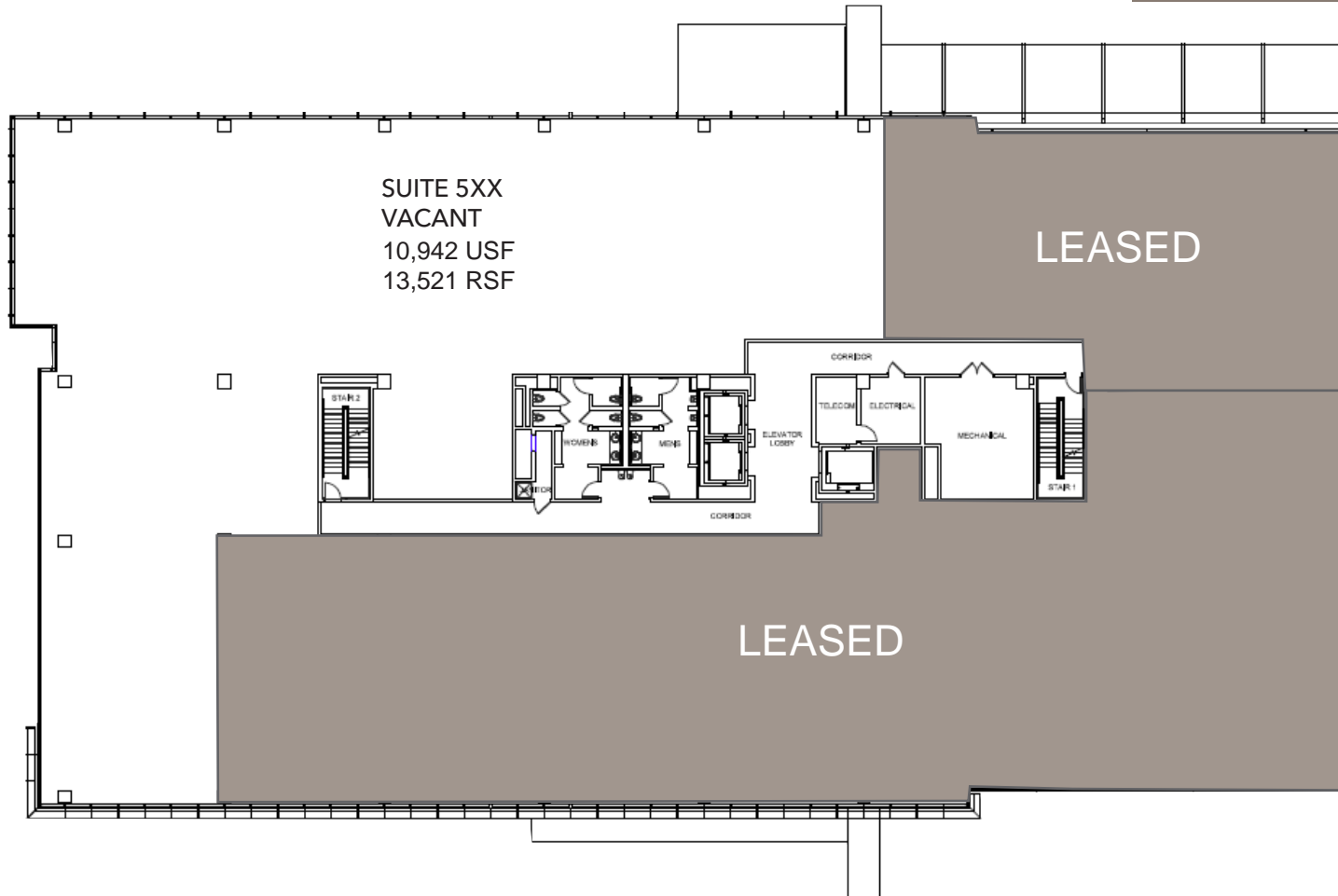
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LANDMARK ONE / FLOOR PLAN

LEVEL 5

32,280 RSF



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LANDMARK ONE / DEVELOPMENT SITE

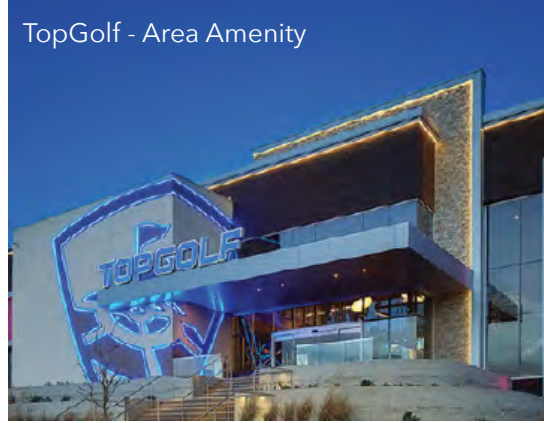


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LANDMARK ONE / SITE & AREA AMENITIES



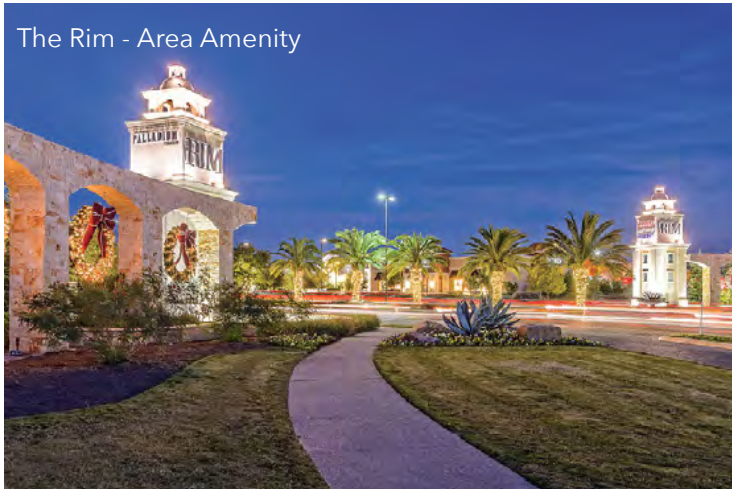
Landmark Future Development
Retail



TopGolf - Area Amenity



Landmark Future Development
Retail



The Rim - Area Amenity



Landmark Current Development
Apartment Community



La Cantera Mall - Area Amenity

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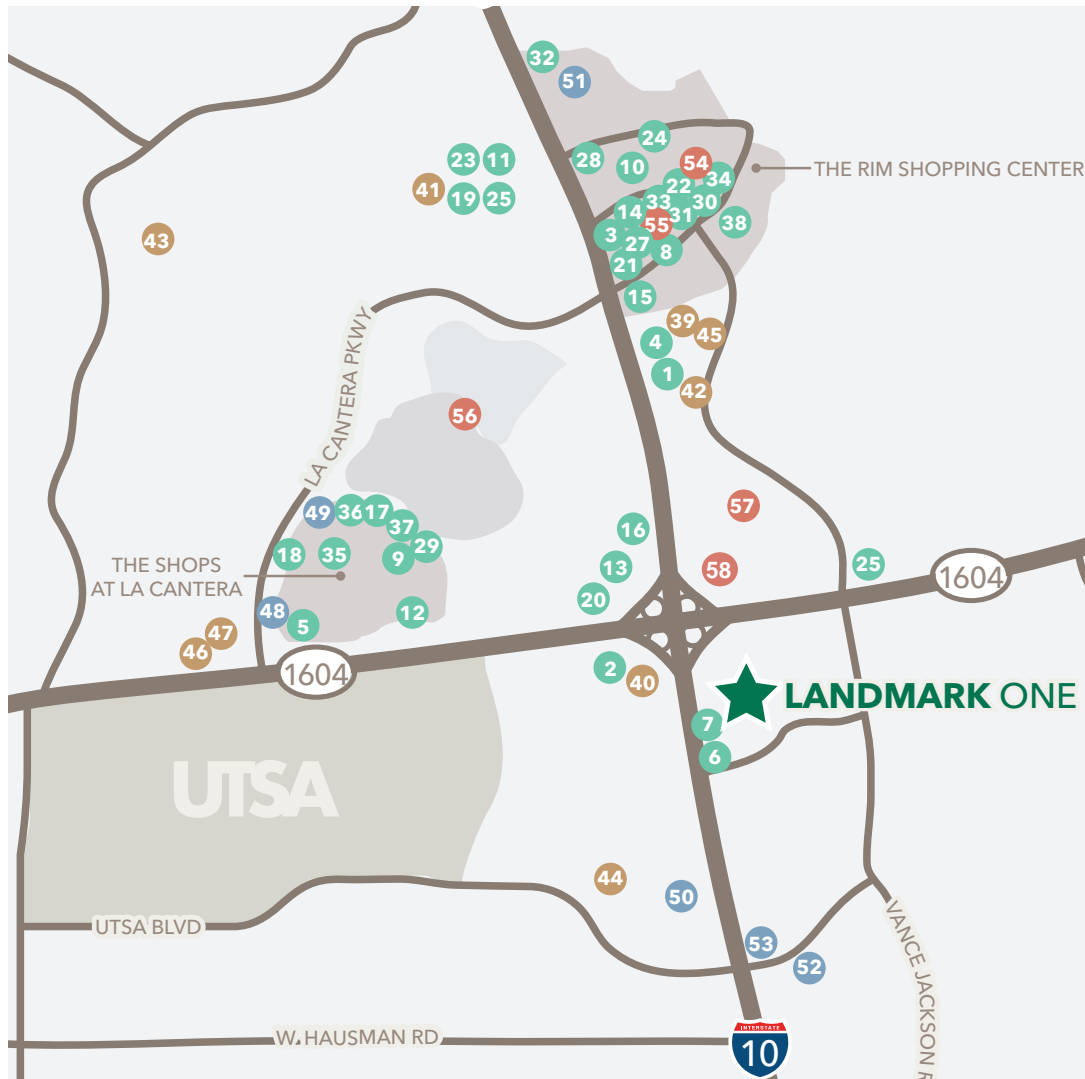
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LANDMARK ONE / SURROUNDING AMENITIES



DINING

- | | |
|----------------------------------|---------------------------------------|
| 1 54th Street Grill and Bar | 20 Red Lobster |
| 2 Applebee's | 21 Red Robin Gourmet Burgers |
| 3 BJ's Restaurant & Brewhouse | 22 Russo's Coal-Fired Italian Kitchen |
| 4 Bob's Steak & Chop House | 23 Ruth's Chris Steak House |
| 5 Brio Tuscan Grille | 24 Stone Werks |
| 6 Cheddar's Casual Café | 25 Sustenio |
| 7 Chuy's | 26 Tacos N Salsa |
| 8 Cosi | 27 Taste Crepes & More |
| 9 Grimaldi's Pizzeria | 28 TGI Fridays |
| 10 Islamorada Fish Company | 29 The Cheesecake Factory |
| 11 JUICEssential | 30 The General Public |
| 12 Kona Grill | 31 The Lion & Rose |
| 13 LongHorn Steakhouse | 32 The Hofbrau Rim |
| 14 Maggiano's Little Italy | 33 Tiago's Cabo Grille |
| 15 Mimi's Café | 34 Urban Bricks Pizza |
| 16 Olive Garden | 35 Va Bene Pizzeria Napoletana |
| 17 Perry's Steakhouse and Grille | 36 Whiskey Cake Kitchen & Bar |
| 18 P.F. Chang's | 37 YardHouse |
| 19 Piatti | 38 Zoe's Kitchen |

HOTELS

- 39 Courtyard San Antonio Six Flags
- 40 Drury Inn & Suites
- 41 Eilan Hotel Resort and Spa
- 42 Hilton Garden Inn
- 43 La Cantera Hill Country Resort
- 44 La Quinta Inn & Suites
- 45 Residence Inn Six Flags
- 46 Staybridge Suites
- 47 Wyndham Garden

BANKING

- 48 Banamex USA
- 49 BBVA Compass
- 50 RBFCU
- 51 SSFCU
- 52 United SA Federal Credit Union
- 53 Wells Fargo Bank

ENTERTAINMENT

- 54 Bowl & Barrel
- 55 Santikos Palladium IMAX
- 56 Six Flags Fiesta Texas
- 57 Tpgolf
- 58 iFly

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LANDMARK ONE / THRIVING CORRIDOR



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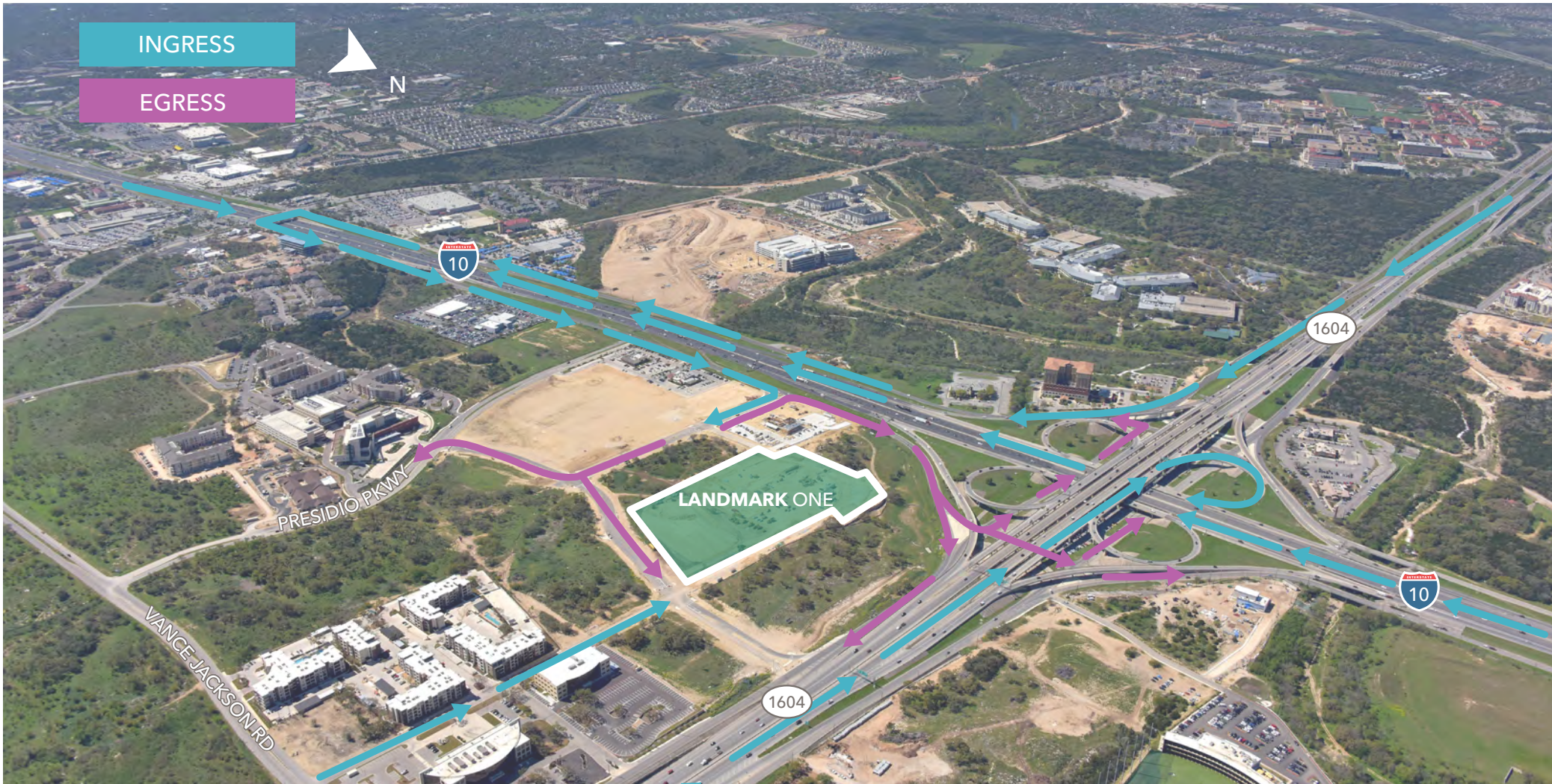
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LANDMARK ONE / INGRESS - EGRESS



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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.

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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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 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 or 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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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