



CROWN TOWER

8700 CROWNHILL BLVD. | SAN ANTONIO, TEXAS 78209

VALCOR
COMMERCIAL REAL ESTATE



CROWN TOWER

AN 8-STORY OFFICE TOWER

Crown Tower is a 88,000 RSF North Central office building located near one of the busiest intersections in San Antonio at Broadway and Loop 410. Convenient to the San Antonio International Airport, the 8-story building offers easy interstate access with multiple ingress and egress points. A covered walkway leads from the building to the dual level parking garage. The building is equipped with a community conference room, break room, as well as 24-hour access by an electronic access control system.

RENTAL RATE **\$18.00 - \$20.00/SF**

LOCATION 8700 Crownhill Blvd.
San Antonio, Texas 78209

RENTABLE SQUARE FEET 88,000 RSF

FLOORS 8

MULTI-TENANT FACTOR 15.5 %

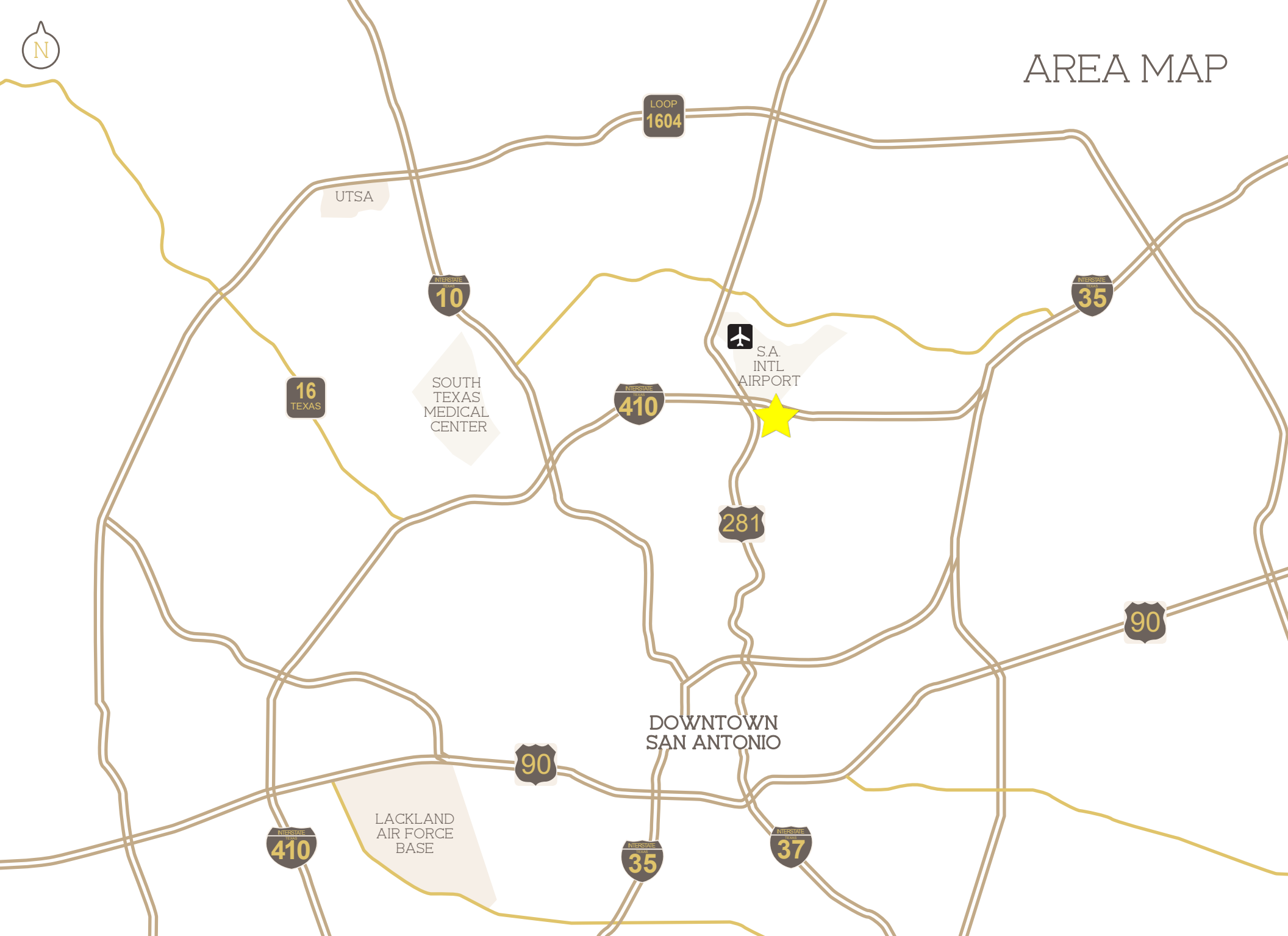
PROPERTY MANAGEMENT On-Site

PARKING 4.5 : 1,000 RSF
228 Surface Spaces
168 Covered Spaces

AVAILABILITY 466 - 4,758 RSF



AREA MAP



CROWN TOWER

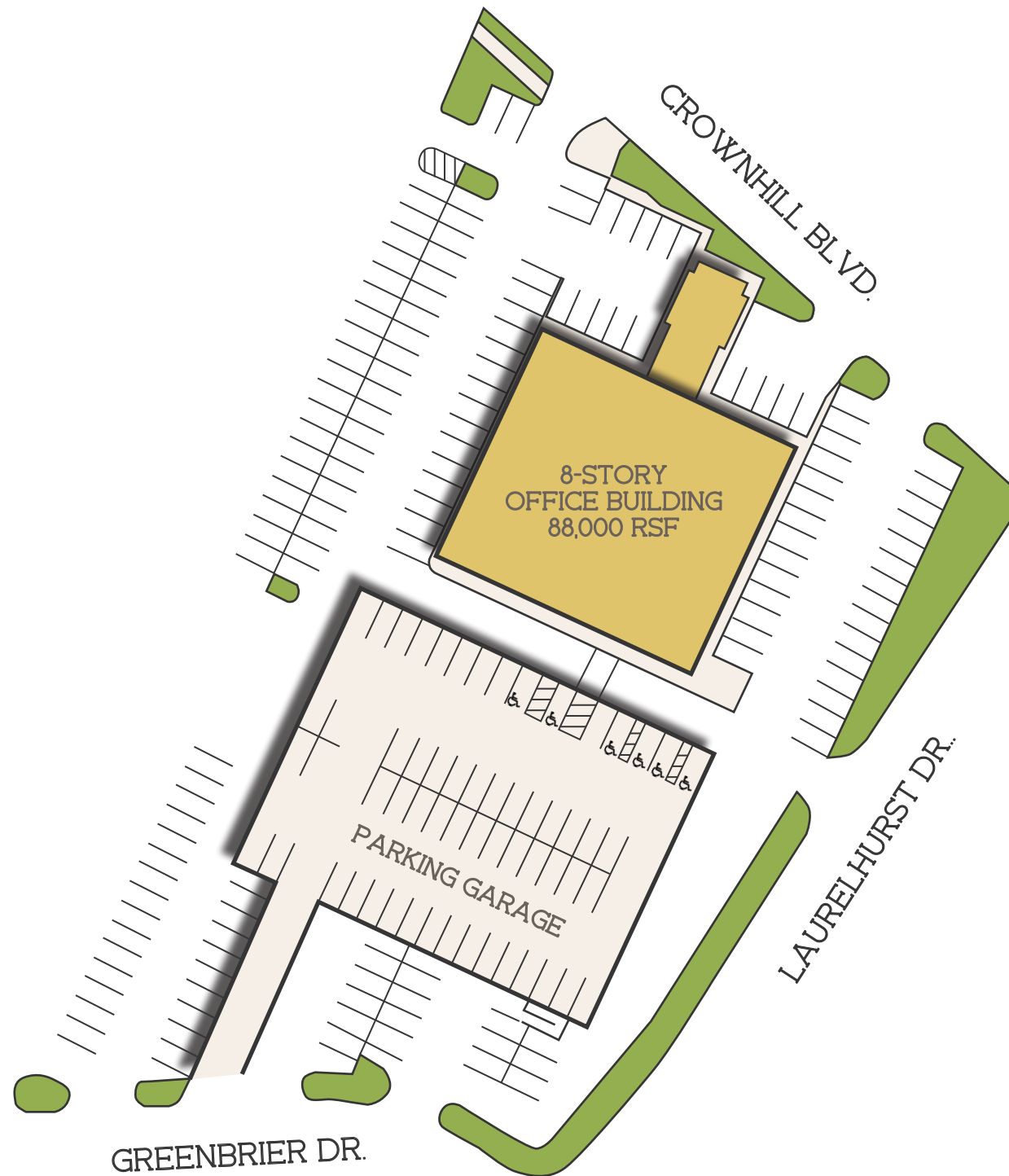
THE TOWER

AMENITIES

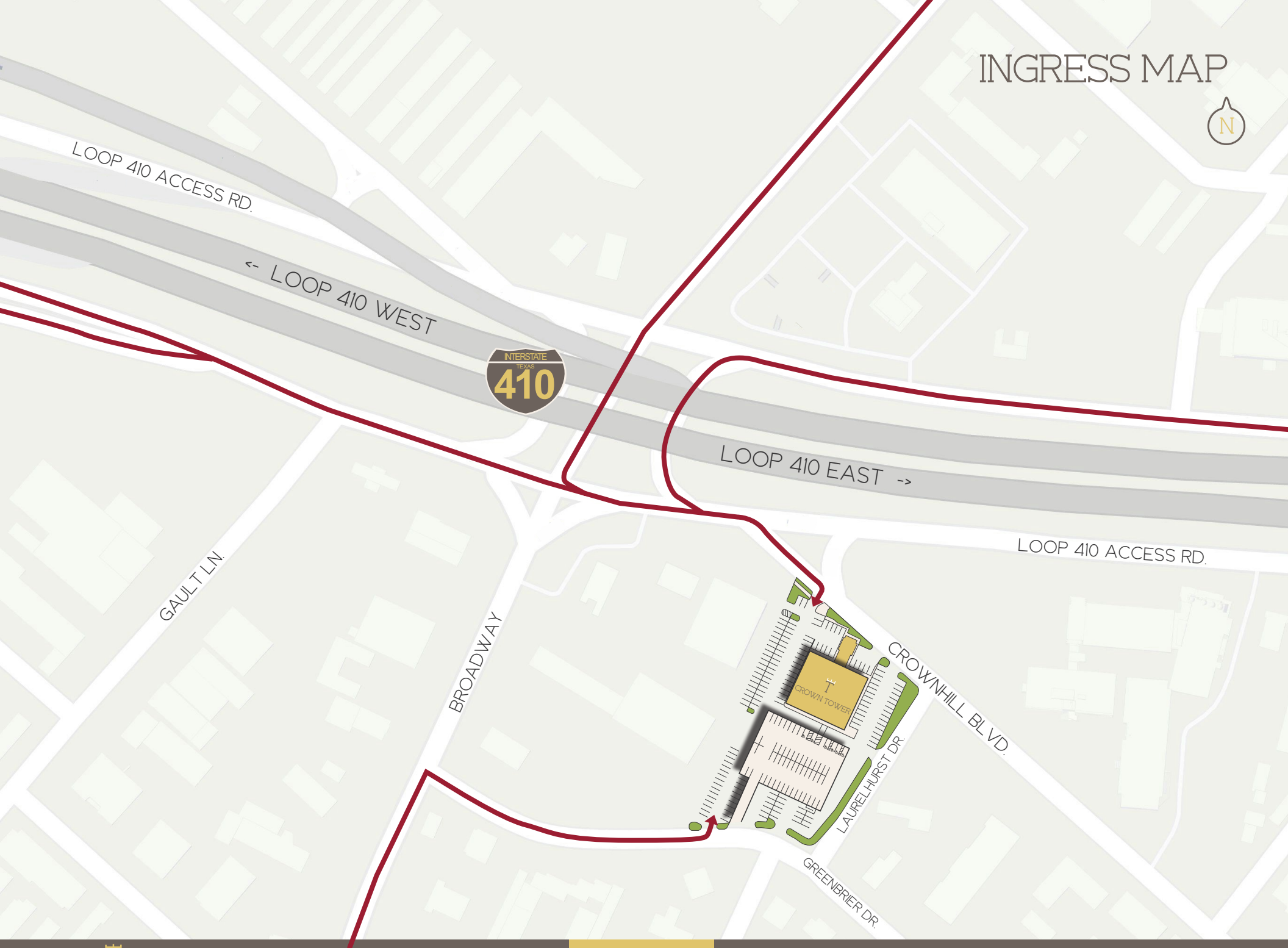
AVAILABILITY

CONTACTS

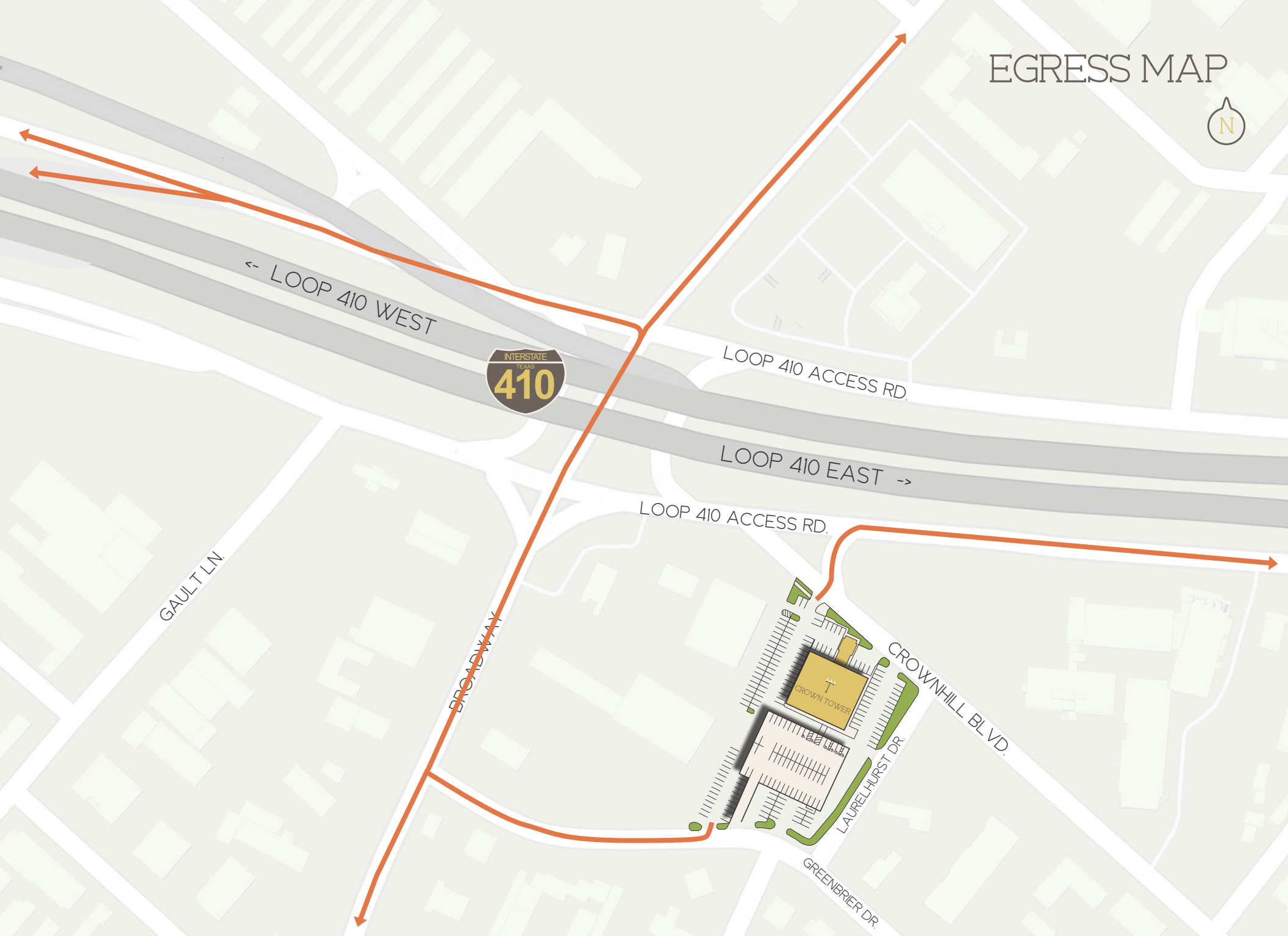
SITE PLAN



INGRESS MAP



EGRESS MAP





AMENITIES MAP

DINING

1. Whataburger
2. Raising Cane's
3. Jim's Restaurant
4. Taco Garage
5. Frontier Burger
6. Magic Time Machine
7. La Fonda Alamo Heights
8. Chester's Hamburger Co.
9. Luby's Cafeteria
10. Formosa Garden
11. Fuddruckers
12. Chili's Restaurant
13. McDonald's
14. Applebee's
15. Cracker Barrel
16. Pappadeaux Seafood Kitchen
17. Texas Land & Cattle
18. TGI Fridays
19. Chick-fil-A
20. Jason's Deli
21. Freebirds World Burrito
22. Chipotle Mexican Grill
23. Longhorn Steakhouse
24. Twin Peaks - Park North
25. La Madeleine French Cafe
26. Earth Burger
27. Jim's Restaurant
28. The Lion & Rose
29. Panda Express
30. Dickey's Barbecue Pit
31. Freddy's Frozen Custard
32. Taco Cabana
33. El Pollo Loco
34. Sea Island Shrimp House
35. Bill Miller Bar-B-Q
36. Whatburger
37. Ruth's Chris Steak House
38. California Pizza Kitchen
39. Chipotle Mexican Grill
40. My Fit Foods
41. Quarry Hofbrau
42. Canyon Cafe
43. Freddy's Frozen Custard
44. Chili's Grill & Bar
45. P.F. Chang's
46. J. Alexander's
47. Joe's Crab Shack
48. Corner Bakery Cafe
49. Papouli's Greek Grill
50. Fire Bowl Cafe
51. Fleming's Prime Steakhouse
52. Piatti
53. Five Guys Burgers
54. Urban Taco
55. Grimaldi's
56. Paesanos Italian Restaurant
57. Stone Werks Big Rock Grille
58. Panera Bread
59. Torchy's Tacos
60. Zoe's Kitchen

LODGING

61. Hyatt Place San Antonio Quarry
62. Comfort Inn San Antonio Airport
63. Courtyard San Antonio Airport
64. Country Inn Suites
65. Days Inn San Antonio Airport
66. La Quinta Inn & Suites
67. Best Western Inn & Suites
68. Hampton Inn & Suites
69. Fairfield Inn & Suites
70. Staybridge Inn & Suites
71. Holiday Inn San Antonio Airport
72. Holiday Inn Express
73. Drury Inn & Suites
74. Double Tree by Hilton
75. Hilton San Antonio Airport
76. Aloft San Antonio Airport

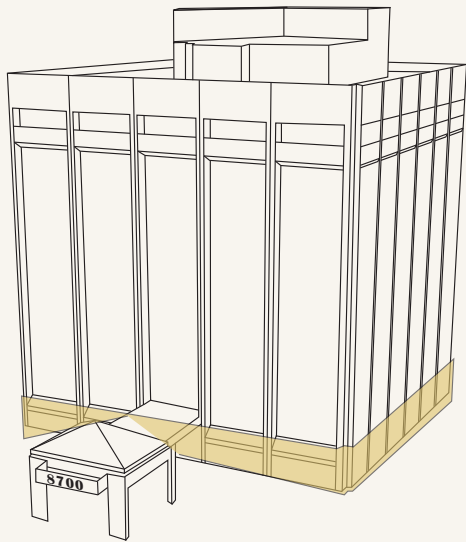
BANKING

77. Chase Bank
78. BBVA Compass
79. SACU | Broadway Branch
80. Wells Fargo Bank
81. RBFCU
82. Generations FCU
83. Capital One Bank
84. IBC Bank
85. Texas Capital Bank
86. BBVA Compass
87. First Community Bank

GROCERY & PHARMACY

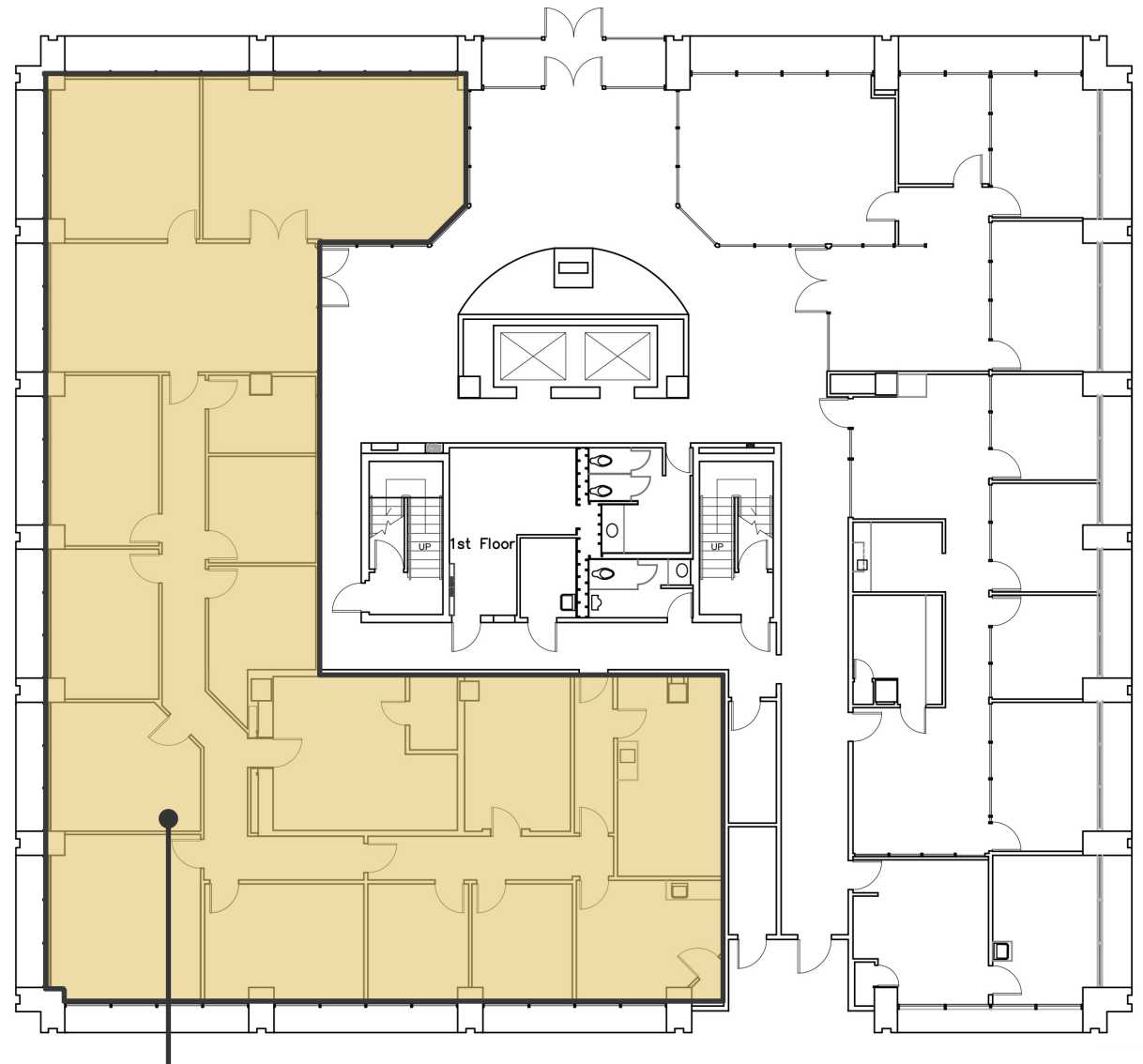
88. H-E-B Grocery
89. Target
90. Whole Foods

FLOOR 1



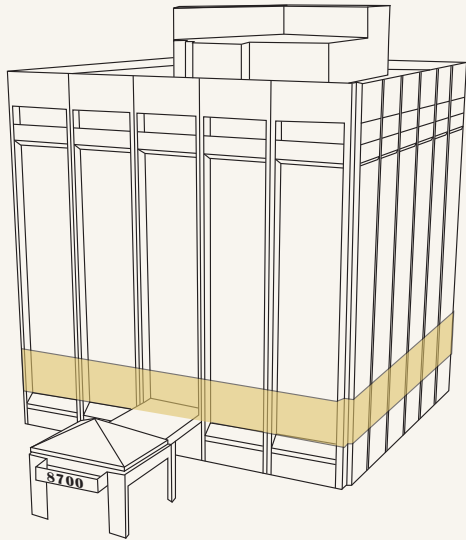
AVAILABILITY

Suite 100 - 4,758 RSF



Suite 100
4,758 RSF

FLOOR 2

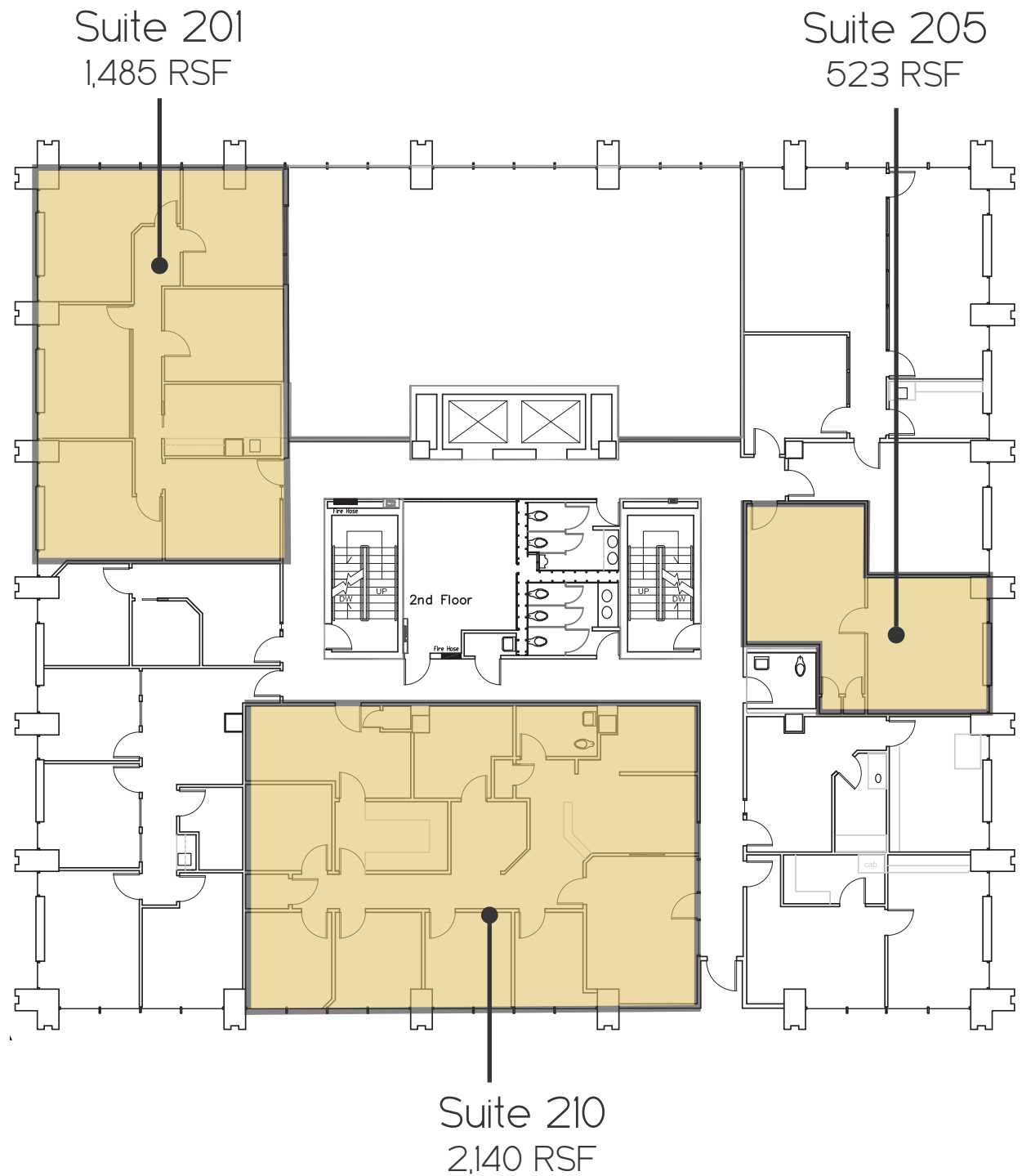


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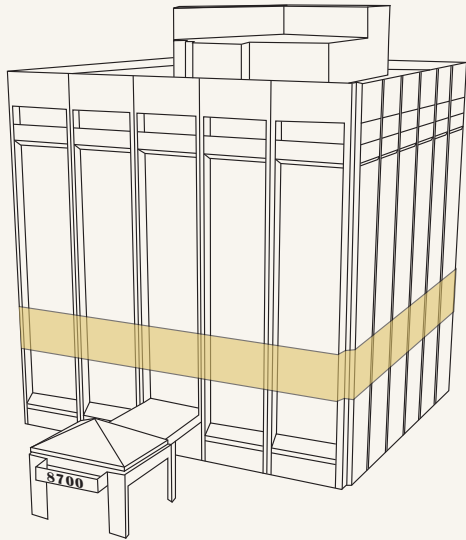
Suite 201 - 1,485 RSF

Suite 205 - 523 RSF

Suite 210 - 2,140 RSF

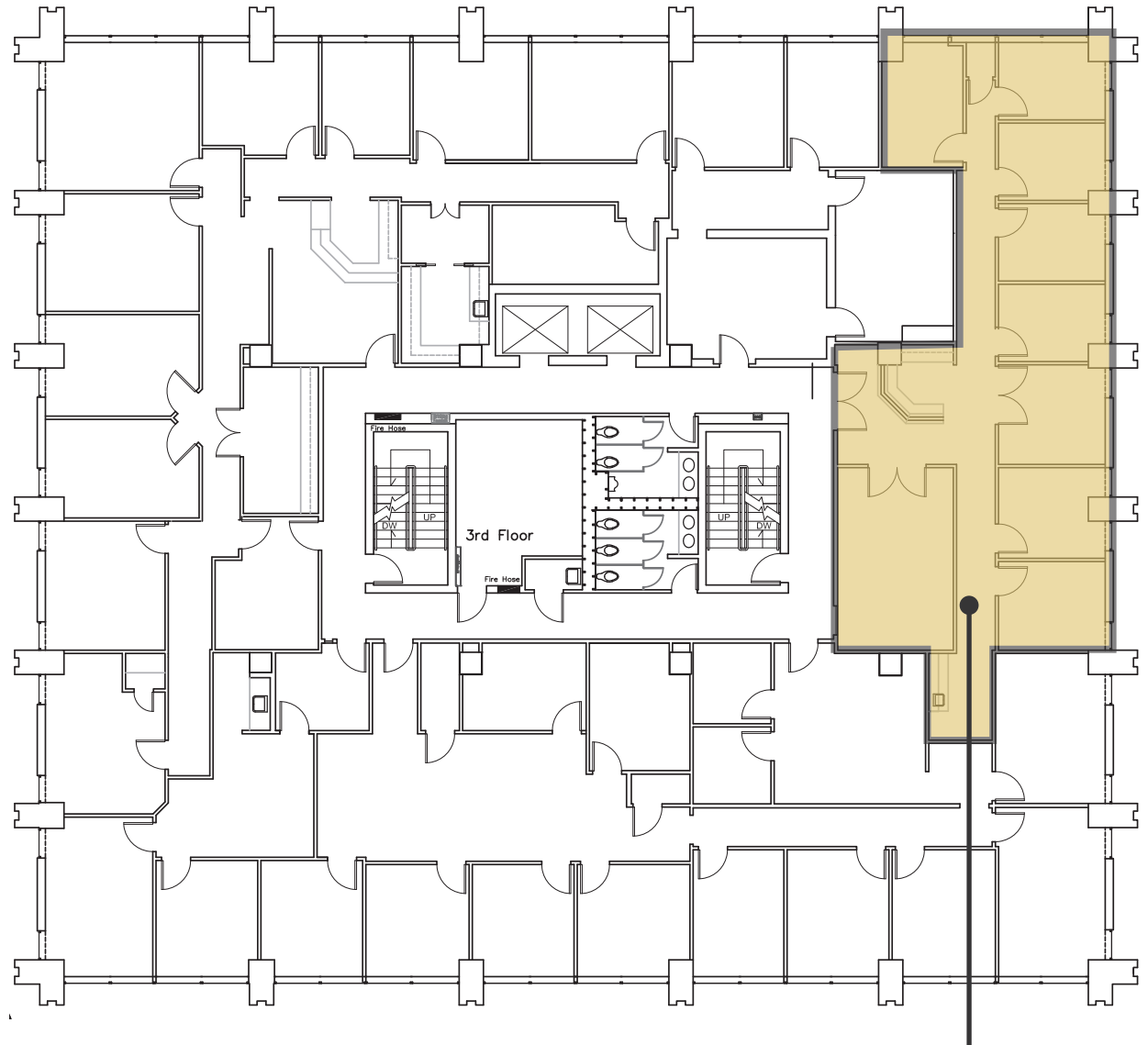


FLOOR 3



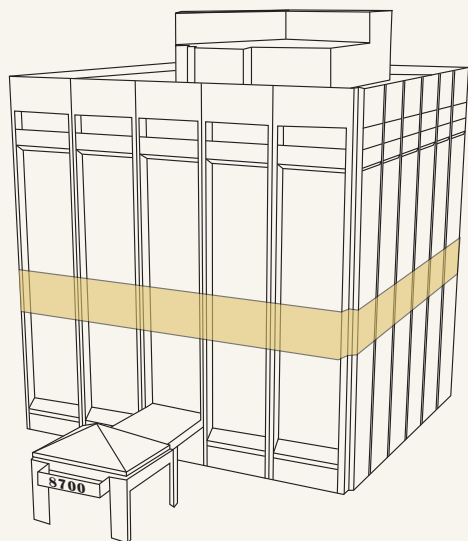
AVAILABILITY

Suite 302 - 1,817 RSF



Suite 302
1,817 RSF

FLOOR 4



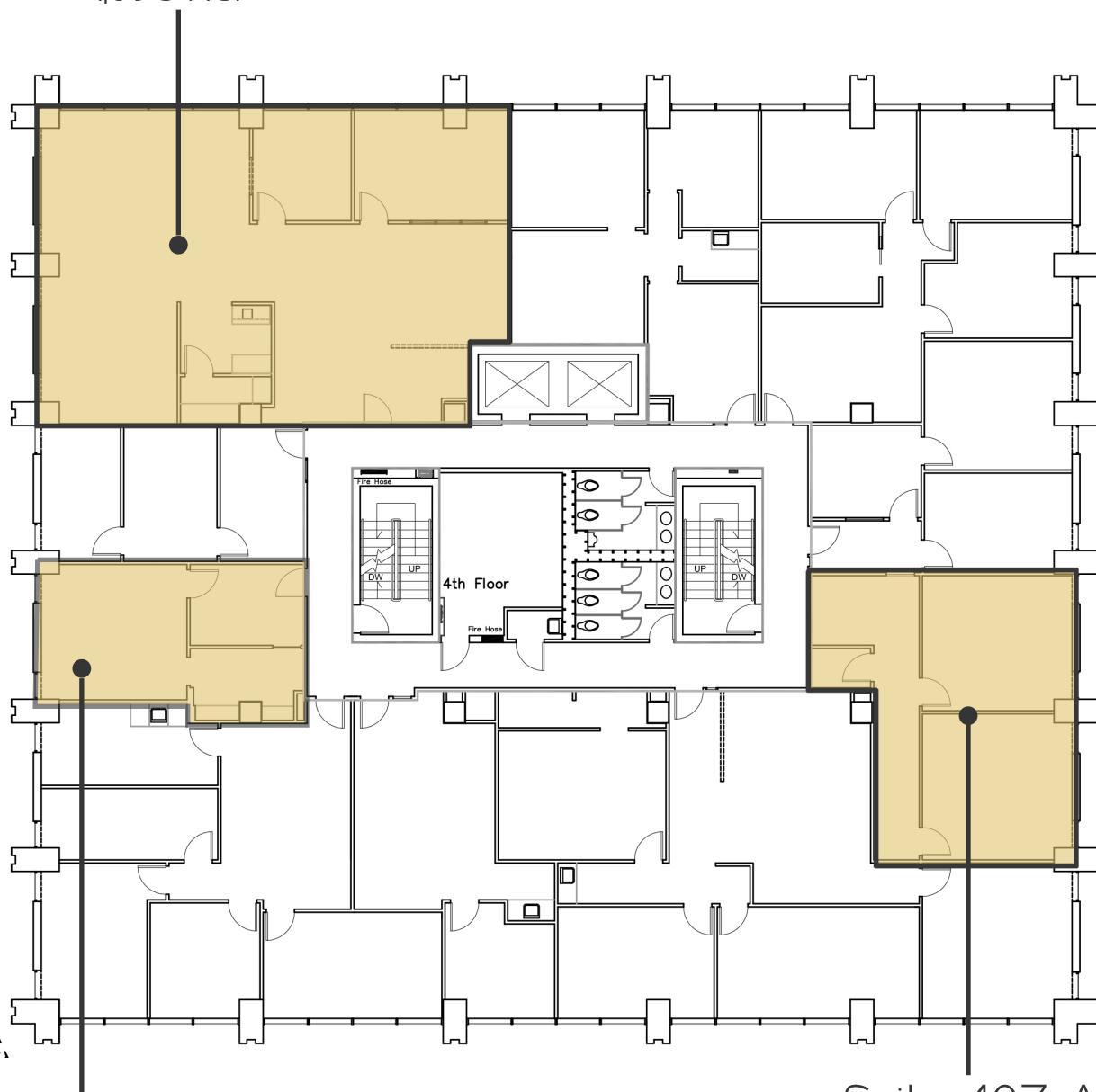
AVAILABILITY

Suite 403 - 1,893 RSF

Suite 404 - 486 RSF

Suite 407-A - 836 RSF

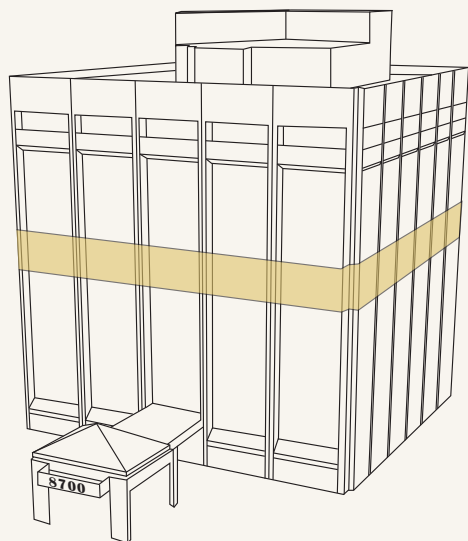
Suite 403
1,893 RSF



Suite 404
486 RSF

Suite 407-A
836 RSF

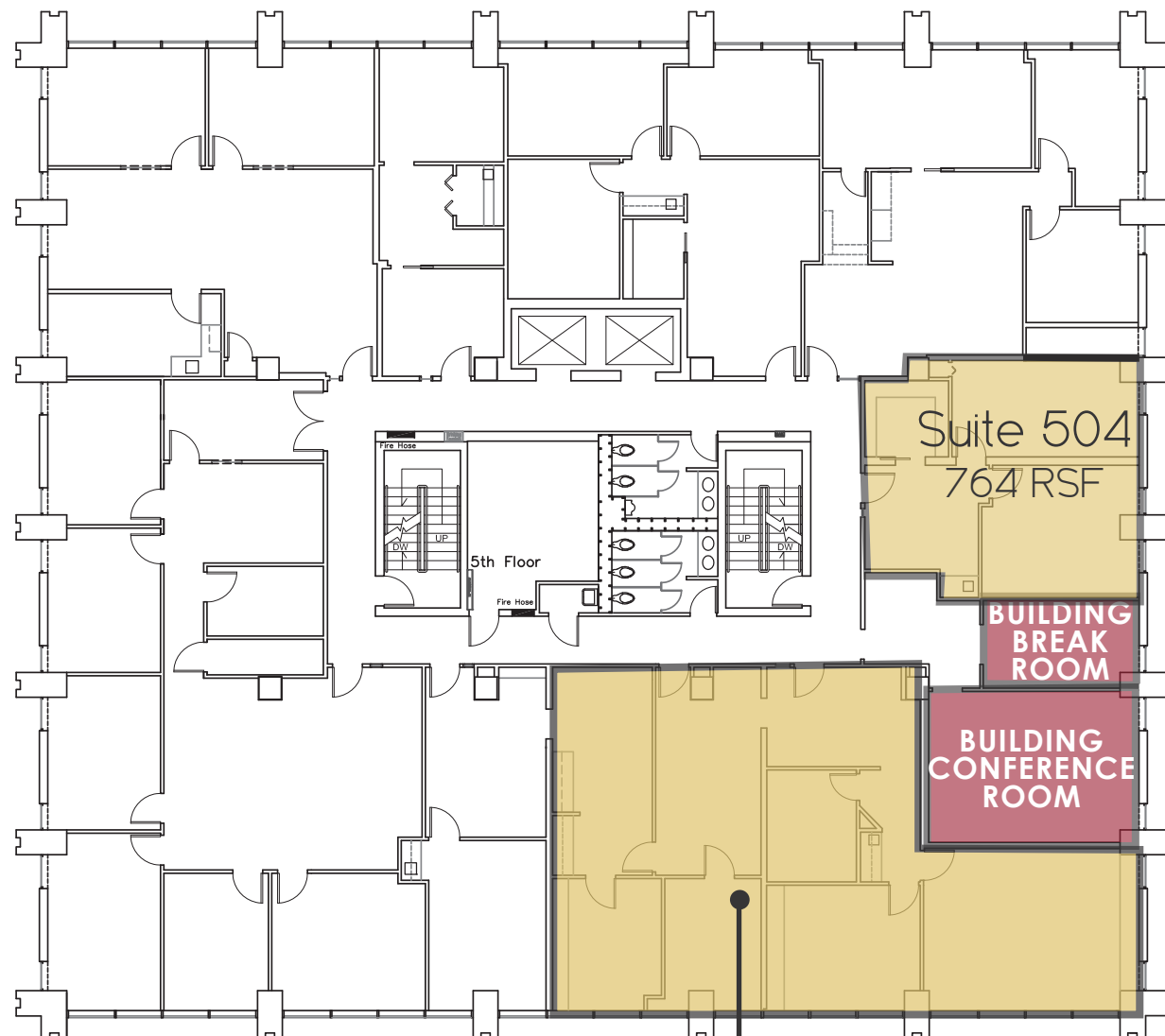
FLOOR 5



AVAILABILITY

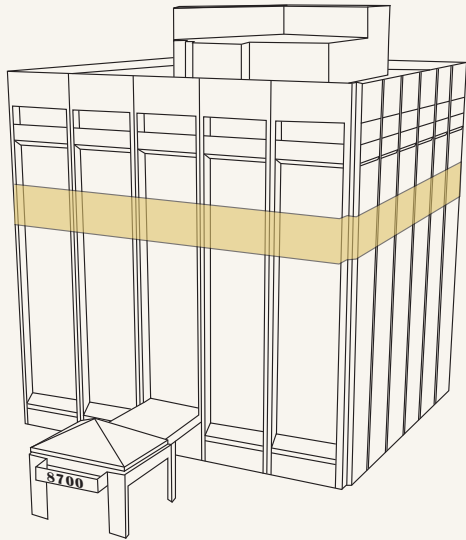
Suite 504 - 764 RSF

Suite 507 - 1,918 RSF



Suite 507
1,918 RSF

FLOOR 6



AVAILABILITY

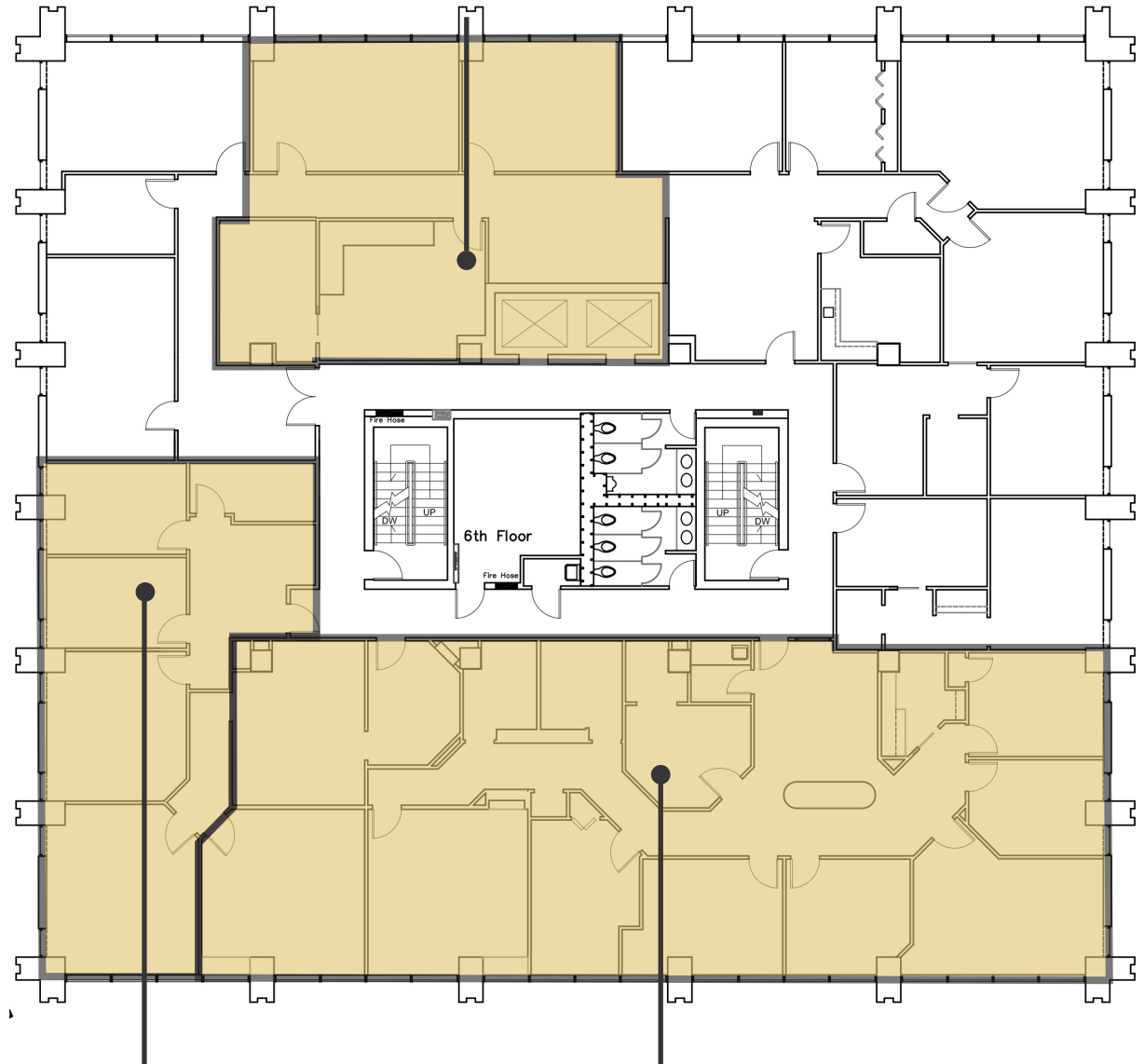
Suite 600 - 3,181 RSF

Suite 606 - 1,334 RSF

Suite 601 - 1,479 RSF

600 & 606 Combined - 4,515 RSF

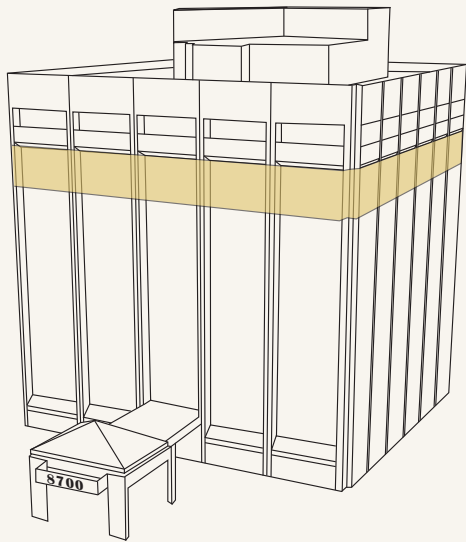
Suite 601
1,479 RSF



Suite 606
1,334 RSF

Suite 600
3,181 RSF

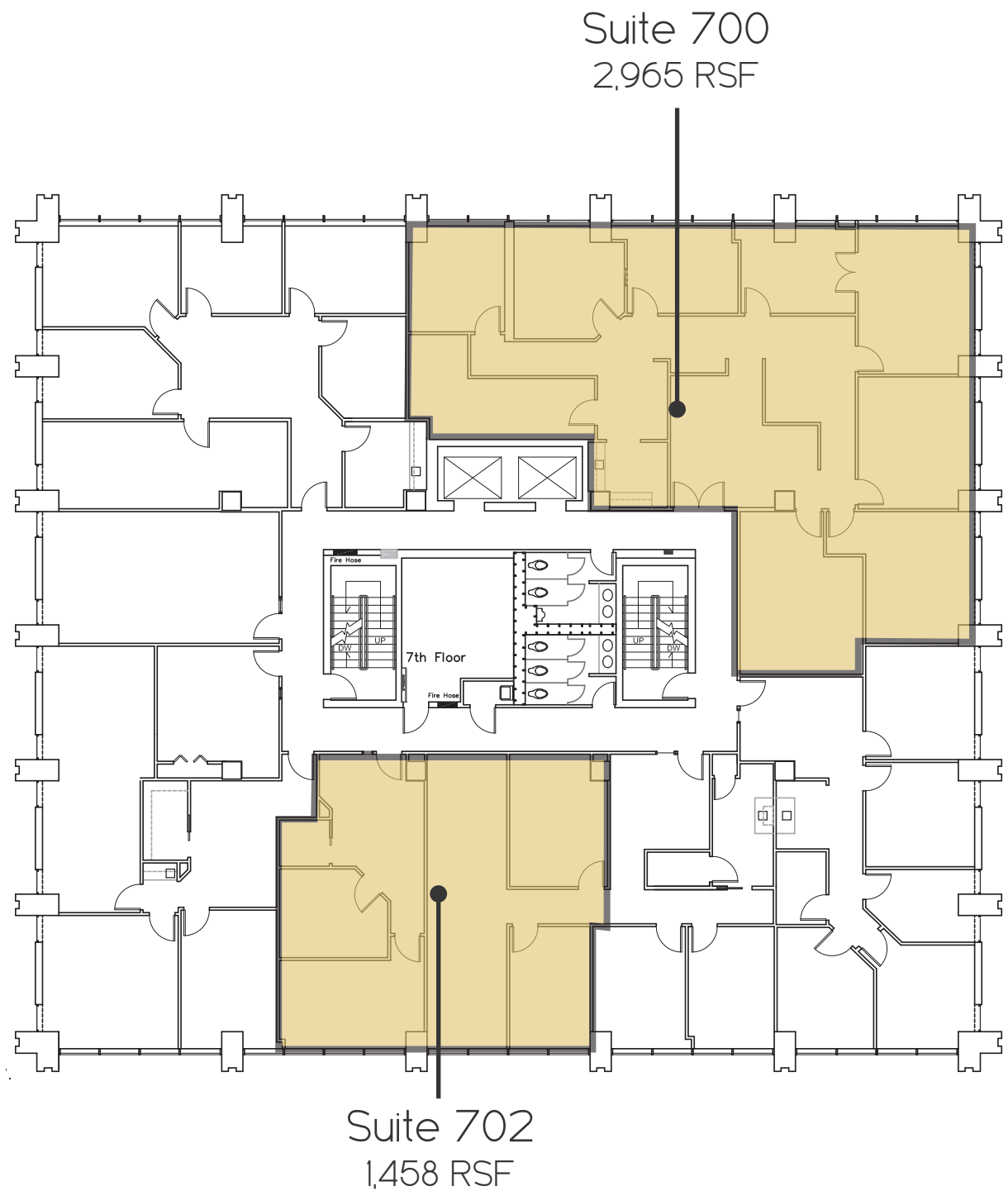
FLOOR 7



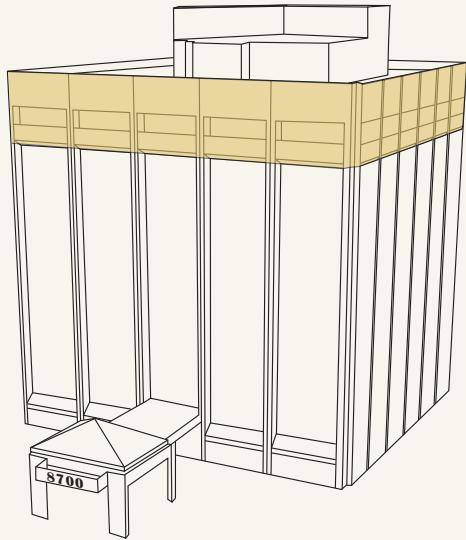
AVAILABILITY

Suite 700 - 2,965 RSF

Suite 702 - 1,458 RSF



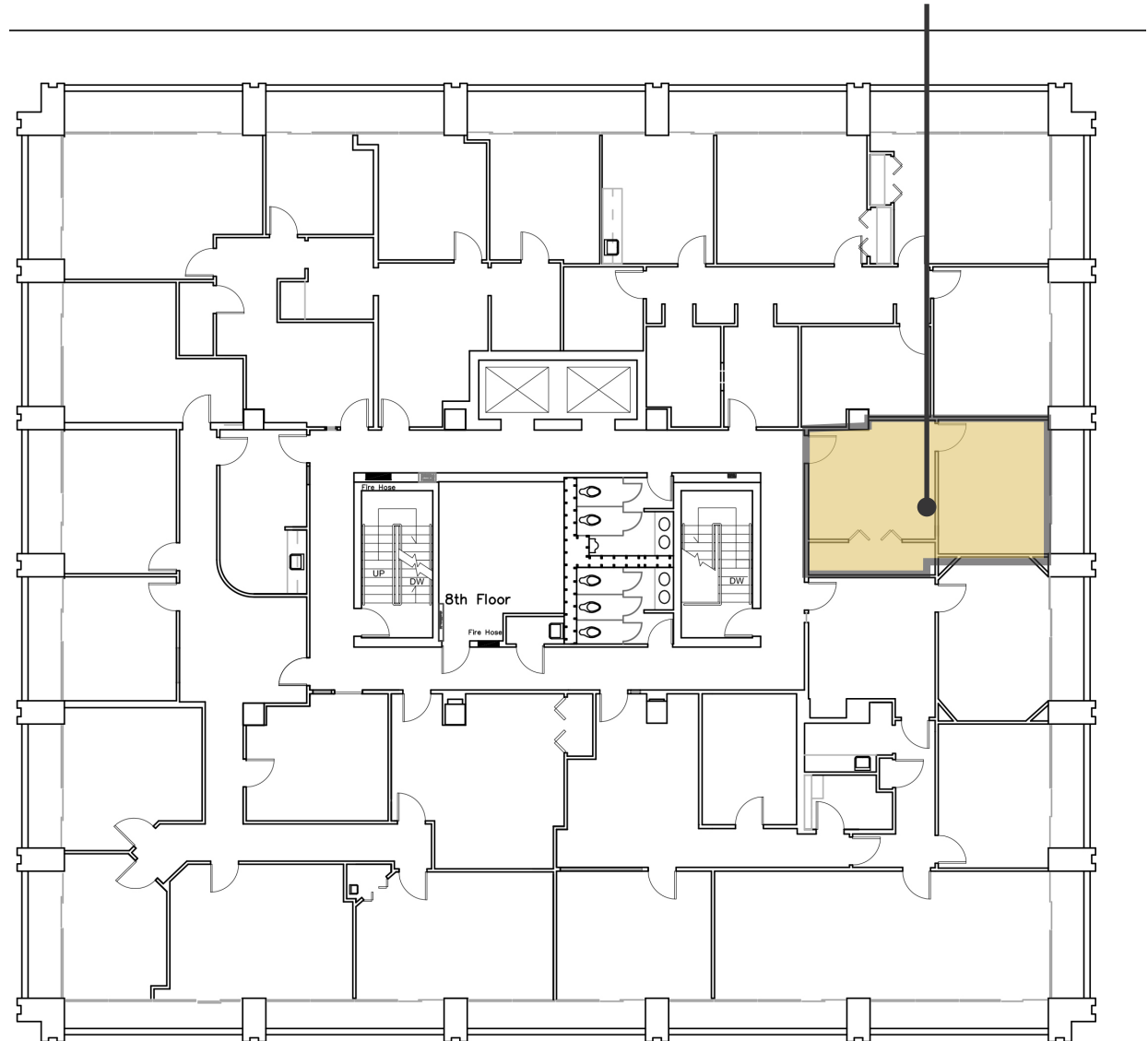
FLOOR 8



AVAILABILITY

Suite 805 - 466 RSF

Suite 805
466 RSF





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.



11-2-2015

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 a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any 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 or 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 and 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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 for 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Chris Curiel	709050	chris.curiel@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



CROWN TOWER

LEASING INFORMATION

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VALCOR
COMMERCIAL REAL ESTATE