

CITY VIEW

*An Iconic Destination for **Success***

*10999 IH-10 West
San Antonio TX 78230*

Just along West IH-10 in San Antonio, **City View** is a **Class A office** meticulously designed for the discerning.

Find yourself working among the best of several industries as many Fortune 500 companies make San Antonio their home.

a **KBS** property



An Iconic Destination for **Success**

City View is one of the most recognizable buildings in San Antonio and a jewel of the IH-10 Corridor. It commands the eye with its iconic structure and reflective blue glass.



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.

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.

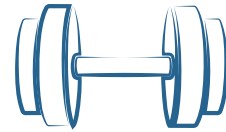


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|------------------------------|---|
| BUILDING ADDRESS: | 10999 IH-10 West, San Antonio TX 78230 |
| OWNER: | KBS |
| YEAR BUILT/RENOVATED: | 1987 / 2019 |
| BUILDING SIZE: | 10 stories; 221,373 rentable square feet |
| WALK SCORE: | 57 |
| BASE RENTAL RATE: | \$24.00/SF |
| EXPENSES: | 2026 expenses estimated to be \$14.36/SF including electricity. |
| BUILDING HOURS: | Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 7:00 a.m. - 1:00 p.m. After-hours HVAC is \$50.00 per hour |
| PARKING: | 3.85/1,000 overall parking ratio |
| TELECOMMUNICATIONS: | AT&T, Century Link, and Spectrum |

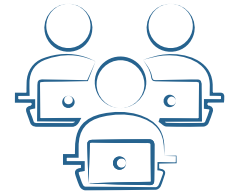


AMENITIES

Designed **for work**
and **after work**



FITNESS CENTER

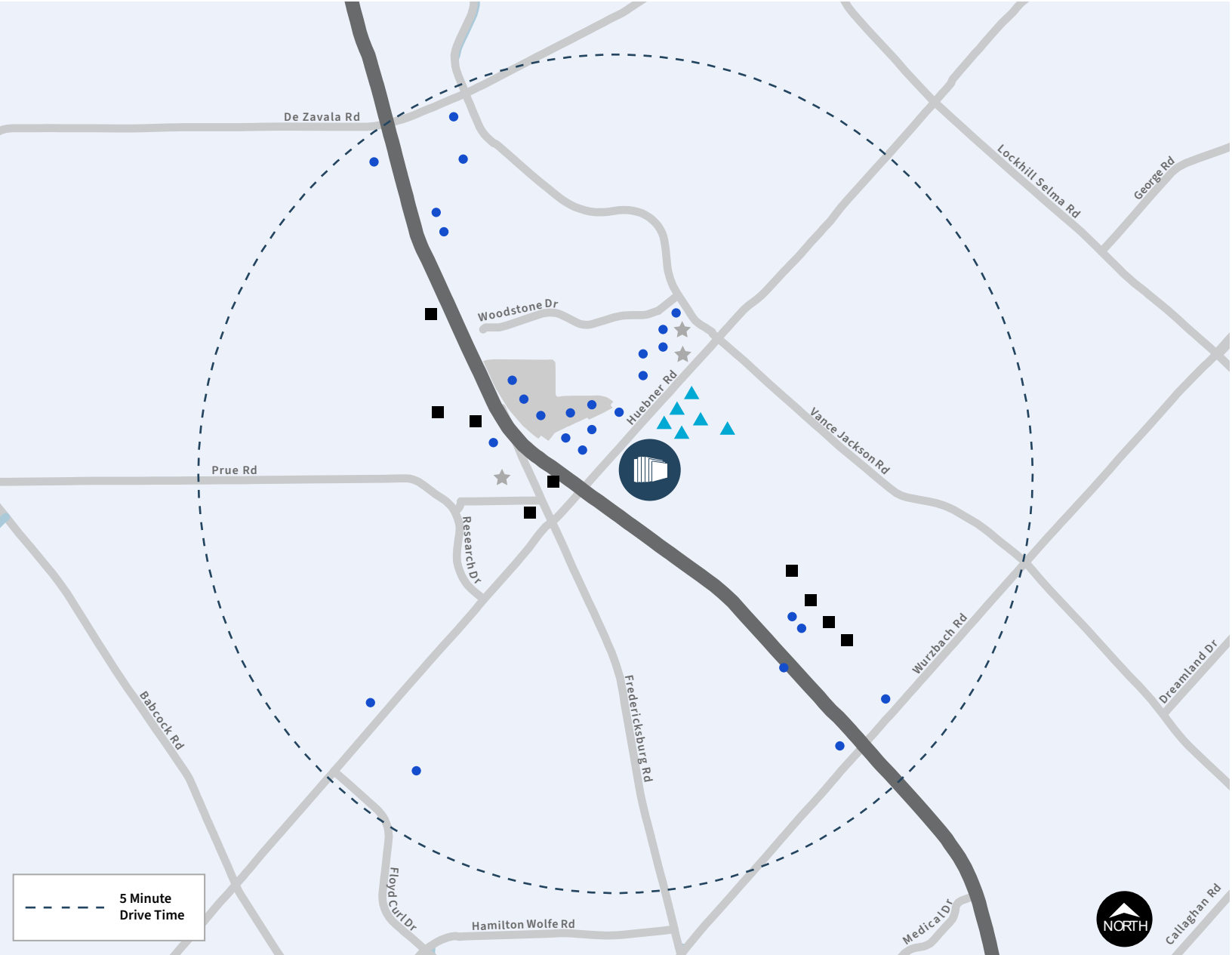


TRAINING FACILITIES



**PRE-FUNCTION
AREAS**

| PRODUCTIVITY | LIFESTYLE |
|---|---|
| <i>In-Place Fiber Optics</i> | <i>Yoga Studio/Group Training Room</i> |
| <i>Conference Rooms</i> | <i>Courtyard with Seating</i> |
| <i>On-Site Management</i> | <i>Lounge Area</i> |
| <i>On-Site Storage</i> | <i>Walkable Spa & Salon Services</i> |
| <i>Janitorial</i> | |
| FOOD AND DRINK | TRAVEL & TRANSPORT |
| <i>Café/Deli</i> | <i>Near Airports And Hotels</i> |
| <i>Walkable Restaurants</i> | <i>Near Restaurants and Bars</i> |
| | <i>Surrounded by Neighborhoods</i> |
| SUSTAINABILITY FEATURES | |
|  |  |
|  | |



--- 5 Minute Drive Time

Go from
work to play
in minutes

10999 IH-10 West
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▲ Walkable

- Treusdell Salon & Spa
- Papoulis Greek Grill
- Richie's Hot Chicken
- Freebirds
- Panda Express
- Hopdoddy Burger Bar

● RESTAURANTS

- Panera
- First Watch Restaurants
- Salata
- Pappasito's Cantina
- La Madeleine
- Sushi Zushi
- County Line
- Outback Steakhouse
- AJUUA Mexico Latin Flair

- HuHot Mongolian Grill
- The Flying Saucer
- Jason's Deli
- Snooze
- Carrabba's Italian Grill
- Umiya Sushi
- Krispy Creme
- Mod Pizza
- Bill Millers
- Einstein Bros. Bagels
- Alamo Cafe
- 54th St. & Grill
- Saltgrass
- Chipotle
- Luce Ristrante
- Cracker Barrel
- Cava
- Potbelly

★ FITNESS

- Life Time Fitness
- Orange Theory Fitness
- Gold's Gym
- Pure Barre
- Top Golf
- Chicken & Pickle

■ HOTELS

- Westin Hotels & Resorts
- Signia by Hilton La Cantera Resort & Spa
- Aloft
- Drury Hotels
- TownePlace Suites by Marriott
- Hyatt Place
- Homewood Suites by Hilton
- Hampton Inn

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