

PROMENADE

One & Two at élanSM

17802 & 17806 IH-10 West
San Antonio, TX

+/- 205,000 SF of Class A+ Office
in a charming and luxurious
mixed use Northwest location



Amenities

Tenant Lounge & Conference Area: Promenade One

Structured Parking: Ratio 4:1000 square feet

EV Charging Stations: 4 Stations per building

Secured VIP Parking: Spaces Available

Signage: High profile exposure on IH-10

Fitness & Wellness Center: Promenade One

Showers and Lockers

Paseo Residences 539 units at Éilan

The Cortesin 293 units at Éilan

Walking & Biking Lanes

On-Site Restaurants & Coffee Shops:

- Piatti
- Ruth Chris Steak House
- Uni'Ko Japanese House
- Georges Keep
- The Social at Éilan
- Thirty Grind Coffee
- Mercato Cafe
- Al Taco

Promenade One

17806 IH-10 West

San Antonio, TX 78257

- 93,000 Rentable Square Feet
- **Floor Plates:** 21,000 - 21,700 Rentable Square Feet

Promenade Two

17802 IH-10 West

San Antonio, TX 78257

- 112,000 Rentable Square Feet
- **Floor Plates:** 25,400 - 26,000 Rentable Square Feet



A Distinctive Address For Your Business.

Éilan's Class A+ four story concrete structures with stucco finish and stone base, terra cotta tile roofs and attached parking garages were developed to the highest business standards to provide the ultimate work environment. Promenade's functional design, low impact construction and environmentally friendly practices will enhance your company's image while improving productivity and quality of life for you and your employees. The Promenade's offer prominent locations with optimal signage potential, elegant architecture with high quality finishes and walkable amenities to welcome your clients.



Building Facts

Building Hours:

Monday - Friday: 7:00 am - 6:00 pm
Saturday: 8:00 am - 1:00 pm

Access / Security:

24 hour proximity card access

HVAC Systems:

Each building is served with two 200 ton air coiled York chillers and air handlers

Elevators:

Each building is served with two 3,500 pound Kone passenger elevators and one 4,000 pound service elevator

Wattage: 6.5 Watts per square foot

Life Safety Systems:

Fully sprinkled building with fire alarm system on a backup generator

Ceiling Heights:

Floor to Slab: 13'8" - 15'
Floor to Ceiling: 9' - 13'

Column Spacing: 30' x 40'

Fiber Optic and Telecommunication Providers:

AT&T / Time Warner

Generator: Roof top pads available

Floor Loads: 100 pounds per square foot

Loading Dock: Single bay with leveler

Sustainability Features:



Location	Suite #	SF
Promenade II	100	5,815
Promenade II	203	7,531
Promenade II	230	11,061
Promenade II	400	4,149

Location

Éilan's office buildings are well positioned in an amenity-rich, pedestrian-friendly environment convenient for local executives and business travelers, and access to a highly educated workforce. Éilan offers three points of entry, which provides access to both the buildings and their parking garages from IH-10 and La Cantera Parkway.



Charming & Luxurious

Close proximity to San Antonio's world class shopping, attractions, outdoor recreation and most prestigious residential neighborhoods.

Within Éilan:

- Éilan Hotel
- Piatti
- Ruth Chris Steak House
- Uni'Ko Japaenese House
- Hotworx
- Georges Keep
- Thirty Grind Coffee
- The Social at Éilan
- Paseo Residences at Éilan
- The Cortesin at Éilan
- Mercato Cafe
- Fitness & Wellness Center
- Conference & Meeting Facilities
- Walking & Biking Lanes

The Rim ■ 1.5 Miles - 5 minutes

- 119 Retailers
- 41 Dining Options
- 1,400 Units
- 942 Keys

La Cantera ■ 2.1 Miles - 7 minutes

- 200 Retailers
- 35 Dining Options

Nearby Éilan:

Retail

- Brooks Brothers
- Alo
- Nordstrom
- Dick's Sporting Goods
- Tecovas
- Gucci
- Tiffany & Co.
- ULTA
- Apple
- Lululemon
- Sephora
- Rothy's
- Staples
- Neiman Marcus
- Tory Burch
- FedEx
- Dillard's
- Louis Vuitton
- Best Buy
- Bass Pro Shop

Food

- The Capital Grille
- Perry's
- Haywire
- Chick-Fil-A
- Starbucks
- J. Alexander's
- Whiskey Cake
- PF Changs
- Whataburger
- Cheesecake Factory
- IHOP
- Potbelly
- Raising Canes
- Stone Werks
- Signature
- Panera
- Maggiano's
- La Panaderia
- Yard House
- Smoothie King
- La La Land

Banking

- Bank of America
- Frost Bank
- Wells Fargo
- PNC Bank
- Chase Bank
- USAA
- SSFCU
- IBC Bank

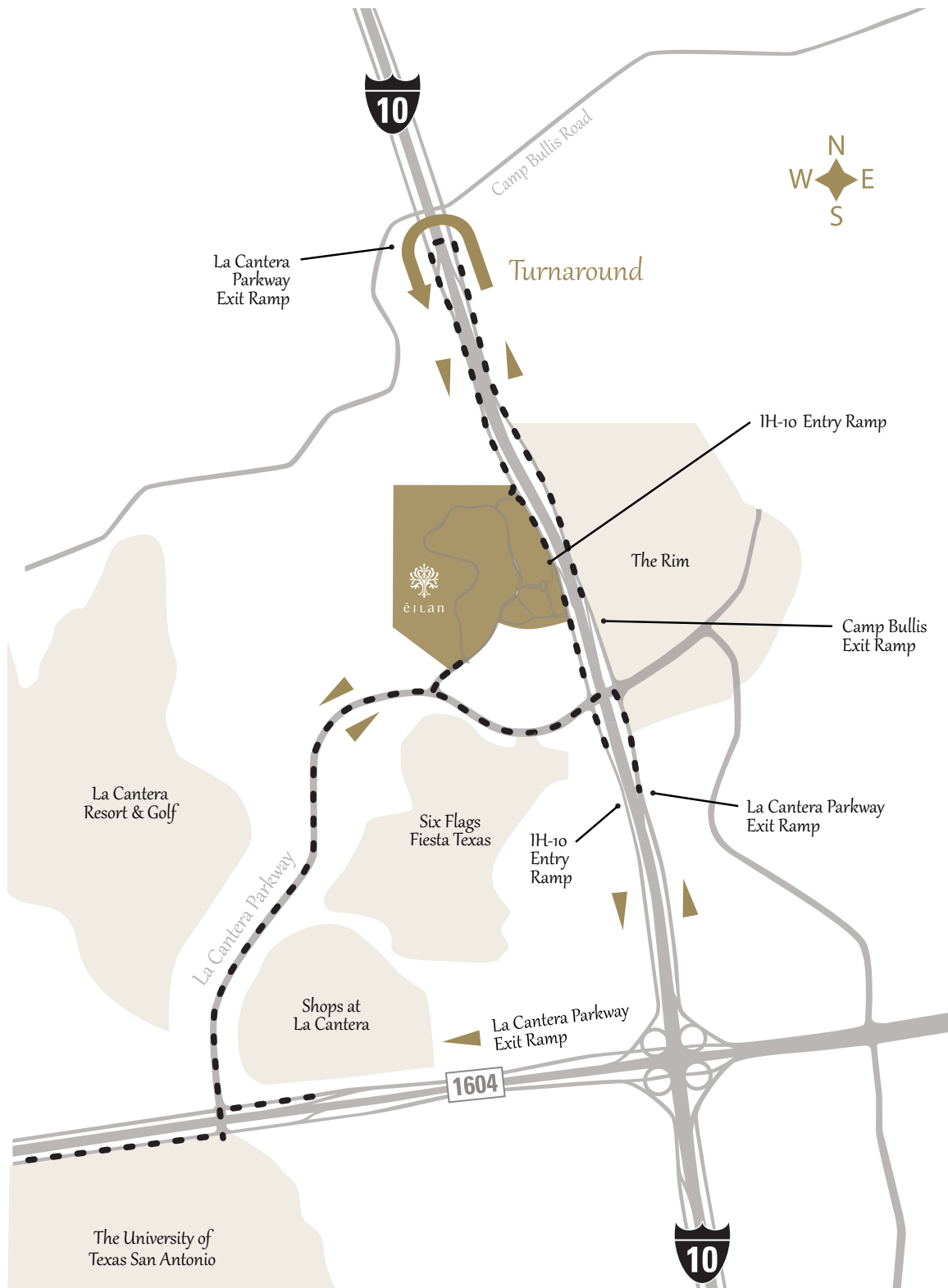
Entertainment

- The Resort Course
- TopGolf
- Palladium Theater
- Eisenhower Park
- iFly
- Chicken N Pickle
- PopStroke
- Pinstack
- Six Flags Fiesta Texas



Ingress / Egress

Éilan offers immediate access to Loop 1604, and multiple points of entry and exit from IH-10 and La Cantera Parkway for travel throughout San Antonio and surrounding communities. Commute time from Éilan to the San Antonio International Airport and the Central Business District is within 15 minutes.



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FOR LEASING INFORMATION, PLEASE CONTACT:

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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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date