

A tall, modern glass skyscraper with a distinctive jagged, crown-like top. The glass reflects the surrounding city and sky. A large, white, circular logo is visible on the upper part of the building. The background is a clear blue sky with some light clouds.

FROST TOWER

111 W HOUSTON ST, SAN ANTONIO, TX, 78205

 WestonUrban

CBRE

A Striking Centerpiece in the Dynamic Downtown West District of San Antonio.

Frost Tower is the premier choice for officing in Downtown San Antonio. Designed by world renowned Pelli Clarke Pelli Architects, the tower offers 460,000 SF of Class A++ office and retail space surrounded by beautiful parks and a walkable, urban environment.





SAN PEDRO CREEK CULTURAL PARK

HIGHLIGHTS

Setting the bar for next-gen office.



Landscaping and adjacent Legacy Park design by renowned architects GGN.



Best in class tenant lounge, with meeting spaces, wine lockers and catering options.



Situated along San Pedro Creek Cultural Park, a two-mile linear park.



Prime Houston Street location walkable to hundreds of local eateries and cultural attractions.



5k SF Fitness Center with locker room, showers and towel service, overlooking San Pedro Creek



Designed for demand: AT&T, Aethernet, Jump Fiber, Lumen provide redundant high bandwidth options.



LOBBY

FROST TOWER | SAN ANTONIO, TEXAS

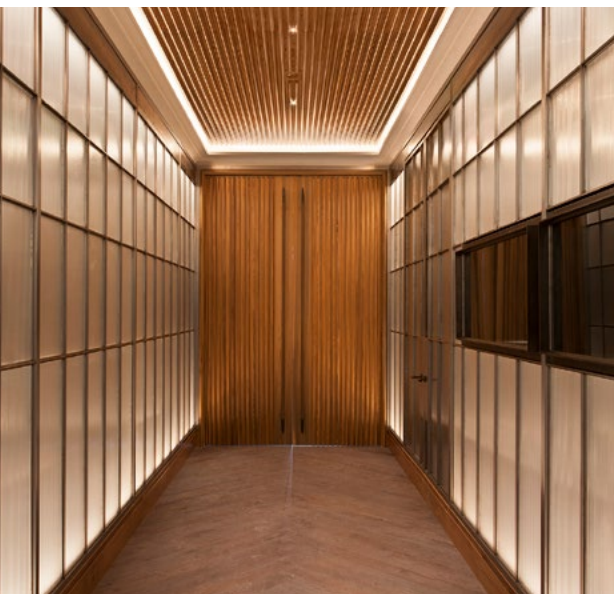


TENANT LOUNGE

BUILDING AMENITIES

Tenant Lounge

Serving as the "living room" of the project, Frost Tower features a one-of-a-kind lounge for tenants to enjoy. Beautifully designed and furnished for multiple purposes, the lounge offers a fully functioning commercial and catering kitchen, numerous seating options, a tasting room with private lockers, a boardroom complete with A/V equipment, and large flat screen TV. Complimentary coffee and pastries are regularly available, along with a variety of drinks and snacks. If desired, the lounge is available for tenants to reserve for private events.





BUILDING AMENITIES

Fitness Center

Located on the second floor of the parking deck, overlooking San Pedro Creek, sits an over 5,000 square foot fitness center that is both free and exclusive to employees of Frost Tower tenants. The fitness center features abundant natural light, free and machine weights, treadmills, elliptical trainers, stationary bikes and other top-of-the-line fitness equipment. The fitness center also offers group fitness options, towel service, and beautifully appointed locker rooms, complete with showers. For cyclists, Frost Tower features secured bike storage for tenants, conveniently located on the first floor of the parking garage.



Downtown West District

Frost Tower is uniquely positioned in the center of the Downtown West District. Home to a vibrant collection of shops, restaurants, residential communities, and forward-thinking businesses, Downtown West offers walkable access to numerous amenities in a culturally rich urban environment.

WALKABLE DINING



50+ Dining options for every occasion

WALKABLE LODGING



14,470 HOTEL ROOMS & SUITES in Downtown

WALKABLE MULTIFAMILY



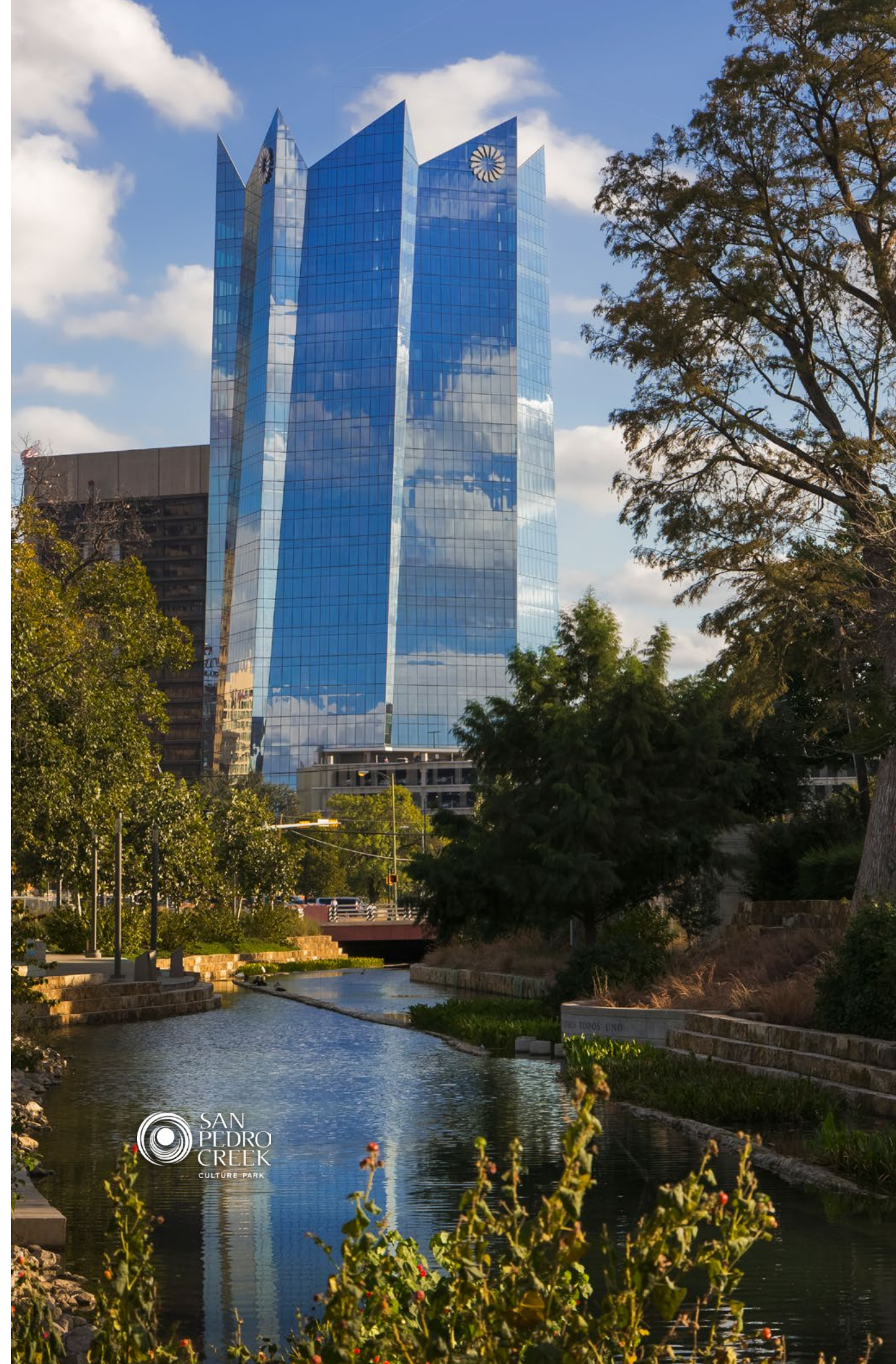
- | | |
|------------------------|-------------------------------|
| 01 The Travis Building | 05 Heritage Plaza |
| 02 300 Main | 06 Encore SoFlo |
| 03 Maverick Apartments | 07 The Floodgate |
| 04 Inspire Downtown | 08 The Continental Residences |

5,120 UNITS Total — 1,795 UNITS Under Construction



Abundant Green Space

Frost Tower is perfectly positioned between two premier urban retreats that blend natural beauty with downtown vibrancy. To the west along Camaron Street lies the San Pedro Creek Culture Park, a world-class linear parkway combining ecosystem restoration and public art with over two miles of walkways. Just across Flores Street from the main entrance, you'll find Legacy Park, a 1.2-acre manicured green space designed by the renowned landscape firm GGN, featuring vine-covered walkways and contoured grounds ideal for outdoor meetings. This lush corridor is anchored by the award-winning Pinkerton's BBQ, offering a year-round destination to relax, dine, and connect right at your doorstep.





AREA AMENITIES

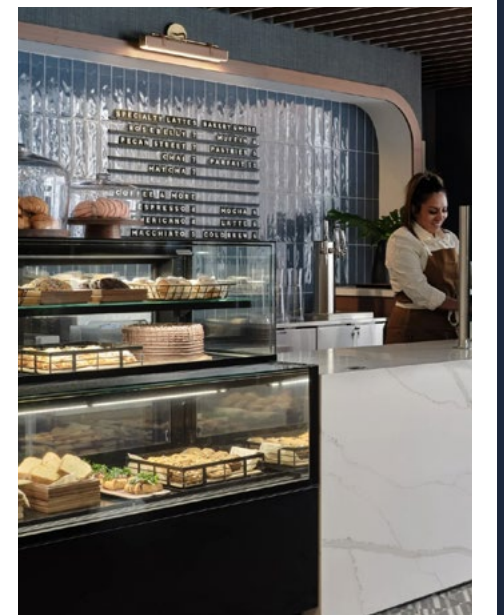
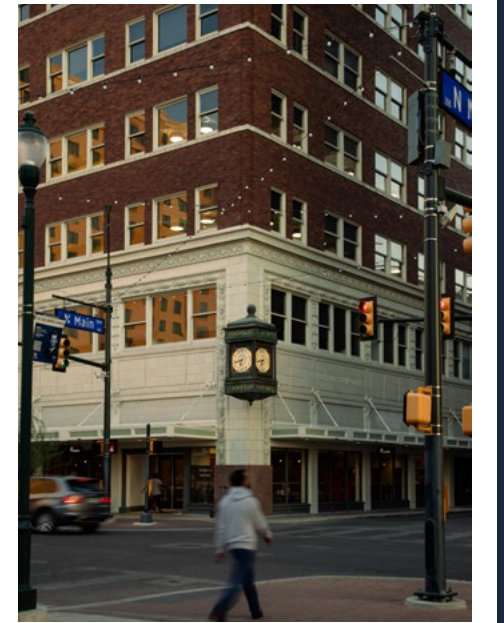
UT San Antonio Institute of Texan Cultures

The Institute of Texan Cultures is newly located in Frost Tower, where it continues to honor the diverse global communities and traditions that shaped the Lone Star State. As a part of UTSA, the museum provides engaging exhibits and educational outreach designed to deepen the public's understanding of Texas' cultural heritage. These immersive experiences foster a vibrant appreciation for the music, stories, and artisan skills that define the region's history.

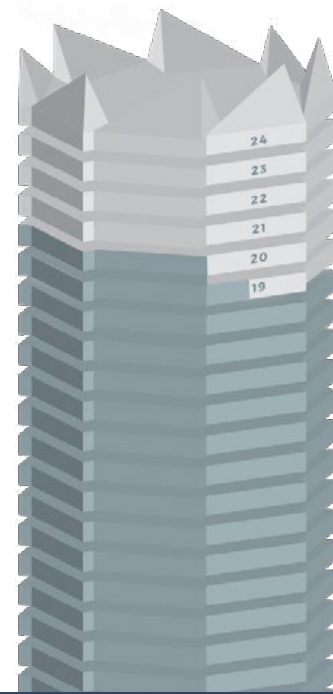


AREA AMENITIES

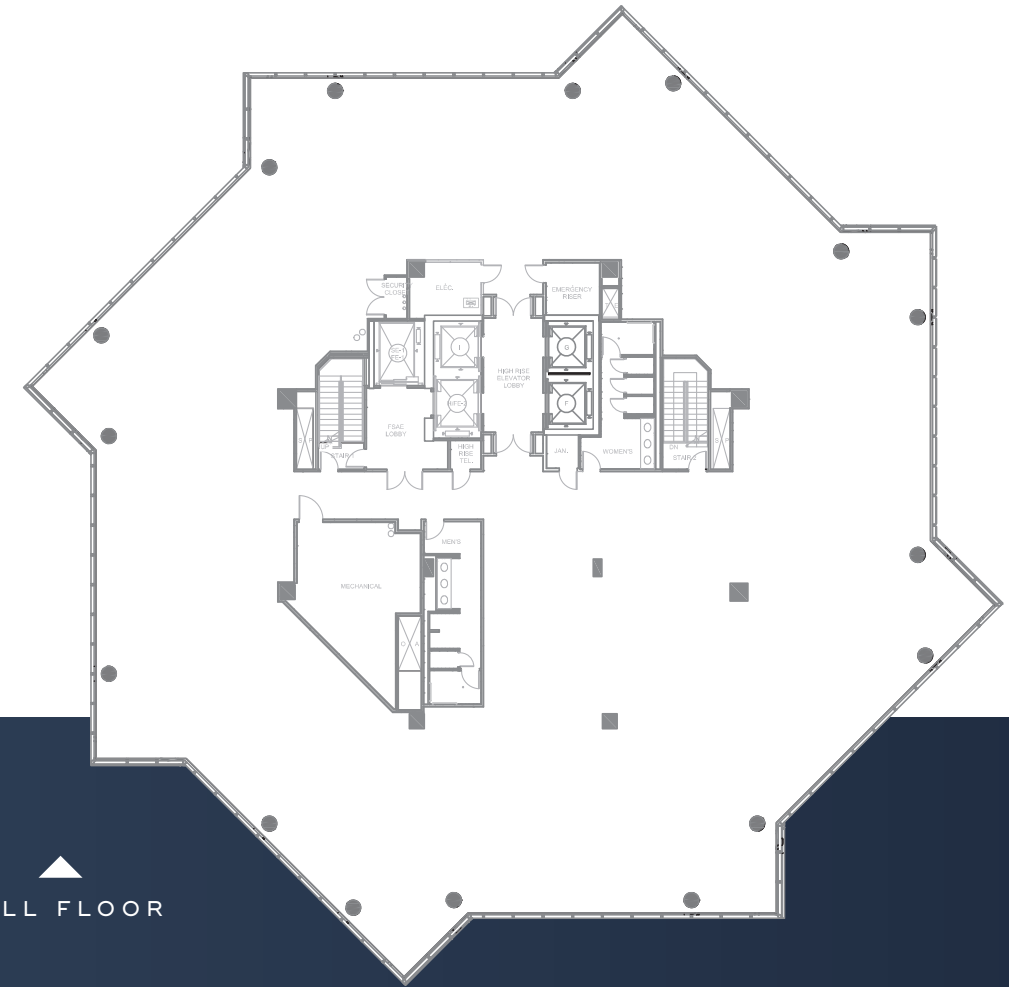
The Urban Experience: Community in Every Moment



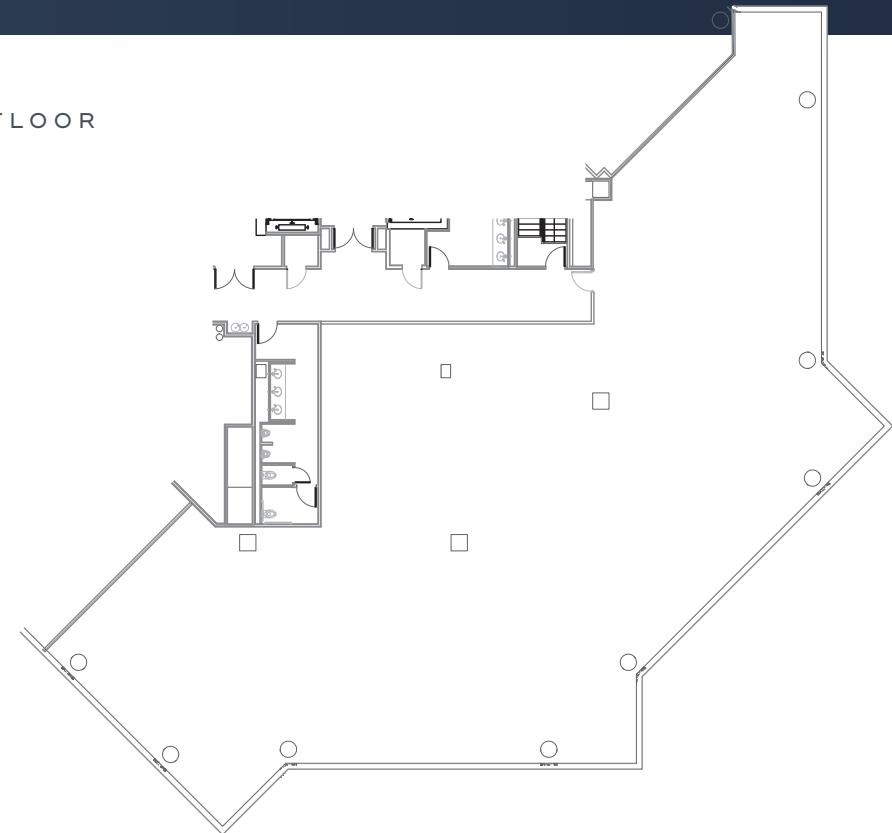
Availabilities



Suite	Size	Floor Plan
2050	8,330 SF	Floor Plan
2150	9,232 SF	Floor Plan
2200 - Full Floor	18,408 SF	Floor Plan
2300 - Full Floor	18,195 SF	Floor Plan
2400 - Full Floor	17,941 SF	Floor Plan



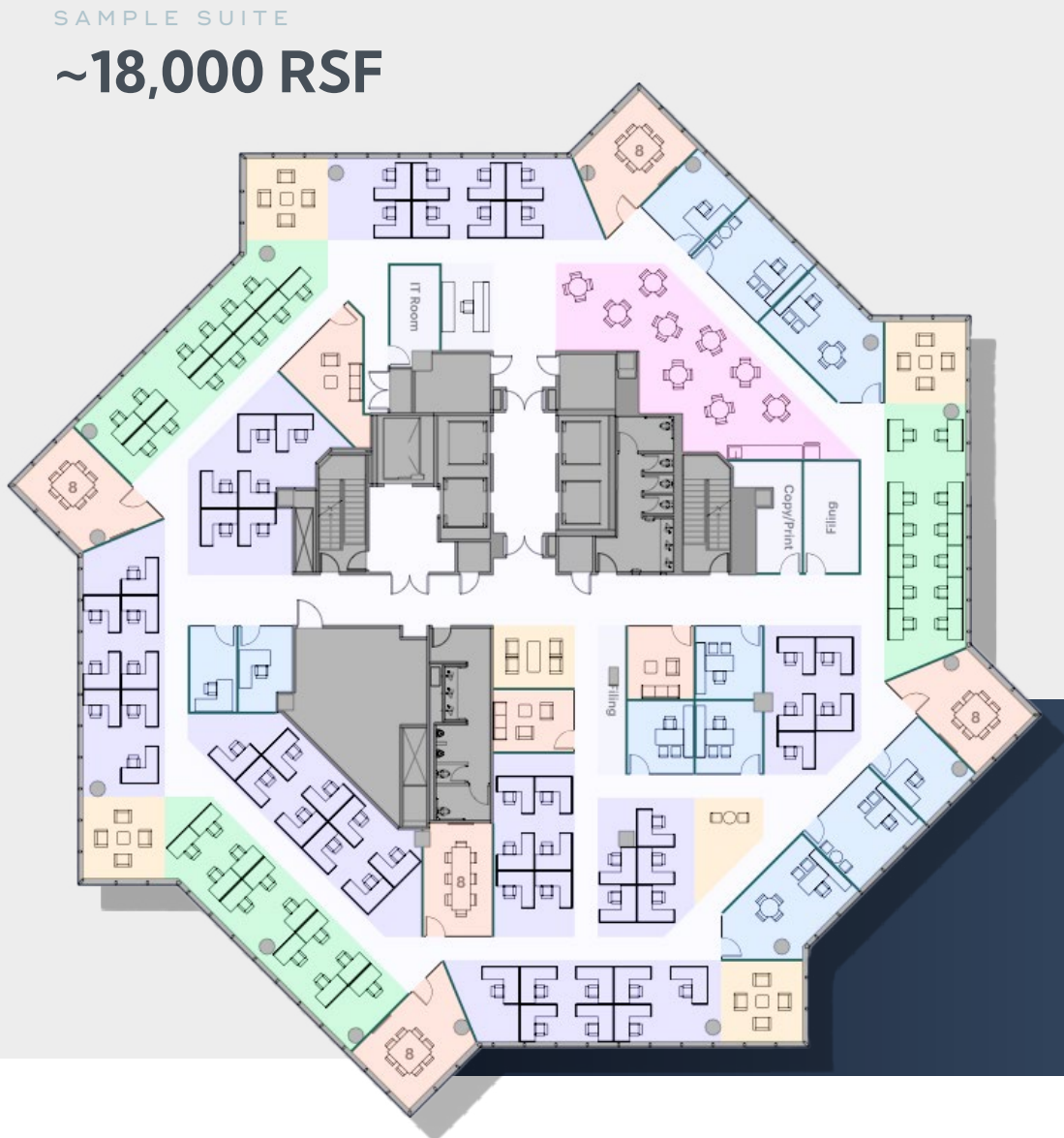
PARTIAL FLOOR



Office Inspiration



TENANT SPACES



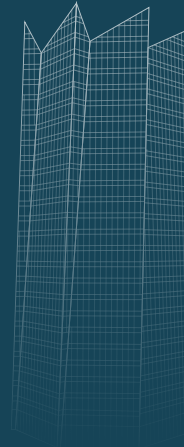
F R O S T T O W E R

111
WEST HOUSTON STREET



LEBBY BUWAT
Member Bank of America
Member FDIC





FROST TOWER

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