

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

Conference & Meeting Facilities: Éilan Hotel

Structured Parking: Ratio 4:1000 square feet

Secured VIP Parking: Spaces Available

Signage: High profile exposure on IH-10

Fitness & Wellness Center: Éilan Hotel

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
- Thirty Grind Coffee
- Sustenio
- Mercato Cafe

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

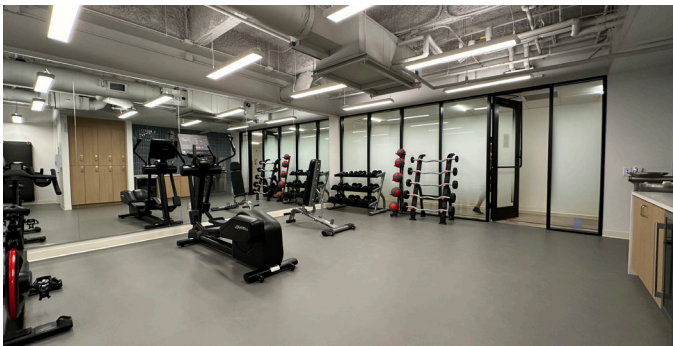
San Antonio, TX 78257

- 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 Promenades 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:



Availability:

Location	Suite #	SF
Promenade I	104	4,149
Promenade I	210	16,007
Promenade I	310	3,207
Promenade I	320	1,736
Location	Suite #	SF
Promenade II	230	11,061
Promenade II	335	2,678
Promenade II	430	4,284

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
- Sustenio
- 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

- 118 Retailers
- 41 Dining Options
- 998 Units
- 128 Keys

La Cantera ■ 2.1 Miles - 7 minutes

- 191 Retailers
- 29 Dining Options

Nearby Éilan:

Retail

- Brooks Brothers
- Alo
- Nordstrom Rack
- Dick's Sporting Goods
- Tecovas
- Tiffany & Co.
- ULTA
- Lululemon
- Sephora
- Williams-Sonoma
- Staples
- Neiman Marcus
- Tory Burch
- FedEx
- Lowe's
- Best Buy
- Bass Pro Shop
- DSW
- Aveda

Banking

- Bank of America
- Frost Bank
- IBC Bank
- Chase Bank
- USAA
- SSFCU

Food

- The Capital Grille
- Perry's
- Bar Louie
- Chick-Fil-A
- Starbucks
- J. Alexander's
- Whiskey Cake
- PF Changs
- Whataburger
- Cheesecake Factory
- IHOP
- Potbelly
- Raising Canes
- Stone Werks
- TGI Fridays
- Signature
- Panera
- Maggianos
- La Panderia
- Yard House
- Smoothie King

Entertainment

- TopGolf
- The Resort Course
- Six Flags Fiesta Texas
- Palladium Theater
- Eisenhower Park
- iFly
- Chicken N Pickle
- Bowl & Barrel



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.



A RATING TO MEET THE MOMENT



The WELL HEALTH-SAFETY RATING

Create spaces that support health, safety and well-being with the WELL Health-Safety Rating for Facilities and Operations Management.

The WELL Health-Safety Rating is an evidence-based, third-party verified rating for all new and existing building and facility types focusing on operational policies, maintenance protocols, occupant engagement and emergency plans to address acute health threats, including COVID-19 and beyond.

- Identify gaps and set benchmarks for critical health and safety related issues
- Implement changes now and define goals for the future
- Confirm that health and safety policies and protocols are performing as planned

Redefine return-to-office.

From cleaning protocols to emergency plans, put health and well-being at the center of your workplace strategy to meet the changing demands of the future of work.

Already have work in motion? Inspire customer and employee confidence immediately by having a third-party verify your existing policies and protocols.

Shaped by experts and evidence.



Powered by over 20,000 researchers and practitioners



Validated by comprehensive third-party review



Rooted in the WELL Building Standard (WELL)



Supported by tools to support performance and reporting



The WELL Health-Safety Seal

The seal shows everyone that evidence-based strategies for health and safety have been implemented.

It means your team, customers and clients can feel safer anytime they walk through your doors.

The seal includes a QR code that your employees and visitors can scan to learn more about your health and safety efforts.

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