

CLASS A OFFICE

LANDMARK ONE

A TROPHY ADDRESS. A *LANDMARK* OPPORTUNITY.

15727 ANTHEM PARKWAY **SAN ANTONIO**

PRIME LOCATION AT IH-10 AND LOOP 1604 CORRIDORS

CBRE

Built for *Class*



DIFFERENTIATED BY DESIGN

The beautiful limestone and glass façade blends seamlessly into the hill country surroundings



EXPANSIVE GLASS WITH HILL COUNTRY VIEWS

360-degree views overlooking the intersection of Interstate Highway 10 West and Loop 1604 in northwest San Antonio



WALKABLE AND NEAR GREENSPACE

Walkable to adjacent hotel and restaurants and just a few minutes away from Leon Creek Greenway



DYNAMIC LOCATION

Numerous restaurants and a full-service hotel and conference center a just short walk away, with The Shops at La Cantera, the Rim, and the Entertainment District are less than a 5 minutes drive



**SECURE 4/1000
PARKING**



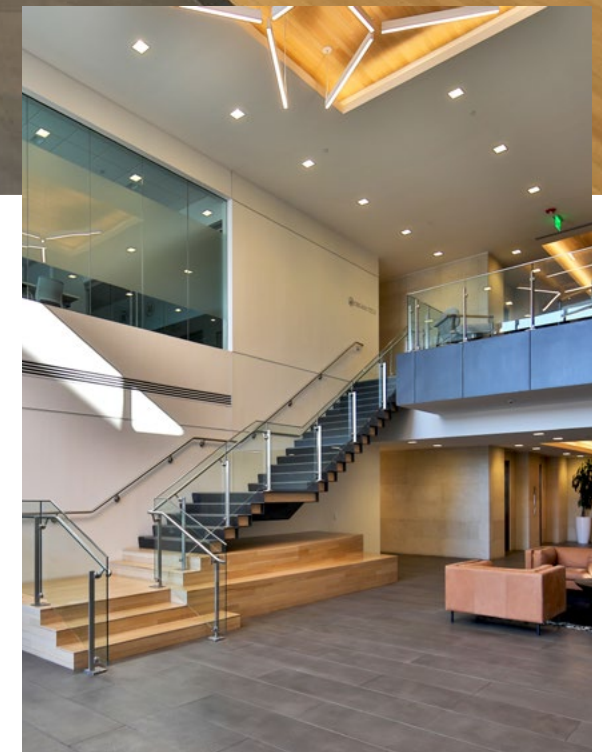
**24-HOUR
ACCESS**



**30K SF FLOOR
PLATES**



Landmark One combines elegance with efficient workplace design in a stunning Class A building set against beautiful Hill Country landscapes. Perched on a hill in the middle of the Landmark Centre mixed-use development, the building features limestone walls, floor to ceiling windows and wood floors to reflect its surrounding beauty.



Built for Access

Landmark One is located at the premier intersection of IH-10 and Loop 1604, which provides unparalleled access to anything and everything San Antonio has to offer.



Drive Times

Airport
15 MIN

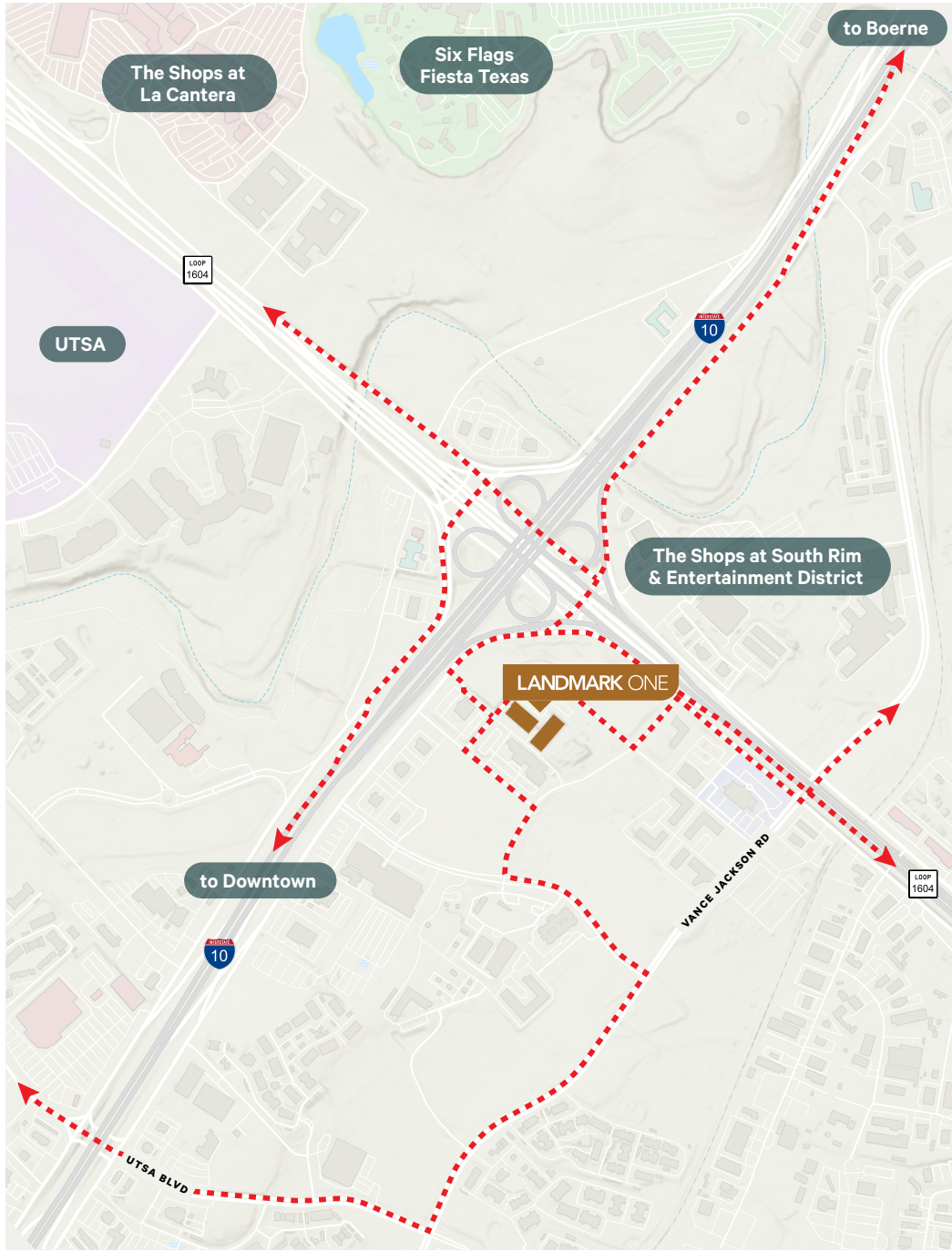
Downtown
18 MIN

The Pearl
20 MIN

UTSA
7 MIN

Boerne
25 MIN

The Rim
4 MIN



Built for *Life*

In the center of one of the most amenity-rich areas of the city, Landmark One enjoys convenient access to the best retail and restaurants the city has to offer. Part of the 32-acre Landmark Centre Master Planned Development and immediately adjacent to Landmark One, Landmark North is a new development bringing 68K SF of top restaurant and retail to the area.





WALKABLE AMENITIES, JUST OUT YOUR DOOR



THE SHOPS AT SOUTH RIM & ENTERTAINMENT DISTRICT



THE SHOPS AT LA CANTERA & LA CANTERA HEIGHTS

- 1.3M SF world-class retail with 194 retailers
- First to Market: Warby Parker, YETI, Tecovas, Ted Baker London, Fabletics
- 623 Luxury Multifamily Units - The Residences & Celeste Communities

FEATURED RETAILERS



THE RIM

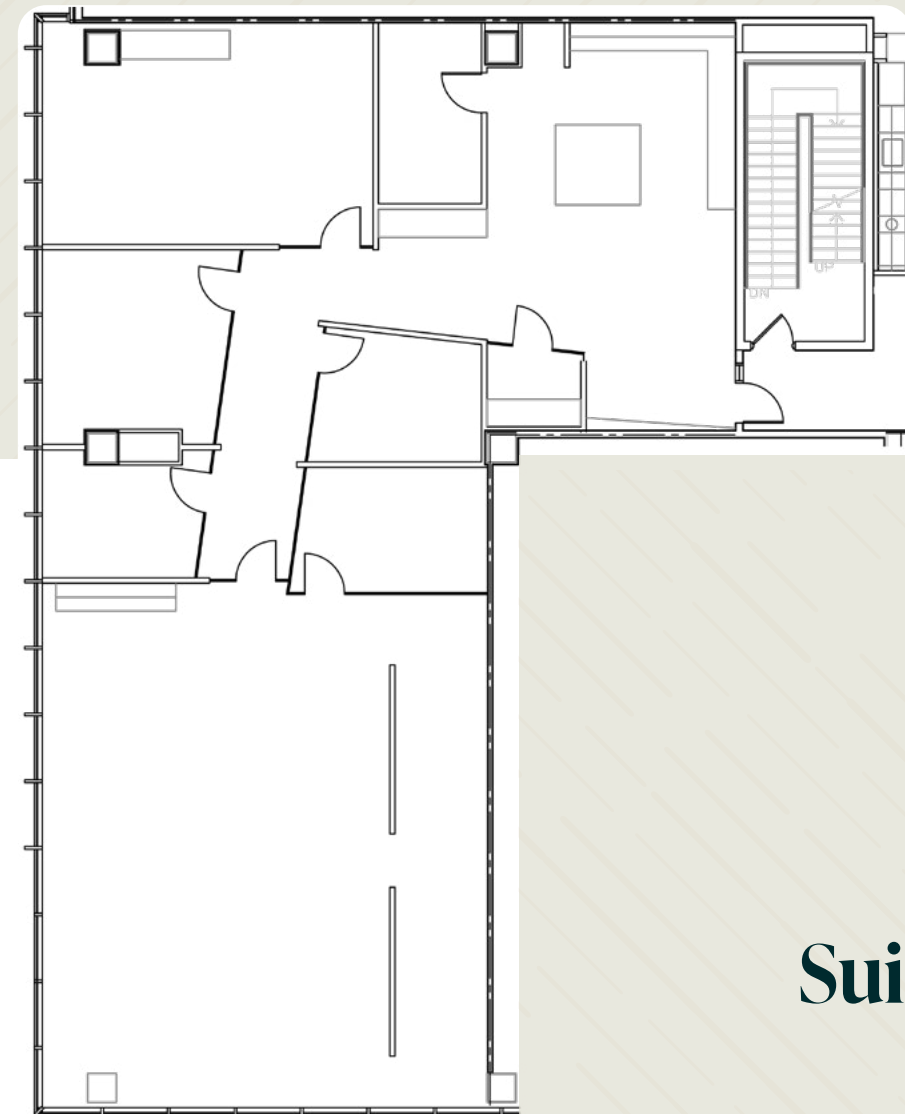
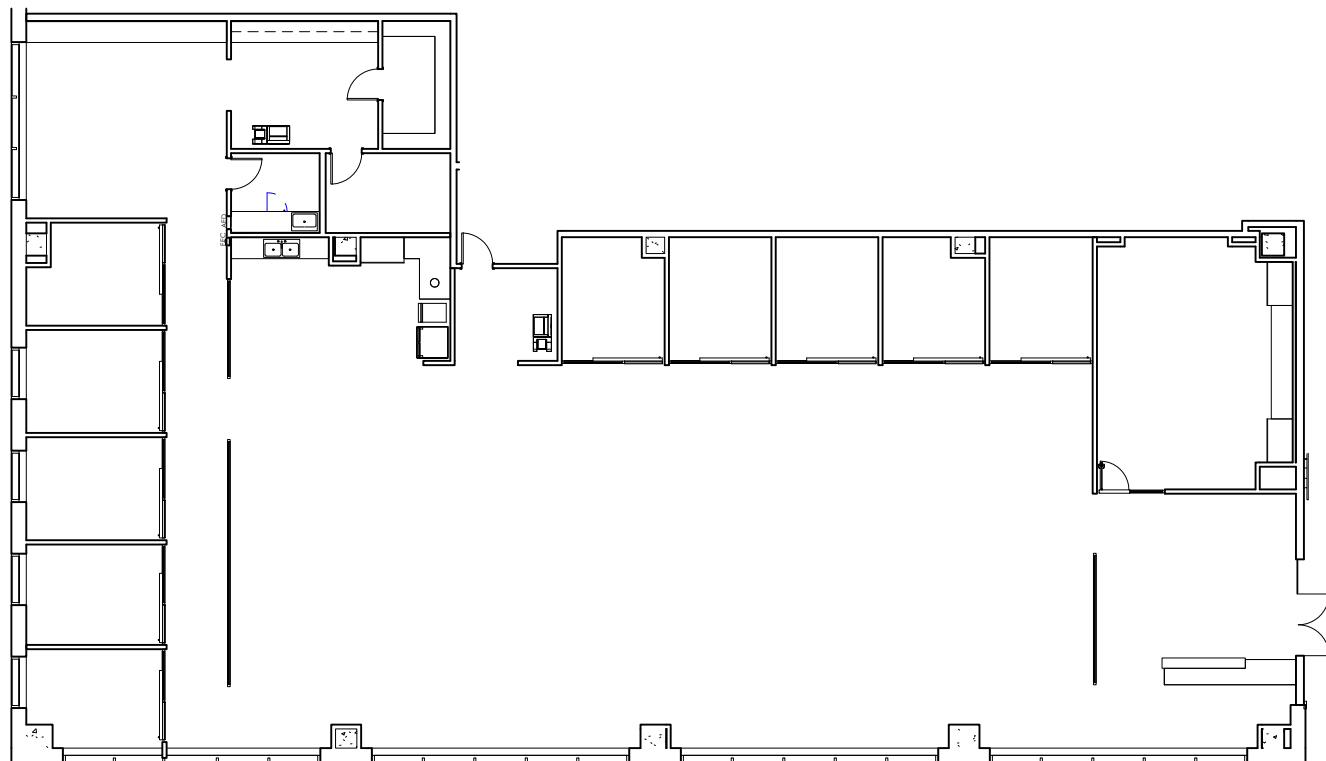
- 2M SF of retail space with 118 retailers
- 40 restaurants
- 4 Hotels (600+ Rooms)
- 1,382 Multifamily Units

FEATURED RETAILERS



Availability

Suite 101
8,795 RSF

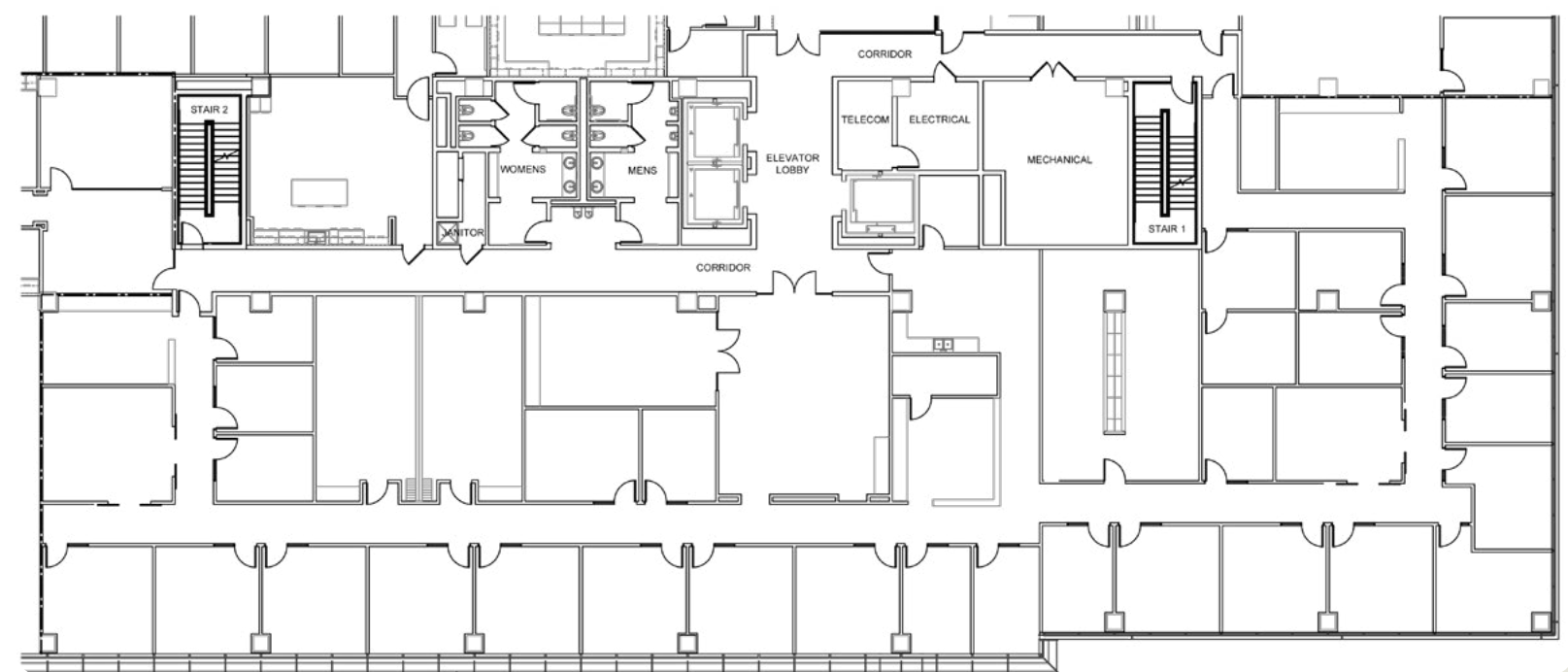


Suite 305
3,889 RSF

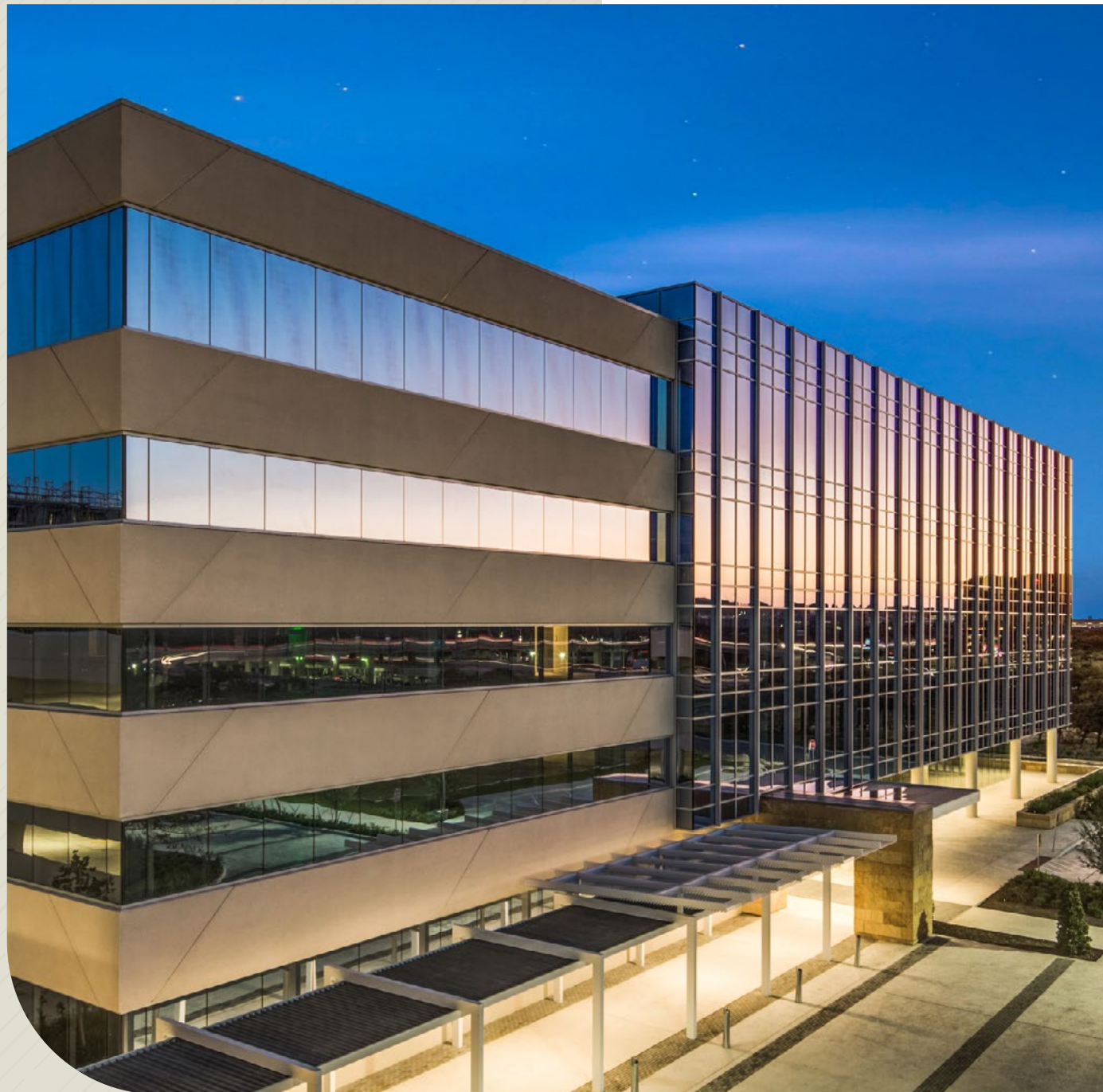
View The Space



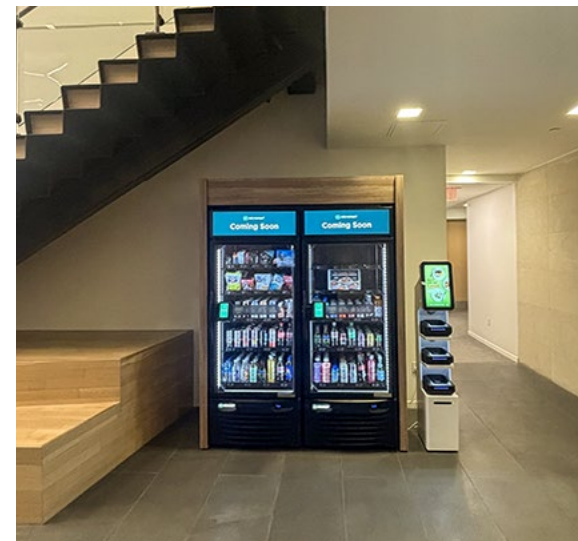
Suite 501- Divisible
14,402 RSF



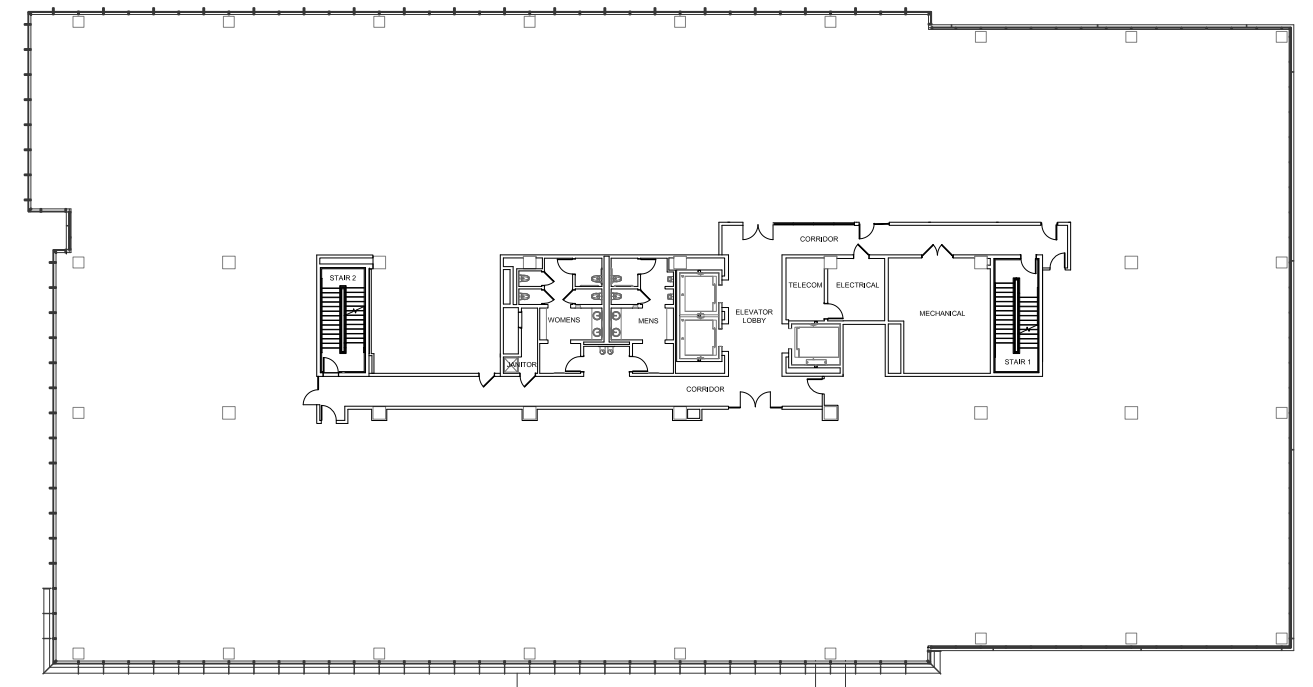
Built for *Efficiency*



With little to no columns and a small add-on factor, Landmark One's warm but sleek design brings an unparalleled efficiency to maximize your space. Typical floorplates include a 30'x40' bay depth & column grid with full-height glass and floorplates ranging from 14,000 to 32,000 square feet.

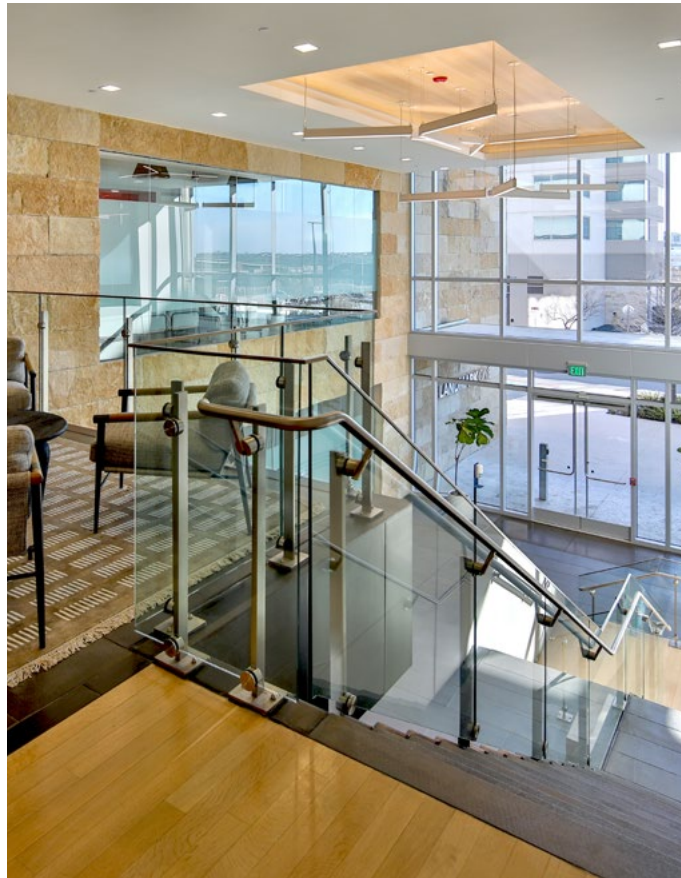


Raptor Vending is Texas' first and only provider of integrated Smart Fridge™ + Smart Cooker™ technology—a complete dining infrastructure system that delivers both refrigerated grab-and-go options and restaurant-quality hot meals from a single installation. Every installation includes exclusive partnership with Southerleigh Hospitality Group, delivering restaurant-quality meals at \$10–12 price points. No staffing. No kitchen buildout. No food trucks blocking the parking lot.



Typical *Floorplate*

Built for *Versatility*



With its stunning 360-degree Hill Country views, prime location in a vibrant retail and entertainment corridor, and flexibly designed floorplates, Landmark One presents a landmark opportunity for businesses seeking a North San Antonio location that has it all.





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FOR ADDITIONAL INFORMATION,
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Tourmaline

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