

#### CORPORATE CENTER





A TRANQUIL SPACE HIGH ABOVE SAN ANTONIO'S NORTHWEST CORRIDOR WITH UNIQUELY EXPANSIVE VIEWS, VISTA IS A PLACE WHERE MINDS WILL BE INSPIRED AND NEW IDEAS WILL BE CONCEIVED.

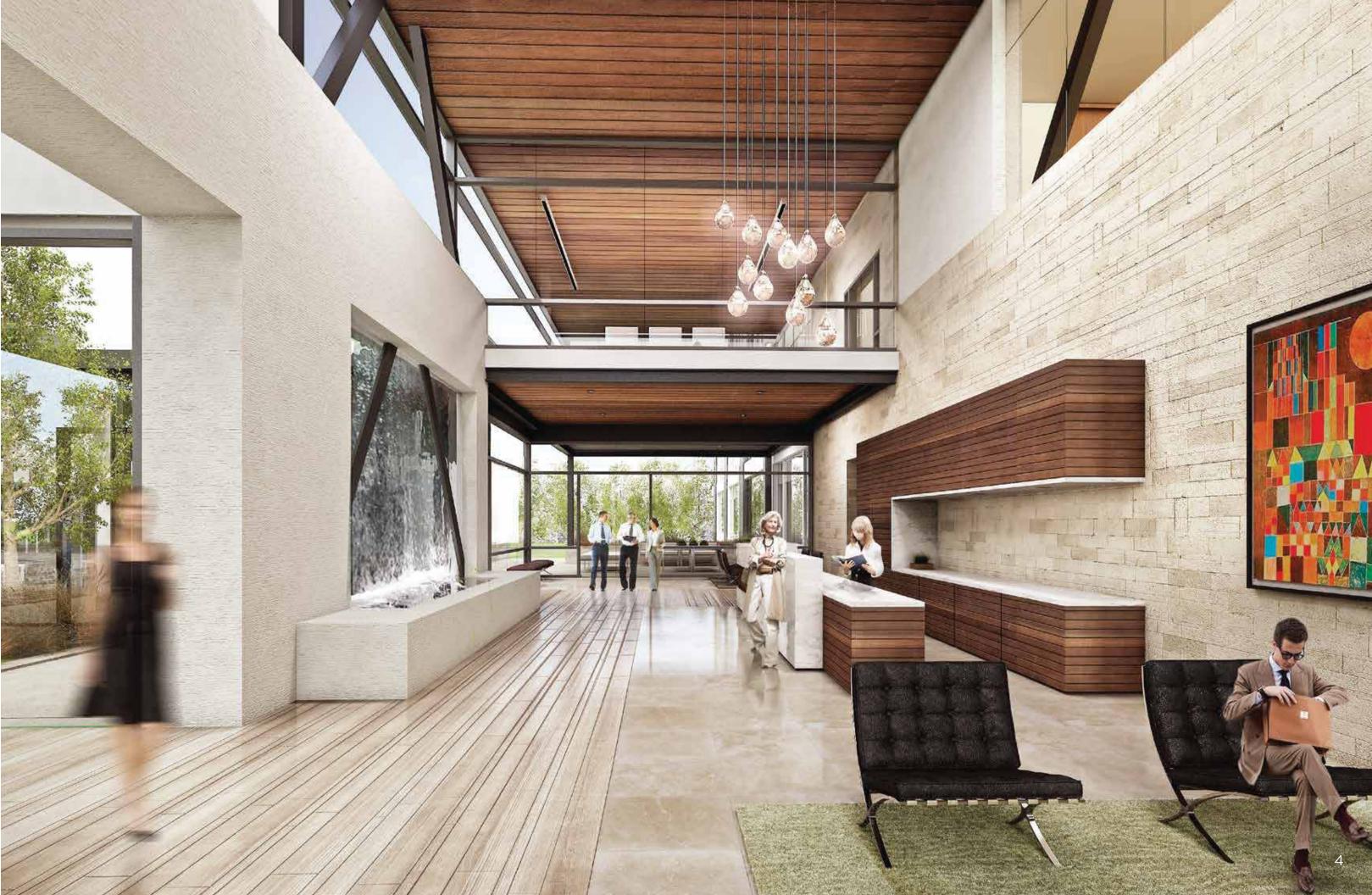






## EXPERIENCE THE SPACE TO THINK DIFFERENTLY.









## BUILT TO INSPIRE.

VISTA CORPORATE CENTER, an extraordinary new development, is located in the heart of San Antonio's burgeoning northwest submarket. From the impressive porte cochère entrance to the floor-to-ceiling glass walls that create seamless indoor/outdoor transitions, this state-of-the-art facility is unlike anything we've ever seen.

VISTA CORPORATE CENTER is full of smart design surprises.

By using filtered light, natural views and contemporary concepts in greenscaping, VISTA combines high visual impact with a healthy workspace. Incorporating natural elements not only reduces operation costs but lowers stress and inspires happiness. Research studies show conclusively that buildings with natural elements incorporated into the design have a dramatic effect on the well-being of its occupants. VISTA delivers a sense of tranquility that can lead to more productivity, higher job satisfaction and a higher sense of place.

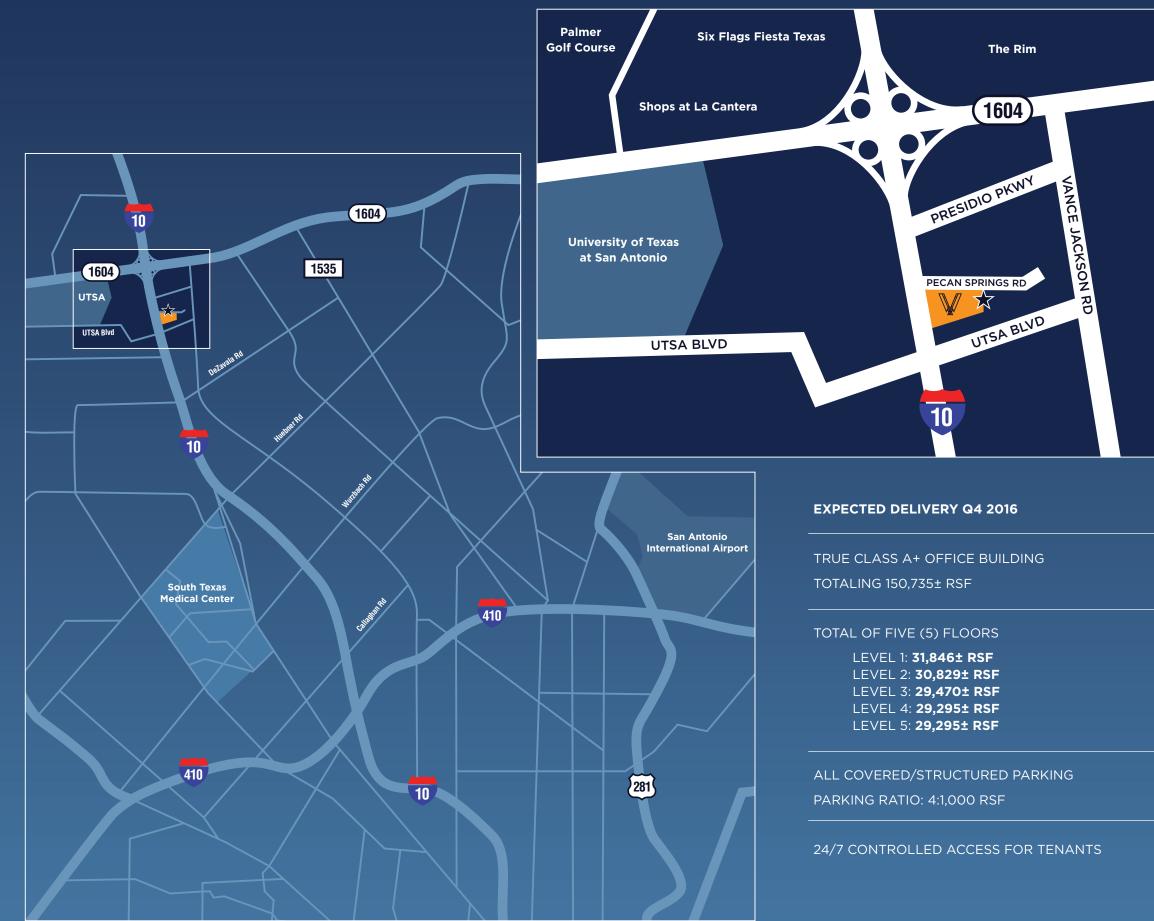
Aside from the awe-factor, VISTA CORPORATE CENTER's stunning green wall and rain wall help cool the building in the summer and add insulation in the winter. The roof collects rain water that feeds the building and makes VISTA's unique amenities both sustainable and economical. The climate-designed open space, fitness area, bistro café and gardens create a communal atmosphere.

#### A TRANQUIL WORK SPACE WILL IMPACT THE BOTTOM LINE.



- SUPERIOR EXPERIENCE of moving from the car to your office from covered garage, through a lush garden and waterfall promotes a sense of well-being and serenity.
- High-quality environment **24/7 CONTROLLED ACCESS** for tenants.
- Slender structural steel design makes smaller column footprints resulting in **MORE EFFICIENT USE OF THE SPACE**.
- **A GRAND ENTRANCE** The 30-foot tall living wall creates a breathtaking entrance, leaving an impression on both tenants and visitors alike.
- **FORM AND FUNCTION** the sleek, modern exterior canopy design routes rainwater to indigenous landscaped planters below.
- A stunning look-through waterfall feature from garden courtyard to lobby is **A BOLD AND ELEGANT STATEMENT**.
- Bistro café and fitness gym amenities foster **A COMMUNAL ATMOSPHERE**.







CE BUILDING F
DORS : RSF ± RSF ± RSF ± RSF ± RSF
TURED PARKING

LOCATION	13805 IH-10 W, San Antonio, Texas 78249	LOBBY FINISHES Patterned stone tile		
RENTABLE SQUARE FEET	150,735± RSF		Stone wall tile with waterfall f Wood ceilings	
TOTAL OFFICE FLOORS	Five (5)		Recessed lighting with accen	
FLOOR PLATE SIZES	Level 1: 31,846± RSF Level 2: 30,829± RSF	FITNESS CENTER	Locker rooms with showers State-of-the-art fitness equip Adjacent to café and outdoor	
	Level 3: 29,470± RSF Level 4: 29,295± RSF Level 5: 29,295± RSF	CORRIDOR FINISHES	Carpet Painted walls TechZone Ceiling System wit	
COMMON AREA FACTOR	Single Tenant: 1.08 Multi-Tenant: 1.125		12" x 48" recessed lighting	
PARKING GARAGE	4:1,000 RSF Total: 600 spaces Accessible (ADA): 12 spaces	<b>RESTROOM FINISHES</b> Large scale porcelain tile Painted drywall ceiling Recessed lighting Solid surface vanity top		
LEASE DEPTH	42'-0" as measured from core wall to exterior wall	EXIT STAIR FINISHES	Painted walls Painted metal stairs and hanc	
CEILING HEIGHT	9'-0"		Concrete treads (pan filled) w	
MULT-TENANT CORRIDOR WIDTH	5'-6" (minimum)		Two (2) 3000 lb High-Speed One (1) 4000 lb High-Speed I	
FOUNDATION SYSTEM	Straight-shaft pier foundation		Brushed stainless door and He	
STRUCTURAL SYSTEM	Structural Steel Frame with composite steel framed floors with concrete slabs over metal deck	HVAC SYSTEM	Five (5) 80 Ton VAV Roof Pa	
DESIGN LOADS	Typical Floor Live Load: 50 psf Ceiling and Mechanical Load: 7 psf Lobby Area Live Load: 100 psf Mechanical Area Live Load: 125 psf Storage Area Live Load: 125 psf		Each RTU will supply air to an Tenant Improvements to prov loop as follows: a) ductwork t external insulation and b) duc with internal insulation excep	
EXTERIOR WALLS	Two colors of precast concrete wall panels with curtainwall glazing		Tenant Improvements to prov	
ROOF SYSTEM	PVC single-ply 60 mil Sika Sarnafil RhinoBond Roofing System		server perimeter zones (quan Tenant Improvements to prov (quantity and location to be c	
			Summer 74°F and 50% RH	

**INDOOR DESIGN** Summer 74°F and 50% RH **CONDITIONS** Winter 72°F and no humidity control

# **VISTA DETAILS**

#### ll feature

ent chandelier

ipment or seating

ith tegular edge tile ceiling

ndrails ) with broom finish

ed MRL KONE Passenger EcoSpace™ d MRL KONE Service Elevator Hoistway frames

Package Units (one RTU per floor)

an externally insulated primary duct loop on each floor

rovide for all ductwork downstream of the primary duct k to VAV boxes will be galvanized sheet metal with luctwork downstream of VAV boxes will be sheet metal ept last 8' (max) before the diffuser can be flexible duct

rovide for fan powered VAV boxes with electric heat to antity and location to be determined by Tenant)

rovide for VAV boxes to serve interior zones e determined by Tenant)

ENERGY MANAGEMENT SYSTEM	Building energy management system will utilize direct digital controls supported by central PC operation and floor-by-floor panels	EMERGENCY POWER SUPPLY	Battery bacl common are
	Tenant Improvements to provide for thermostats, lighting controllers and expansion of floor-by-floor panels as required to support Tenant work		Battery bacl
LIFE SAFETY SYSTEMS	Fully addressable and expandable fire alarm system with devices covering building common areas	TELEPHONE SERVICE	Incoming te telephone/c backboard c
	Tenant Improvements to provide for fire alarm devices and expansion of the system as required to support Tenant work		Two (2) 4" c telephone/c backboard c
	Automatic fire sprinkler system for light hazard occupancy as follows: a) fully recessed sprinkler heads in building common areas and b) sprinkler heads turned up at maximum spacing in Tenant areas		Cables to be data rooms
	Tenant Improvements to provide for reconfiguring fire sprinkler system in Tenant area as required to support Tenant work	DOMESTIC WATER SYSTEM	Domestic was serve the bu
ELECTRICAL SERVICE	2500 KVA pad mounted transformer, 480 volt, three phase, 4 wire main electrical service		
	3000A main switchboard with main disconnect and ground fault protection		
	2500A Busway through each floor provides for larger equipment installation if required by tenant		
	Power capacity provided as follows: a) 3.0 watts psf connected for 208/120 volt receptacle load to support Tenant power demands and b) 1.1 watts psf lighting load (per energy code requirements) to support Tenant power demands		
	Electrical rooms on every level, including the following equipment: a) one (1) 125A, 42 circuit, 480/277 volt, three phase, four wire panel for lighting power b) one (1) 400A, 42 circuit. 480/277 volt, four wire panel for mechanical/plumbing power c) one (1) 112.5 KVA step down transformer feeding one 400A, 42 circuit, 208/120 volt, four wire panel for receptacle power		
	Tenant Improvements to provide for additional panels and circuiting to support Tenant work		

## BUILT TO INSPIRE.

ack-up for all emergency lighting to serve the building areas

ack-up coast down/recall for elevators

telephone/data service shall be terminated in main e/data room located on the first level, painted plywood d on two primary walls

" conduit risers will provide access to intermediate e/data rooms on each floor, painted plywood d on one primary wall

be pulled between main and intermediate telephone/ ns by service provider or Tenant contractor

water pump package and electric water heater to building common areas

## **AMENITIES MAP**

POSITIONED IN SAN ANTONIO'S DYNAMIC NORTHWEST SUBMARKET.

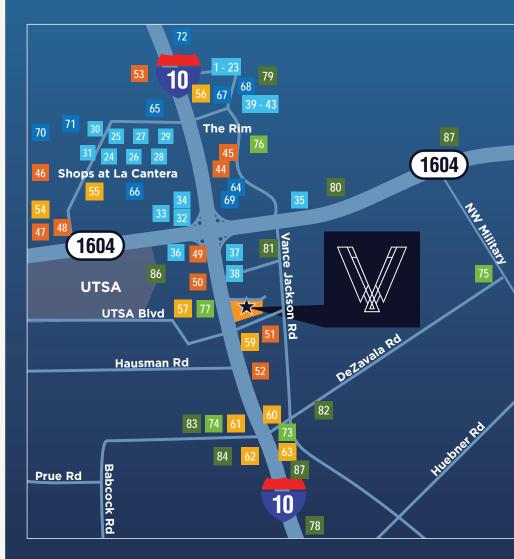
## **INGRESS & EGRESS MAP**



#### 1. Quarry Hofbrau at The Rim 2. Chick Fil-A 3. TGIFridays 4. Stone Werks Big Rock Grille 5. Islamorada Fish Co 6. Maggiano's Little Italy 7. BJ's Restaurant & Brewhouse 8. Taste Crepes & More 9. Mimi's Café 10. Sustenio 11. Piatti 12. Tiagos Cabo Grille 13. Mona Lisa's Pizzeria 14. The General Public 15. JUICEssential 16. Zoes Kitchen 17. Cosi 18. Red Robin Gourmet Burgers 19. Freddy's 20. Bob's Steak & Chop House 21. The Bistro 22. 54th Street Grill and Bar 23. Great American Grill 24. PF Changs 25. Va Bene Pizzeria Napoletana 26. Whiskey Cake 27. Grimaldi's Pizzeria 28. Brio Tuscan Grille 29. Perry's 30. Yard House 31. The Cheesecake Factory 32. Olive Garden 33. Longhorn Steakhouse 34. Red Lobster 35. Tacos N Salsa 36. Applebee's 37. Chuy's 38. Cheddar's Casual Café 39. Urban Brick Pizza at The Rim 40. Bowl & Barrel at The Rim 41. Ruth's Chris Steakhouse at Eilan 42. Russo's Coal Fired Italian Grill 43. Which Wich at The Rim



44. Courtyard San Antonio Six Flags
45. Residence Inn San Antonio
46. La Cantera Hill Country Resort
47. Staybridge Suites NW S
48. Comfort Inn Fiesta at Six Flags
49. Drury Inn & Suites
50. La Quinta Inn & Suites
51. Sleep Inn & Suites at Six Flags
52. Super 8 San Antonio/Fiesta
53. Eilan Hotel & Spa



#### ING

54. IBC Bank
55. BBVA Compass
56. Security Service Federal Credit Union
57. Synergy Federal Credit Union
58. RBFCU
59. United SA Federal Credit Union
60. Frost Bank
61. Woodforest National Bank
62. Bank of America
63. Chase Bank

BANKING

#### ENTERTAINMENT

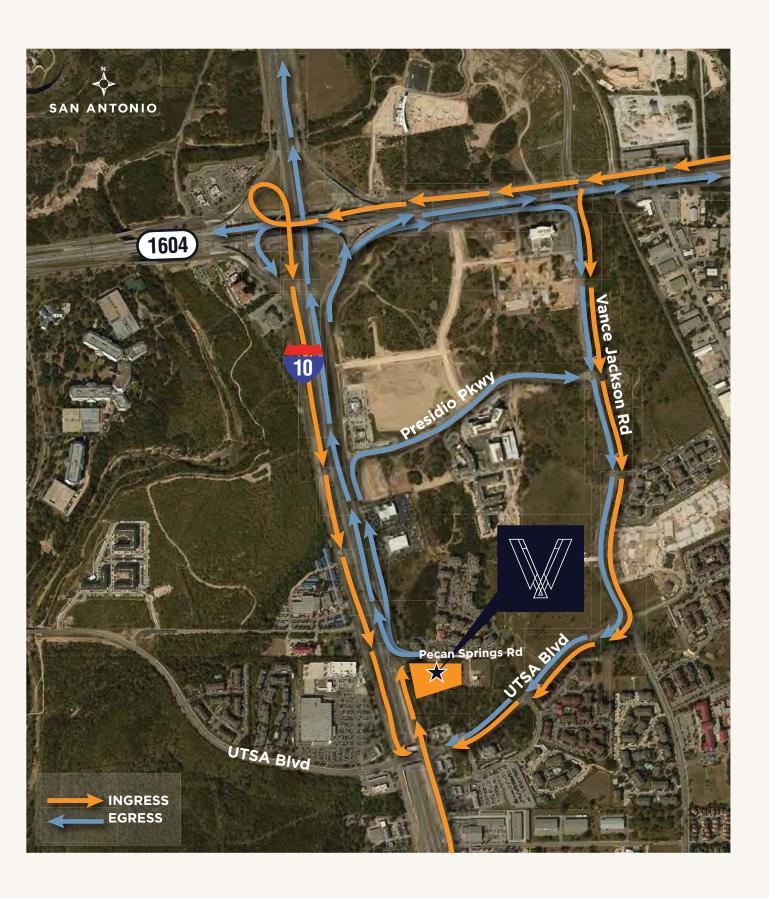
64. Top Golf
65. Six Flags Fiesta Texas
66. Shops at La Cantera
67. Santikos Palladium IMAX
68. Bowl & Barrel
69. iFLY San Antonio (coming soon)
70. La Cantera Golf Club
71. Palmer Golf Course
72. Dominion Country Club

#### **GROCERY & PHARMACY**

73. HEB74. Walmart Supercenter75. Walmart Neighborhood Market76. Target77. Costco

#### **HEALTH & WELLNESS**

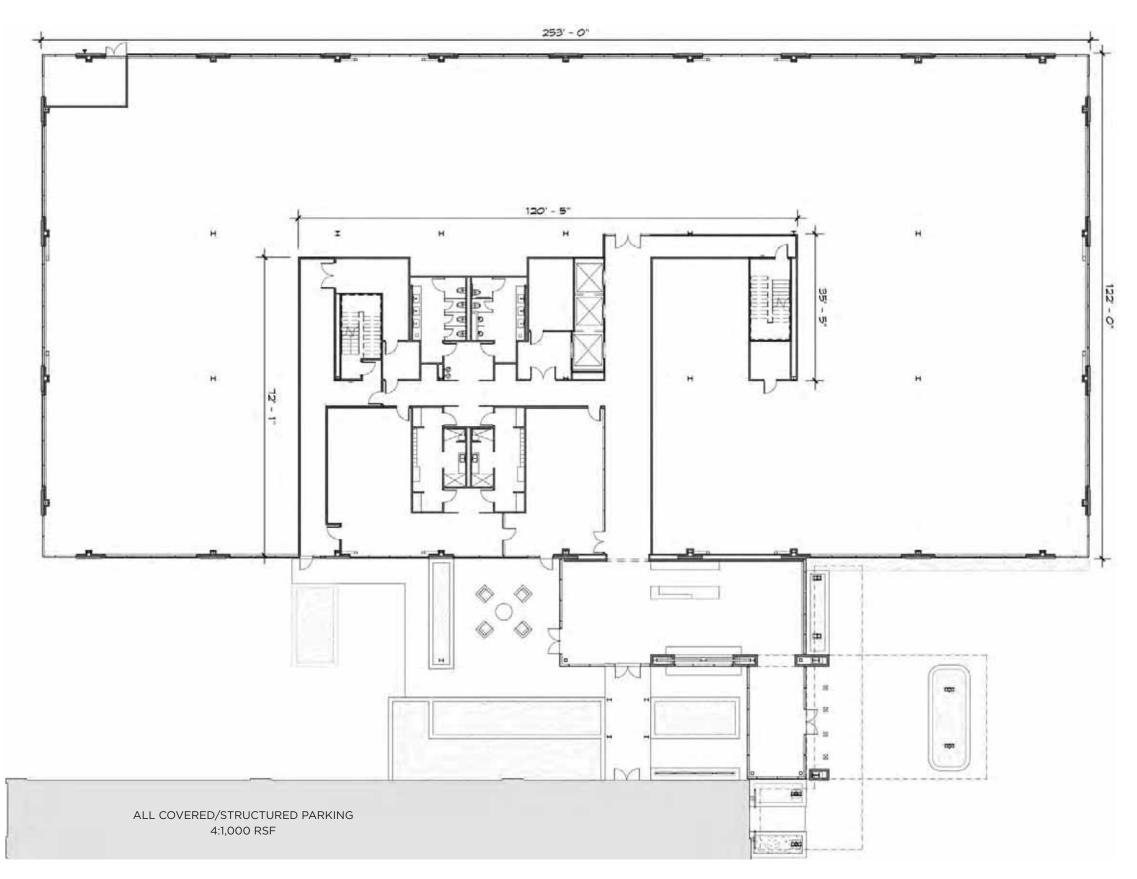
78. REI
79. Life Time Fitness
80. ChampionFit Gym
81. Bedlam CrossFit
82. Camp Gladiator
83. Ultra Fitness and Spa
84. CrossFit Lobo
85. Gold's Gym
86. UTSA Recreation
87. Academy Sports





## **ENTRANCE DETAIL** TRUE CLASS A+ BUILDING T. Ĭ TOTALING 150,735± RSF I I I 00000 Å SAN ANTONIO



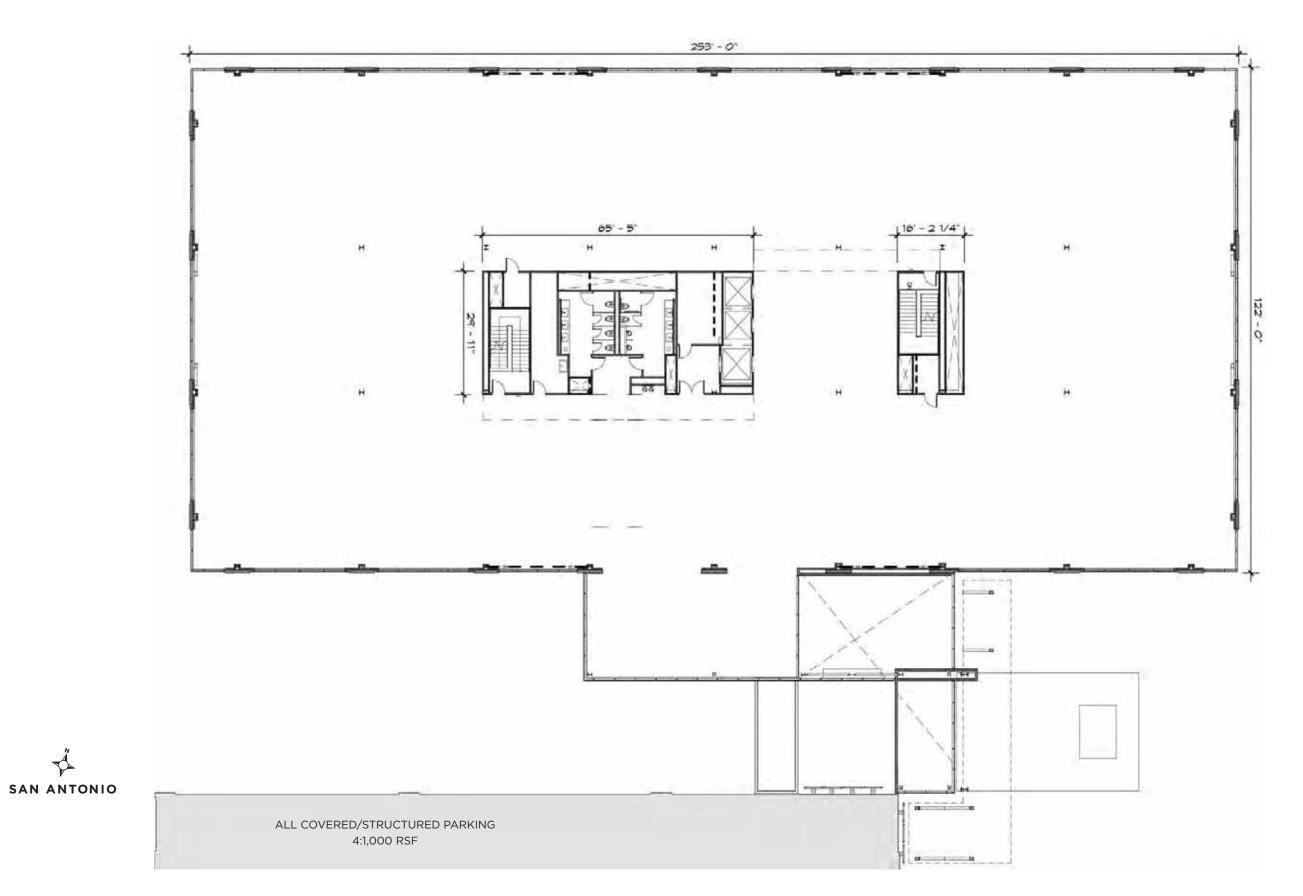




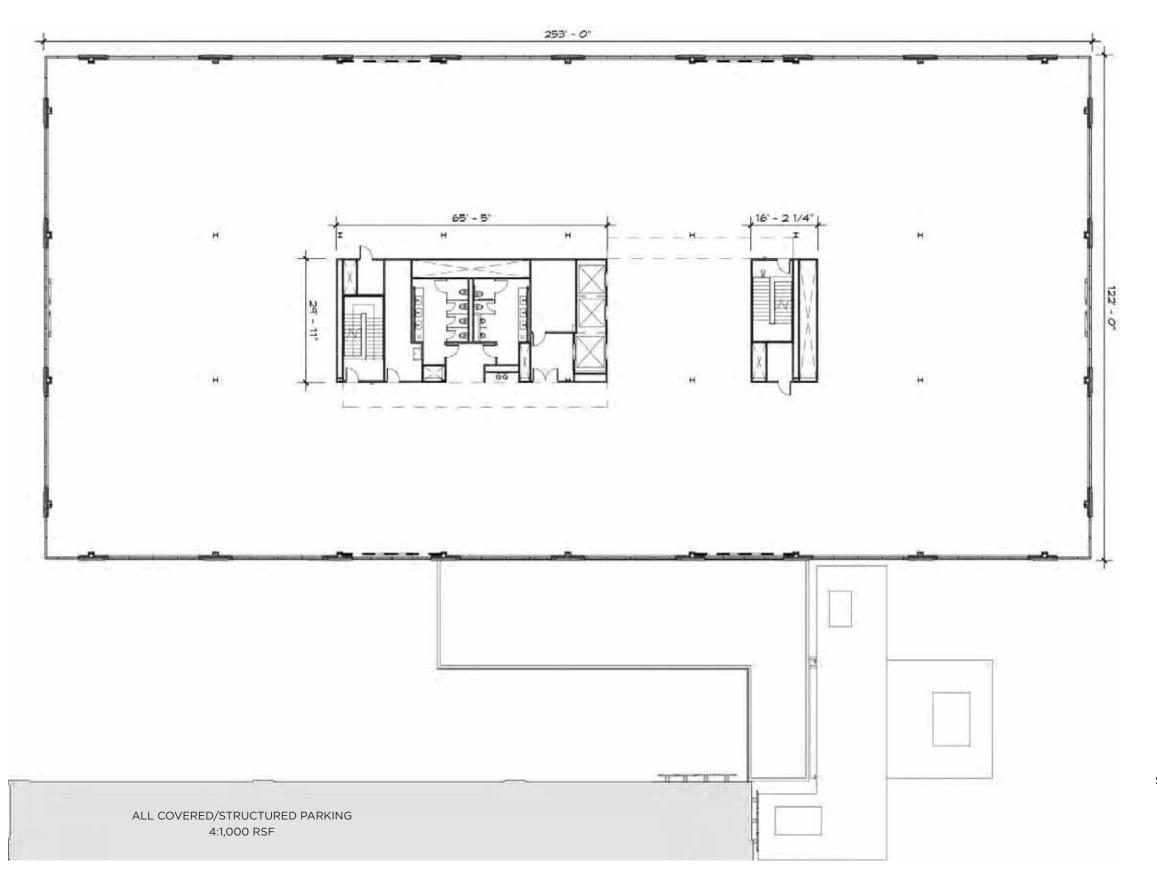
Å SAN ANTONIO

## FLOOR PLAN - LEVEL 2: 30,829± RSF

FULL OF SMART DESIGN SURPRISES.



### FLOOR PLAN - LEVEL 3: 29,470± RSF

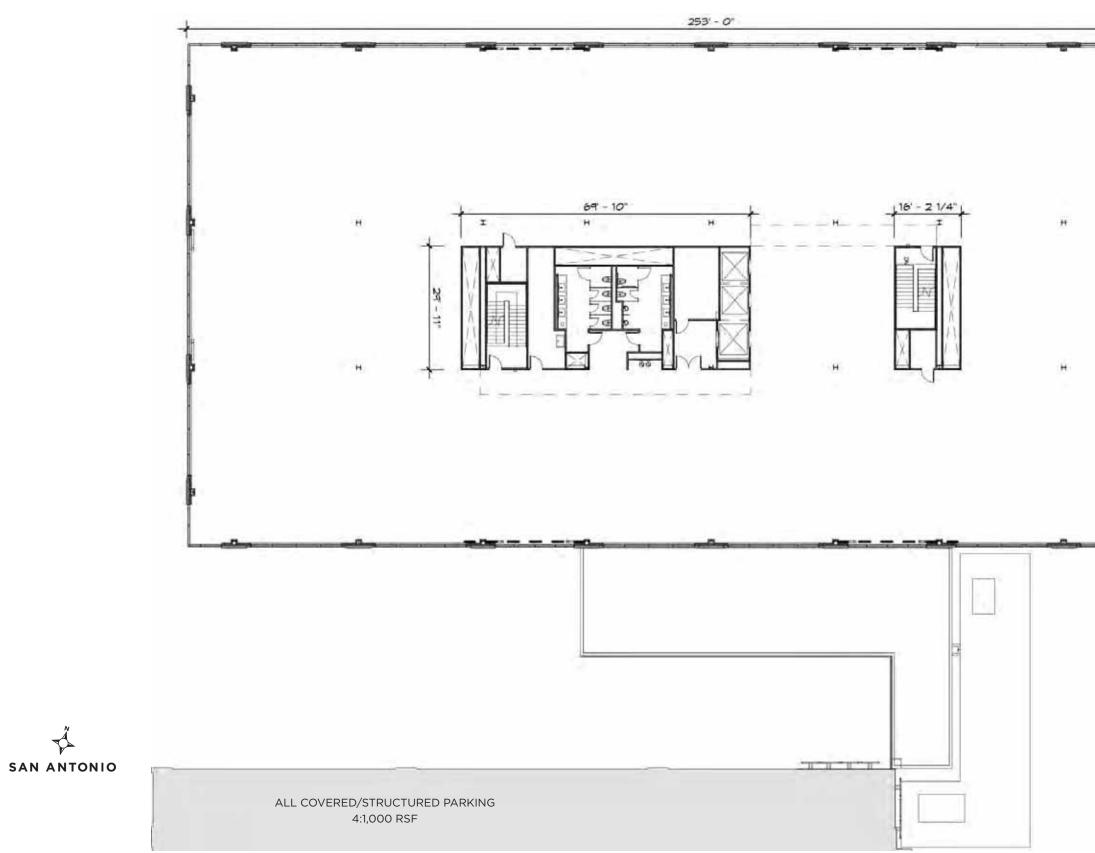




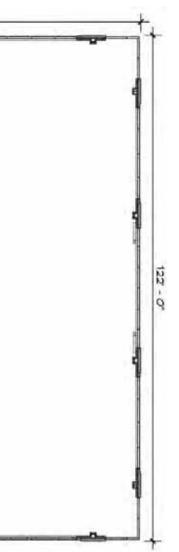


## FLOOR PLAN - LEVEL 4: 29,295± RSF

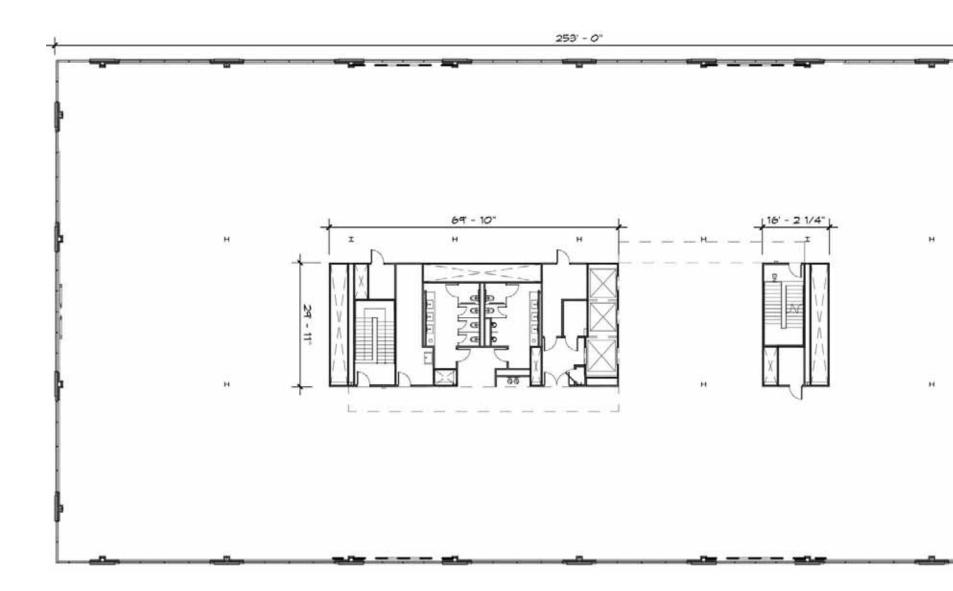
FULL OF SMART DESIGN SURPRISES.



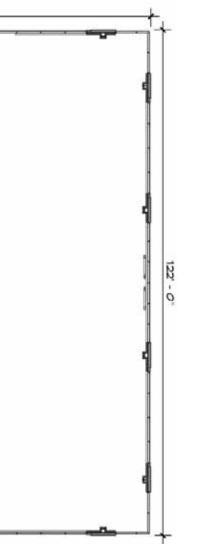
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### FLOOR PLAN - LEVEL 5: 29,295± RSF







Å SAN ANTONIO



#### VISTA-SA.COM

13805 IH-10 W, SAN ANTONIO, TX 78249

For more information about leasing opportunities at VISTA CORPORATE CENTER please call 210.341.1344

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