

FROST TOWER

www.thefrosttower.com

PROJECT BY:



LEASING BY:

CBRE

RETAIL | FOR LEASE | 111 W HOUSTON ST | SAN ANTONIO, TX 78205

PROPERTY HIGHLIGHTS

Frost Tower is now an iconic addition to the downtown skyline of 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.

- Class A++ Office above ground floor retail
- Prime Houston Street location
- Landscaping and park design by prestigious architects, GGN
- Located along the San Pedro Creek Culture Park, a planned 2-mile linear park
- Retailers will have access to structured parking

LOCATION

111 West Houston Street
San Antonio, Texas 78205

PROJECT SIZE

460,000- RSF (approximate) / 24 Floors

GROUND FLOOR RETAIL

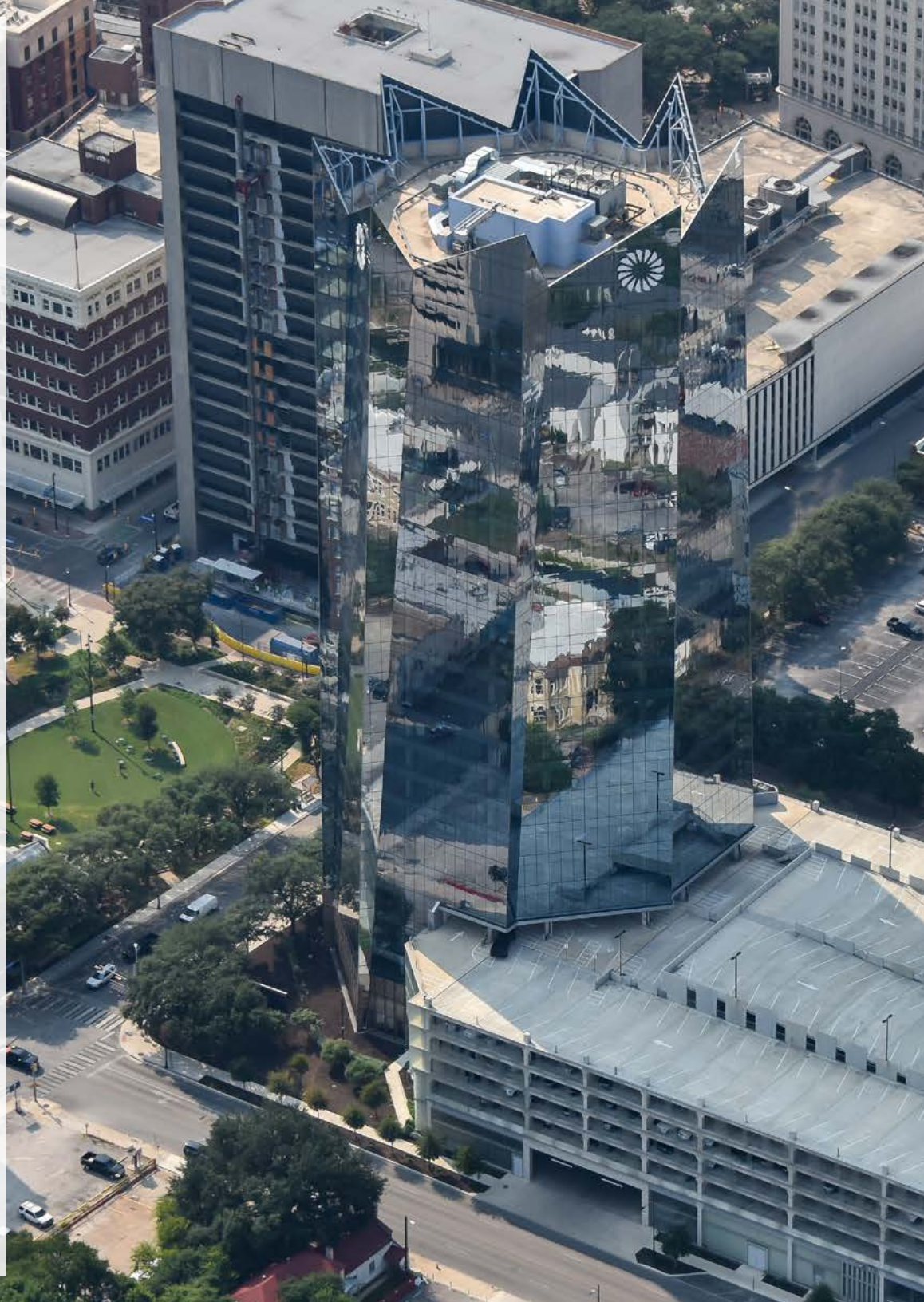
18,174 RSF

ANCHOR OFFICE TENANT

Frost Bank Corporate Headquarters

SIZE AVAILABLE

- WEST HOUSTON STREET (approximate)
 - Tower Retail – 4,333 RSF
 - 1,000 RSF – 8,788 RSF
- CAMARON STREET (approximate)
 - 3,465 RSF





UTSA EXPANSION

UTSA Downtown is completing a 10-year expansion, along with newer developments in the growing west Downtown CBD. The School of Data Science and the National Security Collaboration Center, two major initiatives at its Downtown Campus, will serve as the hub for its data intelligence and cybersecurity programs. The \$90 million facility is slated to open in 2022 on a property that abuts the San Pedro Creek project just east of the existing Downtown Campus footprint.

Once completed and occupied, the building will house programs anchoring UTSA to San Antonio's burgeoning high-tech corridor. It is also adjacent to the Continental Hotel redevelopment project, which is led by Weston Urban and is expected to bring additional residential units to the neighborhood.

In the coming years UTSA plans to further expand its Downtown Campus footprint. It will construct its 250,000-square foot Innovation, Entrepreneurship and Careers Building just west of the SDS-NSCC building at the site of the demolished Bexar County Jail. This College of Business expansion is expected to be completed in 2025.

<https://nscc.utsa.edu>



PROJECT BY:



DOWNTOWN DRIVERS - UTSA EXPANSION

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SAN PEDRO CREEK PROJECT

San Pedro Creek Culture Park opened in 2018 and continues to grow with additional phases currently under construction. The park includes a Performance Plaza adjacent to the Alameda Theater, which hosts outdoor performances and events. The park will also include greenspace with a 250 foot cascading wall of water and a mural behind the Spanish Governor's Palace, which will speak to the vibrant culture of the park and its rich history.

<https://spcculturepark.com>

PROJECT BY:



ALAMEDA THEATER RESTORATION

The Alameda Theater is an historic downtown San Antonio theater that has been undergoing renovations and is planned to begin its final phase of renovations in the Spring of 2022, with anticipated reopening in 2023.

The theater's interior will be updated to include an expanded lobby, an upstairs lounge, a cafe, and restored blacklight murals.

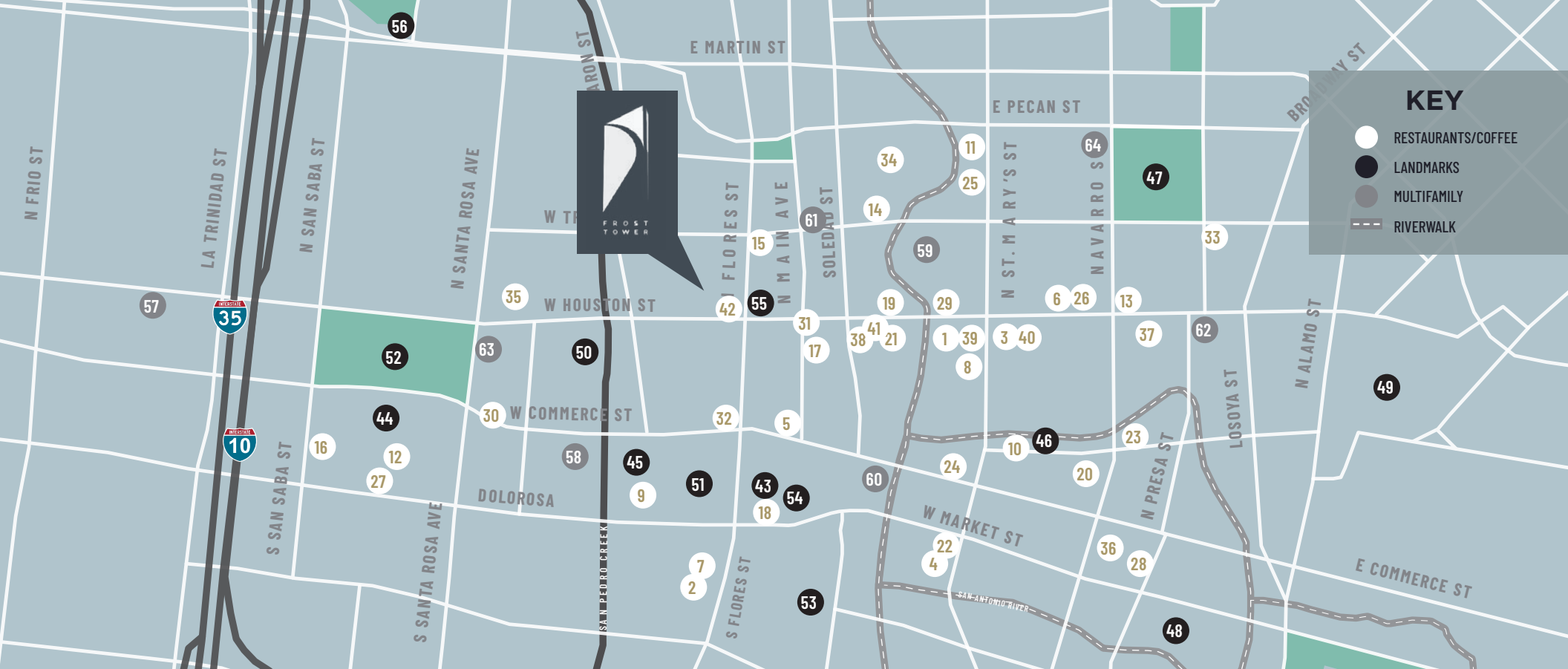
The original Alameda Theater was completed in 1949 and has hosted well-known performers from across the US, Mexico, Spain and other Latin American Countries.

Source: San Antonio Business Journal and Alameda Theater Conservancy



PROJECT BY:





RESTAURANTS

1. Acenar Mexican Restaurant
2. Athens Express
3. Bella on Houston
4. Biga on the Banks
5. Bill Miller Bar-B-Q
6. Bohanan's
7. Candy's Old Fashioned Burgers
8. Dorrego's
9. Fratello's Centra Citta
10. Iron Cactus
11. Kimura
12. La Margarita
13. La Panderia Bakery Cafe
14. Lula's Mexican Cafe
15. Pinkerton's
16. Mi Tierra Cafe y Panaderia
17. Pinch Boil House
18. Poblanos on Main
19. Range
20. Rita's on the River
21. Subway
22. Sushi Zushi
23. The County Line
24. The Esquire Tavern
25. The Original Blanco Cafe
26. The Palm San Antonio
27. Viva Villa
28. Zinc Bistro & Bar
29. Zocalo Mio
30. The Dandy
31. Bunz

COFFEE/CONVENIENCE

32. 7-Eleven
33. #SNAX Convenience Store
34. Commonwealth Coffee House & Bakery
35. CVS
36. Walgreens
37. Revolucion Coffee + Juice
38. Royal Blue Grocery
39. Sip Brew Bar & Eatery
40. Starbucks
41. 18|8 Fine Men's Salon
42. Prose

LANDMARKS

43. San Fernando Cathedral
44. Historic Market Square
45. Spanish Governor's Palace
46. Selena Bridge Riverwalk
47. Travis Park
48. Briscoe Western Art Museum
49. The Alamo
50. Alameda Theatre
51. City Hall San Antonio
52. Milam Park
53. Bexar County Court House
54. Main Plaza
55. Legacy Park
56. San Pedro Creek

MULTIFAMILY

57. Cattleman Square Lofts
58. Continental Hotel Project
59. Travis Building
60. Floodgate
61. 300 Main
62. Maverick Apartments
63. Inspire Downtown
64. The Exchange Building Apartments

DOWNTOWN RESIDENTIAL INVENTORY

**5,120
UNITS**

Total
Inventory

**1,795
UNITS**

Under
Construction

**PLUS
14,470**

Hotel Rooms
& Suites

LOCATION AERIAL

FROST TOWER | 111 W HOUSTON ST | SAN ANTONIO, TX 78205



SITE PLAN



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FOR MORE INFORMATION:

JOHN MOAKE

Vice President

+1 210 841 3217

john.moake@cbre.com

JOE CUKJATI

Associate

+1 210 841 3227

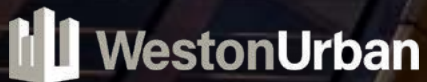
joe.cukjati@cbre.com

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F R O S T T O W E R

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