



FOR MORE INFORMATION CONTACT:

Taylor Dorris

Vice President

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taylor.dorris@cbre.com





FEATURES & AMENITIES

- Silver LEED for Existing Building Certification
- Popular North Central location
- Building conference room and on-site deli
- Fitness center with locker rooms
- On-site property management & courtesy officer
- Easy ingress/egress to and from Loop 410 and Hwy 281
- Parking ratio is 4/1,000 SF; structured covered parking available
- Surrounded by restaurant and hospitality options within walking distance
- 2013 BOMA San Antonio Office Building of the Year



A LEED CERTIFIED
PROPERTY

SETTING THE STANDARD FOR CLASS A OFFICE BUILDINGS IN THE NORTH CENTRAL SUBMARKET OF SAN ANTONIO

- In May 2012, Renaissance Plaza was awarded a Silver Level LEED for Existing Building Certification
- Classic architectural design and finishes include granite, marble and glass with updated common areas
- Full on-site amenity package includes banking, fitness center, deli, conference facility, garage parking and full staff of senior level property management
- Outside environment provides a park like setting with trademark fountain and benches featured throughout

ELEVATORS/UPPER FLOOR ACCESS

- 4-3,000 lb. Passenger elevators
- 1-4,000 lb. Freight elevator
- 2-3,000 lb. Passenger elevators in parking garage

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PARKING

- 735 Total, which includes 88 designated visitor spaces
- Covered reserved parking is available
- Covered walkway from parking garage to building

STATE OF THE ART HVAC SYSTEM

- (2) 400 ton Magnetic bearing screw chillers installed in 2011, utilizing environmentally friendly R134 A Refrigerant
- Controlled by Automated Logic's WebCTRL based Energy Management and Control Software offering Tenants after hours connectivity remotely via internet

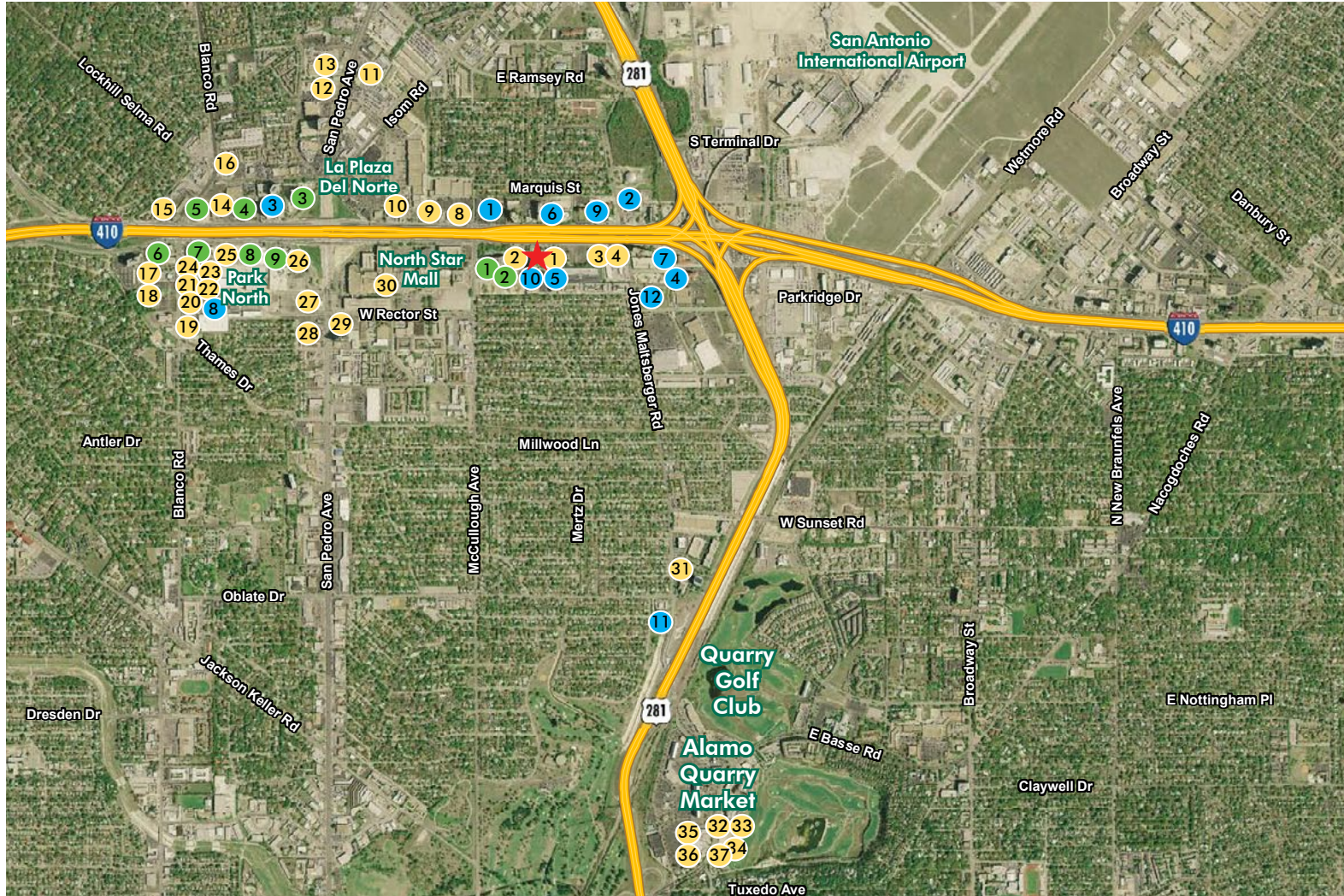
OTHER

- Proximity card access for after hours security
- Normal building hours are 7 a.m. to 6 p.m., Monday through Friday and 7 a.m. to 1:00 p.m. on Saturday
- Phone/Data: AT&T and Time Warner Cable; Grande Communications; Fiber is available
- Web based IMPAK Work Order System Platform





AREA AMENITIES



HOTELS

1. Doubletree Hotel
2. Hampton Inn & Suites
3. Hilton San Antonio Airport
4. La Quinta Inn & Suites
5. Courtyard San Antonio
6. Drury Hotels
7. Towne Place Suites
8. Aloft San Antonio Airport
9. Holiday Inn Express
10. Staybridge Suites
11. Hyatt Place
12. Best Western

RESTAURANTS

1. Pappadeaux's
2. Texas Land & Cattle
3. Logan's Roadhouse
4. Cracker Barrel
5. Subway
6. Bill Miller BBQ
7. TGI Friday's
8. Chick-fil-A
9. Jason's Deli
10. Freebird's
11. Wendy's
12. Subway
13. Barbaresco Restaurant
14. Souper Salad
15. Demo's
16. Jack-in-the Box
17. Dough Pizzeria Napoletana
18. Pkknikins
19. Freddy's Frozen Custard
20. Earl of Sandwich
21. Egg & I
22. Dickey's Barbeque Pit
23. The Lion & Rose Pub
24. Jim's Restaurant
25. La Madeliene
26. Chipotle Mexican Grill
27. Longhorn Steakhouse
28. Taco Cabana
29. Sea Island Shrimp House

30. Cheesecake Factory
31. Ruth's Chris Steak House
32. Canyon Cafe
33. Piatti's
34. Fleming's Prime Steakhouse & Wine Bar
35. Joe's Crab Shack
36. PF Chang's
37. Chili's Grill & Bar Restaurant
38. Corner Bakery
39. Grimaldi's Pizzeria

BANKING

1. BBVA Compass
2. Wells Fargo
3. Sterling Bank
4. Capital One
5. Frost Bank
6. Citi Bank
7. Chase Bank
8. Security Service Federal Credit Union
68. North Central Baptist Hospital
69. Rainbow Day Care





SPACE AVAILABILITY

SUITE	RSF	VIEW FLOOR PLAN
160	2,763	CLICK HERE TO VIEW
200	6,389	CLICK HERE TO VIEW
315	7,949	CLICK HERE TO VIEW
470	2,309 - 3,880	CLICK HERE TO VIEW
520	7,146	CLICK HERE TO VIEW
755	2,164	CLICK HERE TO VIEW
FLOOR 9	2,809 – 7,608	CLICK HERE TO VIEW
1100	16,275	CLICK HERE TO VIEW



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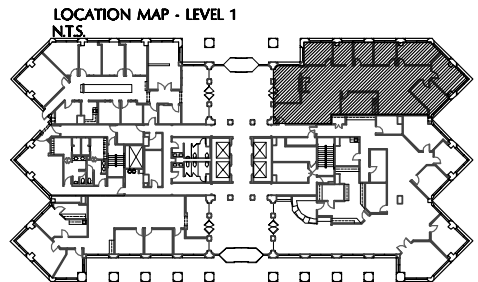
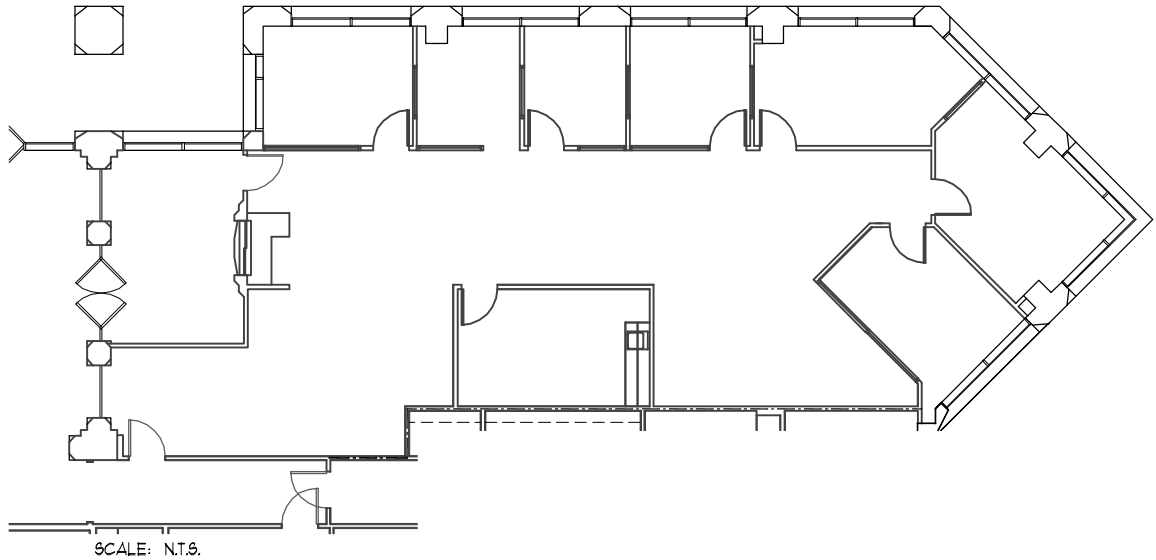
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SUITE

160

2,763
SQUARE FEET



For more information:

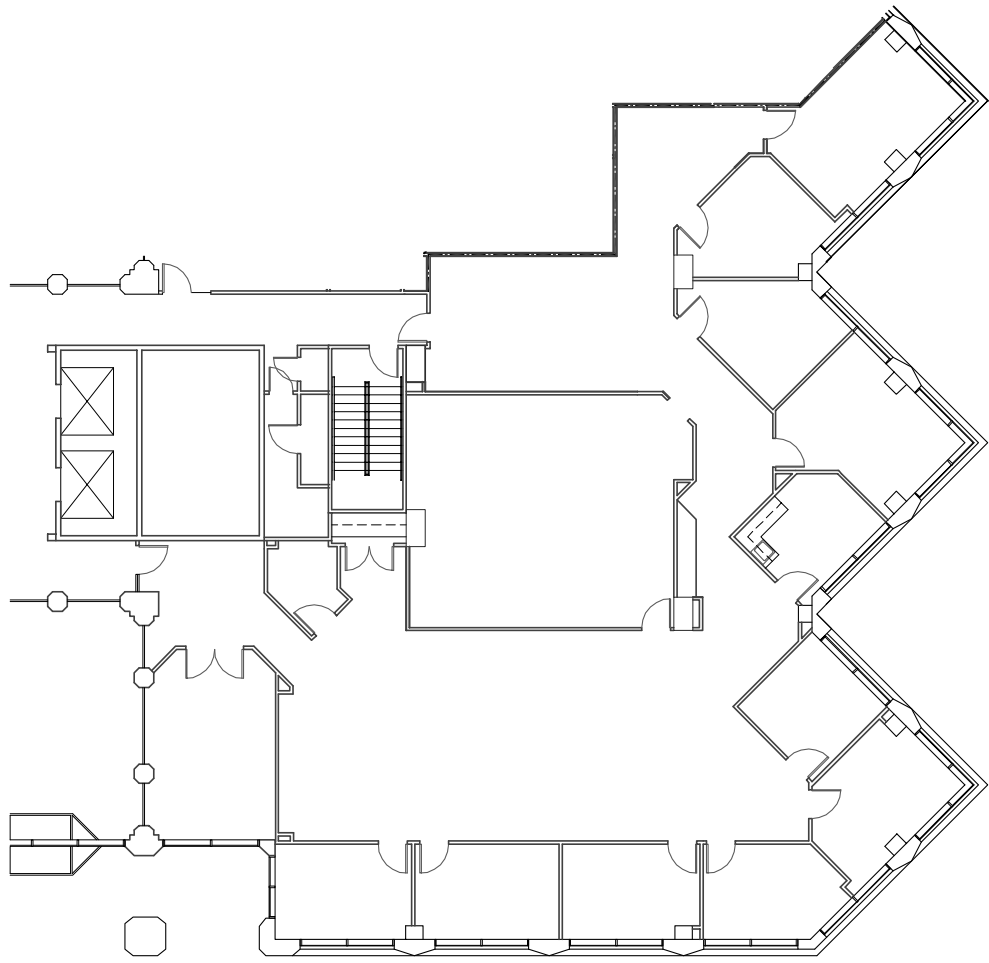
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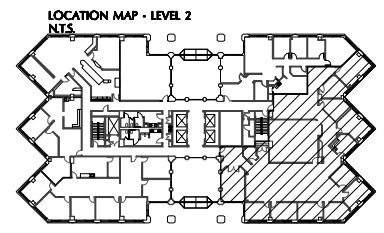
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SUITE
200
6,389
SQUARE FEET



SCALE: NOT TO SCALE



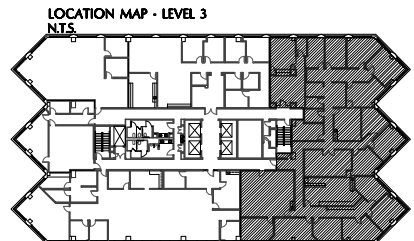
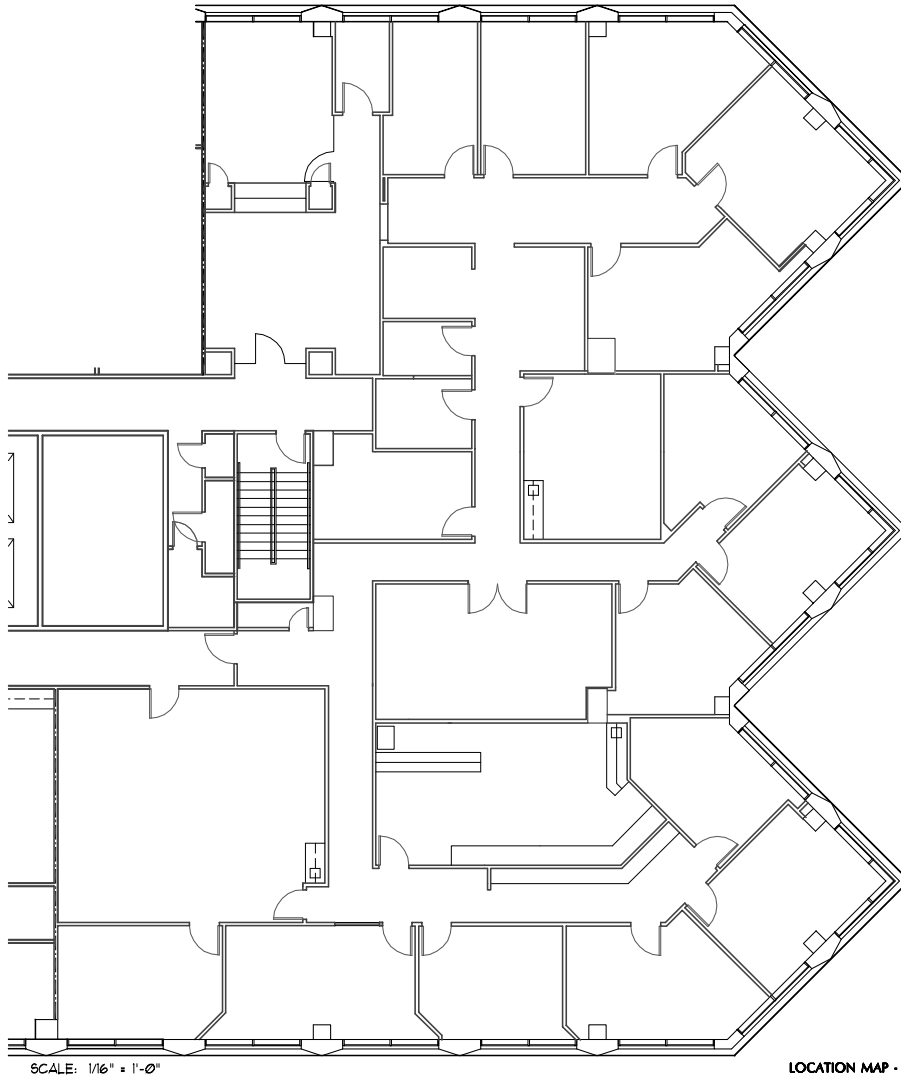
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SUITE
315 **7,949**
SQUARE FEET



For more information:

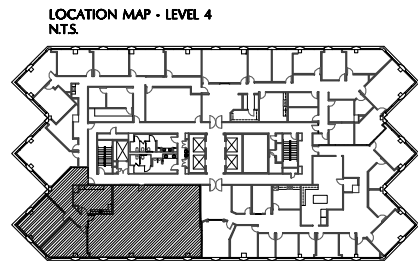
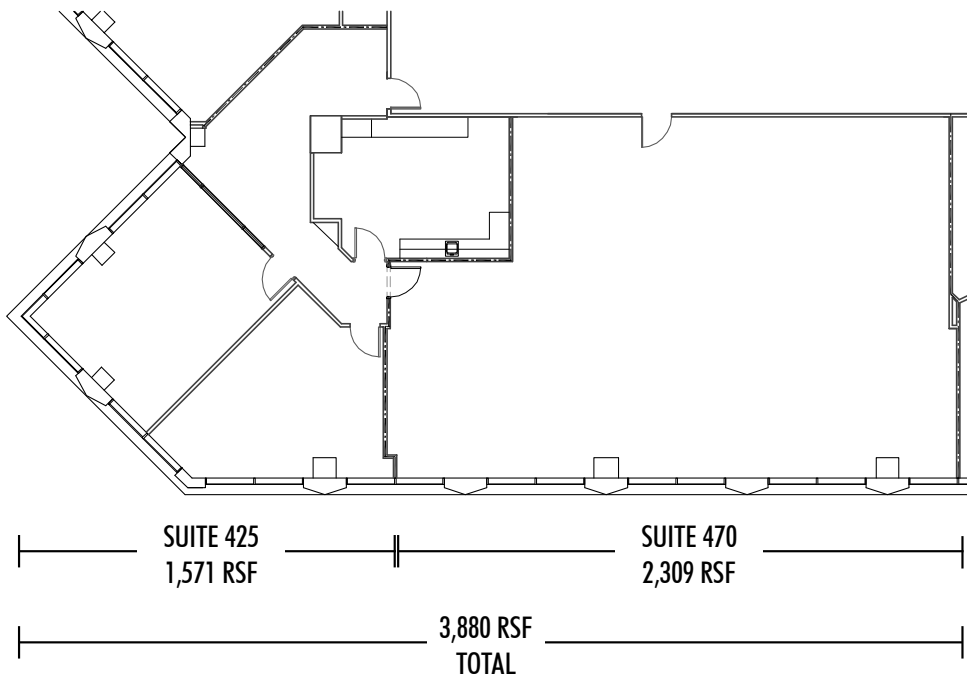
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SUITE **470** **2,309 - 3,880**
SQUARE FEET



For more information:

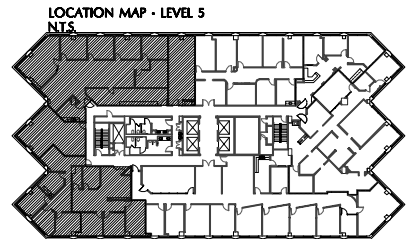
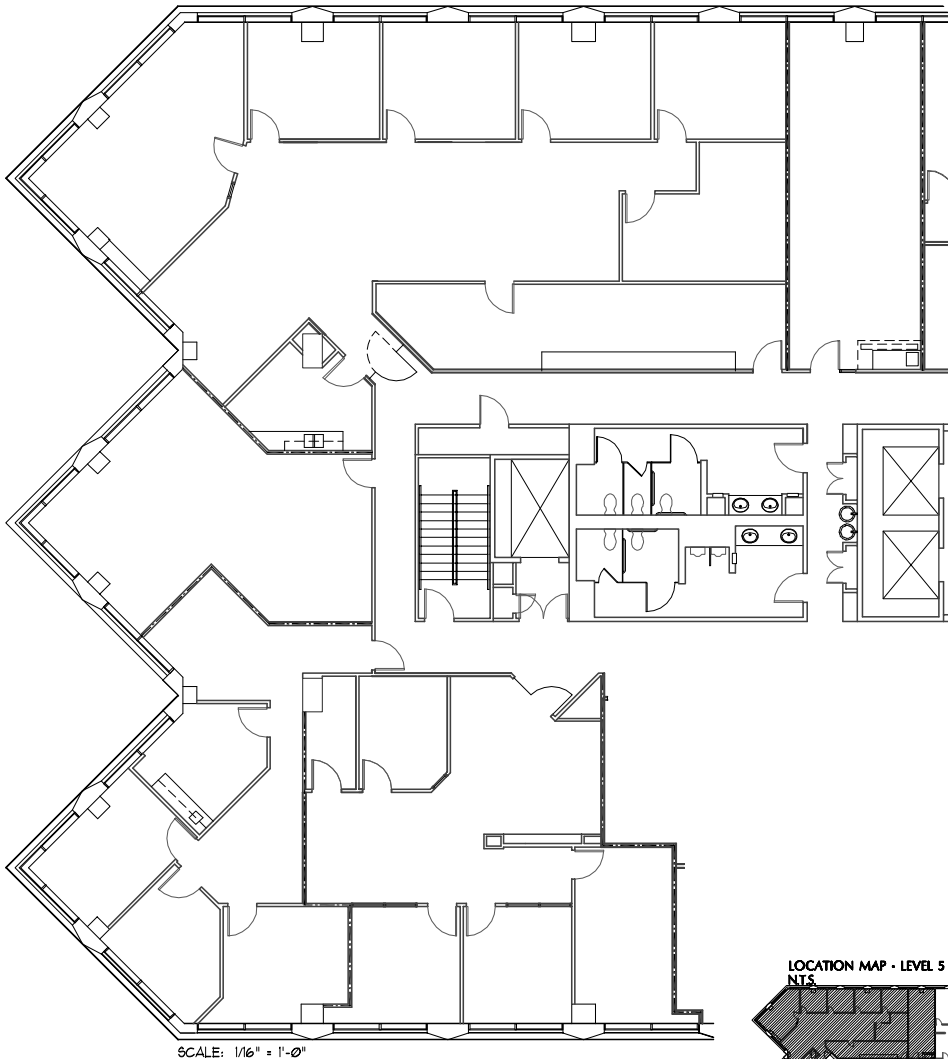
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SUITE
520 **7,146**
SQUARE FEET



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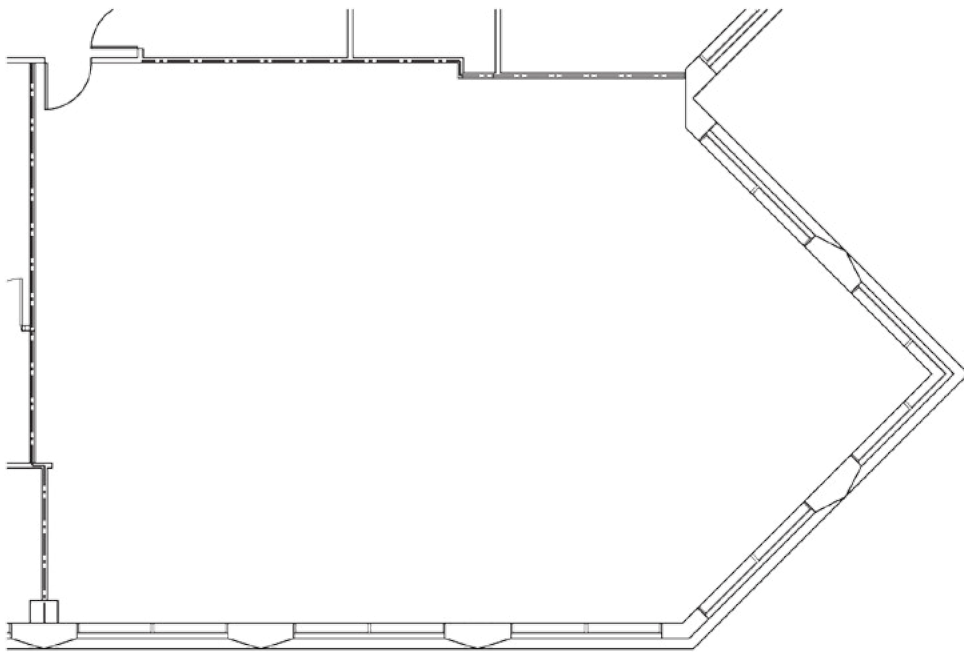
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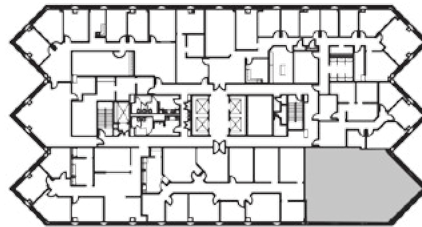


SUITE
755
2,164
SQUARE FEET



SCALE: 3/32" = 1'-0"

LOCATION MAP - LEVEL 7
N.T.S.



For more information:

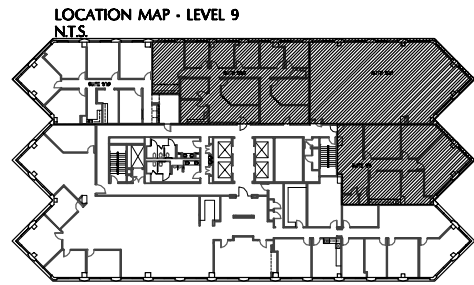
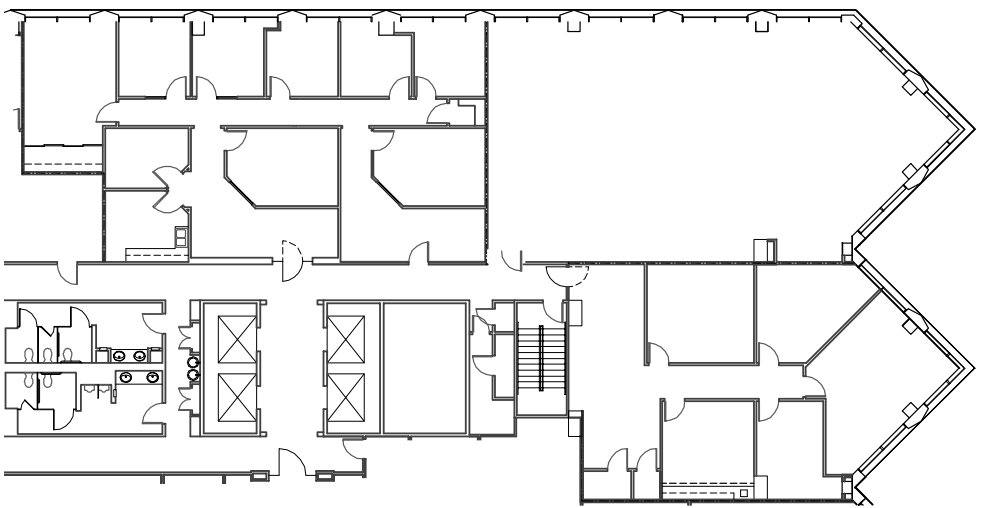
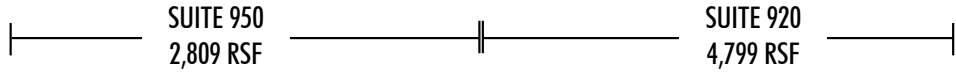
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FLOOR **9** **2,809 – 7,608**
SQUARE FEET



For more information:

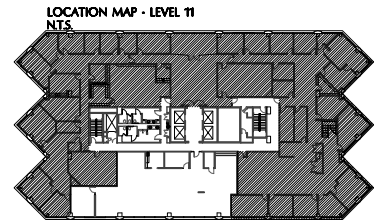
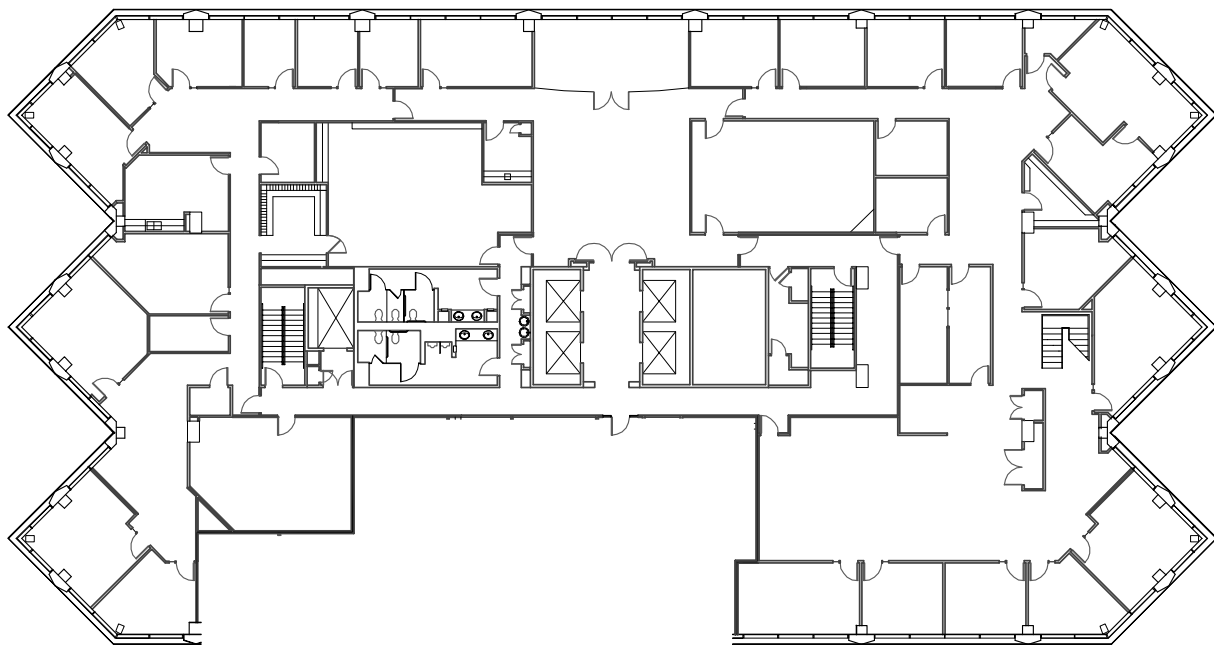
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SUITE
1100
16,275
SQUARE FEET



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Texas law requires real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you shall know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A Broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

TEXAS LAW REQUIRES THAT ALL REAL ESTATE LICENSEE'S PRESENT THIS INFORMATION TO PROSPECTIVE SELLERS, LANDLORDS, BUYERS OR TENANTS.

ACKNOWLEDGEMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

BUYER/TENANT:

By: _____

By: _____

Title: _____

Title: _____

Dated: _____

Dated: _____

For more information:

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 taylor.dorris@cbre.com





Texas law requires real estate licensees to give the following information about hazardous wastes or substances and underground storage tanks to prospective buyers, tenants, sellers and landlords.

Acknowledgments

Comprehensive federal and state laws and regulations have been enacted in the last few years in an effort to develop controls over the use, storage, handling, clean-up, removal and disposal of hazardous wastes or substances. Some of these laws and regulations, such as the so-called "Superfund Act," provide for broad liability schemes wherein an owner, tenant or other user of the property may be liable for clean-up costs and damages regardless of fault. Other laws and regulations set standards for the handling of asbestos or establish requirements for the use, modification, abandonment, or closing of underground storage tanks.

It is not practical or possible to list all such laws and regulations in this Notice. Therefore, owners, buyers and tenants are urged to consult legal counsel to determine their respective rights and liabilities with respect to the issues described in this Notice as well as all other aspects of the proposed transaction. If hazardous wastes or substances have been or are going to be used, stored, handled or disposed of on the property, or if the property has or may have underground storage tanks, it is essential that legal and technical advice be obtained to determine, among other things, what permits and approvals have been or may be required, if any, the estimated costs and expenses associated with the use, storage, handling, clean-up, removal or disposal of the hazardous wastes of substances and what contractual provisions and protections are necessary or desirable. It may also be important to obtain expert assistance for site investigations and building inspections. The past uses of the property may provide valuable information as to the likelihood of hazardous wastes or substances, or underground storage tanks being on the property.

Although CBRE, Inc. will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, CBRE, Inc. has not made investigations or obtained reports regarding the subject matter of this Agreement, except as may be described in a separate written document signed by CBRE, Inc. CBRE, Inc. makes no representations regarding the existence or nonexistence of hazardous wastes of substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

The term "hazardous wastes or substances" is used in this Agreement in its very broadest sense, and includes, but is not limited to, petroleum base products, paints and solvents, lead, cyanide, DDT, printing inks, acids, pesticides, ammonium compounds, asbestos, PCB's and other chemical products. Hazardous wastes or substances and underground storage tanks may be present on all types of real property. This agreement is therefore meant to apply to any transaction involving any type of real property, whether improved or unimproved.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans With Disabilities Act (ADA). Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

ACKNOWLEDGEMENT: Please acknowledge your receipt of this information for Broker's records.

SELLER/LANDLORD:

By: _____

Title: _____

Date: _____

BUYER/TENANT:

By: _____

Title: _____

Date: _____

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