# VISTA

## CORPORATE CENTER

**±157,470 RSF**
**FULL BUILDING OPPORTUNITY**

# VISTA

CORPORATE CENTER

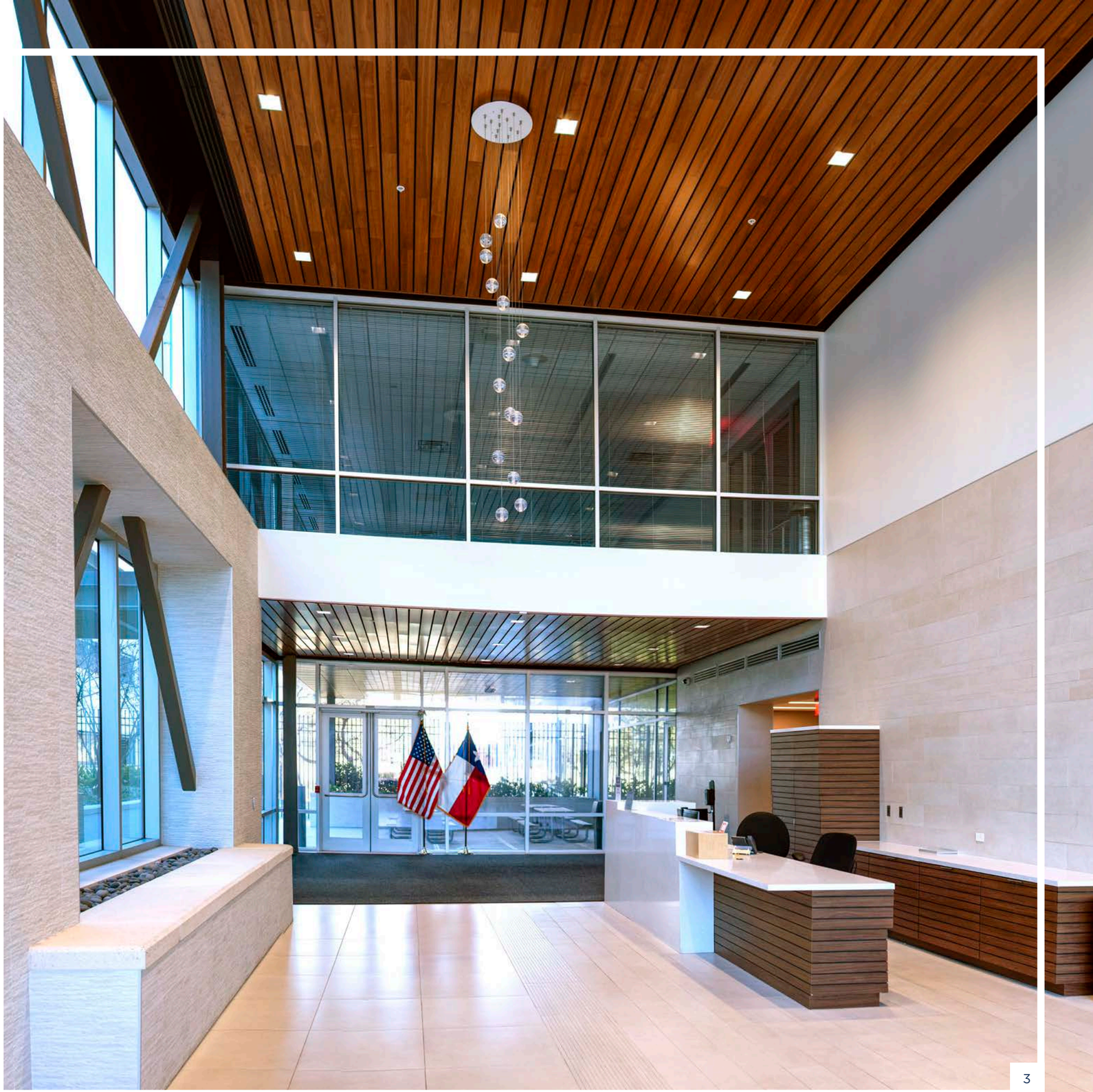
13805 IH-10 W, SAN ANTONIO, TX 78249

CLASS A+ OFFICE BUILDING
TOTALING ±157,470 SF

TOTAL OF FIVE (5) FLOORS
- LEVEL 1: 31,846 SF
- LEVEL 2: 31,406 SF
- LEVEL 3: 31,406 SF
- LEVEL 4: 31,406 SF
- LEVEL 5: 31,406 SF

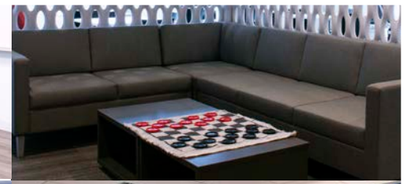
ALL COVERED/STRUCTURED PARKING
PARKING RATIO: 4/1,000 RSF
FITNESS CENTER
SPORT COURT
CAFE AND DINING AREA
CONFERENCE ROOM

24/7 CONTROLLED ACCESS FOR TENANTS



# BUILT TO
# INSPIRE.

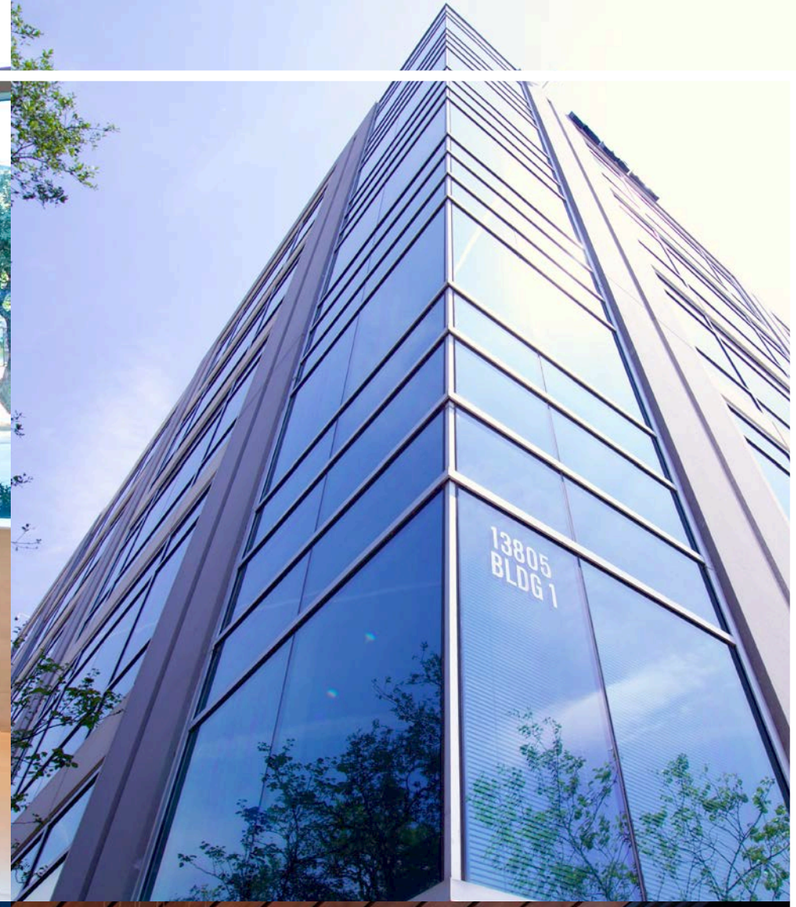
**VISTA CORPORATE CENTER is a dynamic office building with uniquely expansive views providing a high quality Class A+ setting.**

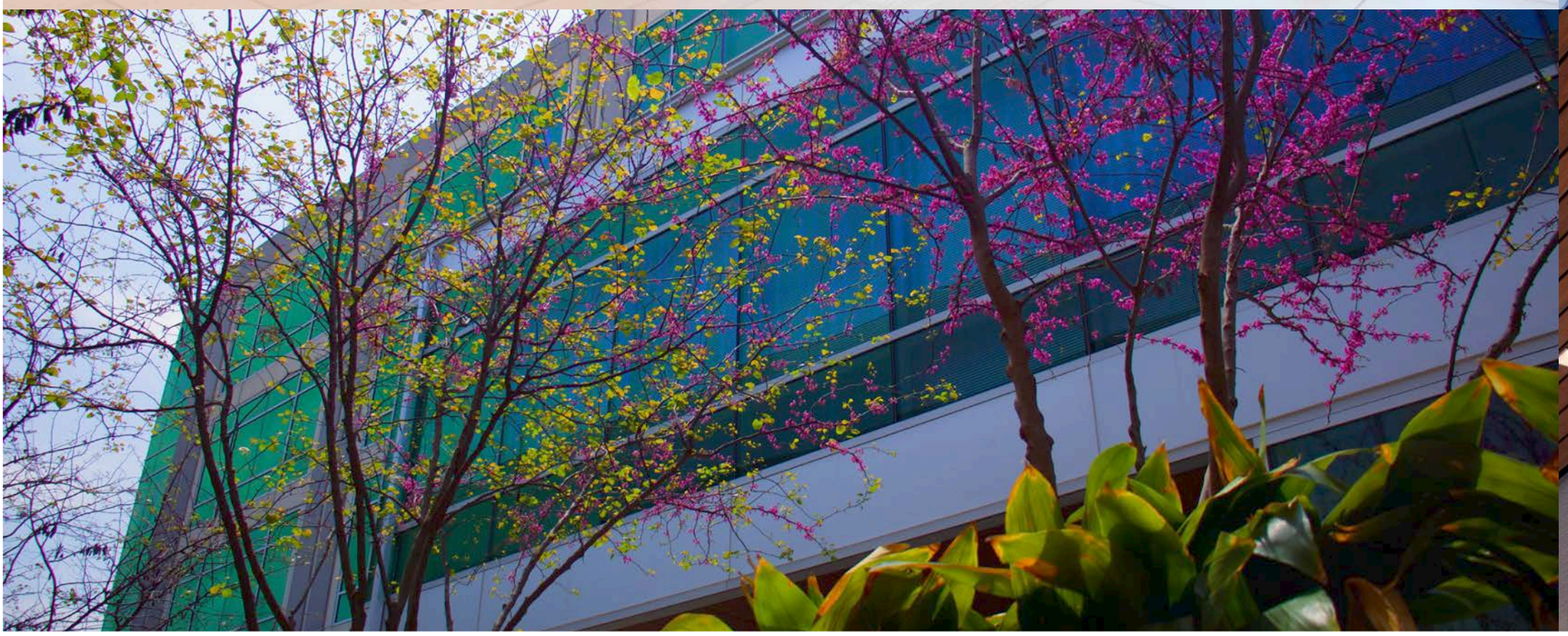


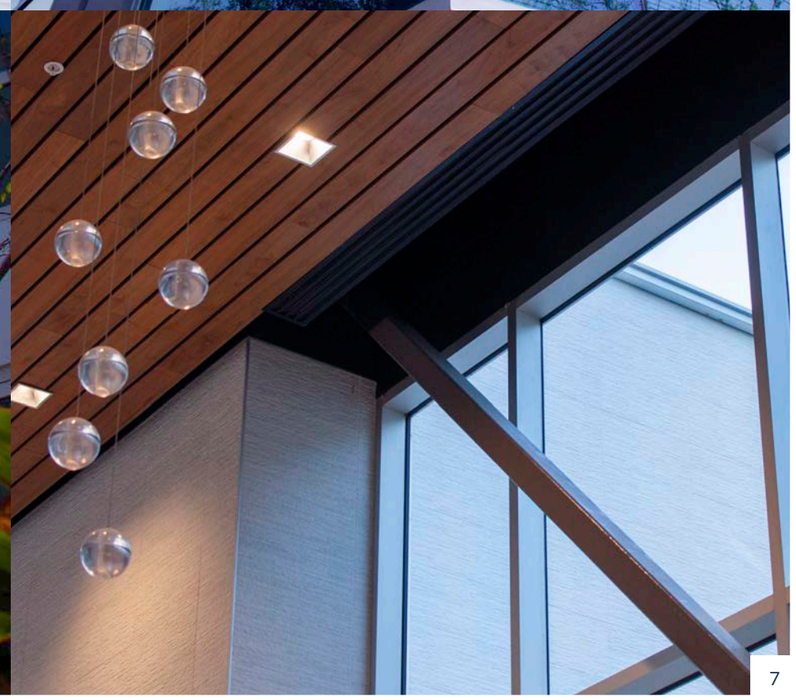
**VISTA offers abundant on-site amenities with climate-designed open space, fitness areas, yoga studio, bistro café, basketball court, and outdoor gardens that create a communal atmosphere for tenants.**

# BUILT TO
# CONNECT.

**VISTA CORPORATE CENTER is an extraordinary development located in the heart of San Antonio's preferred northwest submarket.**


13805
BLDG 1





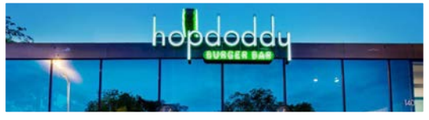
## CORPORATE NEIGHBORS

1. WellMed
2. NuStar Energy LP
3. Medtronic
4. Victory Capital Solutions
5. Harland Clarke
6. Methodist Healthcare
7. Valero
8. Security Service Federal Credit Union
9. FBI
10. 3M · KCI
11. USAA
12. Grainger
13. hulu

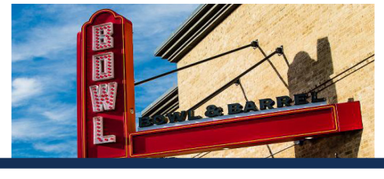
EVERYDAY NEEDS

EXCEPTIONAL DINING

WORLD-CLASS SHOPPING



FOODIE'S PARADISE



ENTERTAINMENT

# BUILT TO CONNECT.

**VISTA CORPORATE CENTER** is the epicenter for commerce, entertainment, employment, education and residences.

**NW SUBMARKET**

**AIRPORT 16 MINUTES**

**WORLD-CLASS SHOPPING**

**FINE DINING & CONVENIENCE**

## THE SHOPS AT LA CANTERA

### RETAIL

- Ann Taylor
- Anthropologie
- Apple
- Aveda
- Banana Republic
- Barnes & Noble
- Bath & Body Works
- Brooks Brothers
- Coach
- Derm SA
- Dillard's
- Edward Jones
- Foot Locker
- Francesca's
- H&M
- J.Crew
- Kendra Scott
- Lee Michaels
- LensCrafters
- Loft
- Louis Vuitton
- Lush
- Macy's
- Neiman Marcus
- Nordstrom
- Orange Theory Fitness
- Sephora
- Soma
- Tiffany & Co.
- Urban Outfitters
- Vera Bradley
- Victoria's Secret
- Visible Changes
- Williams-Sonoma
- Zara

### DINING

- Bar Louie
- Cafe Nordstrom
- Cheesecake Factory
- Chik-fil-A
- Grimaldi's
- Jamba Juice
- Kona Grill
- Luciano's
- PF Chang's
- Palenque Grill
- Perry's
- Pokeworks
- Starbucks
- Subway
- Sweet Paris
- Whiskey Cake
- Yard House

## THE RIM SHOPPING CENTER

### RETAIL

- 18|8 Men's Salon
- AT&T / T-Mobile
- Bass Pro Shops
- Best Buy
- Burlington
- Carter's
- D'Anthony Salon
- Dick's Sporting Goods
- Dollar Tree
- DSW Shoes
- FedEx Office
- GNC
- Great Clips
- Hobby Lobby
- James Avery
- JCPenney
- Kirkland's
- Lifetime Fitness
- Lowe's
- Macy's
- Michael's
- Nordstrom Rack
- Old Navy
- Petsmart
- Ross
- Saks Off 5th
- Santikos
- Security Service FCU
- Target
- TJ Maxx/HomeGoods
- TopGolf
- Total Wine
- ULTA
- Woodhouse Spa
- World Market

### DINING

- 54th Street Grill
- Bakery Lorraine
- BJ's
- Bob's Steak House
- Bowl & Barrel
- Chick-fil-A
- Gloria's Latin Cuisine
- IHOP
- Lion & Rose
- Lupe Tortilla
- Maggiano's
- Southerleigh
- StoneWerks
- Torchy's
- Urban Bricks
- Whataburger
- Yellowfish Sushi
- Zoës Kitchen

EXIT

# INGRESS & EGRESS

- DEDICATED U-TURN
- DIRECT ON RAMP TO IH-10
- MULTIPLE ACCESS POINTS

# BUILT TO
# PERFORM.

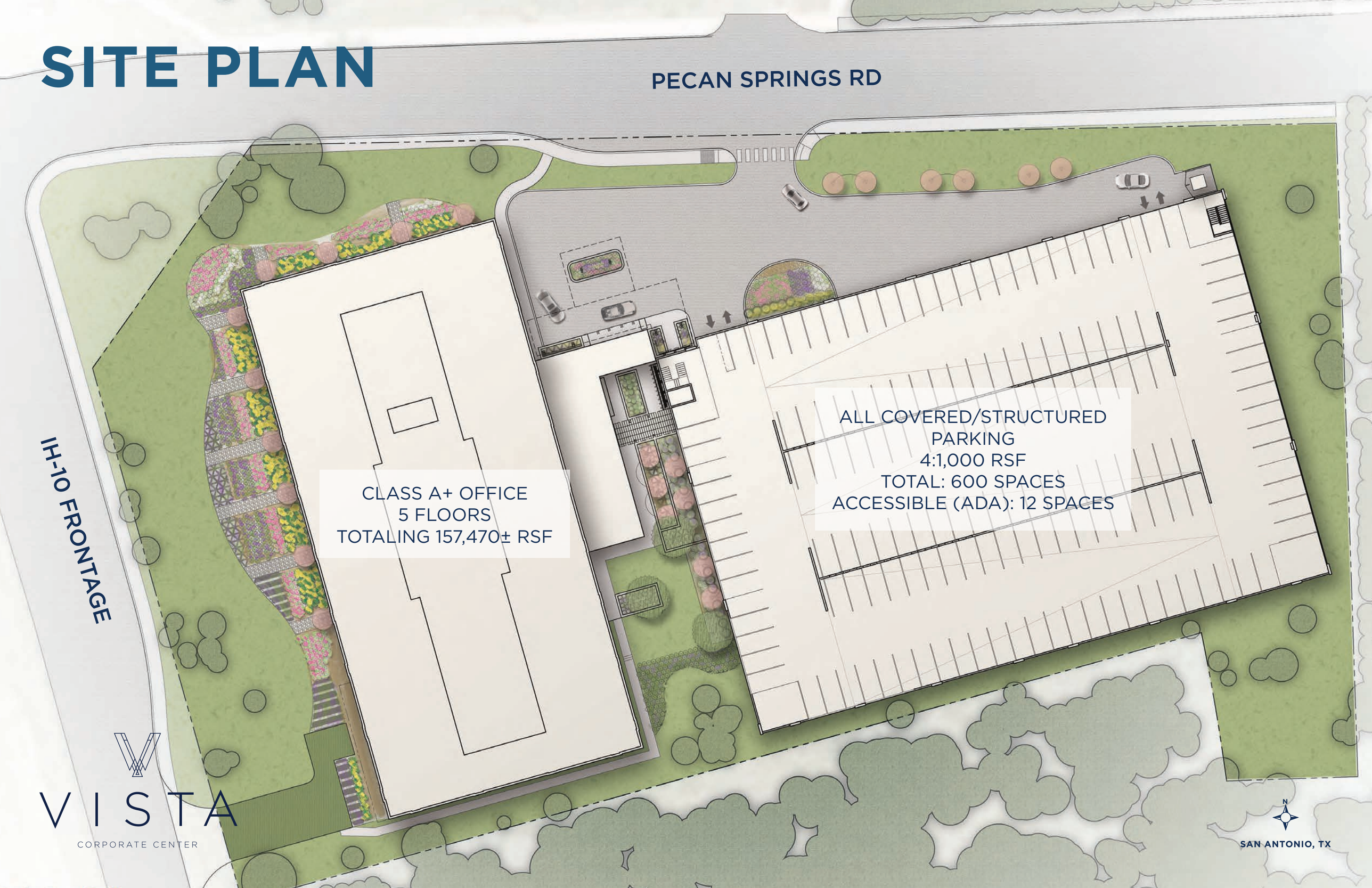
**VISTA CORPORATE CENTER is designed to incorporate elements that enhance efficiency and productivity.**

# DETAILS

| | |
|---|---|
| **LOCATION** | 13805 IH-10 W, San Antonio, Texas 78249 |
| **RENTABLE SQUARE FEET** | ±157,470 RSF |
| **TOTAL OFFICE FLOORS** | Five (5) |
| **FLOOR PLATE SIZES** | Level 1: ±31,846 RSF<br>Level 2: ±31,406 RSF<br>Level 3: ±31,406 RSF<br>Level 4: ±31,406 RSF<br>Level 5: ±31,406 RSF |
| **COMMON AREA FACTOR** | Single Tenant: 1.08<br>Multi-Tenant: 1.125 |
| **PARKING GARAGE** | 4:1,000 RSF<br>Total: 600 spaces<br>Accessible (ADA): 12 spaces |
| **LEASE DEPTH** | 42’ as measured from core wall to exterior wall |
| **CEILING HEIGHT** | 9’ |
| **MULT-TENANT CORRIDOR WIDTH** | 5’-6” (minimum) |
| **FOUNDATION SYSTEM** | Straight-shaft pier foundation |
| **STRUCTURAL SYSTEM** | Structural Steel Frame with composite steel framed floors with concrete slabs over metal deck |
| **DESIGN LOADS** | Typical Floor Live Load: 50 psf<br>Ceiling and Mechanical Load: 7 psf<br>Lobby Area Live Load: 100 psf<br>Mechanical Area Live Load: 125 psf<br>Storage Area Live Load: 125 psf |
| **EXTERIOR WALLS** | Two colors of precast concrete wall panels with curtainwall glazing |
| **ROOF SYSTEM** | PVC single-ply 60 mil Sika Sarnafil RhinoBond Roofing Syste |
| **LOBBY FINISHES** | Patterned stone tile<br>Stone wall tile with waterfall feature<br>Wood ceilings<br>Recessed lighting with accent chandelier |

| | |
|---|---|
| **FITNESS CENTER** | Locker rooms with showers<br>State-of-the-art fitness equipment<br>Sport court with basketball goal<br>Adjacent to café and outdoor seating |
| **PASSENGER ELEVATORS** | Two (2) 3000 lb High-Speed MRL KONE Passenger EcoSpace™<br>One (1) 4000 lb High-Speed MRL KONE Service Elevator<br>Brushed stainless door and Hoistway frames |
| **HVAC SYSTEM** | Five (5) 80 Ton VAV Roof Package Units (one RTU per floor)<br>Each RTU will supply air to an externally insulated primary duct loop on each floor |
| **ENERGY MANAGEMENT SYSTEM** | Building energy management system will utilize direct digital controls supported by central PC operation and floor-by-floor panels |
| **LIFE SAFETY SYSTEMS** | Fully addressable and expandable fire alarm system with devices covering building common areas<br><br>Automatic fire sprinkler system for light hazard occupancy as follows:<br>a) fully recessed sprinkler heads in building common areas and<br>b) sprinkler heads turned up at maximum spacing in Tenant areas |
| **ELECTRICAL SERVICE** | 2500 KVA pad mounted transformer, 480 volt, three phase, 4 wire main electrical service<br><br>3000A main switchboard with main disconnect + ground fault protection<br><br>2500A Busway through each floor provides for larger equipment installation if required by tenant<br><br>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<br><br>Electrical rooms on every level, including the following equipment: a) one (1) 125A, 42 circuit, 480/277 volt, three phase, 4 wire panel for lighting power b) one (1) 400A, 42 circuit. 480/277 volt, 4 wire panel for mechanical/plumbing power c) one (1) 112.5 KVA step down transformer feeding one 400A, 42 circuit, 208/120 volt, 4 wire panel for receptacle power |
| **EMERGENCY POWER SUPPLY** | Battery back-up for emergency lighting for the building common areas<br>Battery back-up coast down/recall for elevators |

# SITE PLAN

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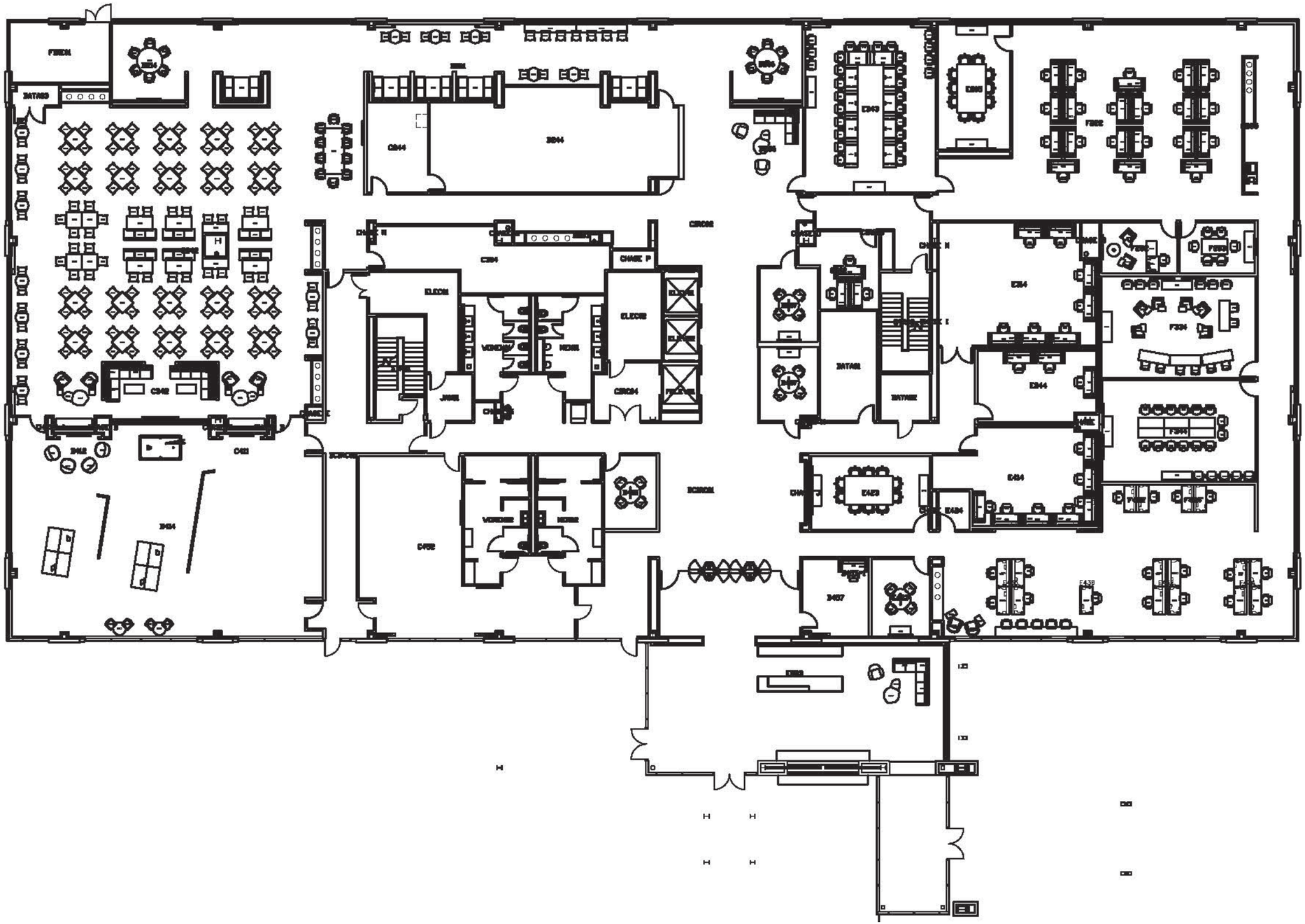
# LEVEL 1:
# 31,846 RSF



**37**
WORKSTATIONS

**13**
CONFERENCE ROOMS

**1**
DELI/MARKET

**1**
DINING ROOM

**1**
FITNESS CENTER & SPORT COURT

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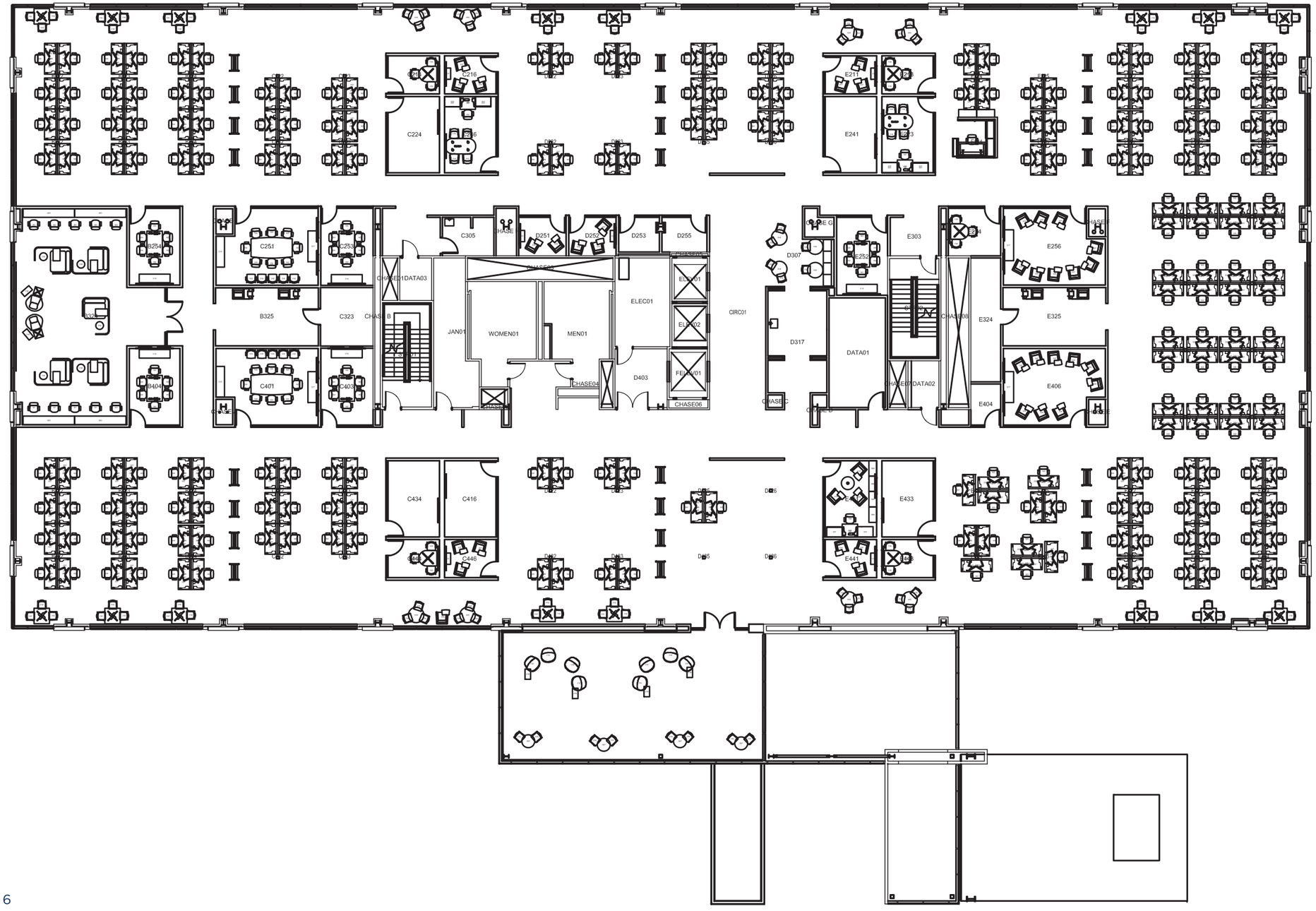
# LEVEL 2:
# 31,406 RSF




218
WORKSTATIONS

14
CONFERENCE ROOMS

16
HUDDLE ROOMS

1
BREAK ROOM & PHONE BOOTH

1
STUDIO

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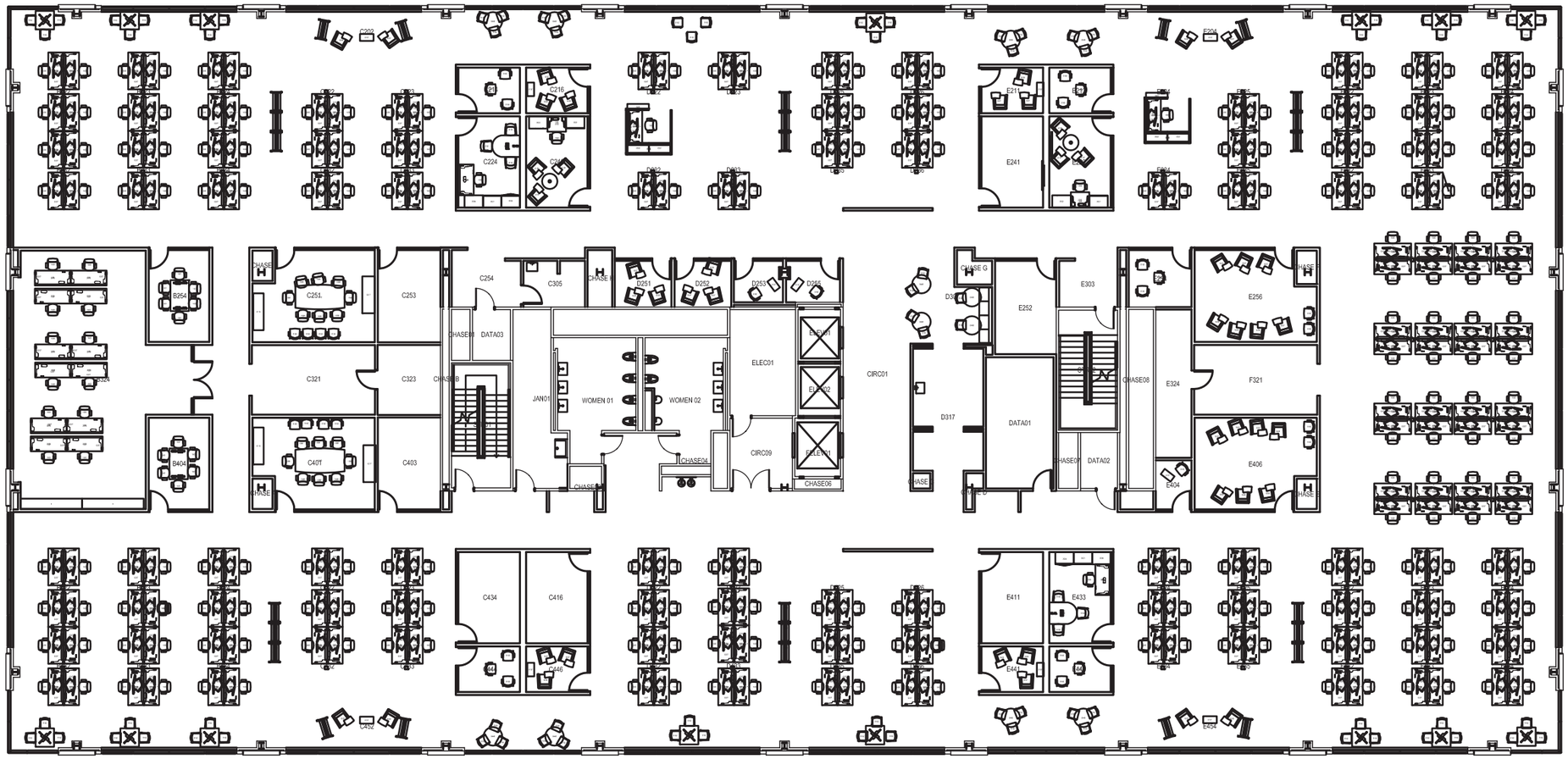
# LEVEL 3:
# 31,406 RSF




**234**
WORKSTATIONS

**14**
CONFERENCE ROOMS

**17**
HUDDLE ROOMS

**1**
BREAK ROOM

**1**
PHONE BOOTH

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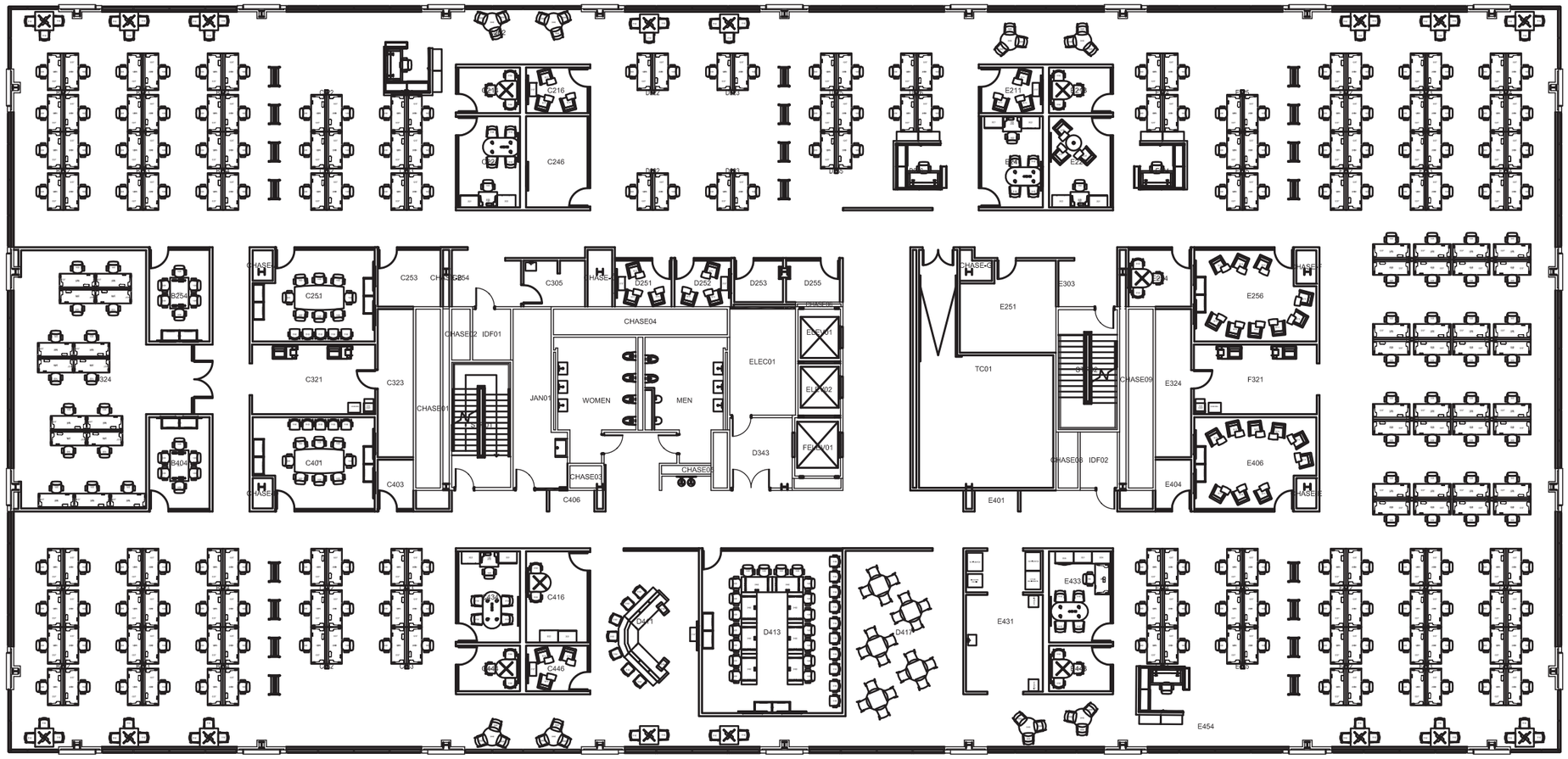
# LEVEL 4:
# 31,406 RSF




**217**
WORKSTATIONS

**13**
CONFERENCE ROOMS

**15**
HUDDLE ROOMS

**1**
BREAK ROOM

**2**
PHONE BOOTHS

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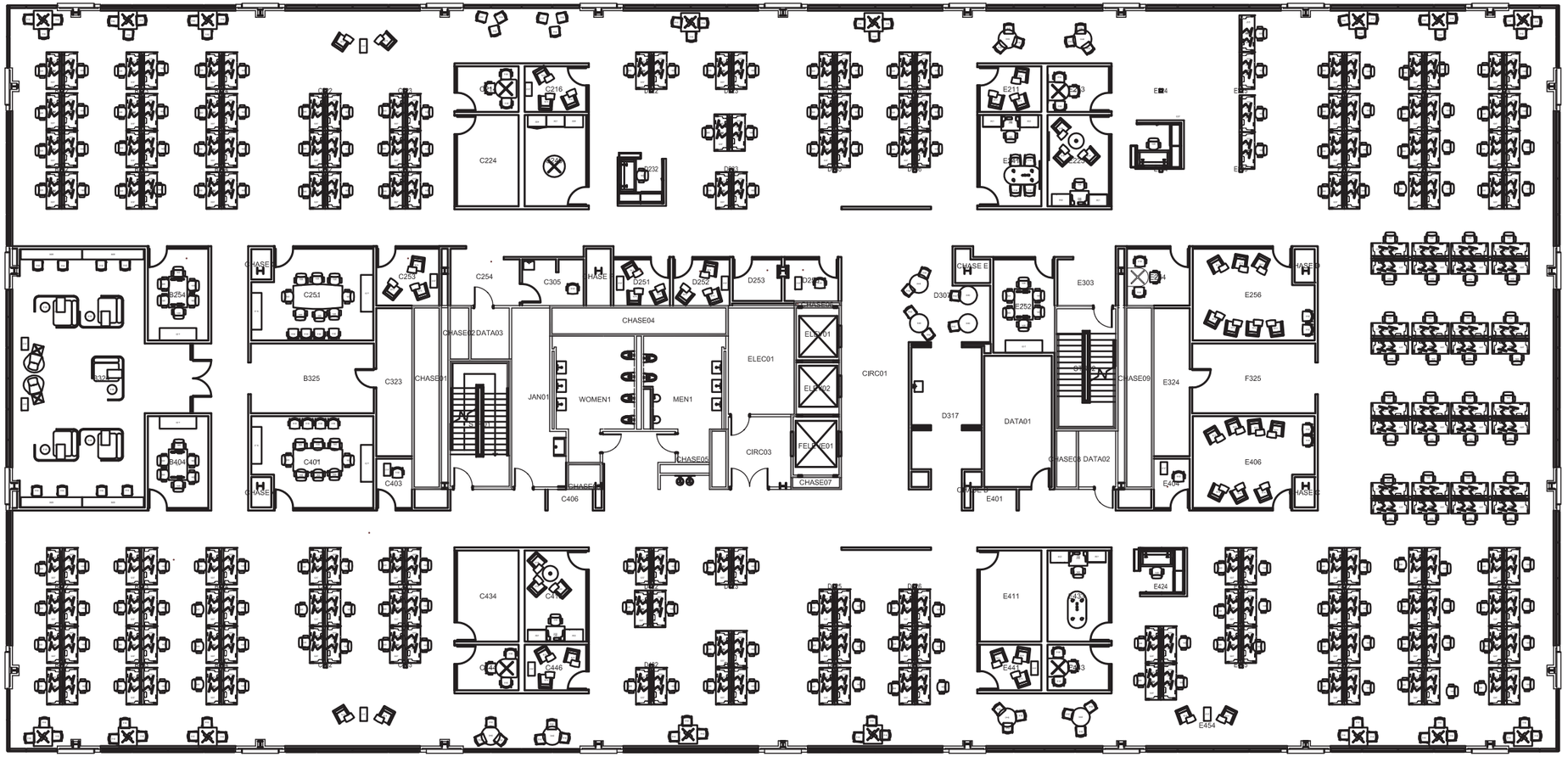
# LEVEL 5:
# 31,406 RSF




**226**
WORKSTATIONS

**15**
CONFERENCE ROOMS

**15**
HUDDLE ROOMS

**1**
BREAK ROOM

**2**
PHONE BOOTHS

VISTA
CORPORATE CENTER

# VISTA

## CORPORATE CENTER

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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