



THE TOWER LIFE BUILDING



Endless Options.

RETHINK
Tower Life.

contemporary
market ready suites
overlooking downtown

310 S. ST. MARY'S ST. | SAN ANTONIO, TX 78205



OFFICE SPACE FOR LEASE

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TOWER LIFE TODAY

PRESENT: The Zachrys dutifully invested time and money to modernize the building's interior while maintaining the historical elements of the tower.



“ We certainly have seen a resurgence in downtown and we have attracted a number of new tenants. ”

BEN ZACHRY, VICE PRESIDENT, TOWER LIFE INSURANCE COMPANY
Stated in the *San Antonio Express News*

TOWER LIFE WELCOMES ITS NEWEST TENANTS

Root9B

The Armstrong Firm
The Cabanas Law Firm
The Sanchez Law Firm



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OUR HISTORY

JUNE 1, 1929: The originally named Smith-Young Tower formally opens to the public. Thousands flood the wedding cake-tiered building and celebrate with rooftop dancing until midnight.

OCTOBER 1929: The Great Depression begins.

“*I do not believe any building in America was ever opened with such great public interest as the people of San Antonio displayed at the dedication of the Tower...It is needless to say that we were deeply gratified. The thousands of men and women who inspected the Tower Saturday and Saturday night paid us a compliment we can never forget.*”

JAMES H. SMITH, PRESIDENT, SMITH BROS. PROPERTIES CO.
Stated in the *San Antonio Express News*

1938: Dallas Based Rupe & Sons Inc. purchase the Tower from Smith-Young and rename it Pan American Tower

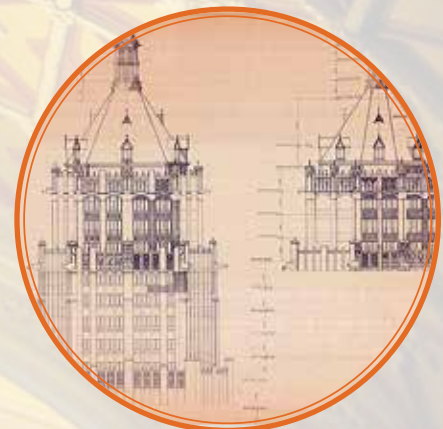
1943: The Tower rests in final hands with H.B. Zachry purchase

1953: The Tower's flagpole is dismantled and replaced by a 150-foot antenna for KEYL-TV station, now known as KENS

1961: The Zachrys rename the iconic structure to the Tower Life Building, after its insurance company.



H.B. ZACHRY IN 1958
Photo Courtesy of the
San Antonio Express News



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FEATURES

- Historic San Antonio Landmark
- 220,000± Total Rentable Square Feet
- 30 Floors
- Strong Local Ownership
- On-site Property Management



AVAILABILITIES

- 335± SF to 38,000± SF
- Full Floor Options Available
- Shell Condition & Modern Suites Available for Immediate Move-in



AMENITIES

- Prominent San Antonio Riverwalk Location
- Walking Distance from the Federal and Bexar County Courthouses, Restaurants, Hotels and Retail Locations
- Breathtaking 360° Downtown Views
- Attached Parking Garage with Valet Parking
- Modernized Building Systems include Cogent Communications Tier 1 Internet Service with State-of-the-Art Fiber Optics Technology



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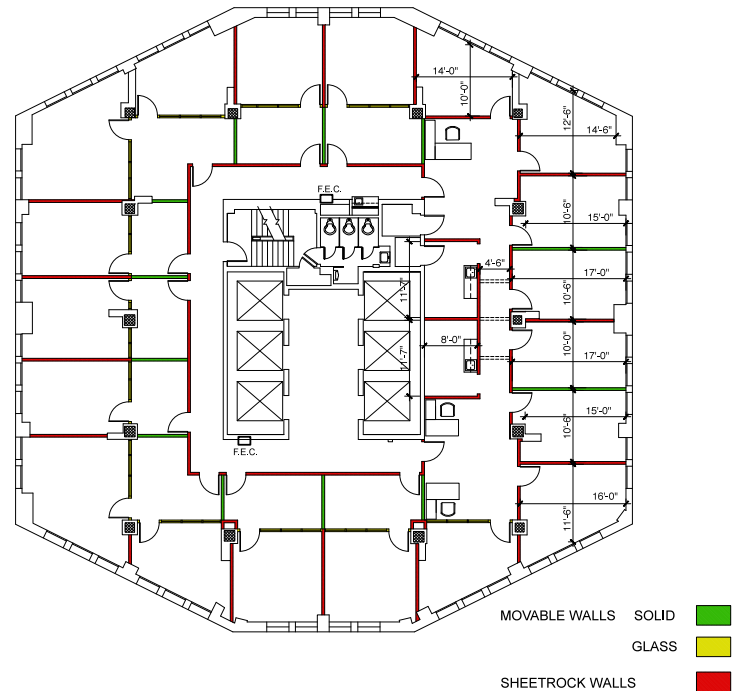
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RETHOUGHT FOR TODAY'S MODERN TENANT



9TH FLOOR HIGHLIGHTS

- 335± SF to 2,100± SF
- Class A Quality Finish Outs
- Highly Customizable with Movable Walls
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



Detail presented on next page



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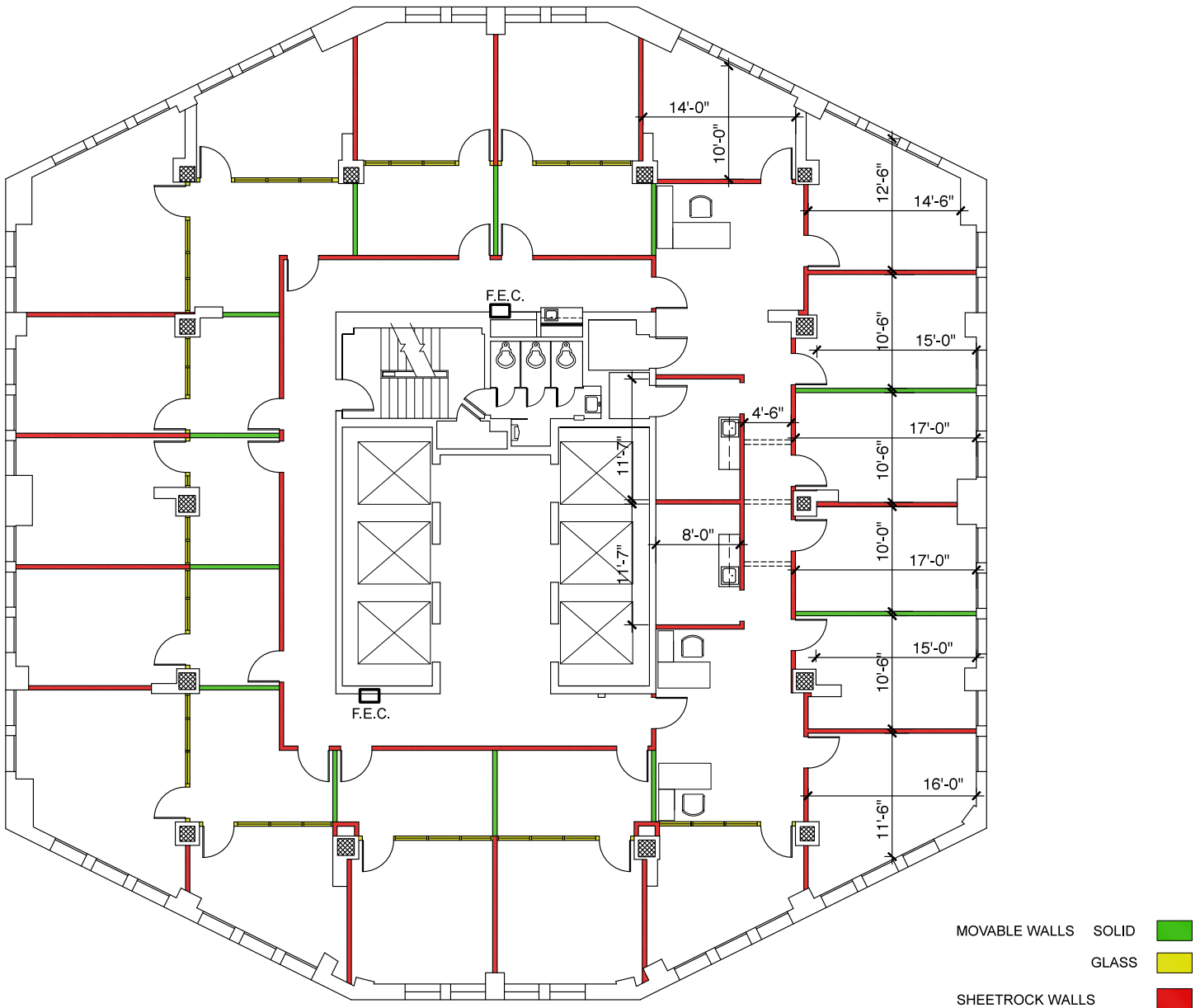
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9TH LEVEL FLOORPLAN - DETAIL



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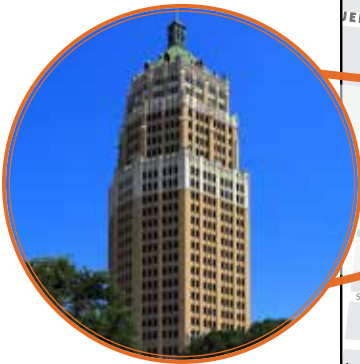
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MAP



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PARKING OPTIONS



PARKING GARAGES

- | | |
|---|--------------------------------------|
| 1 | Tower Garage
210.554.4400 |
| 2 | Market Street Garage
210.222.9254 |
| 3 | Riverbend Garage
210.222.9254 |

SURFACE LOTS

- | | |
|----|--|
| 4 | Central Parking
210.223.5401 |
| 5 | ARC-1
210.737.3000 |
| 6 | ARC-1
210.737.3000 |
| 7 | Parking Systems of America
210.501.5282 |
| 8 | Herman Sons Parking
210.226.5432 |
| 9 | Parking Systems of America
210.501.5282 |
| 10 | LAZ Public Parking
210.226.0134 |



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POINTS OF INTEREST

RESTAURANTS

- Acenar
- Azuca
- Beethoven
- Bella on the River
- Biga on the Banks
- Bliss
- Boudro's
- Bohanan's
- Buckhorn Saloon Cafe
- Casa Rio
- Citrus
- Charlie Wants a Burger
- Feast
- Fig Tree
- Fogo De Chao
- Houston Street Bistro
- Ibiza
- Iron Cactus
- La Focaccia
- La Margarita
- La Paloma
- Le Frite Belgian Bistro
- Little Rhein Steakhouse
- Lone Star Cafe
- Michelino's
- Mi Tierra
- Morton's Steakhouse
- Monterrey
- Original Mexican Restaurant
- Ocho at Hotel Havana
- Oro
- The Palm
- Tre Trattoria
- Paesano's
- Rainforest Cafe
- Republic of Texas
- Rio Rio Cantina
- Rita's on the River
- Rosario's

- Ruth's Chris Steakhouse
- Sazo's Latin Grill
- Steers & Beers
- Sushi Zushi
- Tower of the Americas
- Texas de Brazil
- Zocca Cuisine D'Italia

HOTELS

- Crockett Hotel
- Crown Plaza
- Drury Inn & Suites
- Drury Plaza Hotel
- El Tropicano
- Embassy Suites
- Emily Morgan
- Fairmont Hotel
- Four Points Sheraton
- Grand Hyatt
- Hampton Inn
- Hilton Palacio del Rio
- Holiday Inn
- Hotel Contessa
- Hotel Havana
- Hotel Indigo
- Hotel Valencia
- Hyatt Regency
- Marriott Plaza
- Marriott Riverwalk
- Menger Hotel
- Mokara Hotel & Spa
- O'Brien Hotel
- Omni La Mansion
- Riverwalk Plaza Hotel
- St. Anthony Wyndham
- Sheraton Gunter Hotel
- The Westin Riverwalk

NIGHTLIFE

- Atomar Bar at Acenar
- Bar 1919
- Barriba Cantina
- Coyote Ugly
- Dicks Last Resort
- Drink Texas Bar
- Durty Nelly's Irish Bar
- Esquire Tavern
- Howl at the Moon
- Joe Blues
- Kremlin
- Leapin' Lizard Pub
- Mad Dogs
- Menger Bar
- Naked Iguana Lounge
- Pat O'Brien's
- SoHo Wine & Martini Bar
- Sunset Station
- Swig Martini Bar
- V Bar
- Waxy O'Connor's Irish Pub
- Zinc Bistro & Bar

MUSEUMS & HISTORICAL SITES

- The Alamo
- Alameda Museum
- Blue Star Brewing Co.
- Buckhorn Saloon & Museum
- El Mercado (Market Square)
- HemisFair Park
- Institute of Texan Cultures
- King William Historic District
- La Villita
- Milam Park
- Mission Trail Tours

- San Antonio Museum of Art
- San Antonio Riverwalk
- San Antonio Children's Museum
- San Fernando Cathedral
- Spanish Governor's Palace
- Texas Ranger Museum
- Travis Park

ENTERTAINMENT & SHOPPING

- Alamodome
- Arneson River Theatre
- Aztec on the River
- Cameo Theatre
- Empire Theatre
- Henry B. Gonzales Convention Center
- IMAX
- Lila Cockrell Theatre
- Majestic Theatre
- Municipal Auditorium
- Rivercenter Mall
- SA Central Library
- SA Spurs Basketball
- SA Talons Arena
- The Tobin Center
- UTSA Roadrunners

MEDICAL FACILITIES

- Baptist Medical Center
- CHRISTUS Santa Rosa Medical Center
- Methodist Hospital
- Nix Hospital



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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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