

LANDMARK ONE

**WHERE  
EVERYTHING  
WORKS.**





# LANDMARK ONE

15727 ANTHEM PARKWAY, SAN ANTONIO, TX

Where **Location** Works.

Where **Convenience** Works.

Where **Efficiency** Works.

Where **Quality** Works.

Where **Everything** Works.



# WHERE EVERYTHING WORKS.

Landmark One is a Class A office building located at the dynamic intersection of Interstate Highway 10 West and Loop 1604 in northwest San Antonio. The project is part of the Landmark Centre mixed-use master planned development and contains 164,531 SF of office space and 5,000 SF of ground floor restaurant space.

Perched at the top of the hill, tenants can enjoy 360-degree views through floor-to-ceiling glass windows that capture the gorgeous Texas Hill Country landscape.

Landmark One showcases luxury finishes, including limestone walls, wood floors, expanses of glass, and large, efficient floorplates. A scenic walking path encircles the property, offering a healthy working environment where employees can relax, refresh their minds, and enjoy inspiring views.

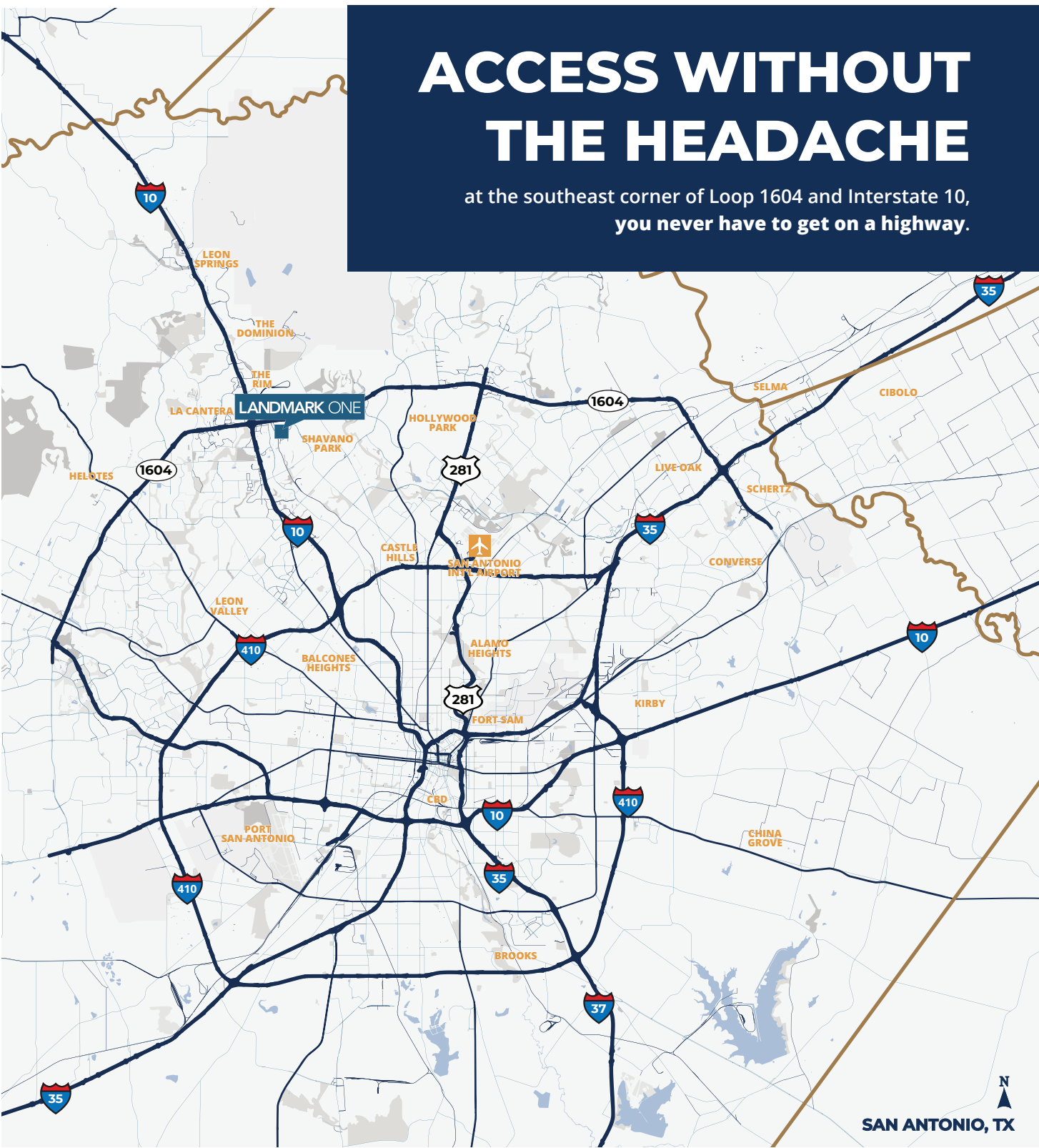
Landmark One is adjacent to numerous restaurants and a full-service hotel and conference center.



# WHERE LOCATION WORKS.

## ACCESS WITHOUT THE HEADACHE

at the southeast corner of Loop 1604 and Interstate 10, you never have to get on a highway.



INGRESS  
EGRESS

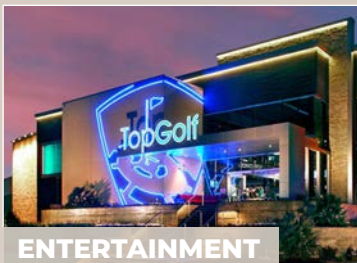
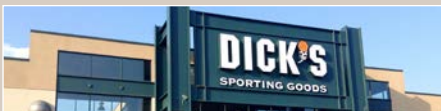
## 7 ACCESS POINTS OF INGRESS & EGRESS

via major streets including I-10 Frontage Road, Vance Jackson and UTSA Boulevard.



# WHERE CONVENIENCE WORKS.

Premier shopping at The Rim and La Cantera are situated less than five minutes from Landmark One, meeting your everyday needs.



## AMENITIES IN YOUR BACKYARD



## 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
- DINING**
- 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

## ENTERTAINMENT DISTRICT



## THE RIM SHOPPING CENTER

- RETAIL**
- 1818 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
- DINING**
- 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
  - Top Golf
  - 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
- Zoë's Kitchen



WHERE  
EFFICIENCY WORKS.

MODERN DESIGN WITH LESS  
COLUMNS & MORE SPACE

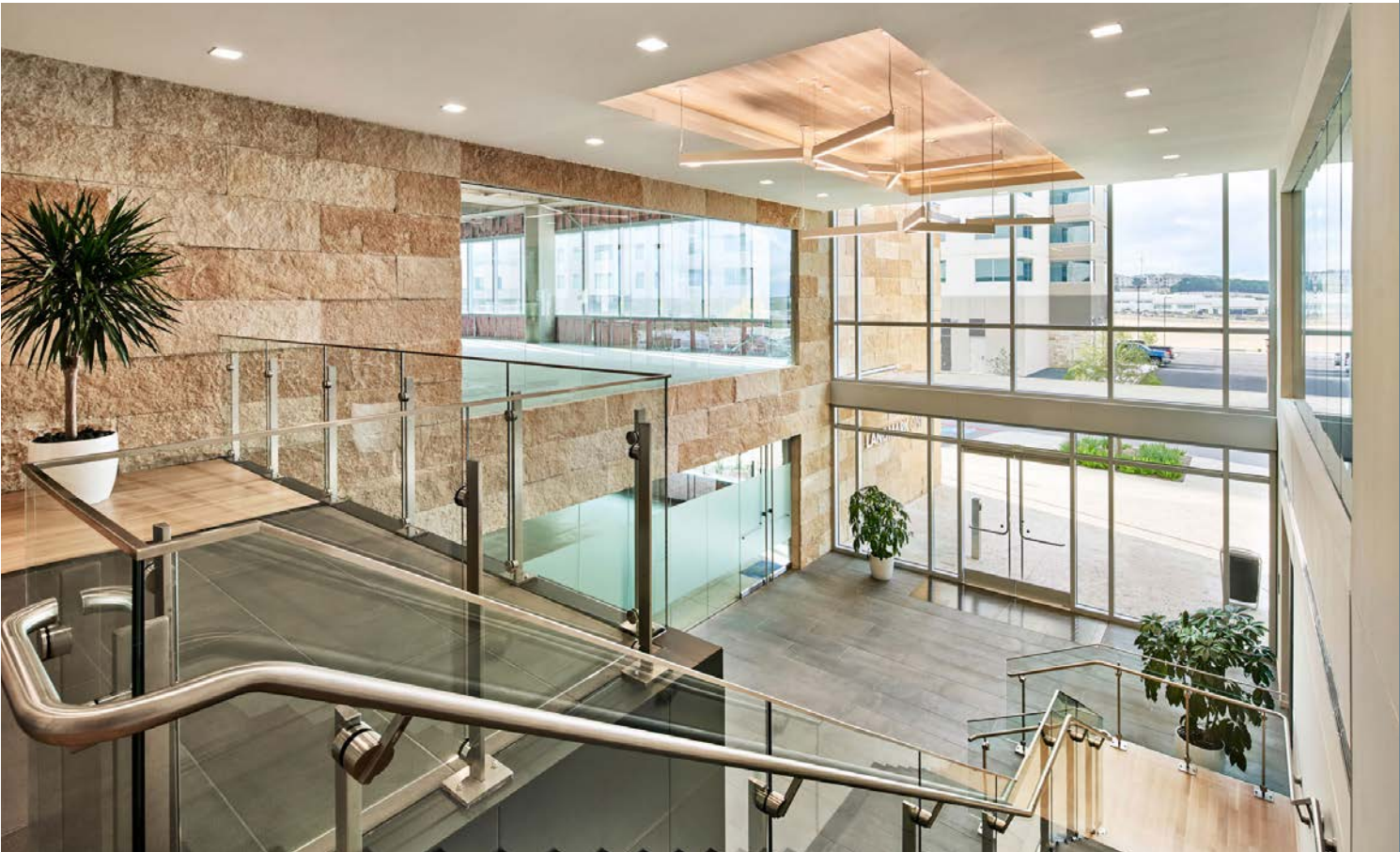
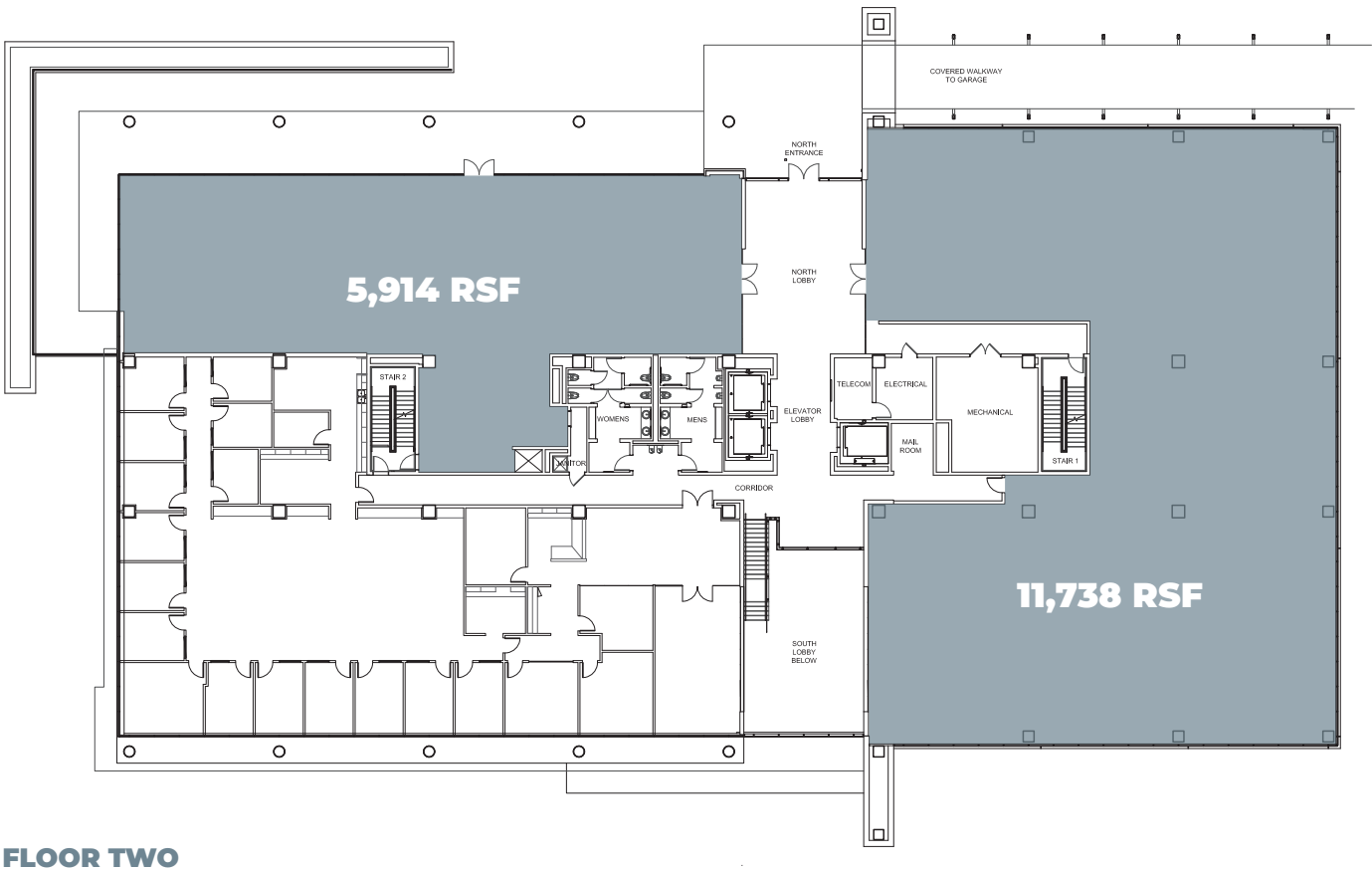
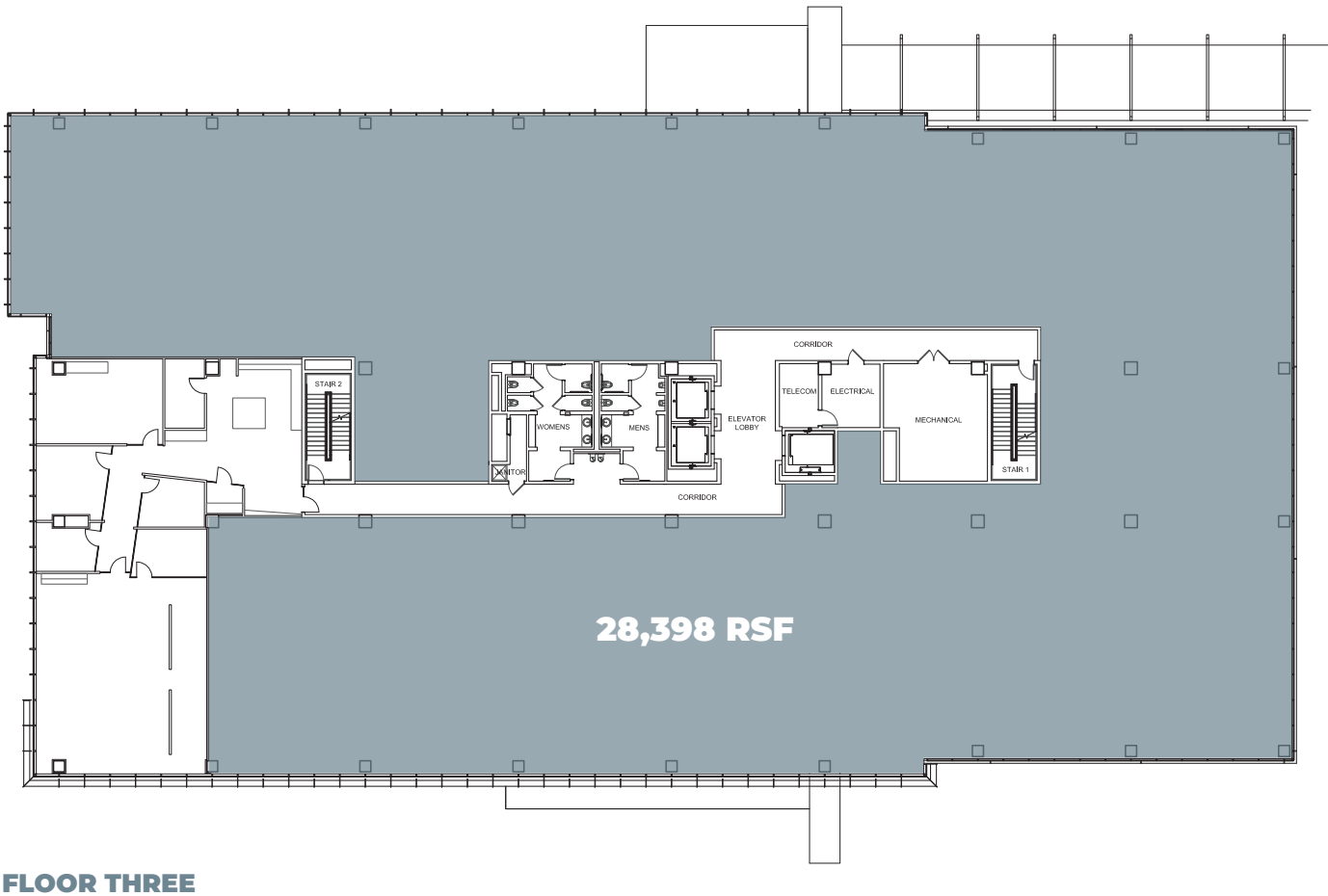
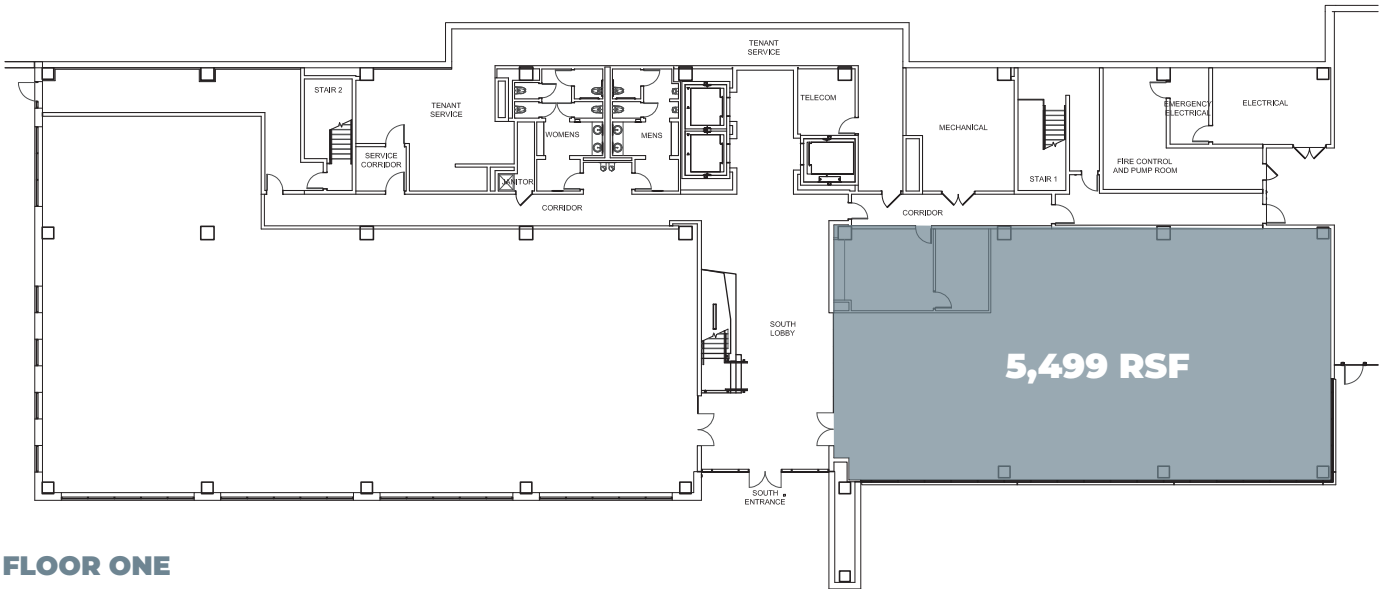
full-height glass and floorplates ranging from 14,000 to 32,000 square feet.





# Where Efficiency Works.

With little to no columns and a small add-on factor, Landmark One's slender design makes smaller column footprints, bringing an unparalleled efficiency to maximize your space.





# WHERE QUALITY WORKS.

## 360-DEGREE VIEWS & STRUCTURED PARKING

Perched at the top of the hill, you can enjoy 360-degree views through floor-to-ceiling glass windows that capture the gorgeous Texas hill country landscape. Adjacent secured parking garage offers ample 3.8/1,000 ratio.



LANDMARK ONE

WHERE QUALITY WORKS.





# Where Quality Works.

Landmark One showcases luxury finishes, including limestone walls, wood floors and expanses of glass.

## Property Overview

ZONING	MPCD/LDS #13-00002 Hill Country Gateway Corridor District (GC-1) Military Lighting Overlay District (MLOD-1) Airport Hazard Overlay District
PARKING	Approximately 3.8 spaces/1,000RSF (all office)
SIGNAGE	Interactive Building Directory provided in main lobby, Building identification integrated into entry design
FLOORPLATES	30,000 square feet

## Building Data (Shell Building)

BUILDING TYPE	Type IB – Fire Resistive Construction, Fully sprinklered
STRUCTURAL SYSTEM(SHELL)	Post-tensioned girder and mild steel reinforced concrete pan joist system. Lateral force resisting system – Ordinary Moment Frame
FLOOR CONSTRUCTION	Reinforced concrete slab and pan joist system
ROOF CONSTRUCTION	Reinforced concrete slab and pan joist construction with TPO roofing on rigid insulation.
DESIGN LOADS	Outer Bays - 50 lb/sf live load + 15 lb/sf partition load. Increased floor loading capacity of 125 lb/sf on center bay allowing for mechanical rooms, storage rooms, etc. Lobbies and ground level corridors – 100 lb/sf live load, Corridors levels 2-6 – 80 lbs/sf live load.
TYPICAL STRUCTURAL BAY	30’ x 48’ Typ. at Outer Bays. 30’ x 30’ at Center Bays.
BUILDING EXTERIOR	Clear/Gray tinted low “E” insulated vision glass, clear anodized Aluminum curtain wall system w/ integral exterior sunshades.
WINDOWS	Vision glass from floor to bottom of concrete slab at portions of the skin, and vision glass from sill to ceiling height with horizontal precast concrete panels.
CURTAIN WALL	7 1/4” deep frames, front glazed, anodized aluminum finish
GLASS	1” insulated low E glass
FLOOR-TO-FLOOR HEIGHT	13’-6” ground level / 16’-0” level 2 and 6/ 13’- 6” levels 3-5
CEILING HEIGHT	12’-0” levels 2 and 6 / 9’-0” at typical
PASSENGER ELEVATOR SIZE AND CAPACITY	Two 3500 lb. capacity, 9’-0” clear cab height, 350 FPM.
SERVICE/FREIGHT ELEVATOR	One 4500 lb. capacity, 9’-6” clear cab height, 350 FPM. Restaurant elevator One 3500 lb. capacity, 8’-0” clear cab height, 80 FMP.
SECURITY ACCESS SYSTEMS	Card-key systems for building entries and elevator cabs
PROVIDED CORE FUNCTIONS	Included, but not limited to restrooms, drinking fountains, HVAC mechanical rooms, telephone rooms, electrical rooms, ground floor and 2nd floor elevator lobby, mail room, exit signs at corridors, exit stairs. The fire sprinkler system will be designed and installed with heads turned up and ready for tenant modification with tenant improvement.

## Finishes Included Under Shell Building Construction

PERIMETER INTERIOR WALLS	Metal framing and thermal insulation – drywall is not installed.
FLOOR SYSTEM ON TENANT SPACE	Concrete, smooth trowel finish
CEILING SYSTEM PUBLIC AREAS	2x2 ceiling grid and tiles suspended at ground level corridor, Painted drywall in public common areas
LOBBY FLOOR	Stone with sandblasted finish and wood at ground level and level 2/ Stone with sandblasted finish at levels 3-6
LOBBY WALLS & CEILING	Stone with honed finish and painted gypsum board, wood and painted gypsum board ceiling
TOILET ROOM FLOOR	Porcelain tile
TOILET ROOM WALLS	Porcelain tile, painted drywall
TOILET ROOM COUNTERTOPS	Quartz surface countertop at lavatories
TOILET PARTITIONS	Painted gypsum board and wood on framed partitions with quartz base, painted wood doors with stainless steel hardware
EXIT STAIR FLOORS	Sealed concrete with painted railings, stringers and risers.
EXIT STAIR WALLS	Painted drywall, painted exposed structural concrete and painted CMU
HARDWARE	Specialty hardware required by code

## Building Standard Finishes – Purchased and Installed from Tenant Allowance

CEILING SYSTEM TENANT AREAS	2’x2’ Suprafine 9/16” exposed tee grid with white 5/8” USG Dune beveled tegular 1775 acoustical ceiling panels
TENANT LIGHTING	2’x2’ recessed LED – Lithonia #2FSL-40L-EZ1-LP835-N100
WINDOW COVERINGS	Hunter Douglas CD60 1” Aluminum Horizontal Blind, 018 Satin Silver

## Fire Protection/Life Safety

SPRINKLERS	Shell building fully sprinklered with heads turned up. All piping sizing will be hydraulical-ly calculated based on an open floor for a light hazard design. Interior tenant partitions may affect the sprinkler coverage. The cost of modifications to meet code will come out of tenant’s allowance. The parking areas of will be provided with a dry standpipe.
FIRE PUMP	A fire pump will be provided to maintain adequate pressures for the fire sprinkler system and standpipe to meet NFPA 13, NFPA 14 and NFPA 20. Two (2) fire departments will be located on opposite sides of the building with a fire pump test header at one (1) location.
WET STANDPIPE	Located in stairwells per NFPA 14.
HEAD SPACING	Complies with NFPA 13.
FIRE ALARM SYSTEM	Alarm system, exit lights and smoke detectors will be placed to meet code for the build-ing shell. Intelligent Addressable, w/capacity for tenant connections at each floor
ALARM DEVICES	Visual/Audible strobes



Mechanical System

COOLING SOURCE (BASE CONCEPT)	Air cooled chillers at the building roof level
	<b>Air Cooling &amp; Distribution (BC):</b> One air handling unit per floor with chilled water cooling coils and variable speed fans, supply cool, dehumidified air at a regulated pressure to the primary trunk duct system serving tenant space.
TERMINAL UNITS	<b>Outdoor Air Pre-treatment (BC):</b> Outdoor air delivered to mechanical rooms via variable volume supply air fan. Sensors throughout tenant spaces monitor CO2 levels and increase outdoor air to mechanical rooms as required by code. Indoor conditions are maintained at 50% RH at 75°F. Outdoor air is pre-heated as necessary to a minimum temperature of 44°F at peak demand (sometimes higher at part load) using modulating electric resistance heaters.
	<b>Shell:</b> Only the terminal units serving the core and about 4 per floor serving perimeter spaces will be installed as part of the warm shell project.
	<b>Interior Zones:</b> VAV Terminal units regulate flow of primary cooling air to meet zone cooling demands, but not less than required to meet ventilation requirements.
DUCTWORK	<b>Perimeter Zones:</b> VAV Terminal units with parallel fans and discharge heaters regulate flow of primary cooling air to meet zone cooling demands, but not less than required to meet ventilation requirements. The fan is energized during any heater operation and during occupancy when the supply air flow rate drops below a preset minimum position. The terminal unit electric heater is energized in stages as required to maintain zone temperature.
	<b>Shell:</b> Primary medium pressure internally lined sheet metal ductwork in place.
	<b>Tenant:</b> Low pressure distribution duct from VAV boxes with flex duct taps feeds tenant supplied registers from tenant allowance.
DIFFUSERS	Provided at public common areas. Tenant area diffusers from tenant allowance.
CONTROL SYSTEM	Direct Digital Control (DDC) management system.
AIR QUALITY	Intake hood on the roof provides outside air, complying with City of San Antonio requirements for indoor air quality.
INSTALLED COOLING CAPACITY	Additional chilled water for tenant supplemental cooling is 10 Tons/Floor.
GLAZING	Low E 1” insulated glazing

Plumbing System

TOILET ROOMS (PER FLOOR)	One Men’s, One Women’s
FIXTURE COUNT (PER FLOOR)	<b>Men’s T/R:</b> (2) Water closets, (2) Urinals, (2) Lavatories <b>Women’s T/R:</b> (4) Water closets, (2) Lavatories Fixture count calculated for building Total SF and distributed evenly per floor
JANITOR’S CLOSETS	1 per floor
DRINKING FOUNTAINS	1 per floor
TENANT WET STACKS (COLD WATER)	2 locations per floor with valve and cap
TENANT WET STACKS (WASTE AND VENT)	2 locations per floor with waste and vent cap
HOT WATER	Building core domestic hot water fed from water heater on ground floor. Domestic hot water heaters for plumbing fixtures within the Tenant’s lease space, if required, from tenant’s allowance.

DOMESTIC WATER BOOSTER PUMP	Domestic water booster pump located in mechanical room on first level will provide water pressure to floors 1 thru 6.
ROOF DRAINAGE	The primary and secondary roof drain systems are being collected and piped to the exterior of the building. The primary roof drain is collected and connected to an underground storm drain system and the secondary roof drain is discharged above grade.
PARKING GARAGE DRAINAGE	The parking garage area drains are being collected and piped to the exterior of the building to an underground storm drain system.
MANUAL DRY STANDPIPE	Locations per NFPA 14.

Electrical System: City of San Antonio CPS Energy

ELECTRICAL SERVICE	(1) pad mounted transformer will provide one (1) 4000 Amp - 480/277 volt, 3 phase, 4 wire electrical services
ELECTRICAL DESIGN (TOTAL)	Electrical Service serves retail and office areas and normal power to building fire pump.
TENANT POWER ALLOWANCE	Designed to accommodate up to 5 Watts/RSF of 120 Volt power for tenant use to feed receptacle loads, office equipment and miscellaneous loads. One (1) 1500 watt, 20 ampere, single pole, 120 volt circuit breaker per 300 RSF.
LIGHTING POWER ALLOWANCE	0.9 Watts/RSF of 277V power reserved for lighting tenant spaces.
PANELS PROVIDING (HIGH VOLTAGE) LIGHTING & POWER	1-480/277V Panelboards located in electrical room on each tenant floor.
PANELS PROVIDING (LOW VOLTAGE) POWER	2-84 circuit -120/280V Panelboards located in electrical room on each tenant floor.
STEP-DOWN TRANSFORMERS PROVIDED	One 150 KVA transformer located in electrical room on each tenant floor.
SURGE	Surge Protective Devices at main switchboards.
ACCENT LIGHTING IN BUILDING LOBBY	LED down-lights, wall washers.
ROOF LEVEL PARKING AREA LIGHTING	Pole-mounted full cut-off LED fixtures, with Architectural enclosures.
EMERGENCY POWER	On-site 250KW Standby Emergency Generator for power to fire pump, life-safety emergency lighting and elevator functions.
TENANT BACKUP	Provided (1) one tenant generator pad, approx. 10’ x 12’ with conduit in place connecting to the building via underground conduits.
LIGHTING CONTROL	Lighting Control System to control tenant and custodial schedules. Local low voltage control switches.
EMERGENCY/ NIGHT LIGHTING	Life Safety building egress lighting in building core, stairs and exit/egress corridors served with emergency generator power.
DATA/TELECOM ROOMS	Separate stacked dedicated rooms, 1 per floor.
PARKING GARAGE LIGHTING	LED fixtures @ approx. 5 footcandles controlled with integral PIR motion sensors and adjustable 0-10 dimming and dimming rate functions.
GAS	No gas service is provided to the shell building. Tenant to install meter.
TELEPHONE	AT&T
CABLE	Time Warner Cable



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**fulcrum**  
DEVELOPMENT



**TRANSWESTERN**

REAL ESTATE  
SERVICES

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