

NOWLIN TOWER



9311 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS
A MAIER SIEBEL BABER PROPERTY

NOWLIN TOWER

PROJECT OVERVIEW

<i>Project</i>	Thirteen-story, Class A, multi-tenant office building with an adjoining five-level parking structure. Two-story atrium lobby features Carmen Red granite, cream marble and exotic hardwood finishes.	<i>Construction</i>	Cast-in-place reinforced concrete structure with a Carmen Red granite exterior anchored to precast concrete panels and high efficiency silver reflective glass with bronze frame.
<i>Year Built</i>	1986	<i>Location</i>	Conveniently located in north central San Antonio at the intersection of Loop 410 and San Pedro Avenue.
<i>Total SF</i>	236,410 ± SF		
<i>Site</i>	3.33 acres	<i>Access</i>	Nowlin has immediate access to the San Antonio International Airport, affluent residential neighborhoods and high-end retail developments via Interstate 410 and Highway 210.

DESIGN FEATURES

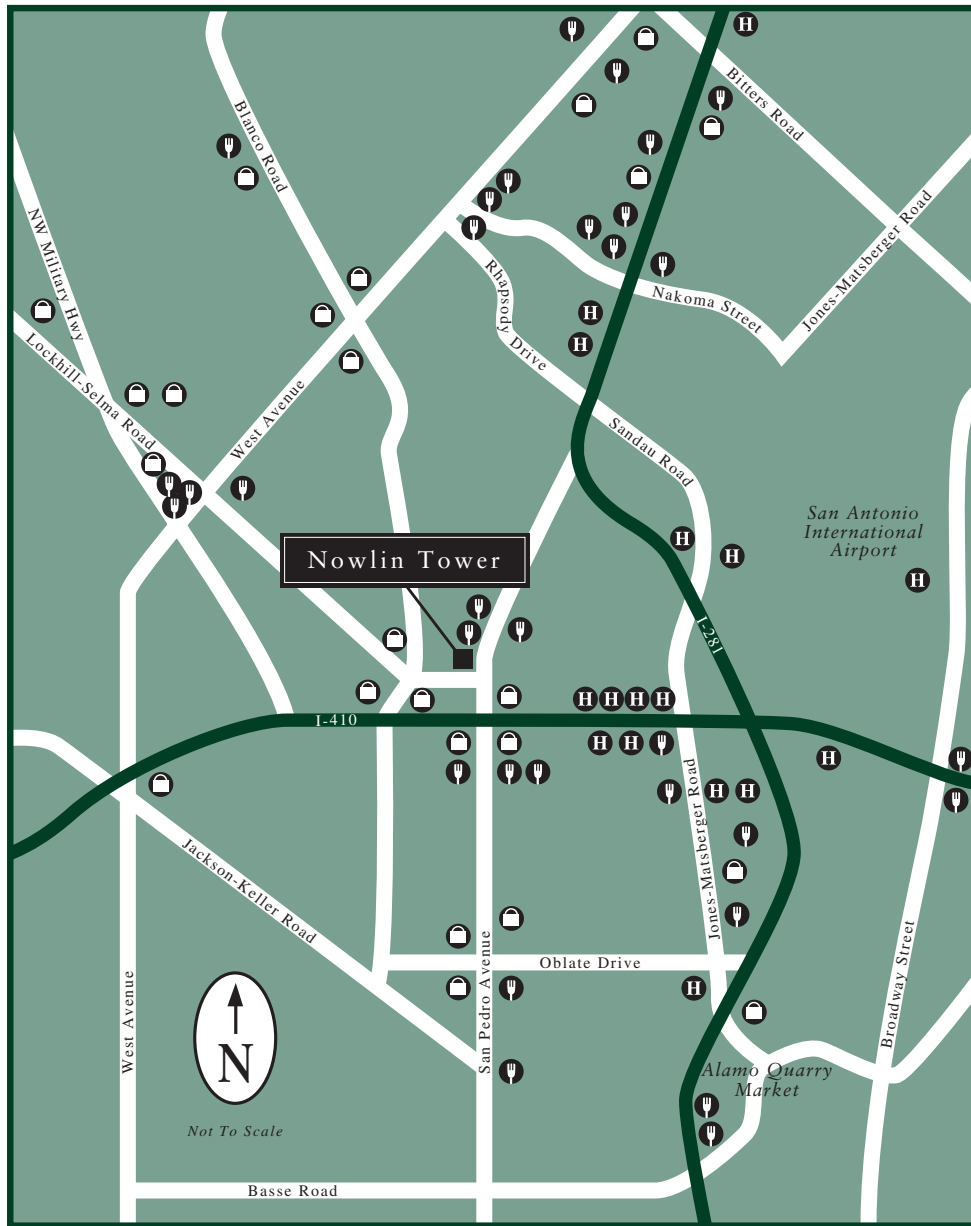
<i>HVAC</i>	Computer controlled energy management system with 24-hour tenant access via automated telephone interface. Supplemental cooling can be made available.	<i>Elevators</i>	The building is serviced by six Dover, traction-gearred elevators. Each elevator has 3,500-pound capacity and operates at 350-feet per minute.
<i>Life Safety</i>	The building is fully sprinklered and constantly monitored by a Simplex alarm system. The building is electronically secured via proximity card after normal business hours.	<i>Floor Plates</i>	18,500 ± SF
		<i>Load Factor</i>	15%

AMENITIES


<i>Parking</i>	A total of 905 parking stalls provide a ratio of 3.8 spaces per 1,000 SF.	<i>Building Services</i>	Full-service bank operated by the City Employees Credit Union with five drive through lanes. Postal and courier services, controlled access, covered parking and 24-hour ATM banking.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m to 2:00 p.m on Saturday. After-hours access via card reader system.	<i>View</i>	Building offers unobstructed views of San Antonio in all directions.
<i>Retail Services</i>	Conveniently located near the North Star Mall, San Pedro Crossing, Alamo Quarry Market, numerous restaurants and other support amenities.		

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Location Map



 — Retail Services

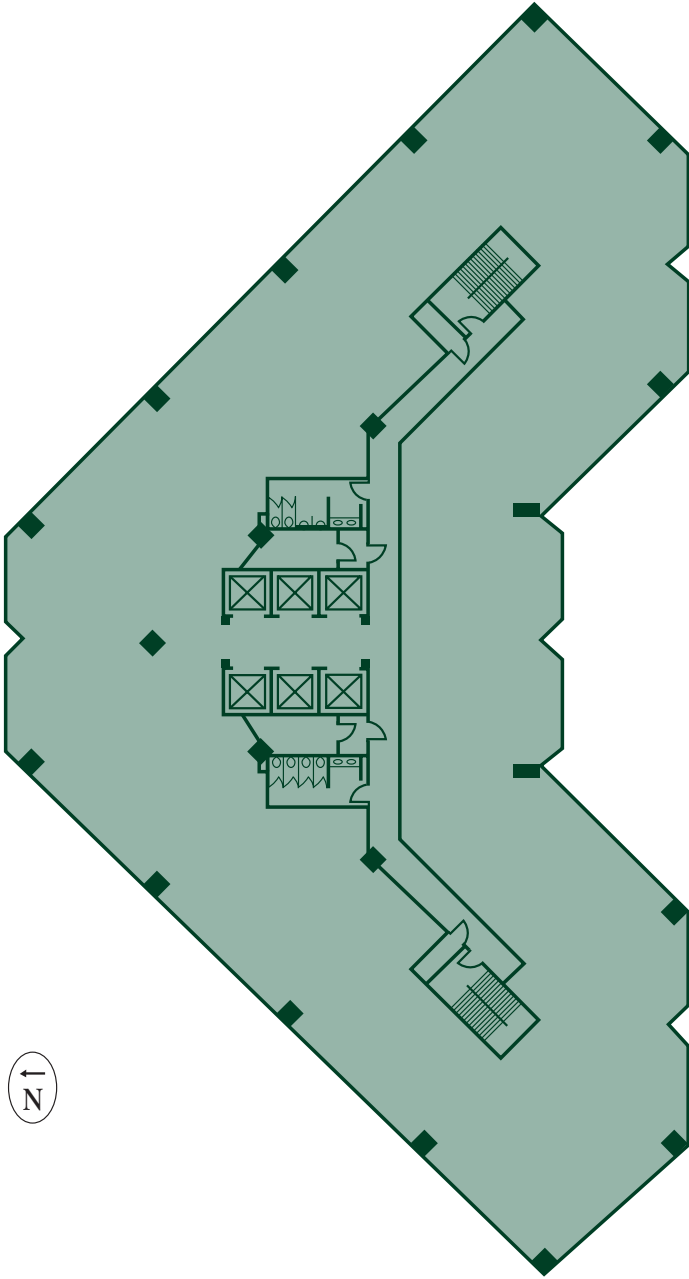
 — Hotels

 — Restaurants

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Typical Floor Plan
18,500 ± SF



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