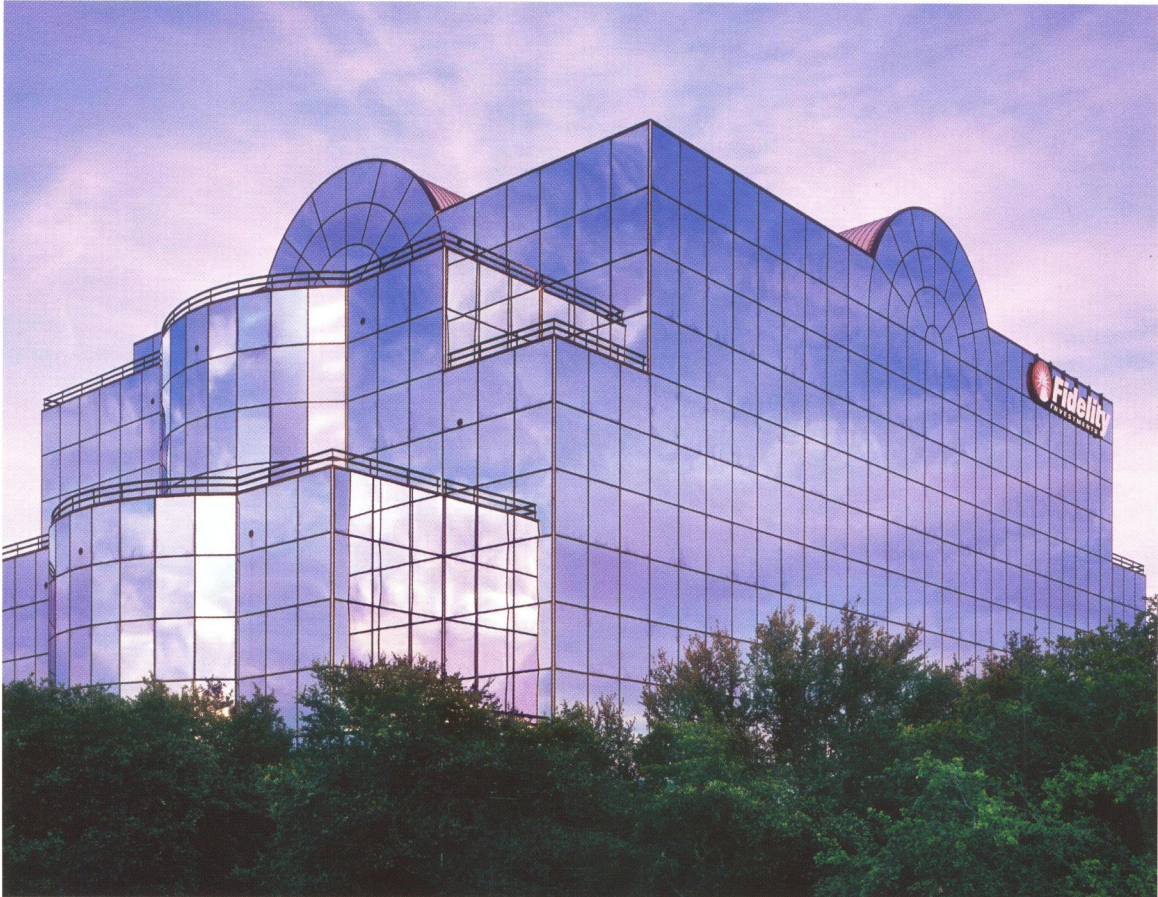


PACIFIC PLAZA



14100 SAN PEDRO AVENUE, SAN ANTONIO, TEXAS  
A MAIER SIEBEL BABER PROPERTY

# PACIFIC PLAZA

## PROJECT OVERVIEW

<i>Project</i>	Seven-story, Class A, multi-tenant office building with a detached two-story parking structure, located in San Antonio, Texas. The building's voluminous three-story lobby boasts marble flooring and an arched ceiling with recessed lighting.	<i>Location</i>	covered with gravel ballasts. 100% glass curtain wall utilizing fixed, double-glaze tinted windows mounted in anodized aluminum frames.  Located just west of the San Antonio International Airport along US 281 and Bitters Road and approximately 3 miles north of Interstate 410. The building's strategic location by the airport has helped sustain an excellent leasing history in this submarket.
<i>Year Built</i>	1986		
<i>Total SF</i>	100,455		
<i>Site</i>	4.16 acres		
<i>Construction</i>	Steel frame construction. Roofing system consists of rubber membrane corner sections	<i>Access</i>	Easily accessible from Highway 281 and close to Interstate 410.

## DESIGN FEATURES

<i>HVAC</i>	Comprised of air-cooled chiller systems with electric heat strips. Pneumatically controlled heating and cooling utilizing tenant thermostats linked to an energy management system.	<i>Elevators</i>	powered emergency lighting on each floor. Access control systems are in place for after-hours access. business hours.  The building is serviced with three traction-type passenger elevators and one service elevator.
<i>Life Safety</i>	A fire pump and sprinkler system provide fire protection to the building. Alarm and life-safety systems consist of pull-down fire alarms, smoke detectors, return air duct smoke detectors and battery	<i>Floor Plates</i>	14,500 ± SF
		<i>Load Factor</i>	15%

## AMENITIES

<i>Parking</i>	A two story detached parking garage and surface lot provides 339 vehicles spaces with 72 surface spaces and 267 structure spaces. Total parking provides a ratio of 3.37 spaces per 1,000 SF.	<i>Building Services</i>	Stone Oak shopping center, retail services, numerous restaurants and other support amenities surround the property.  Overnight drop box services for DHL, Fedex, UPS, and Lone Star are located in the plaza between the building and the parking structure. Full service bank with drive-thru facilities.
<i>Building Hours</i>	Building hours and services are from 7:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 1:00 p.m. on Saturday.		
<i>Retail Services</i>	Northstar Mall just minutes away. Multiple shops in the prestigious	<i>View</i>	The building offers unobstructed views of San Antonio in all directions.