



Callaghan Tower

Office Building for Lease

Offered by:
Kimberly S. Gatley
Todd A. Gold, CCIM



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Benefits

Property Highlights

- New spec suites available for immediate occupancy - 1,084 SF and 1,167 SF
- Two conference facilities available
- One of the city's premier office properties
- Panoramic cityscape & hill country views
- Located minutes from downtown & San Antonio International Airport
- Seven level parking garage
- Ownership and management on-site
- On-site Courtesy Patrol & CCTV
- Variety of space options
- Located in the dynamic northwest office market
- Over 50 restaurants within two miles
- Over 30 hotels within two miles including the Omni Hotel and the Drury Inn & Suites

Drive Time Highlights

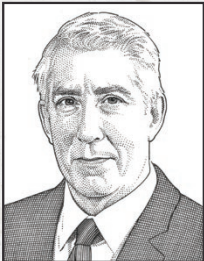
- South Texas Medical Center - 1.7 miles (5 minute drive)
- San Antonio International Airport - 5.8 miles (11 minute drive)
- Downtown San Antonio - 7.7 miles (10 minute drive)
- The Shops at La Cantera - 8 miles (14 minute drive)
- The Quarry Market - 6.5 miles (12 minute drive)
- Westover Hills - 16 miles (22 minute drive)

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Leasing Contacts



Kimberly S. Gatley
Senior Vice President
210 524 1320
kgatley@reocsanantonio.com
reocsanantonio.com/kimberly-gatley



Todd A. Gold, CCIM
CEO, Principal
210 524 1309
tgold@reocsanantonio.com
reocsanantonio.com/todd-gold



Capital Improvements

Leasehold Improvements	
Elevator Modernization	1,375,704
New Cooling Towers & Chillers	1,174,743
Remodel Restrooms	1,023,900
Lighting Retrofit throughout	74,870
Waterproofing Balconies	53,635
New Illuminated Pylon Sign	13,623
New Card Access System	7,700
New Lobby Furniture	12,957
Remodel Concierge Station	39,649
Additional Repairs & Improvements	342,743
Lobby Renovation	94,564
Atrium Glass Replacement	67,178
Garage/Parking Improvements	85,728
Common Area Repairs & Improvements	174,720
Exterior Entry Stairs	26,139
Roof Repairs & Improvements	166,644
4K Digital Directories on L1 & Lobby	16,944
Capital Improvements Total	\$4,751,444





South Texas
MEDICAL CENTER

UTSA

SECURITY
SERVICE
Headquarters

VALERO
Headquarters

USAA
Headquarters

CALLAGHAN TOWER

icksburg Rd

Denman Estate
Park

Lowe's

CARMAX

COUNTRY
MARKET

SUNO

Red McCombs
SAN ANTONIO, TEXAS

Callaghan Rd

MATTENGA'S
PIZZERIA

Chachos

7
ELEVEN

Callaghan Rd

SUBWAY

SPROUTS
FARMERS MARKET

DOLLAR
GENERAL

Torino Dr

Santitas
Theatres

INTERSTATE
10

Briaridge Dr

Vantage Dr

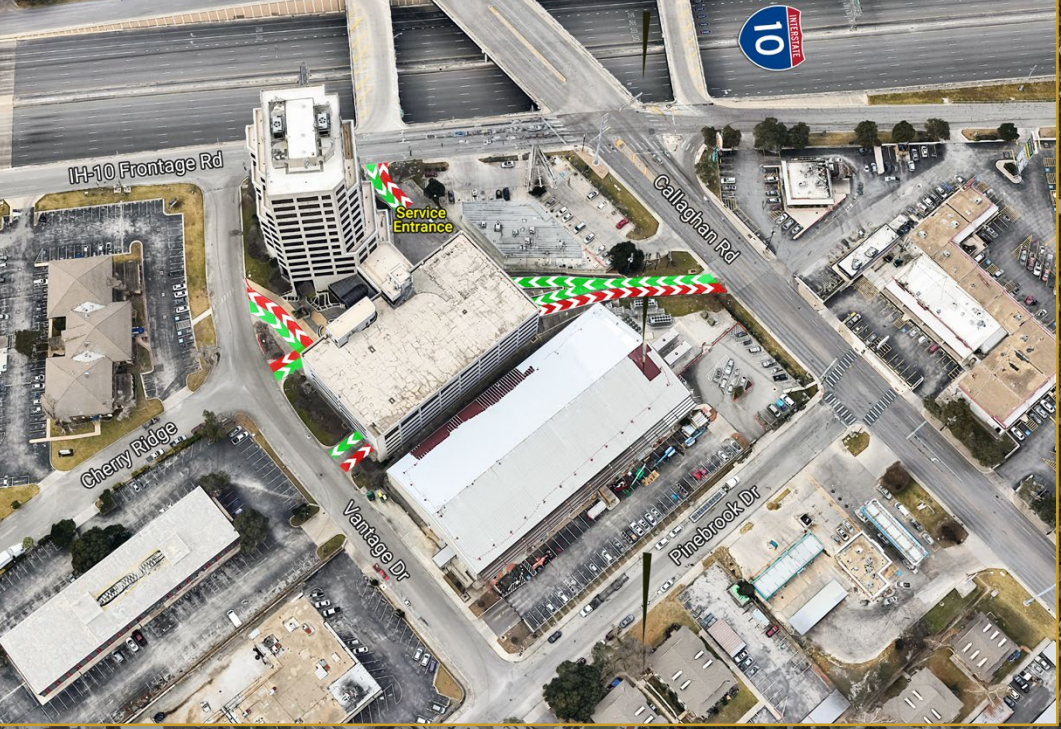
Pinebrook Dr

Cherry Ridge Dr

Marriott

INTERSTATE
410

Area Attractions



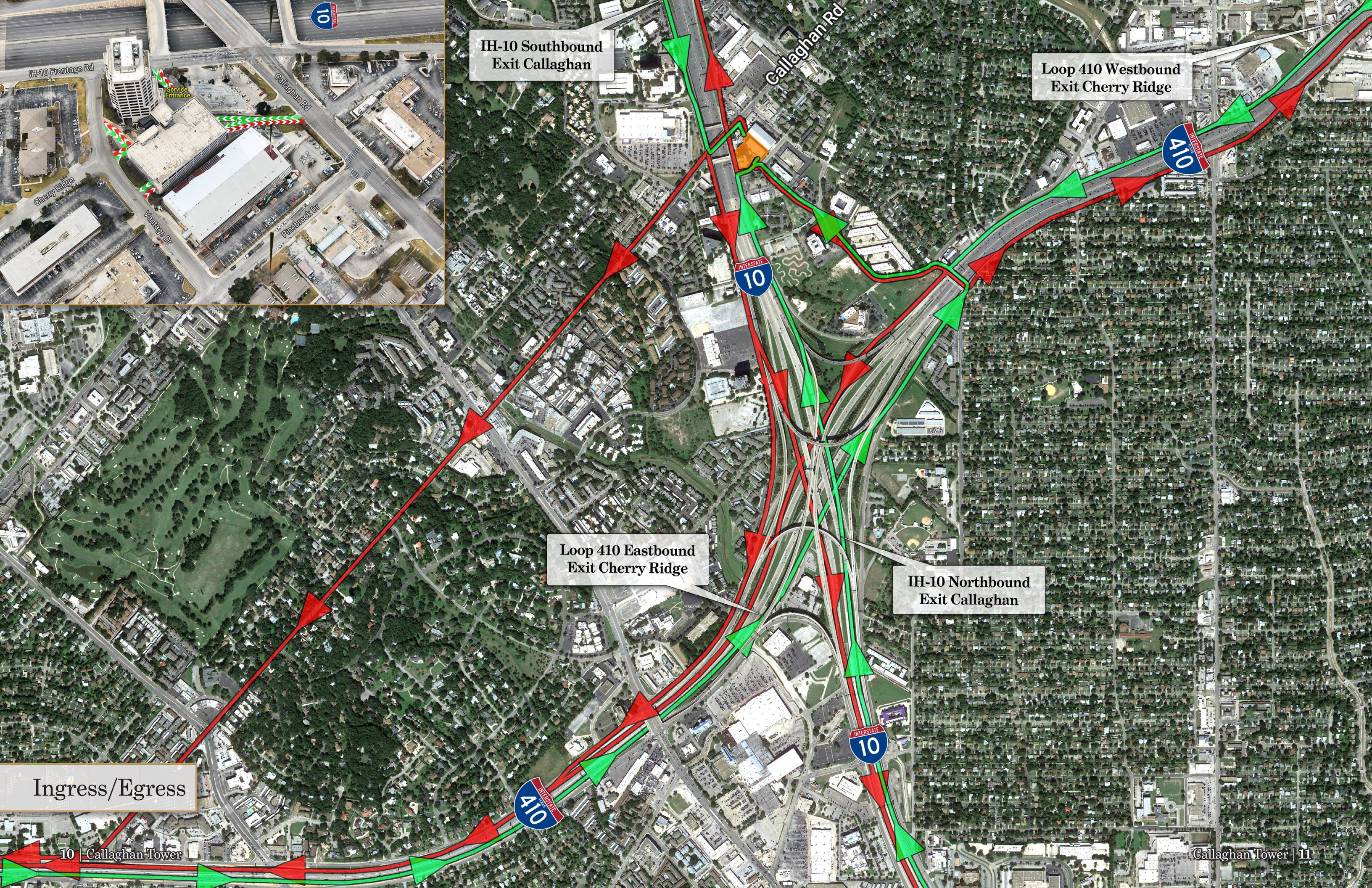
IH-10 Southbound
Exit Callaghan

Loop 410 Westbound
Exit Cherry Ridge

Loop 410 Eastbound
Exit Cherry Ridge

IH-10 Northbound
Exit Callaghan

Ingress/Egress





Availability & Rates

Floor	Suite	RSF	USF	Base Rental	Available
14	1400	8,643	7,294	\$20.00 PSF	Sep 1
12	1290	1,167	985	\$20.00 PSF	Now
12	1275	2,138	1,804	\$20.00 PSF	Now
12	1250	1,084	915	\$20.00 PSF	Now
11	1100	7,755	6,544	\$20.00 PSF	Now
10	1000	11,626	9,811	\$20.00 PSF	Now
9	900	12,102	10,213	\$20.00 PSF	Now
8	880	476	402	\$20.00 PSF	Dec 1
8	850	1,159	945	\$20.00 PSF	Now
5	590	2,006	1,693	\$20.00 PSF	Jun 1
5	580	1,695	1,430	\$20.00 PSF	Now
5	550	1,902	1,605	\$20.00 PSF	Now
4	460	955	806	\$20.00 PSF	Now
4	420	4,046	3,414	\$20.00 PSF	Now
3	320	4,014	3,387	\$20.00 PSF	Aug 1
3	313	1,273	1,074	\$20.00 PSF	30 days notice
2	220	1,349	1,139	\$20.00 PSF	Now
2	201	1,147	935	\$20.00 PSF	Now
1	101	972 - 3,432	820 - 2,896	\$20.00 PSF	Now
LL	LL 01	2,236	1,887	\$20.00 PSF	Now

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

First Month's Rental	Due upon execution of lease document by Tenant
Add-On Factor	18.50%
Term	Three (3) to ten (10) years
Improvements	Negotiable
Architectural	All architectural services to be charged against the Improvement Allowance
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Parking	1:300 per rentable square foot parking ratio (All structured parking)



San Antonio Market Overview

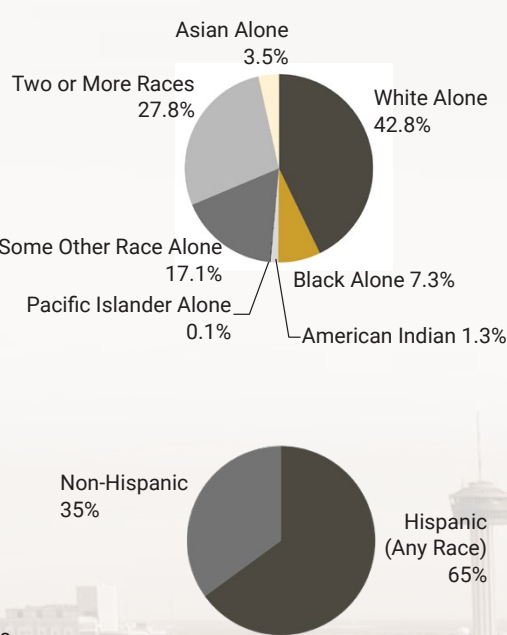
Largest U.S. Cities

- 1
- New York
- 2
- Los Angeles
- 3
- Chicago
- 4
- Houston
- 5
- Phoenix
- 6
- Philadelphia
- 7
- San Antonio
- 8
- San Diego
- 9
- Dallas
- 10
- Jacksonville

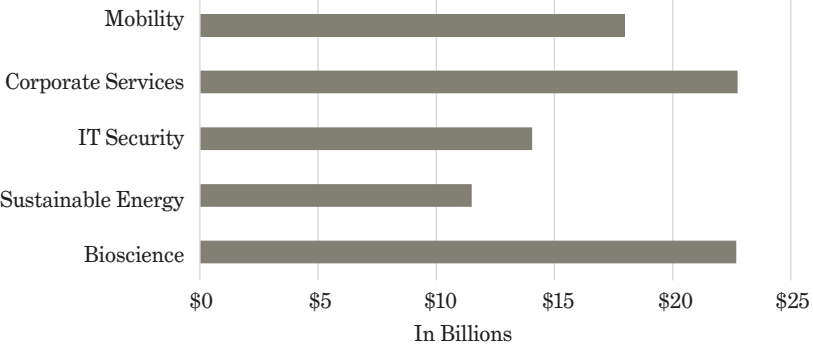


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2025 Forecast

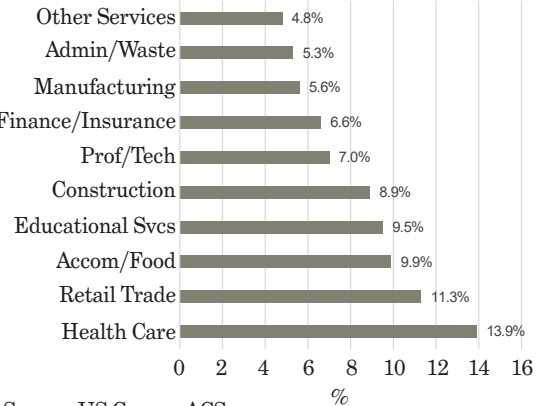


Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

Labor Force by Industry (Top Ten)



Source: US Census ACS

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2020 Census	1,434,395	34.9	538,191	--	--	--
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Todd Alan Gold	366305	tgold@reocsanantonio.com	(210) 524-1309
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



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11-03-2025



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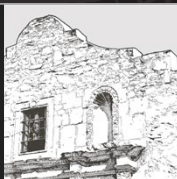
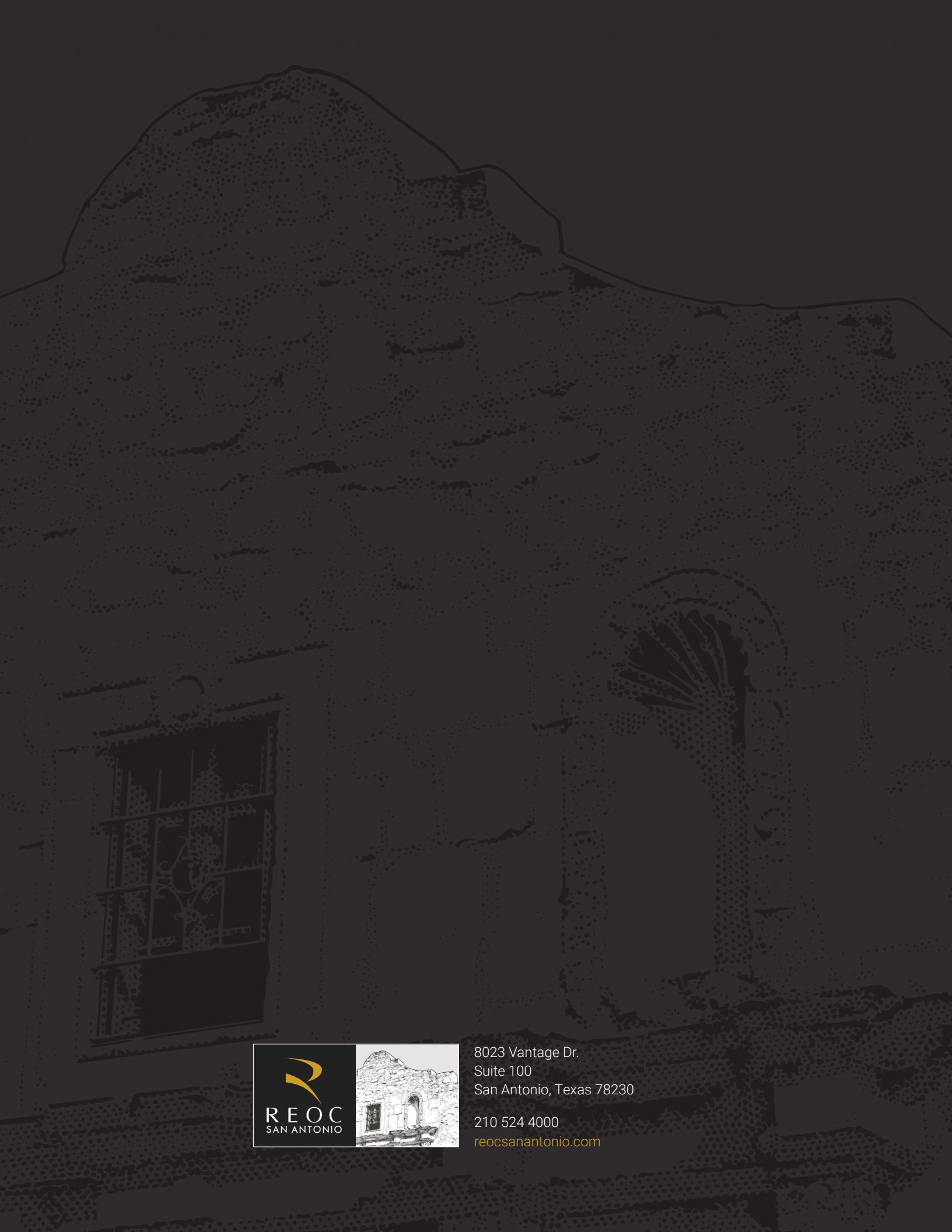
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Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Name of Sales Agent/Associate	License No.	Email	Phone



8023 Vantage Dr.
Suite 100
San Antonio, Texas 78230

210 524 4000
reocsanantonio.com