

THE PYRAMID



601 NW LOOP 410, SAN ANTONIO, TEXAS
A MAIER SIEBEL BABER PROPERTY

THE PYRAMID

PROJECT OVERVIEW

<i>Project</i>	Nine-story, Class A, multi-tenant office building with two levels of underground structured parking, located in the Northwest submarket of San Antonio, Texas.	<i>Location</i>	Conveniently located in north central San Antonio at the recently re-designed and improved intersection of Loop 410 and San Pedro Avenue.
<i>Year Built</i>	1979, renovated 1993	<i>Access</i>	Pyramid has immediate access to the San Antonio International Airport, North Star Mall, and affluent residential neighborhoods via Interstate 410, San Pedro Avenue, and Highway 281.
<i>Total SF</i>	217,000		
<i>Site</i>	6.162 acres		
<i>Construction</i>	Native Texas limestone with gray tinted glass alternating on the exterior facade with a poured in place post-tensioned concrete frame.		

DESIGN FEATURES

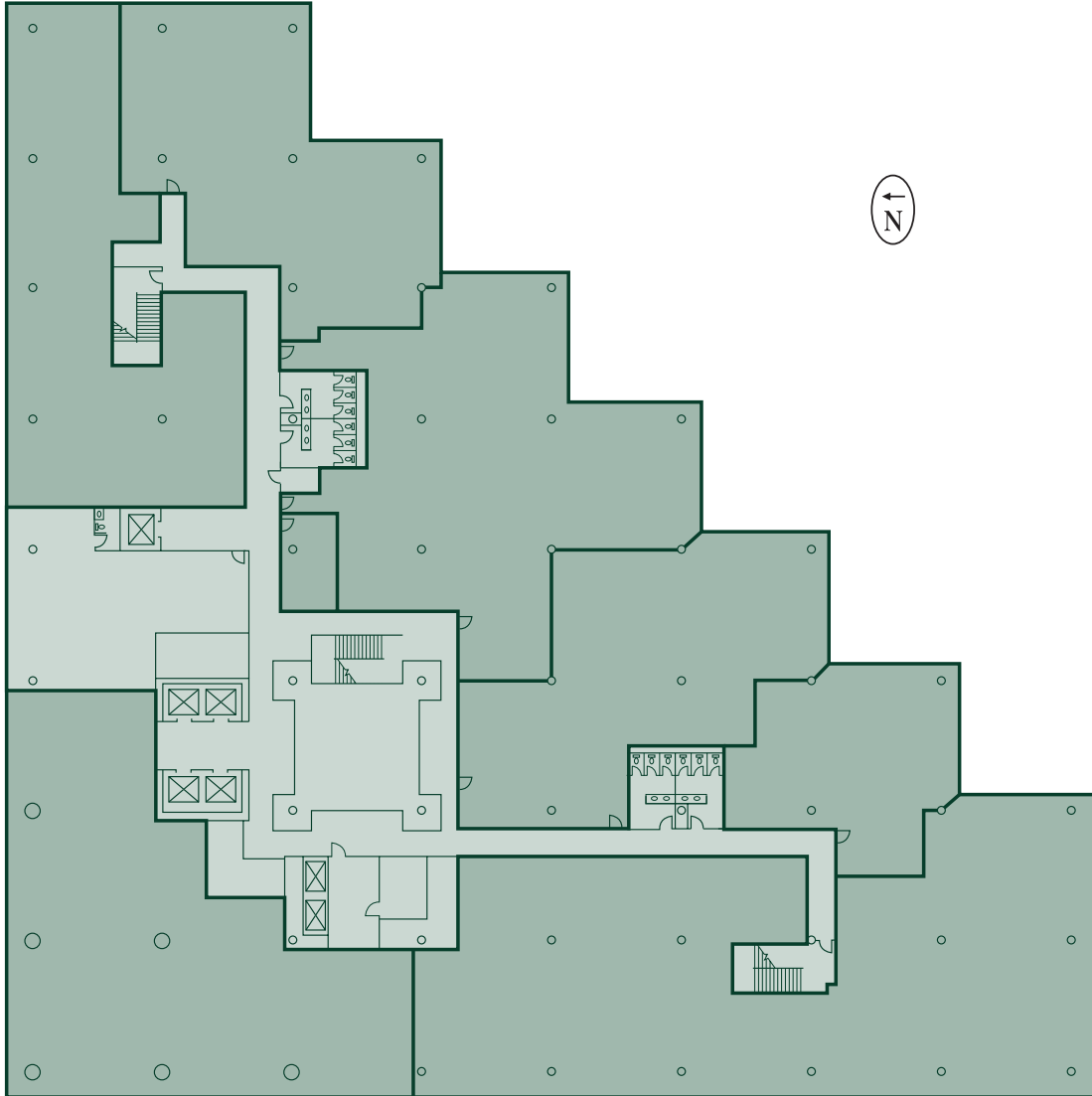
<i>HVAC</i>	Building is cooled by a central chilled water plant. Heating and cooling is pneumatically controlled by tenant thermostats linked to an energy management system.	<i>Elevators</i>	The building and parking structure are served by seven elevators: four geared, electric passenger elevators serving Floors 1–9 and one hydraulic freight elevator serving Floors 1–4. The parking structure is served by two hydraulic passenger elevators.
<i>Life Safety</i>	The building is fully sprinklered and constantly monitored by a Simplex alarm system. Building is secured via proximity card after normal business hours.	<i>Floor Plates</i>	Varies from 17,000 SF to 40,000 SF
		<i>Load Factor</i>	17% (multi-tenant)

AMENITIES

<i>Parking</i>	Parking is provided for 763 vehicles including 146 surface spaces and 617 spaces in the garage at a ratio of 3.5 spaces per 1,000 SF.	<i>Retail Services</i>	Conveniently located near the North Star Mall, San Pedro Crossing, Alamo Quarry Market, and numerous restaurants and hotels.
<i>Building Hours</i>	Building hours are from 7:00 a.m. to 7:00 p.m. Monday thru Friday and 8:00 a.m. to 2:00 p.m. on Saturday.	<i>Building Services</i>	Full service bank and ATM operated by Bank of America on ground floor. Postal and courier services, controlled access, covered parking, and on-site deli.
		<i>View</i>	The building offers unobstructed views of downtown, North Central San Antonio and the eastern skyline.

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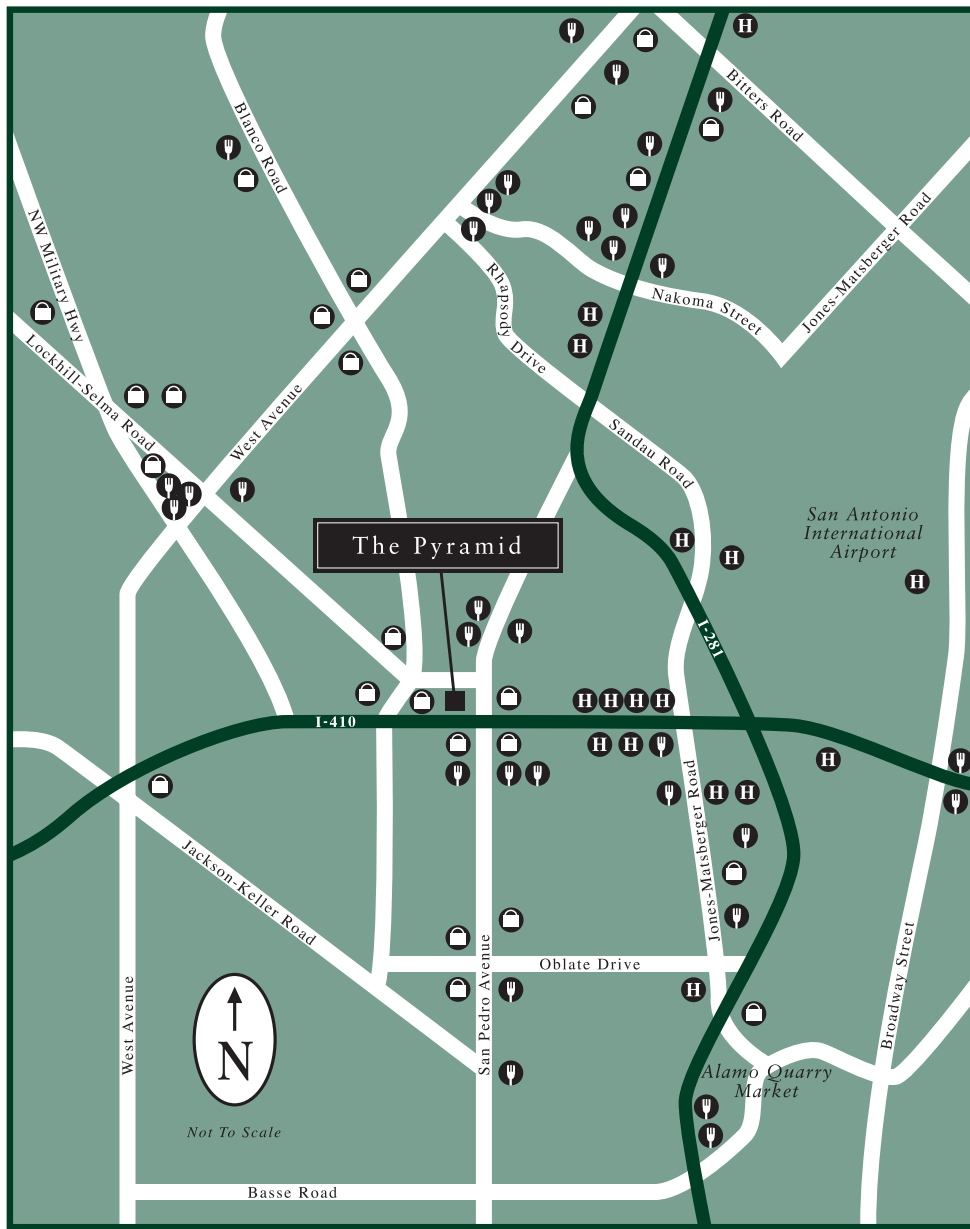
Typical Floor Plan
17,000 to 40,000 SF




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Location Map



 — Retail Services

 — Hotels

 — Restaurants

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