



TRANSWESTERN

REAL ESTATE  
SERVICES



SAN ANTONIO, TX

# LANDMARK ONE

Agency Leasing

Landmark One in Northwest San Antonio, Texas 78249, is a 167,618-square-foot Class A office project. The building features 32,287-square-foot floorplates with full-height glass, walkable to numerous restaurants and is adjacent to a full-service hotel and conference center.

This project was developed in 2015 by Fulcrum Development, LLC, a privately-held real estate development firm in San Antonio and showcases luxury finishes, including limestone walls, wood floors and expanses of glass. The project delivered in 2017 with no-preleasing and averaged an occupancy rate of 40% for over two years.

Transwestern was hired in early 2021 to bring a fresh approach to marketing the Class A project. Through diligent work and perseverance in a tough climate during the pandemic, Transwestern executed over 26K square feet of leases with over an additional 30K square feet of leases and renewals in negotiations, bringing the building's occupancy to 92% within a matter of 10 months' time.

“Through diligent work and perseverance, our team brought this asset to 92% occupancy in a 10-month period despite the on-going pandemic.”

Larry Mendez  
Executive Managing Director