



ELEVATING SAN ANTONIO'S GLOBAL PROFILE

PORT TAKES NEXT STEP TOWARD ICONIC OFFICE TOWER SHOWCASING REGION'S CAPABILITIES AND BRIGHT FUTURE.

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SAN ANTONIO, TEXAS – Port San Antonio, the region's largest technology center, has taken another important step to accelerate the growth of key industries and the career, educational and entrepreneurial opportunities they are creating for thousands of area families.

On Thursday, the Port's Board of Directors approved an agreement with Trammell Crow Company (TCC), a global real estate development firm, to conduct pre-development work for a state-of-the-art office tower at the main entrance to the 1,900-acre technology campus—the intersection of Billy Mitchell Blvd. and General Hudnell Dr.

In the months ahead, the Port and TCC, along with design architect firm Pelli Clarke & Partners, will work toward refining demand and design concepts for the ambitious project.

The planned tower will be a marquee centerpiece for the region's growing profile in advanced technologies. The building's ultimate size and expected construction cost will be determined as pre-development work is



Conceptual rendering of garden exterior of planned tower on the Tech Port campus (Credit: Port San Antonio / Pelli Clarke & Partners)

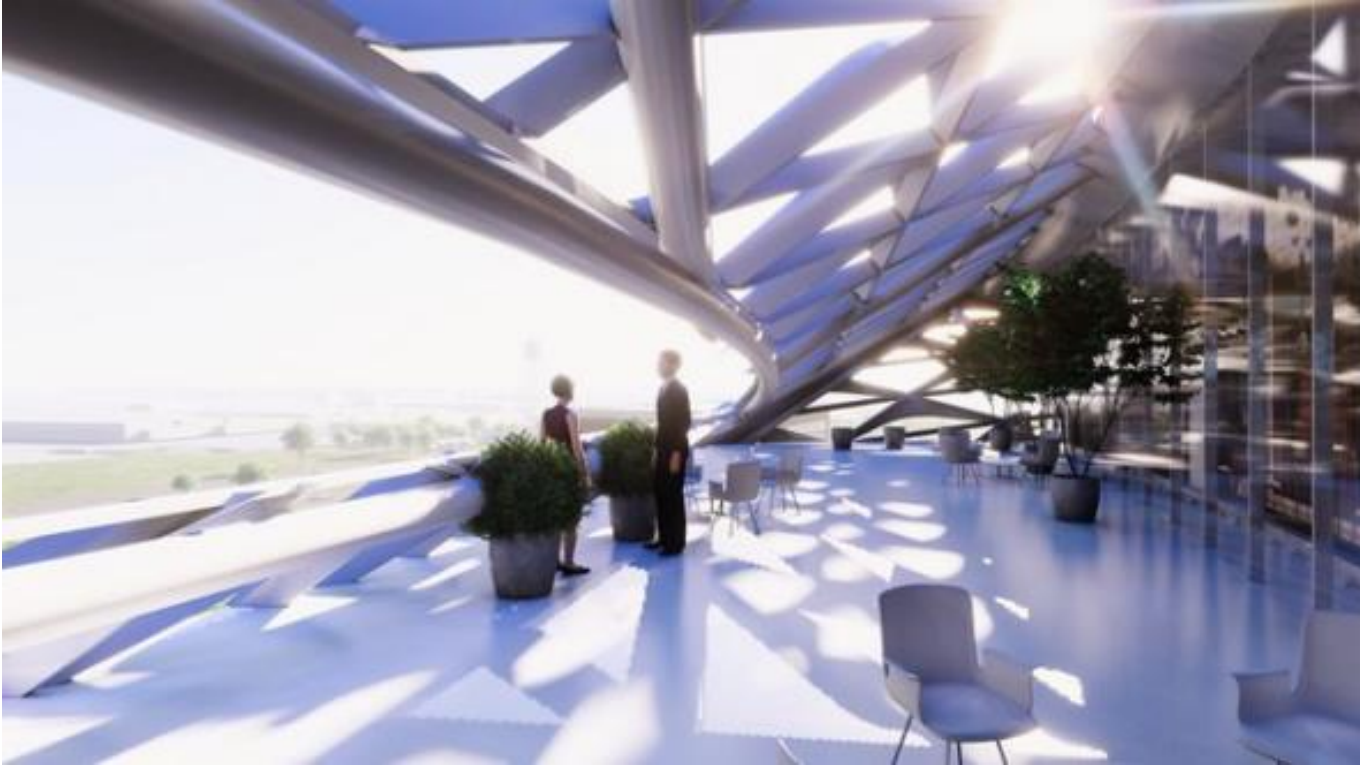
completed in the coming months. As it moves forward, the effort will also create opportunities for an array of local businesses. As one of the region's largest and fastest-growing economic engines, representative participation across the community in development projects is a key priority for the organization's Board of Directors and leadership.

The new project comes at a time when the Port has attracted substantial demand for space as its customer base grows at an accelerated pace. Since 2017, over 7,000 new jobs have been added on the campus — known as Tech Port — bringing the current employment base to 17,000.

People who work at the Port are employed by global industry names in aerospace, robotics, cybersecurity, advanced manufacturing, education, space exploration and defense. Over 80 tenant customers include Boeing, StandardAero, CNF Technologies, Plus One Robotics, the U.S. Air Force, Northrop Grumman, IPSecure, DeLorean Motors, Knight Aerospace, Accenture Federal Services, Chromalloy and Technica, among several others.

The Port has also built and leased over 700,000 square feet of new facilities and transacted more than 6 million square feet of renewed and expanded spaces over the last six years. Buildings across the campus include some of the world's largest aviation and aerospace facilities, advanced research laboratories and institutes, secured space, offices and educational facilities.

"Because of our sharp focus on creating a community where people from all walks of life can connect with life-changing opportunities, this campus has seen exciting growth by our customers, and much more is expected in the months and years ahead," said Port Board Chair Margaret Wilson-Anaglia. "Our customers' success, from global names to home-grown tech entrepreneurs, has fueled our expansion, and we are ready for our next phase as one of the most vibrant places in our community."



Conceptual renderings of balconies of planned tower on the Tech Port campus (Credit: Port San Antonio / Pelli Clarke & Partners)

"We're excited to bring world-class partners to our team as we plan our region's future as leaders in technological innovation," said Port President and CEO Jim Perschbach. "Our new building is more than just a place to work — it's a symbol of our bright future and a recognition that we stand on the shoulders of the generations who came before us building one of the world's most important centers for world-changing innovations."

"Trammell Crow Company has a deep passion for creating innovative and market leading office environments, and we are incredibly proud to partner with Port San Antonio on this transformational project," said TCC Managing Director Brad Maples. "Port San Antonio has an impressive track record of fostering innovation and creating opportunity, and we look forward to assisting the Port as it expands its legacy and prepares for the next phase of growth."

Among its recently completed projects, the Port opened the Boeing Center at Tech Port, a dynamic multi-purpose facility, in 2022. The Boeing Center supports the growth of Port customers and is a transformative educational, cultural and entrepreneurial asset for the region. It features a 3,500-seat arena; a technology lab/startup accelerator operated by Capital Factory; Tech Port Gaming — a state-of-the-art LAN gaming center; and Area 21 — a technology showcase presented by the San Antonio Museum of Science and Technology (SAMSAT). Profits from the Boeing Center are dedicated to the Kelly Heritage Foundation, which honors the community's history by funding educational programs for young people from around our region.

The planned office tower building is one of three major projects the Port announced in 2022 as part of its upcoming growth. The other projects underway include a highly specialized airport facility that will serve traditional fixed-wing aircraft, helicopters and the next generation of passenger aviation; electric vertical take-off and landing (eVTOL) vehicles. Another planned project is an advanced and applied research complex with a particular focus on aerospace and critical infrastructure technologies.

ABOUT PORT SAN ANTONIO

The Port is a vast 1,900-acre technology innovation campus. It is home to a growing array of employers—including globally renowned industry names and a growing number of locally headquartered startups—focused in advancing new technologies in aerospace, cybersecurity, defense, space exploration, robotics and other advanced technologies. Organizations at the Port directly employ 17,000 people from across the region, yielding a regional economic impact of over \$5.6 billion annually. In 2022, the Port became a member of the Association of University Research Parks (AURP).

ABOUT TCC:

TCC is a leading global commercial real estate developer and a wholly owned subsidiary of CBRE Group, Inc. (NYSE: CBRE). Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75 billion and over 655 million square feet. As of December 31, 2022, TCC had \$16.9 billion of projects in process and \$12.9 billion in its pipeline.

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