THE SOTO
A NATURAL PLACE TO WORK
REACHING NEW HEIGHTS IN SUSTAINABLE WORK SPACES

The Soto is Texas’ first mass-timber office building, a harbinger of sustainable design and construction that has proved its strength in Europe, Canada and Australia, and more recently, the United States. The Soto will anchor the Cavender Neighborhood, a mixed-use development that will offer a full complement of restaurants, retail, and entertainment designed for the modern workforce and nearby residents. Once completed, The Soto promises to be the 21st Century workplace for businesses focused on recruiting and retaining today’s top talent.

SOTO IS SPANISH (CASTILIAN) FOR A “GROVE OF TREES” OR “SMALL FOREST,” ESPECIALLY ONE NEAR A RIVER... A PLACE OF DAPPLED SUNLIGHT AND LUSH GREENERY. SOTO IS A NAME, A PLACE AND AN ACKNOWLEDGMENT OF THIS BUILDING’S ULTIMATE ORIGIN.
INNOVATIVE DESIGN – COMMUNITY EXPERIENCE

The Soto is designed to be the most up-to-date office in San Antonio, offering efficiency, flexibility and innovative design, all in the center of one of the city’s most desirable districts. Highlights include:

- 140,600 rentable sf (office and retail)
- 25,100 rentable sf floor plates
- Mass-timber construction
- 3 spaces per 1,000 sf parking ratio
- Sub-level executive parking
- Raised floor with underfloor air distribution
- 12+ foot ceilings and significant natural light
- LEED certified
- Excellent access to Hwys I-35, I-10, and 281
- Heart of the Cavender Neighborhood
TIMBER-BUILT FOR BUSINESS

Have you ever admired a historic structure and asked, “Why can’t we build like we used to?” We now can with modern engineered timber products. Using young growth trees and innovative dowel lamination technology, The Soto will offer the richness and warmth provided only by wood. Welcoming timber columns, beams, and ceilings will bring the calming charm and wellness of nature into the workplace, creating an environment that is a true differentiator.

Not only is timber construction beautiful, it is exceptionally sustainable. Concrete and steel buildings have large carbon footprints, whereas The Soto’s timber structure is carbon negative. As young growth trees are harvested for the building’s construction, the carbon dioxide absorbed into the wood is captured. New trees are then planted, and the cycle of carbon-banking is repeated.

SUSTAINABLE & CARBON NEGATIVE

- Volume of wood in The Soto’s construction: 640 Cubic Meters
- Carbon stored in The Soto’s timber: 490 Metric Tons of Carbon Dioxide
- U.S. and Canadian forests grow 640 cubic meters of wood in 2 Minutes
- Greenhouse gases negated: 1,030 Metric Tons of Carbon Dioxide
- These timber metrics are equivalent to:
  - Taking 290 cars off the road for a year
  - Enough energy to operate 129 homes for a year

Mass-timber construction isn’t as good as steel and concrete… it’s better

Michael Green, Architect

Just like snowflakes, no two pieces of wood can ever be the same… I like to think that wood gives Mother Nature fingerprints in our buildings.
SPACE FOR WORK AND WELL-BEING

Generous banks of windows let in abundant natural light, illuminating expanses of natural materials. It is a pleasant and inspiring place for work. Flexible floor plans encourage creative, customized office configurations, and on-site bike storage and showers are attractive perks for a forward-thinking workforce.

UFAD [UNDER-FLOOR AIR DISTRIBUTION]

The plenum beneath The Soto’s raised floors distributes conditioned air and serves to house power and data/communication cables. UFAD is a highly efficient system that provides cleaner air and improved energy efficiency. Also, because the floor panels are modular and the under-floor systems are easily accessible, office reconfiguration is simple and inexpensive.

- Precise temperature control
- Reduced “draft” complaints
- Better indoor air quality
- Increased mechanical efficiencies
- Flexibility for alteration of floor plans
- No unsightly wall and ceiling vents

The Soto is a high-performance building that supports the well-being of tenants. Strategies such as daylighting and individualized thermal control have been shown to reduce stress and generally increase worker productivity. Happy and healthy employees do better work.

David Lake, Project Architect
CONVENIENT. CREATIVE. CONNECTED.

The Soto is centered in the dynamic River North district, San Antonio’s most progressive submarket. Home to over 2,000 newly constructed multi-family residential units and a variety of one-of-a-kind amenities, including the San Antonio Riverwalk, the San Antonio Museum of Art, and the Tobin Center for the Performing Arts, River North attracts those who seek an authentic and active lifestyle. Businesses that locate here will experience a true urban neighborhood. So, come where you can meet for breakfast and coffee, stroll the river during lunch, or enjoy evening entertainment with your team. The Soto is at the heart of it all.
HIXON PROPERTIES

Since 1975, we’ve been at the forefront of acquiring, developing and managing A-list commercial properties in and near San Antonio. We invest and build thoughtfully, creating long-term value in real estate from a business standpoint, but also to benefit our clients, neighbors and community. We’re a family-owned business with more than 40 years of proven commitment to our city and our properties.

ATTRACTION PRE-LEASE OPPORTUNITIES ARE AVAILABLE.

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