



### Tower Life Building - San Antonio, TX



*“As the landlord of a historic building I was looking for a way to modernize to attract new Tenants without sacrificing the building’s heritage. After researching several options, I decided to partner with NxtWall because of their great aesthetics, flexibility to adapt to the building and price point. Thanks to NxtWall our utilization and rates have greatly increased. Our tenants love the use of glass and the ability to make changes without major reconstruction.”*

– Ben E. Zachry, Vice President, Tower Life Properties, Inc.

#### Project Profile:

The Tower Life Building is in the Central Business District, on the banks of the famous Riverwalk in San Antonio, Texas. The Tower Life Building is also an anchor of the San Antonio skyline and has some of the best views of the city. The historic gothic revival landmark building was built in 1929 and has 30 floors which comprise more than 220,000 sqf of rentable office space.

#### Challenge:

Given the age of the building, along with the presence of wall irregularities and out-of-plumb floors, Tower Life Properties was looking for a demountable wall product that was flexible and yet affordable. They wanted a demountable wall system that could meet their structural needs, today and in the future, as their clients’ needs change. Tower Life Properties was particularly interested in renovating two floors that have been vacant for some time. What they needed was a clean, fresh look that would not break the budget, yet appeal to a discerning tenant.

#### Solution:

NxtWall demountable architectural wall systems were the perfect answer to address Tower Life’s dilemma. NxtWall wall systems are “field-fit” and are designed to integrate with imperfect building conditions such as non-level floors, curvilinear layouts and out-of-plumb building columns. They also can adapt to floor level/height variances. NxtWall products support LEED building design, and they are up to 100% recyclable, reusable—keeping drywall and building debris out of landfills. After renovating its two vacant floors, Tower Life Properties closed the deal with a tenant within two weeks. What started as a 2-floor project has now turned into an ongoing project. Today, NxtWall has been used to renovate over 10 floors of the Tower Life Building.

#### CREDITS

**Client:** Tower Life Properties, Inc.

**NxtWall Products:** Flex Series w/ wood swing doors & View Series glass walls w/ frameless glass swing doors, throughout 10 different floors. Anodized aluminum frame finishes.

**Photo Credit:** Craig McCasland of CraigMac Visuals.

#### NxtWall

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