

**CORPORATE HDQTR RELOCATION  
TENANT REPRESENTATION . SITE DISPOSITION**



**CLIENT** Generations Federal Credit Union  
**REAL ESTATE TYPE** Office / Retail  
**SQUARE FOOTAGE** 22,975 SF  
**SERVICES PROVIDED** Corp Headquarters Relocation : Retail Branch  
Site Selection, Tenant Representation, Site Disposition

**PROJECT OVERVIEW**

Generations Federal Credit Union is the fifth largest credit union in San Antonio with over 47,000 members and \$400 million in assets. GFCU was headquartered in downtown San Antonio at the 27,000 sf 70-year-old former train depot at 123 N. Medina St. GFCU decided to sell the historic downtown building in search of a new headquarters because it had outgrown the space.

**SERVICES**

Research of downtown land tracts included inquiring with property owners in regards to possible sale, preparation of property specific data and comparisons; presented same before the real estate committee for review/approval for final presentation before the board. Sullivan negotiated in the sale of the Medina St office property on behalf of GFCU while also negotiating a leaseback of their existing office space to allow time for GFCU to purchase a new retail branch and relocate their offices.

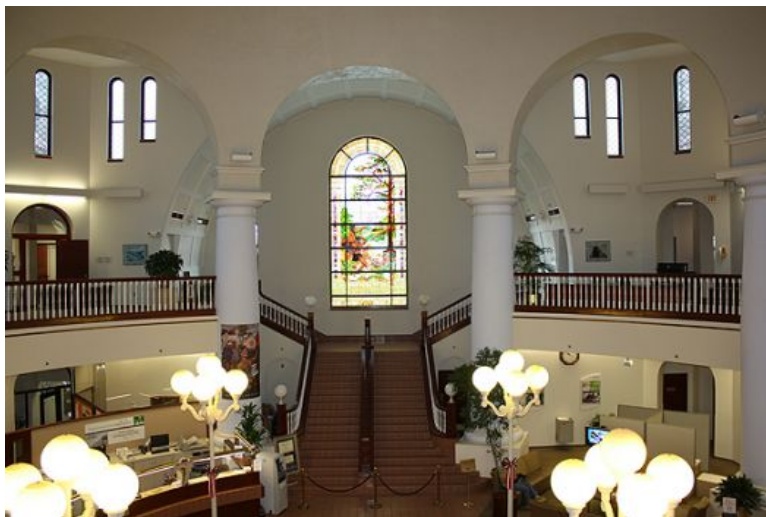
**RESULTS ACHIEVED**

Sullivan negotiated on behalf of GFCU in the sale of their previous downtown headquarters location to VIA in 2010.

Sullivan has negotiated on behalf of GFCU, Tenant, in the lease of a new headquarters location and retail branch, 22,975 SF at the SWBC Tower. Transaction date: 3Q 2012

Sullivan is currently researching prospective sites for additional branch locations in the Bexar County market.

123 N. Medina St. - FORMER HQ SITE



SWBC Tower - new HQ & retail branch location

