

CENTRO

PROPERTIES



FOR LEASE OFFERING

TRAVIS PARK NORTH

800 NAVARRO ST., SAN ANTONIO, TX 78205

Executive Summary

Building Size: 25,809 Sf

Stories: Two

Year Built: 1959

Renovated: 1979

Property Type: Traditional Office

Class: B

Zoning: D

Previous Space Use: Management Company

Parking: Surface & Street Available



Downtown Office Space



Lease Offering

Address: 800 Navarro St., San Antonio, TX 78205

3 - 7 Years

Lease offering

+/- 4,949

Total Square Feet Available

2

Bathrooms

548, 1,225 & 3,176

Suite Sizes Available Sf

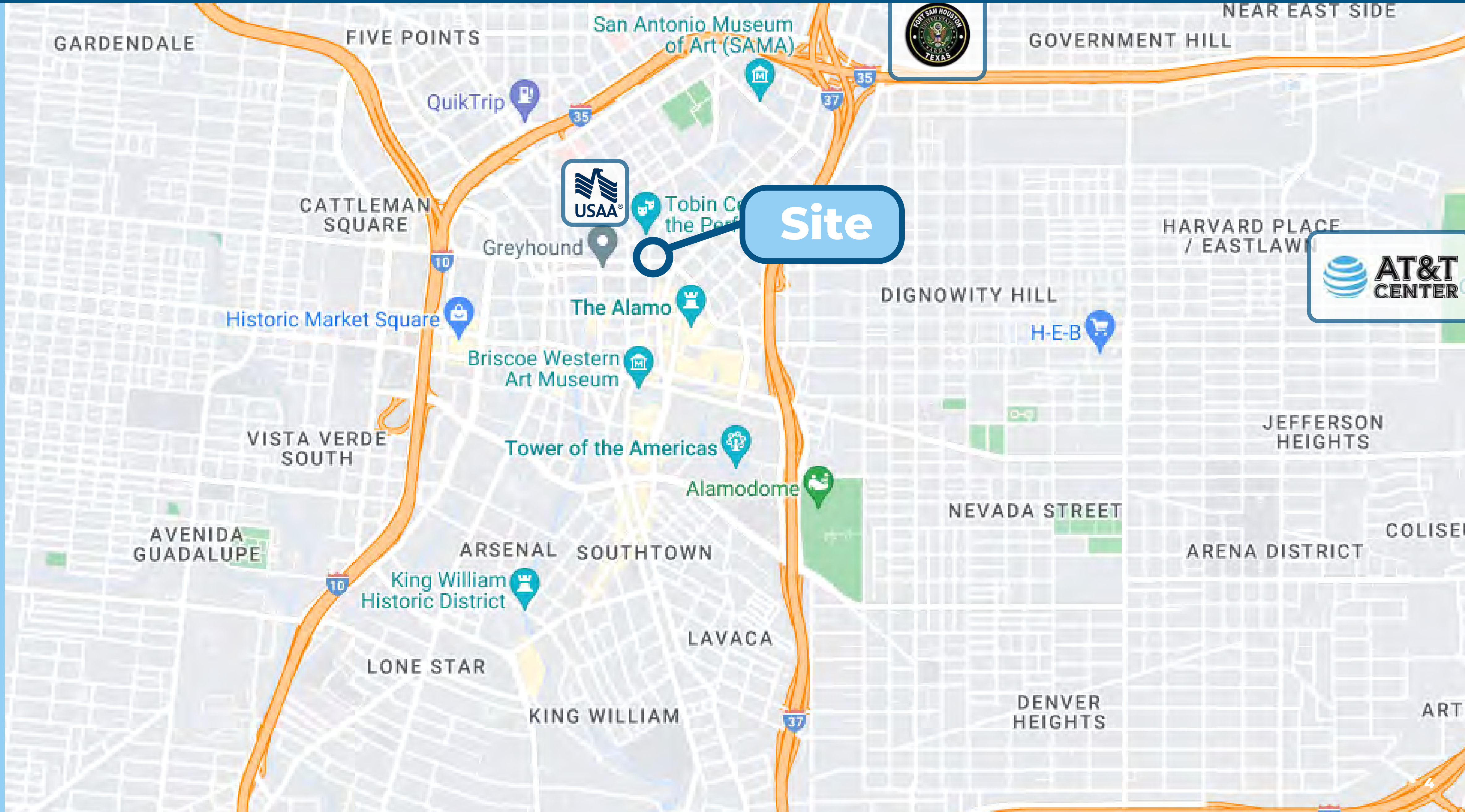
Lease Rate:
\$15/Sf-\$18/Sf

Lease Structure: Modified Gross

Renewal Options are Negotiable



Downtown San Antonio



Downtown San Antonio



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Information. Imagination. Ideas.

CC
CENTRAL CATHOLIC
HIGH SCHOOL

**12WELVE
2WENTY1**
LOFTS

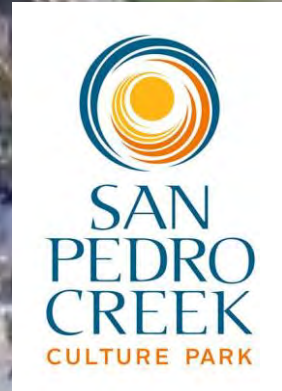
JONES & RIO
- LIKE THE RIVER -

Site

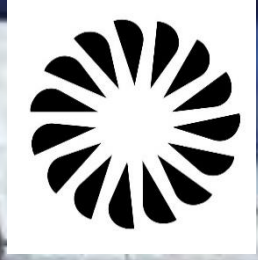
USAA

281

Downtown San Antonio



Travis Park



Site Aerial



E. Martin St.

Navarro St.

Site

**St. Mark's
Episcopal Church**

**Emily Morgan
Hotel**

**Marriott
Rivercenter Grand Hyatt
Hotel**

**Tower of the
Americas**

St. Anthony Hotel

Travis Park

Site Aerial



Tower Life Building

Frost Bank HQ

Site

USAA

Jefferson Bank

AT&T

Tobin Center

Thompson Arts Hotel

The Light Building

DPT Labs

KLRN PBS

North Alamo Street

Broadway Street

Sixth Street

Subject Property



Exterior



Subject Property



Subject Property



Lobby



Interior Photos



FLOOR AREA DATA

GROSS FLOOR AREA: 14,331 SQ. FT.
LEASABLE FLOOR AREA: 11,099 SQ. FT.

ATTORNEY: 1,910 SQ. FT.
MACRO: 2,526 SQ. FT.
Z.O. RESOURCES: 1,225 SQ. FT.
KNIPPA: 325 SQ. FT.
ACCOUNTANTS: 3,915 SQ. FT.
A. LEASE: 548 SQ. FT.
B. LEASE: 344 SQ. FT.
C. LEASE: 306 SQ. FT.

COMMON AREA: 2,248 SQ. FT.
UNLEASABLE AREA: 892 SQ. FT.

NOTE:

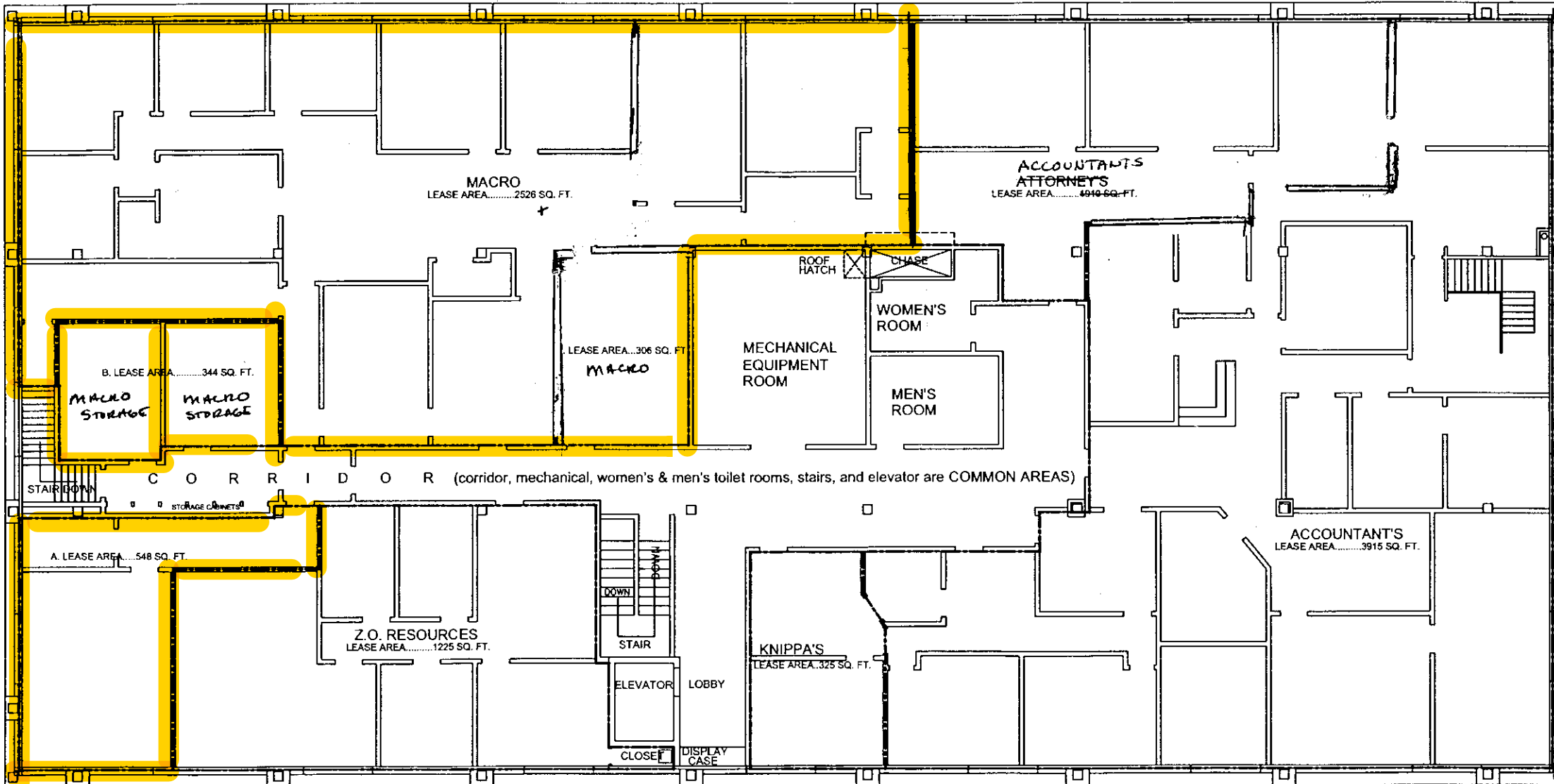
THIS DATA HAS BEEN COMPILED ACCORDING TO THE BUILDING OWNERS AND MANAGERS ASSOCIATION'S STANDARD.



The Arizpe Group
Incorporated

engineering/architecture/construction management
1802 H. E. Loop 410, Suite 102
San Antonio, Texas 78217
(210) 930-9999 FAX 930-9997

JANUARY 18, 2002



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

TRAVIS PARK NORTH BUILDING
800 NAVARRO STREET
SAN ANTONIO, TX. 78205



CENTRO
PROPERTIES

Collin Newton | 210-268-9880 | Collin@centroproperties.net

The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Centro Properties Inc

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

5111148

License No.

Email

Phone

Designated Broker of Firm

Debra Maltz

Licensed Supervisor of Sales Agent/
Associate

License No.

259825

License No.

Email

debra@centroproperties.net

Email

Phone

(210)639-3272

Phone

Collin Newton

Sales Agent/Associate's Name

763425

License No.

collin@centroproperties.net

Email

(210)268-9880

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Centro Properties, 111 Cedar St San Antonio, TX 78210
Collin Newton

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210)268-9880

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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