

CENTRO

PROPERTIES



FOR LEASE OFFERING

STAACKE STEVENS BUILDING

309-315 E COMMERCE, SAN ANTONIO, TX 78205

Property Overview

Year Built: Stevens 1891, Staacke 1894

Net Rentable Area: 23,391 Sf

Availability: Approximately 16,000 Sf

Minimum Contiguous: +/- 960 Sf

Max Contiguous: +/- 8,000 Sf

Zoning: D - Downtown, HS - Historic Structure

Parking: Contract Parking Available Nearby

Property Type: Historic Office

Restrooms: One men's and one women's per floor

HVAC: 16 Trane Mounted HVAC Units

Elevator: One Dover 2,100 pound hydraulic passenger



Premier Office Space



Lease Offering

Address: 309-315 E. Commerce Street

3 - 10 Years

Term

+/- 960 Sf-8,000 Sf

Contiguous Square Feet Available Now

Negotiable

Tenant Improvement Allowance

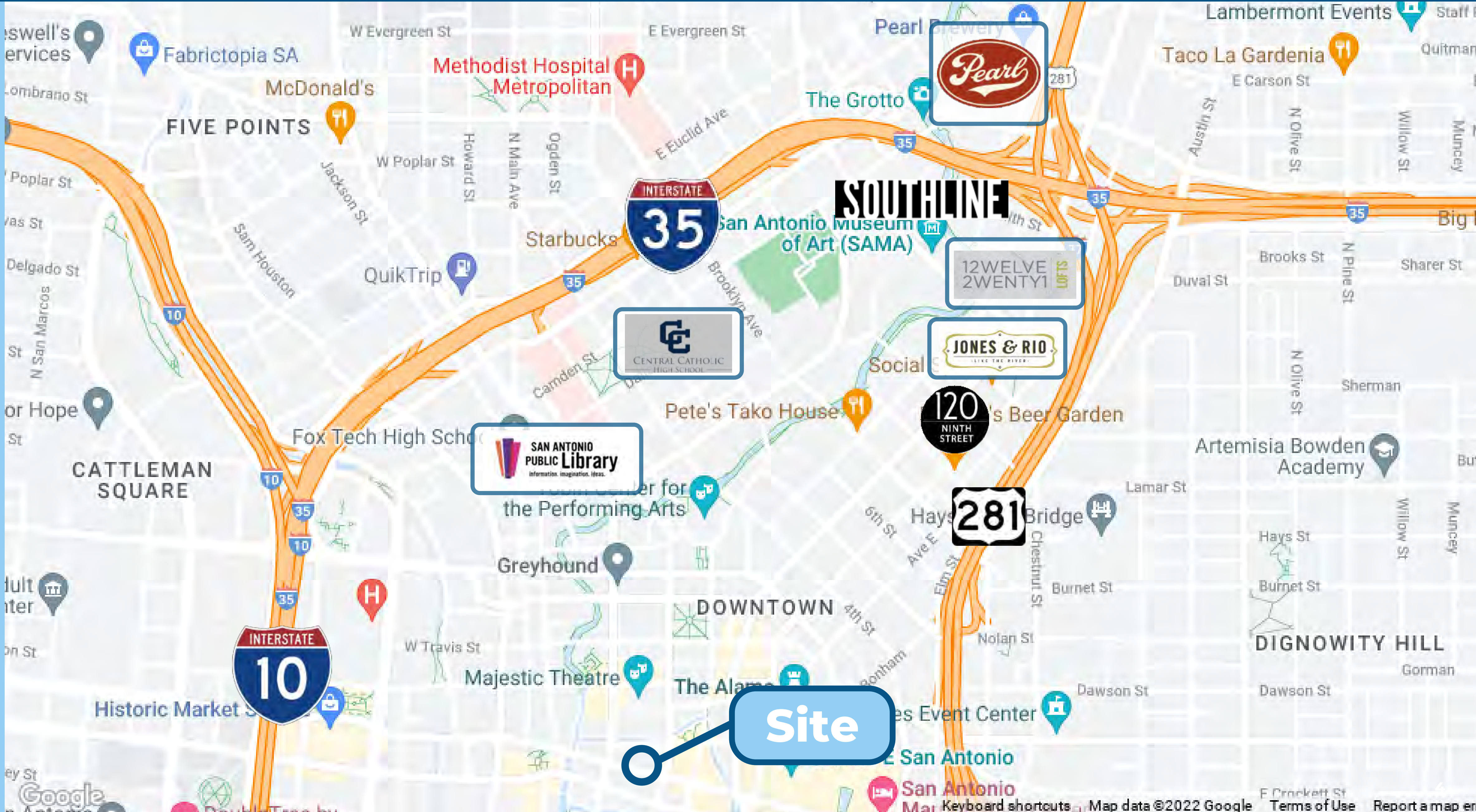
Lease Rate:
Negotiable

Lease Structure:
NNN

Renewal Options are Negotiable



Points of Interest



Downtown San Antonio



- 1. Alamo Plaza - \$500 million redevelopment of the historic Alamo grounds
- 2. Hemisfair Park - \$340 million development to include Civic Park and mixed-uses
- 3. Frost Tower - Completed 2019, \$142 million cost
- 4. City Tower - City of San Antonio Headquarters- \$65 million renovation
- 5. 300 Main – 32 story ground up residential tower. 2024 completion. \$107 million cost
- 6. Floodgate– 17 story ground up luxury residential tower. 2024 completion. \$43 million
- 7. Intercontinental Hotel – 391 new rooms, \$158 million cost – 2024 completion



Site Aerial-Facing North West



Drury Hotel

Frost Bank HQ

300 Main Apartments

Weston Centre

300 Convent

Canopy Hotel

Valencia Hotel

Brady Tower

La Mansion Hotel

Commerce Street

Navarro Street

Site

Commerce Building

Casino Building

Site Aerial-Facing South



Tower Life Building

Drury Hotel

Southtown

The Westin Riverwalk

Granada Apartments

Hotel Contessa

La Villita

Market Street Garage

Riverbend Parking Garage

Commerce Building

Site

Casino Building

Historical Façade



Timeless Interiors



Turn-Key Office Building



Welcoming Gathering Spaces



Conference Room



Private Lobby



Oversized Executive Offices



Spacious Common Areas

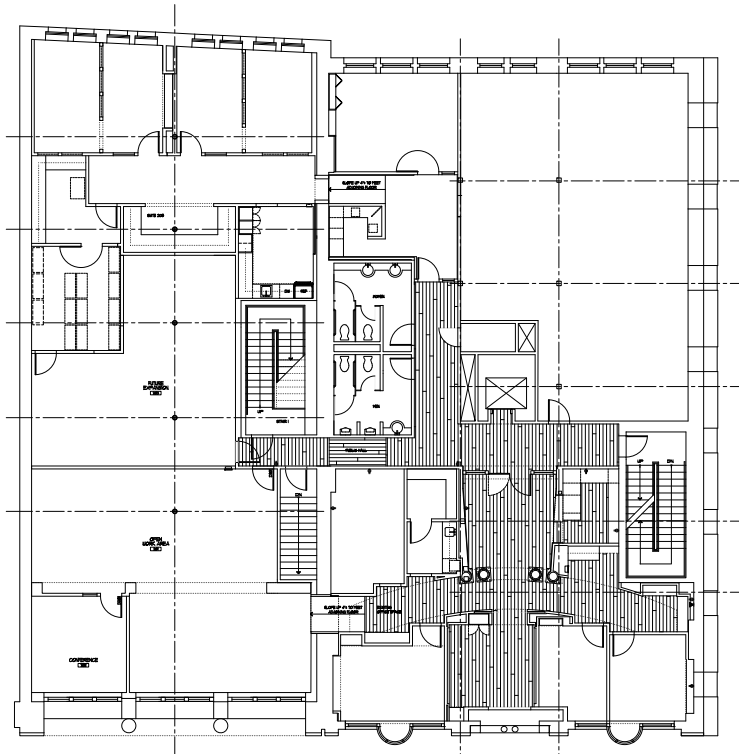


High-End Finishes

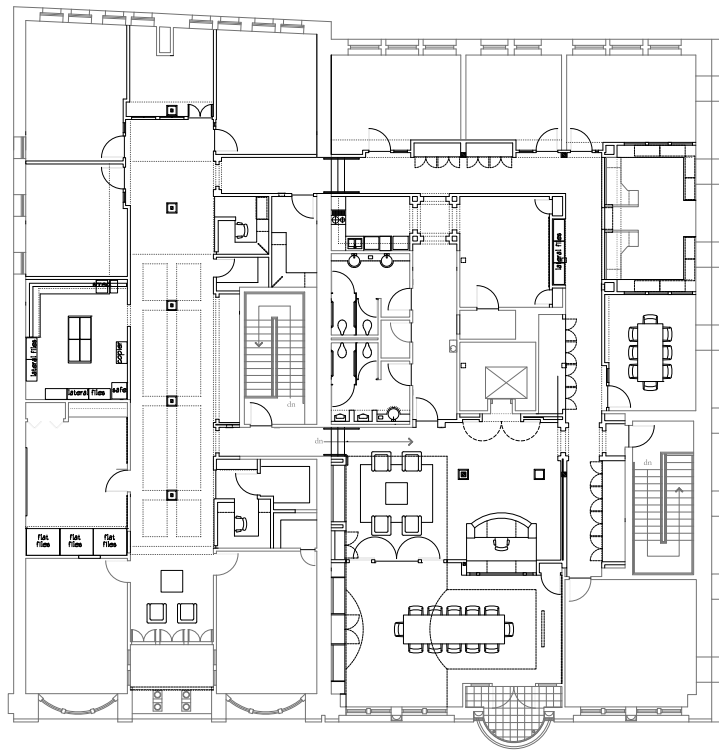


Private Offices





2nd FLOOR



3rd FLOOR



CENTRO
PROPERTIES

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

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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.

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Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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