

CENTRO

PROPERTIES



FOR LEASE OFFERING

NORTH COLORADO INDUSTRIAL
1350 N. COLORADO STREET, SAN ANTONIO, TX 78207

Executive Summary

Building Size: +/-27,044 Sf

Suites Available: 1-2

Suite Sizes: Approximately 6,000-12,000 Sf

Year Built: 1959

Recent Upgrades: Brand New Parking Lot,

Exterior Painting, Tenant Signage

Clear Heights: 12'

30 x 30 Column Spacing

Grade-Level Loading

Property Type: Industrial-Flex, Distribution

Zoning: I-1

Parking: On-site +/-49 Spaces Available



Lease Offering

Address: 1350 N. Colorado St., San Antonio, TX

5 - 10 Years

Term

6,000-12,000 Sf

Contiguous Square Feet Available Now

Negotiable

Tenant Improvement Allowance

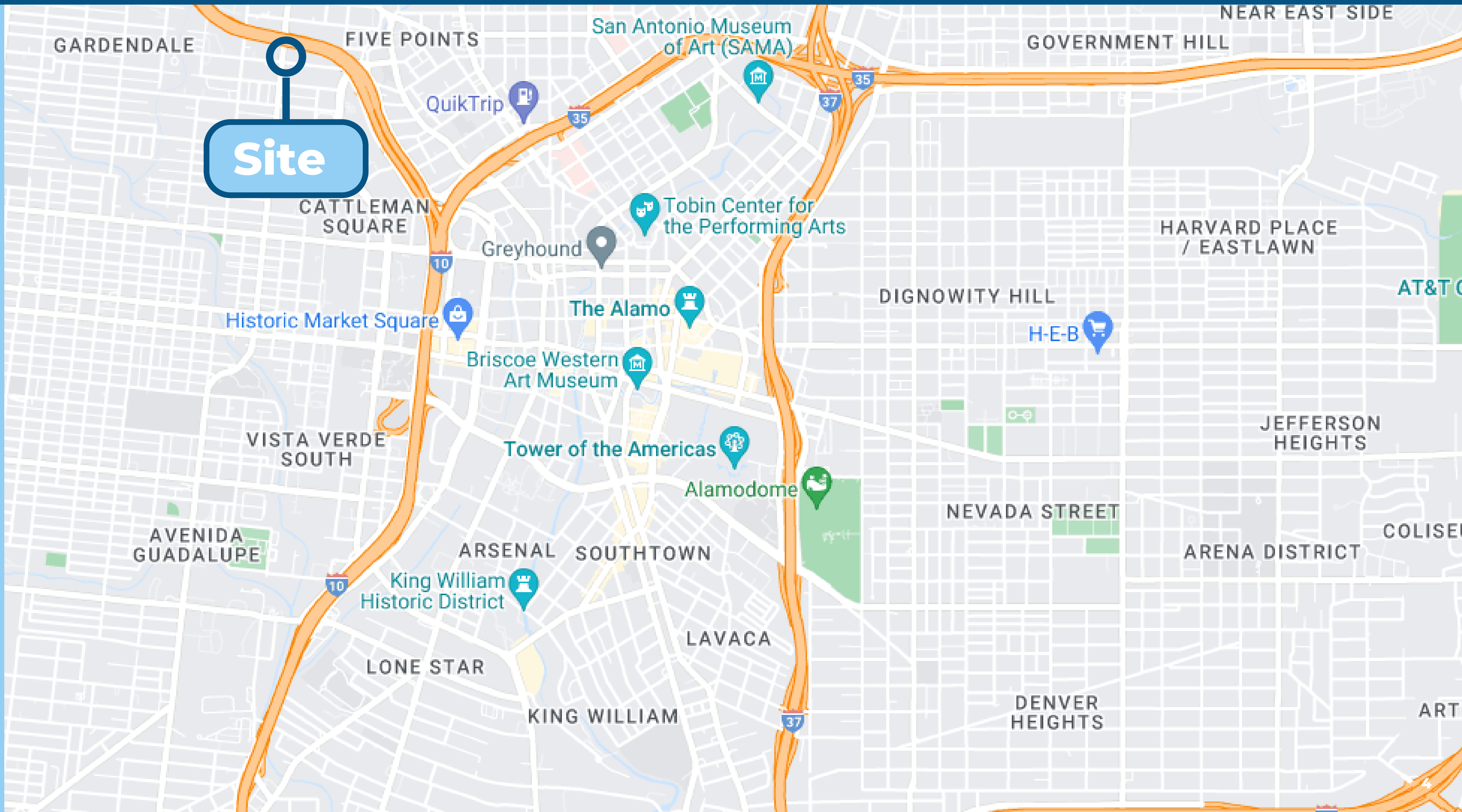
Lease Rate:
\$7.00-\$8.50/Sf

Lease Structure:
NNN (+/- \$2.50/Sf)

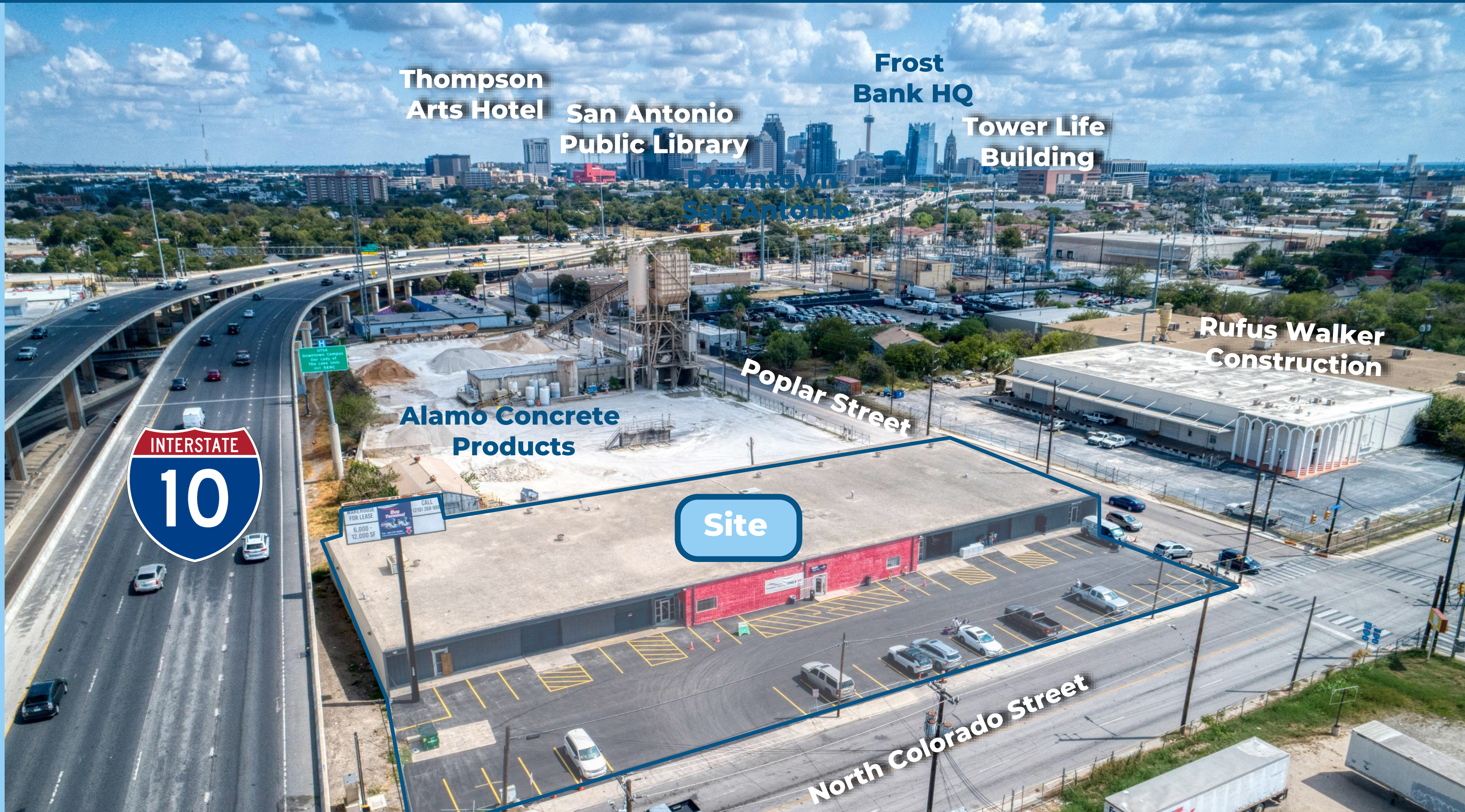
Renewal Options are Negotiable



Downtown San Antonio



Site Aerial



**Thompson
Arts Hotel**

**San Antonio
Public Library**

**Frost
Bank HQ**

**Tower Life
Building**

**Downtown
San Antonio**

**Rufus Walker
Construction**

**Alamo Concrete
Products**

Poplar Street

Site

North Colorado Street



**Downtown
San Antonio**



Site Aerial

**Signage Available
for Tenants**



**+/-6,000-12,000 Sf
Available Now**

Poplar Street

North Colorado Street



Office Space



Warehouse Space



Warehouse Space



Warehouse Space



Warehouse Space



As-Built Plans

AVAILABLE NOW
Can Be Subdivided to
approximately 6,000 Sf

12,084 SF

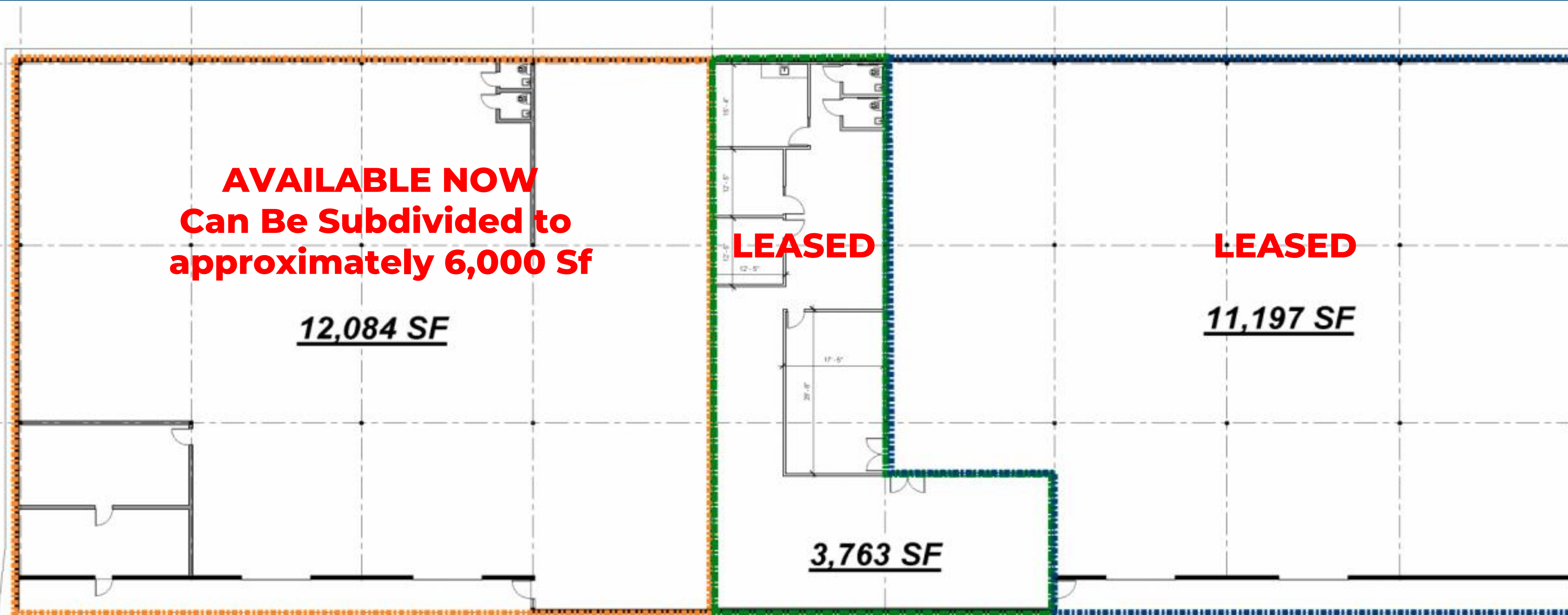
LEASED

LEASED

11,197 SF

3,763 SF

15,552 SF SURFACE PARKING





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

Untitled

Phone: (210)268-9880

Fax:

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