



Pacific Plaza

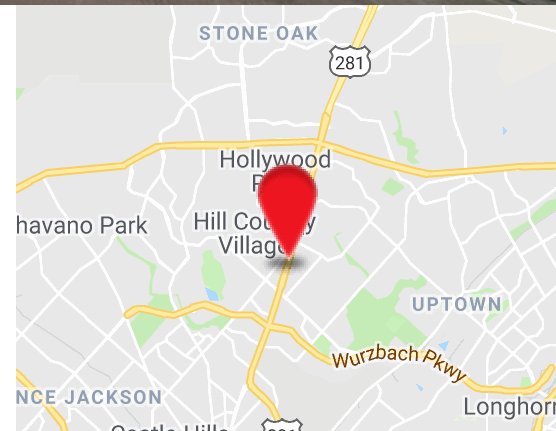
Lease Rate: \$25.00/SF/yr

Property Description

Pacific Plaza is a 7-story, 101,559 SF, class A office Building in North Central San Antonio, with a beautiful 3-story lobby with marble flooring and modern lobby furniture.

Building Features

- 670 square-foot building conference room
- Janitorial service 5 nights per week and on-sites patrol
- On-site building maintenance and day porter
- 24/7 building access with card access after hours
- Surface parking & garage parking at 3.5/1000 RSF Ratio
- Covered reserved parking at \$50 per space per month



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Space Available

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 316	Office Building	\$25.00/SF/Yr	Full Service	2,738 SF
Suite 410	Office Building	\$25.00/SF/Yr	Full Service	4,764 SF
Suite 560	Office Building	\$25.00/SF/Yr	Full Service	2,737 SF
Suite 750	Office Building	\$25.00/SF/Yr	Full Service	1,824 SF



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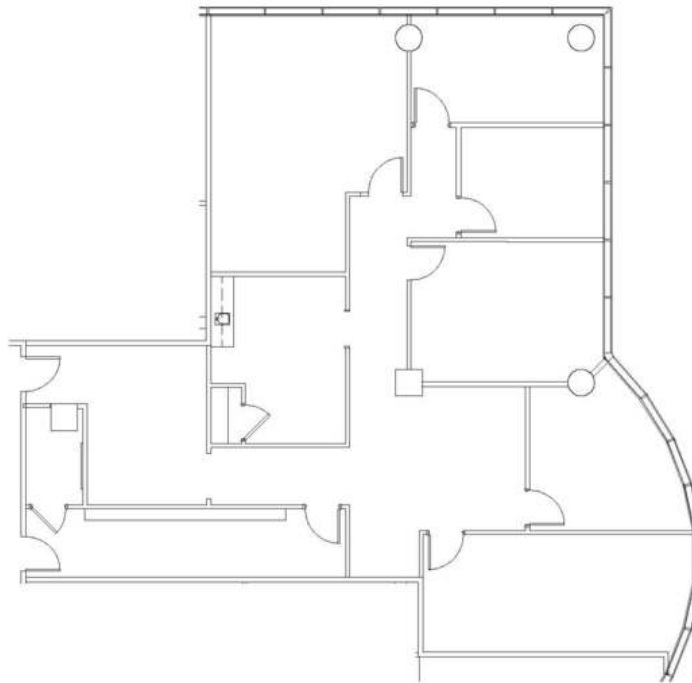
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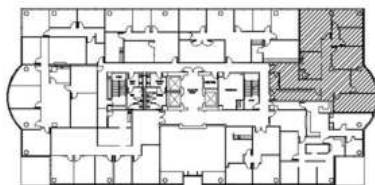
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Floor Plan

PACIFIC PLAZA
Suite 316
2,738 R.S.F.



SCALE: 3/32" = 1'-0"



LEVEL 3 LOCATION PLAN

I N S I T E
A r c h i t e c t s
I n c .

210 226 4196



1 6 3 3
BROADWAY
SAN ANTONIO
TEXAS
7 8 2 1 5

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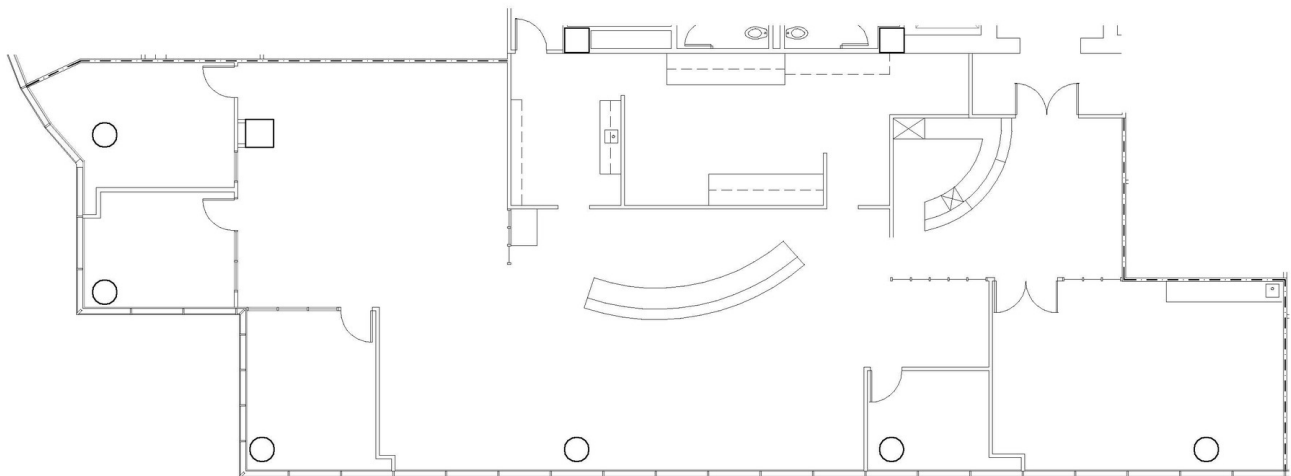
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Floor Plan

PACIFIC PLAZA

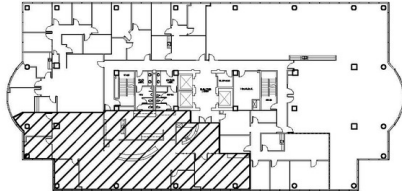
Suite 410

4,764 R.S.F.



SCALE: N.T.S.

LOCATION PLAN



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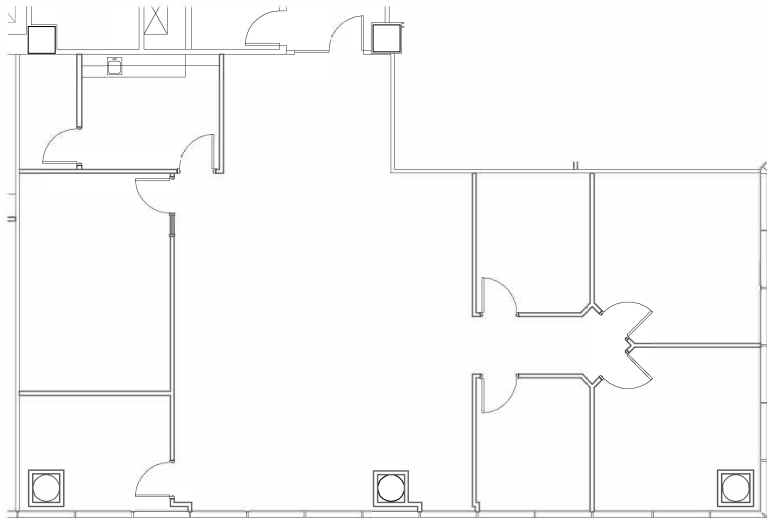
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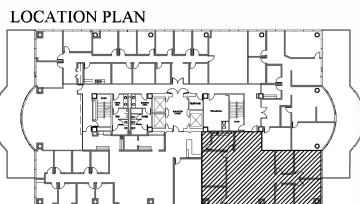
Floor Plan

PACIFIC PLAZA

Suite 560
2,737 R.S.F.



SCALE: 3/32" = 1'-0"



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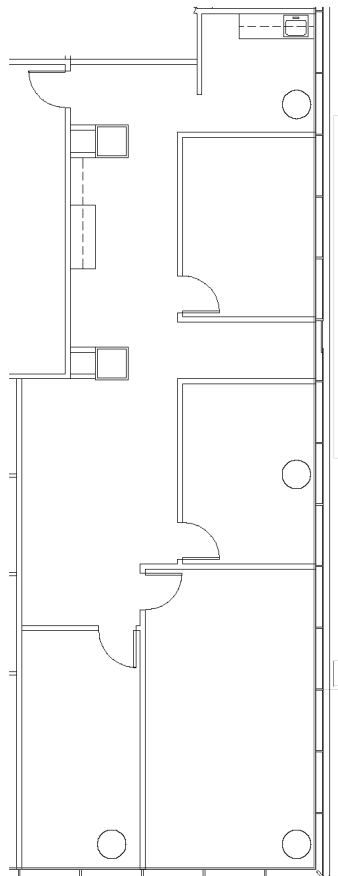
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Floor Plan

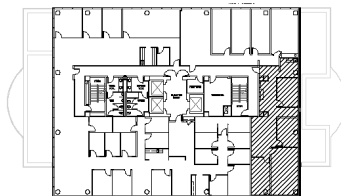
PACIFIC PLAZA

Suite 750

1,824 R.S.F.



SCALE: 3/32" = 1'-0"



LEVEL 7 LOCATION PLAN

I N S I T E
Architects
Inc.
210 226 4196



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SAN ANTONIO
COMMERCIAL ADVISORS

FOR LEASE

Pacific Plaza

14100 San Pedro Avenue / San Antonio, TX



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Information About Brokerage Services

Texas law requires all real estate license holders 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.

Table with 4 columns: Name, License No., Email, Phone. Rows include San Antonio Commercial Advisors, Edward A. Cross, II, Brent Smith, and Sales Agent/Associate's Name.

Buyer Initials

Seller Initials

Date