

For Lease



OFFERING SUMMARY

Lease Rate:	\$24.00 sf/yr
NNN	\$8/sf/yr
Building Size:	6,966 SF
Available SF:	6,966 SF
Lot Size:	0.2 Acres
Year Built:	1940
Renovated:	2008
Zoning:	FBZ T6-1
Market:	San Antonio
Submarket:	CBD

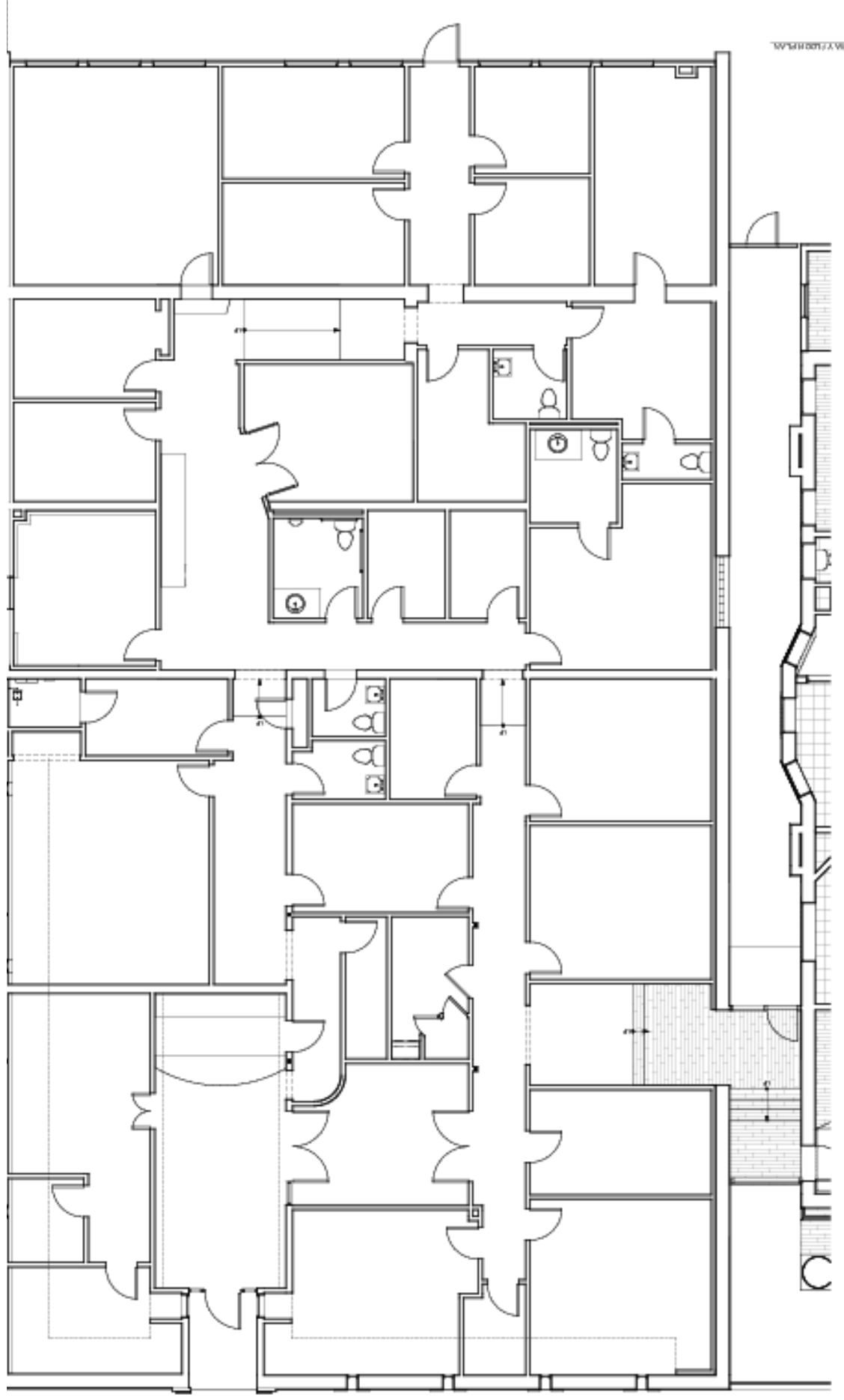
PROPERTY OVERVIEW

Almost 7,000 sf retail/office space on hard corner of Broadway St and Brooklyn in booming Downtown San Antonio. 2 blocks from the river, near retail, office, CPS HQ, restaurants, bars, and multiple residential developments. Steps away from Roadmap and Bentley's Beer Garden. Easy access to I-37. Minutes drive to/ from the Pearl.

PROPERTY HIGHLIGHTS

- Hard corner.
- Excellent visibility.
- High ceilings.
- Walking distance to San Antonio River Walk
- Near Pearl Brewery
- 35+ Parking spaces plus additional parking nearby.

Floor Plan

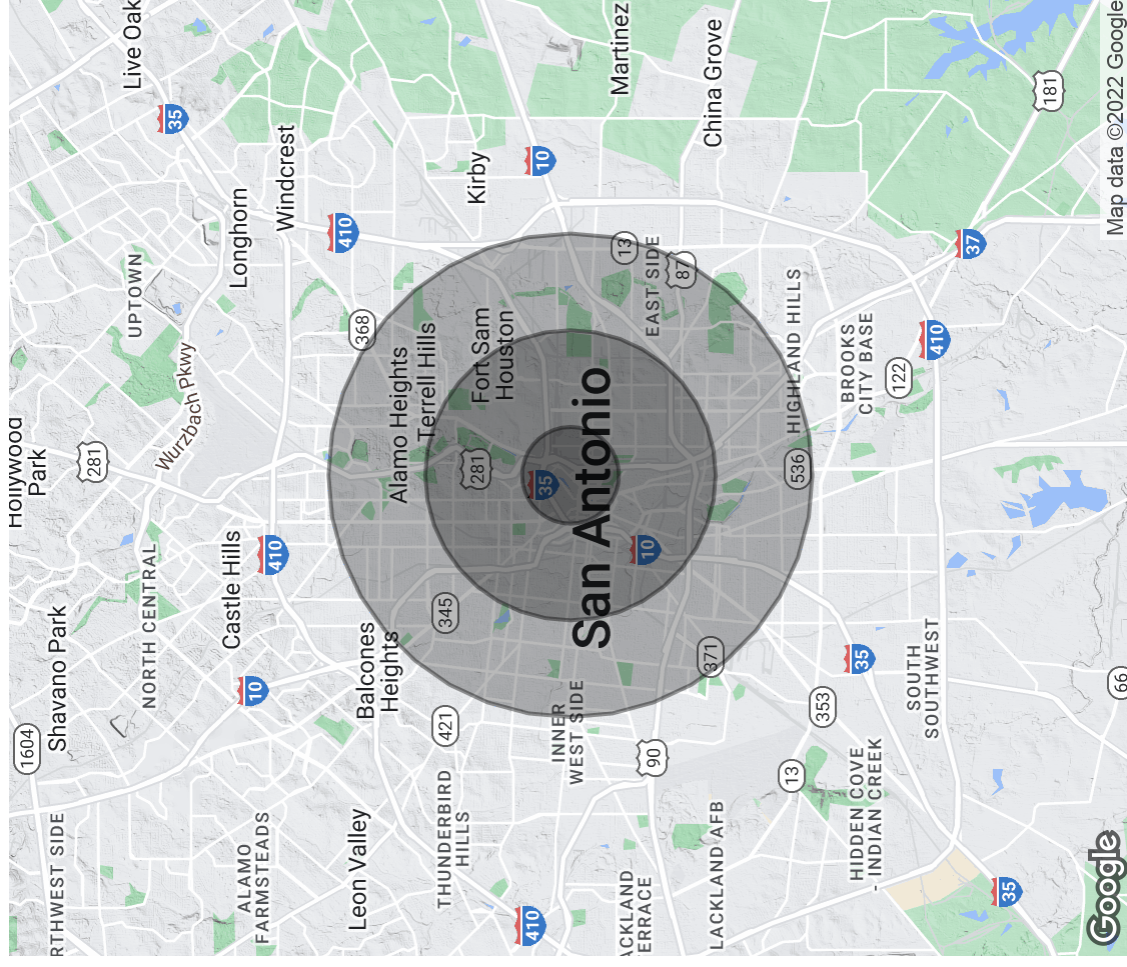


Neighborhood



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,611	127,770	355,655
Average Age	40.1	33.3	33.9
Average Age (Male)	38.6	31.8	32.1
Average Age (Female)	42.2	35.9	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,244	43,085	120,889
# of Persons per HH	2.3	3.0	2.9
Average HH Income	\$45,286	\$44,559	\$48,904
Average House Value	\$283,180	\$129,096	\$112,427

* Demographic data derived from 2020 ACS - US Census

Advisor Bio 1



JEREMY JESSOP

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Direct: 210.386.3970

PROFESSIONAL BACKGROUND

Jeremy Jessop specializes in commercial real estate brokerage, specifically in area near Pearl Brewery, River North, Downtown, Near East Side, Southtown, and Alamo Heights areas of San Antonio, Texas. Jessop started his real estate career in 2004 as a sophomore at Rhodes College. Moving back home to San Antonio he started investing in residential, small multi-family and commercial buildings. For the past 9 years Jessop has focused on adaptive reuse projects with leasing, investment sales and land assemblage. Jessop lives in King William with his wife Sara and their two adopted dogs.

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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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
MARIELA MONAGAS	676145	MARIELA@JJREALCO.COM	(210)687-7067
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date