

FOR LEASE

OPEN OFFICE/ RETAIL NEXT TO PEARL

818 E. Locust Avenue

DIRECTLY FACING HOTEL EMMA, the San Antonio River, and the rest of the Pearl, 818 Locust offers a unique opportunity for office or retail in this dynamic district. The building offers high ceilings, an open layout, and plentiful parking. Proposed improvements include updated restrooms, landscaping, and other upgrades. The property is ideal for creative office, furniture or antiques, or other specialty retail catering to the visitors and residents of Pearl and the surrounding area.

LEASE RATE: CALL FOR PRICING

PROPERTY INFORMATION

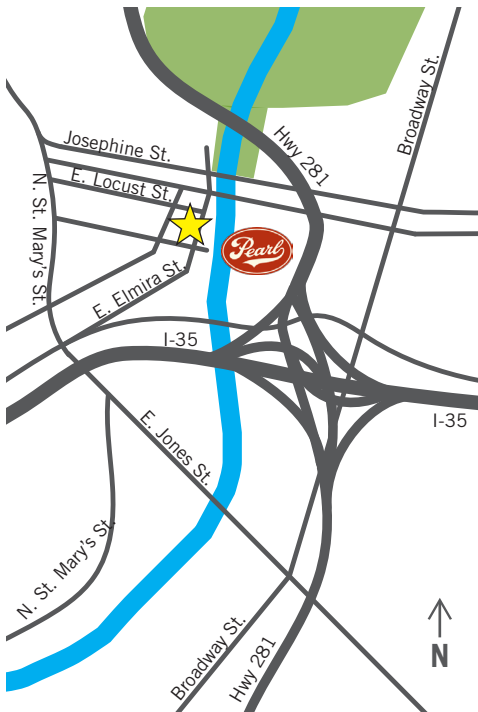
BUILDING: 6,542 SF
LAND: APPROX. 1/2 ACRE

PROPOSED IMPROVEMENTS

UPDATED WINDOWS
UPDATED RESTROOMS
NEW PAINT
LANDSCAPING

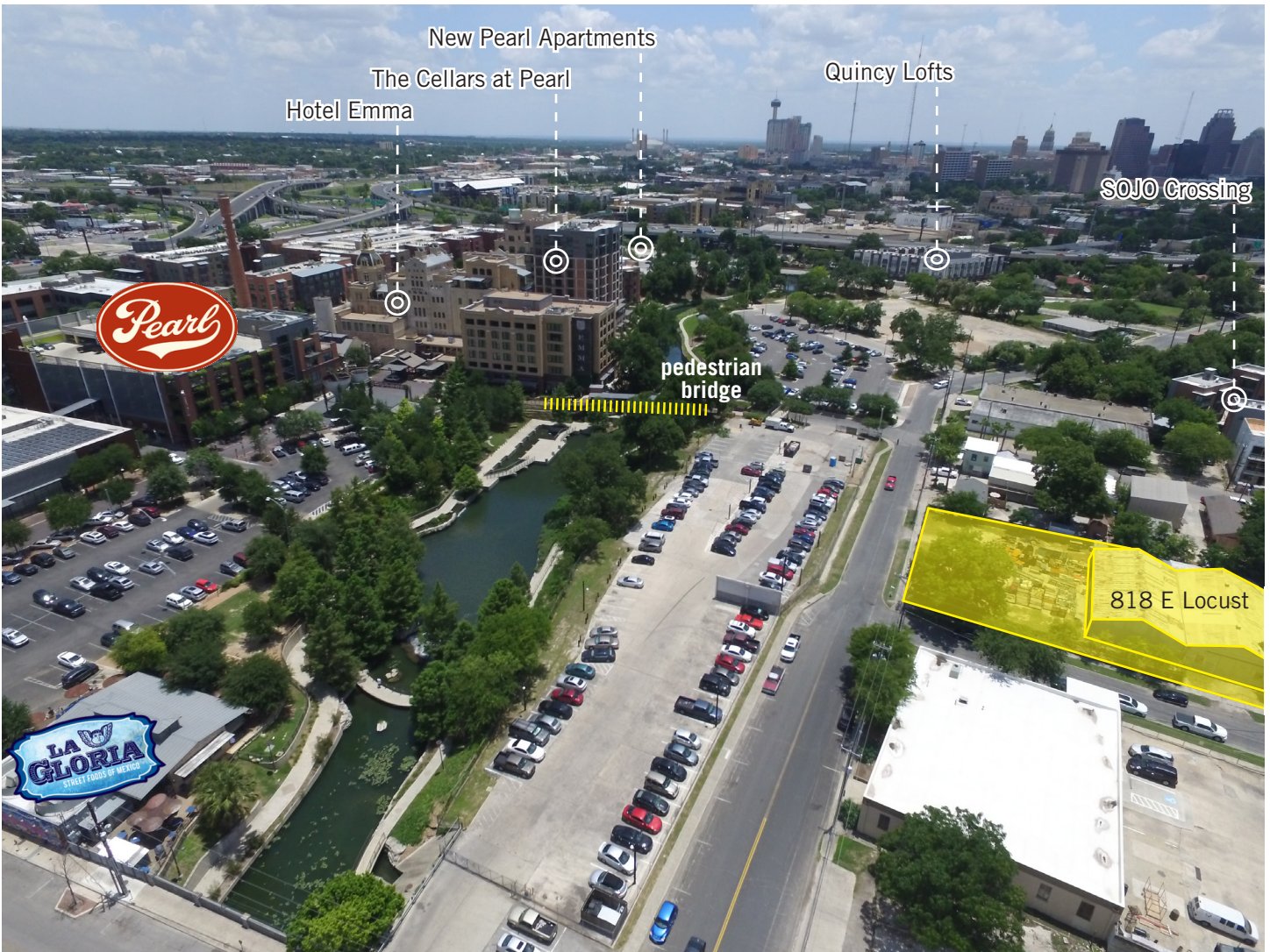
FEATURES

HIGH CEILINGS
PLENTIFUL PARKING
ADJACENT TO PEARL
EXCELLENT ACCESS FROM 281
AND I-35



FOR MORE INFORMATION CONTACT DREW SMITH
210.393.8382 | drew@headwatersurban.com

HeadWaters ||| Urban
Design Enhanced Real Estate



ON THE DOORSTEP OF THE PEARL

Notable recent developments



HOTEL EMMA

Designed by internationally acclaimed firm, Roman and Williams, Hotel Emma is a world-class full service hotel. The 146 room hotel features a full and limited service restaurant, Stirnwerth Bar, and an event venue. Room rates begin at \$420/night.



SOJO CROSSING

This brand new, 27 unit townhome development is just one of several completed or planned multifamily developments within blocks of 818 Locust.

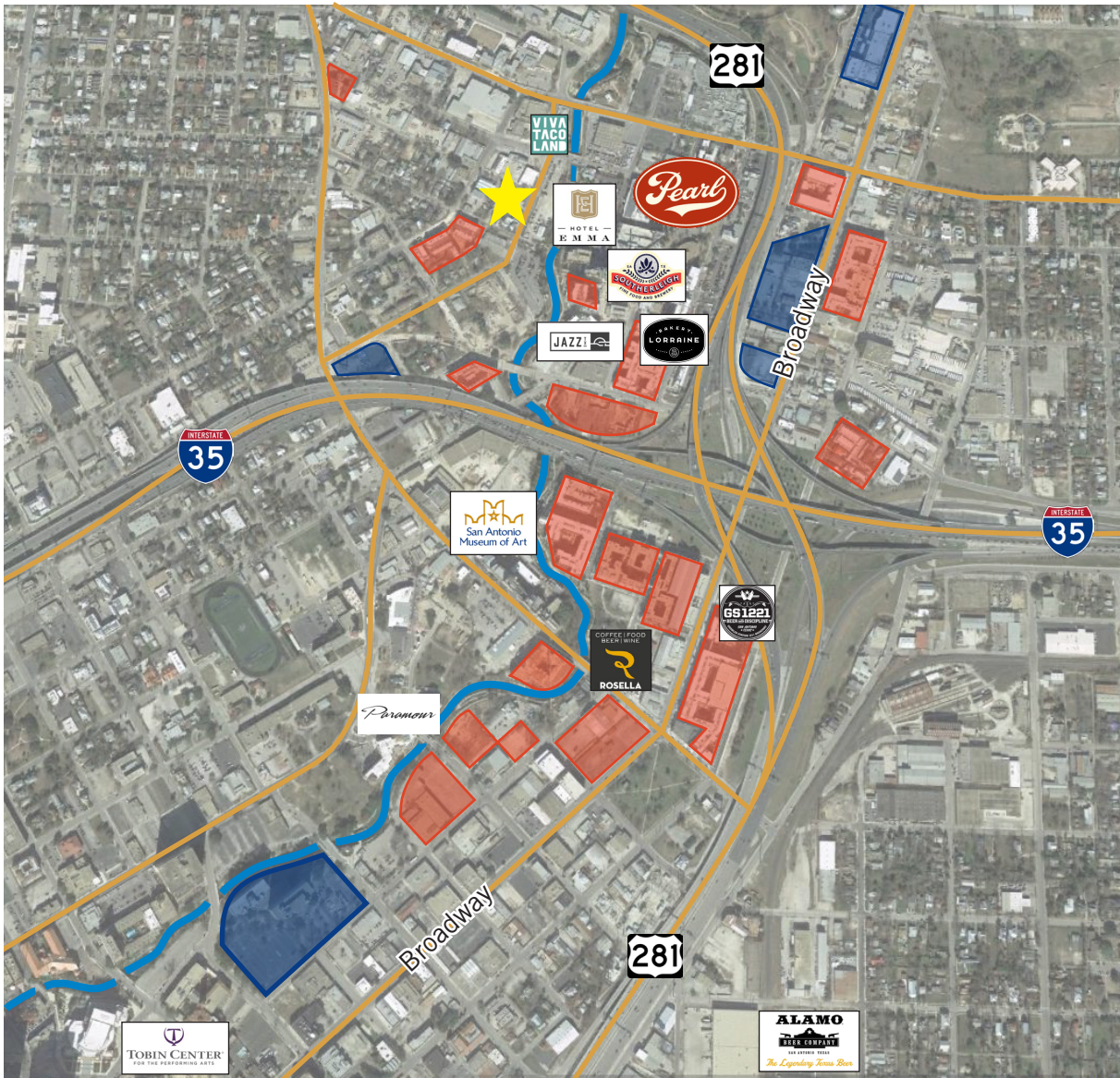


THE CELLARS AT PEARL

Boasting the highest quality finishes and rents in San Antonio, the 122 unit Cellars' is ready for occupancy. The Cellars features 24 hour valet and concierge service, as well as monthly culinary programs and a rooftop pool.

HeadWaters  Urban
Design Enhanced Real Estate

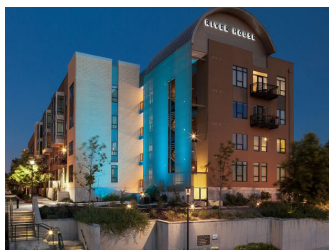
MIDTOWN SAN ANTONIO: LIVE, WORK, & PLAY



LIVE: Over 2000 units of new or proposed multifamily projects, ranging from the penthouse at The Cellars to the townhomes at SOJO Crossing.

WORK: Several Class A projects are proposed or underway, including the new CPS headquarters and 344,000 sf new office towers at Pearl.

PLAY: Walk, run or bike on the Museum Reach, experience the Tobin Center, browse the San Antonio Museum of Art, or enjoy South Texas' best restaurants at the Pearl.

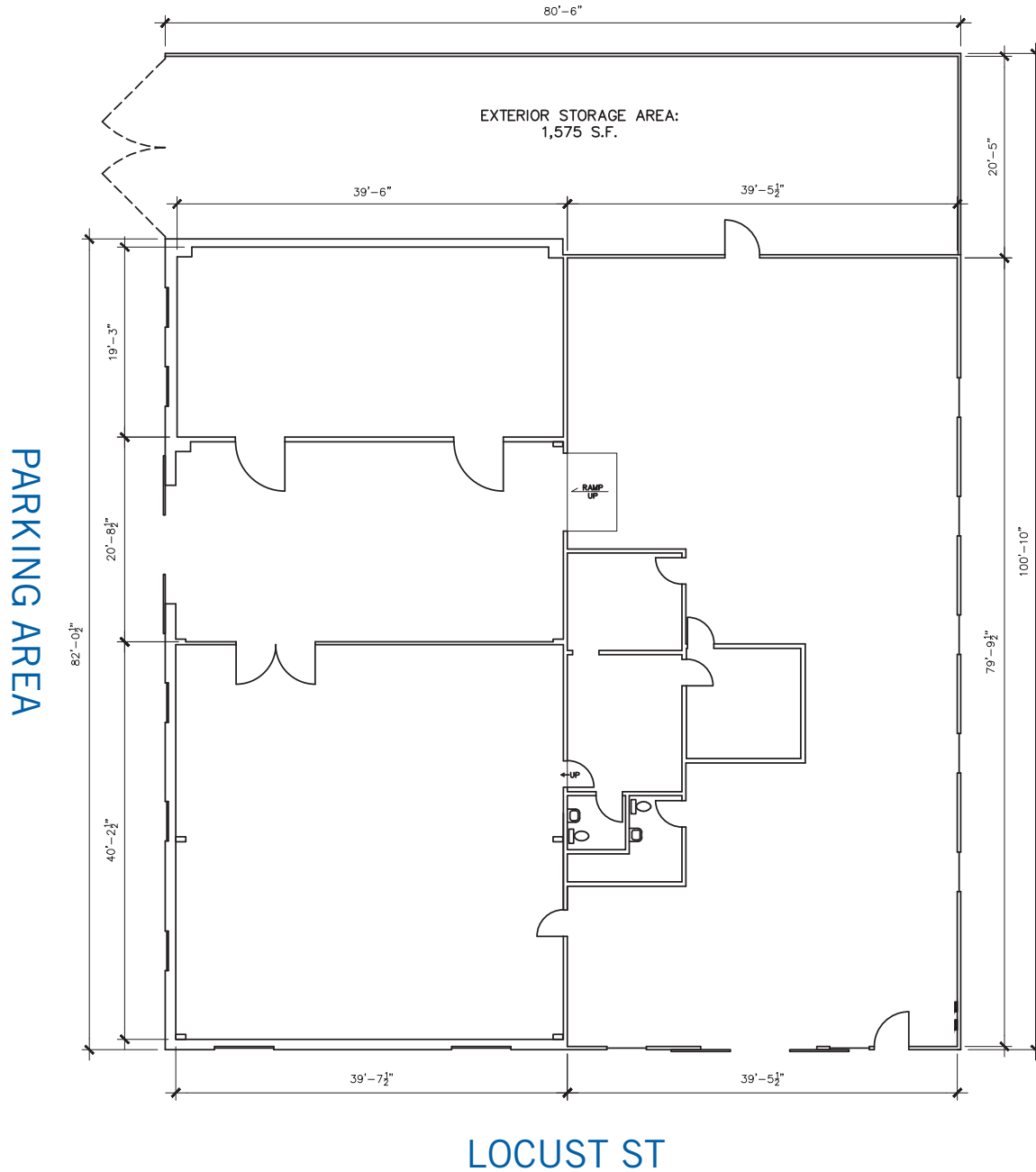


FLOORPLAN

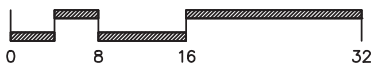
NOTE:

1. DIMENSIONS ARE TO SHOW ROOM SIZES.
SQUARE FOOTAGE CALCULATIONS ARE DONE
TO BOMA STANDARDS.

2. RENTABLE AREA DOES NOT INCLUDE
EXTERIOR STORAGE AREA SQUARE FOOTAGE.



SCALE: 1/16" = 1'-0"



Drawing for:
AC RIO, LLC
1208A W. Addison St.
Chicago, IL 60613

818 E. Locust
San Antonio, Texas
RENTABLE AREA: 6,542 S.F.

THE MEASUREMENTS AND FLOOR
PLANS ARE ACCURATE TO WITHIN 2%
USING BOMA MEASUREMENT STANDARD
FOR INDUSTRIAL BUILDINGS.
ANSI/BOMA Z85.2 - 2009
METHOD A
Project No.: 1649.02
Date: December 13, 2016
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DIMENSIONS
FLOORPLANS

Austin, Texas
dimensionsfloorplans.com
Phone: (512)342-0114



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Gant Smith	558761	drew@headwatersurban.com	210-393-8382
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date