

OFFICE SPACE AVAILABLE FOR LEASE IN THE JEWEL BUILDING

9033 AERO STREET SAN ANTONIO, TEXAS 78217



PROJECT HIGHLIGHTS

Move-in ready office suites available now in the Jewel Building, a recently renovated two-story building located on a quiet corner just outside of Loop 410 off Broadway. This location is also within easy reach of San Antonio International Airport and US 281.

GLA

25,000 SF (approximate)

SIZES AVAILABLE

Suite 100 - 871 SF

Suite 101 - 713 SF

Warehouse 9035A - 6,000 SF (800 SF office within)

AMENITIES

- Yard space available for outside storage
- 24-hour building access
- Janitorial service provided five nights per week
- On-site management

RENTAL RATE

Please contact Broker for pricing.

TRAFFIC COUNT

Broadway, North of Loop 410 28,644 CPD

CONTACT US

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OUR OFFICES

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REATAREALESTATE.COM

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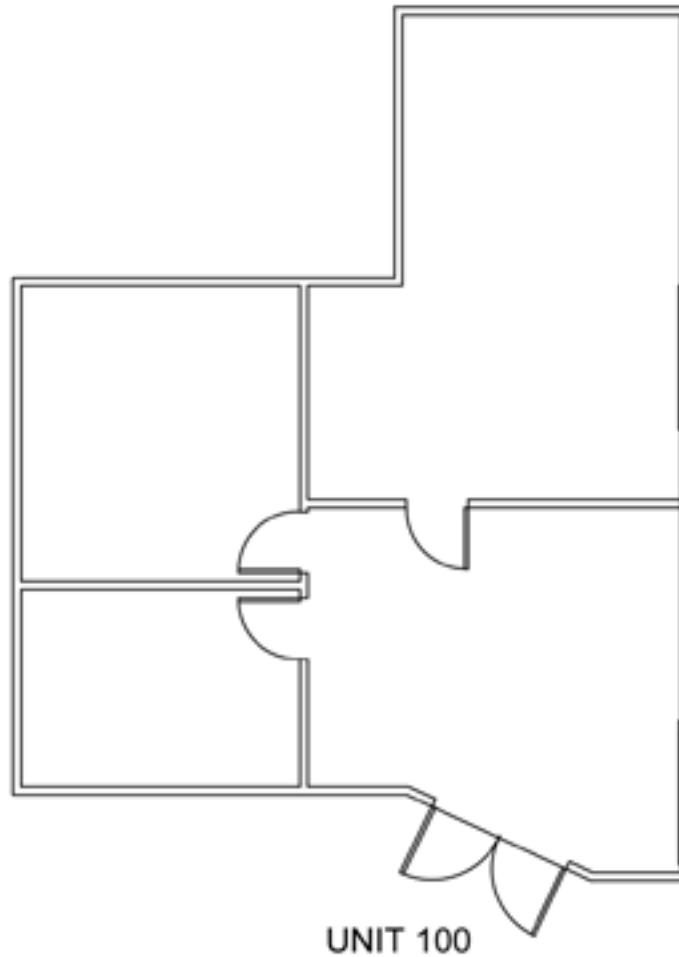




REATA
REAL ESTATE

**OFFICE SPACE AVAILABLE FOR LEASE IN THE
JEWEL BUILDING**
9033 AERO STREET SAN ANTONIO, TEXAS 78217

SUITE 100
871 RSF

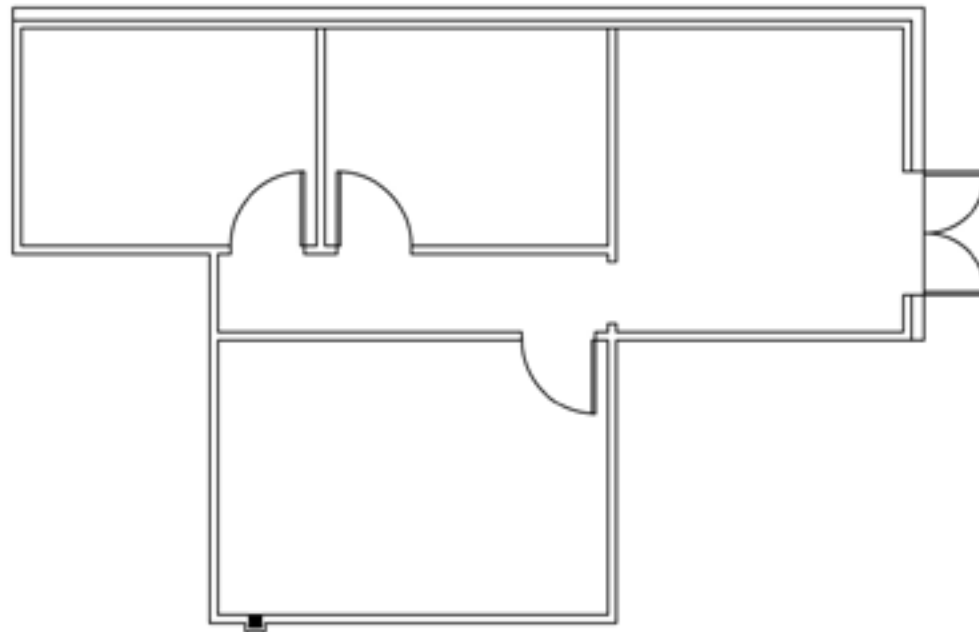




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SUITE 101
713 RSF



UNIT 101



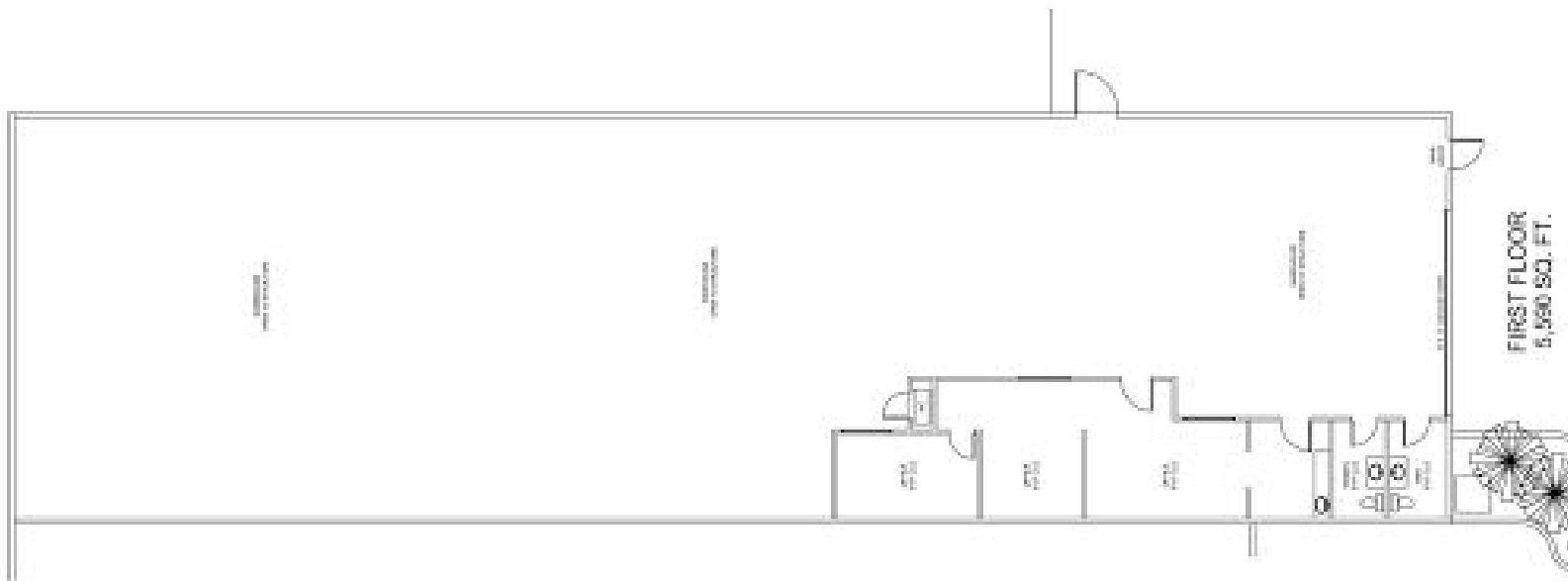
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WAREHOUSE 9035A

- 6,000 SF
- 800 SF air conditioned office within
- 14x16 Overhead door on grade
- Yard space available



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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. The information contained was obtained from sources believed reliable, however, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.



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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov IABS 1-O 02/16/16

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Sales Agent

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date