

118 Broadway

San Antonio, Texas 78205

ZURICH INTERNATIONAL PROPERTIES, INC.

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3D tour of the original

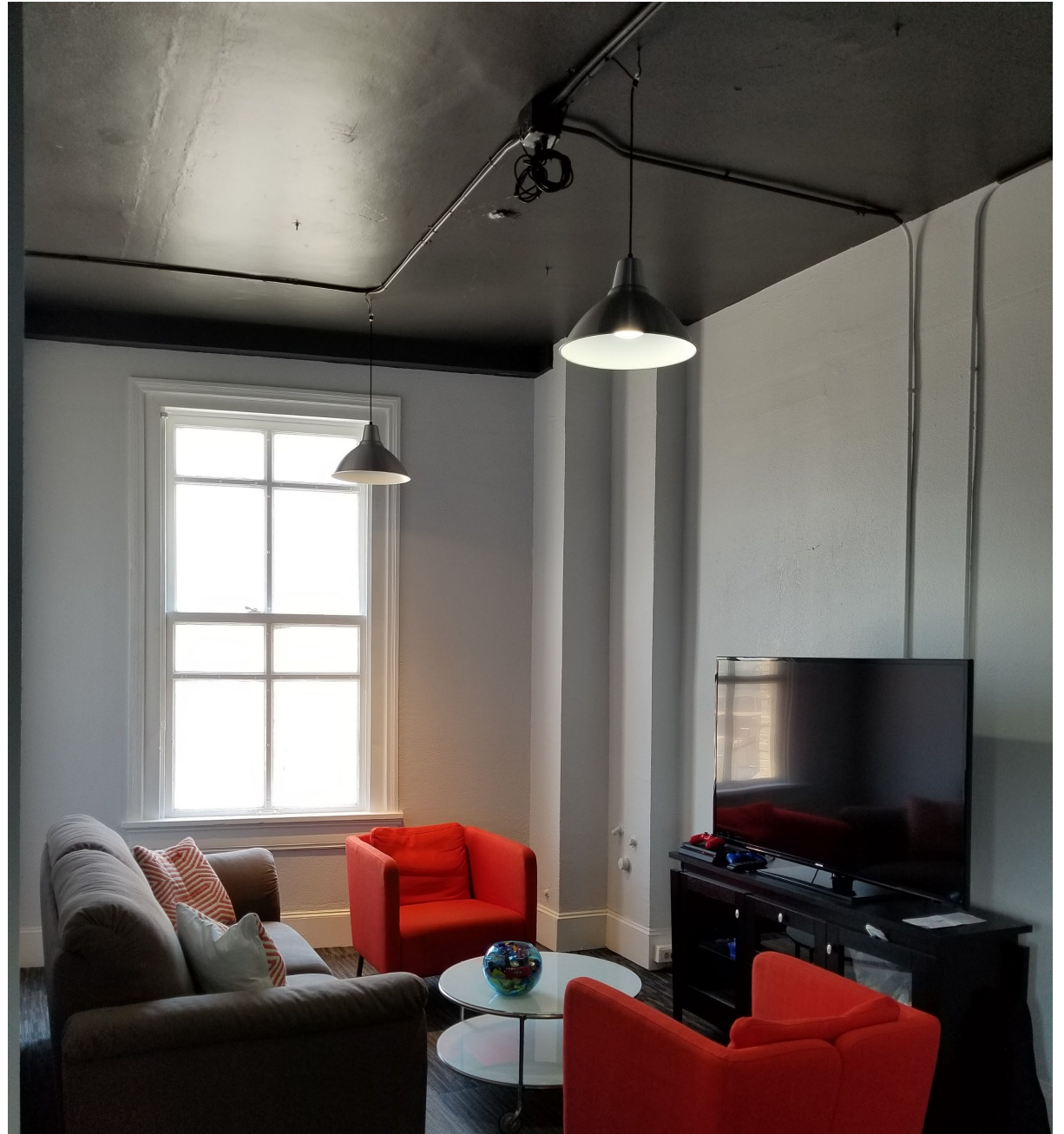
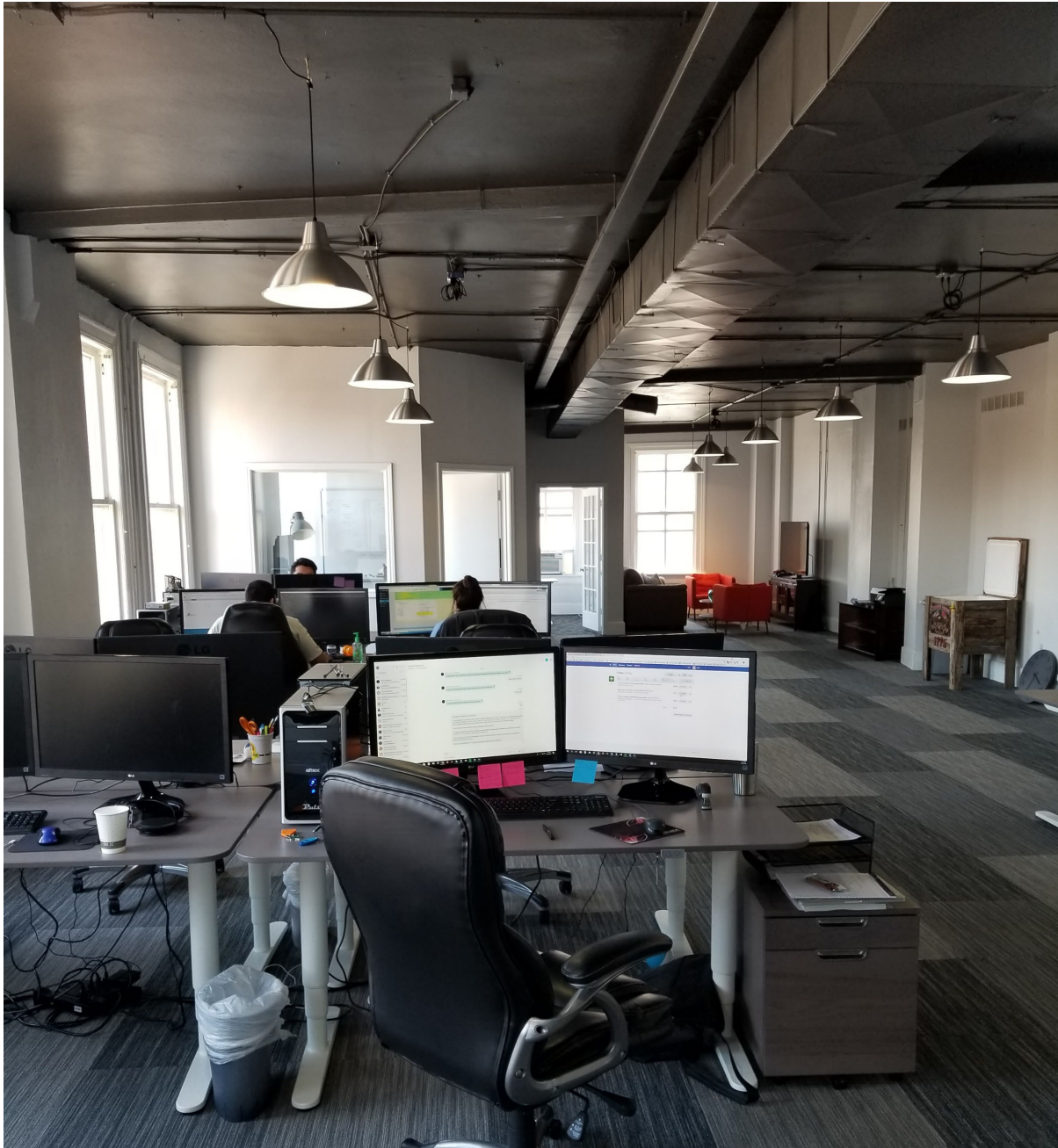
Italian Marble lobby of 118 BROADWAY

https://my.matterport.com/webgl_player/#model=EAE88JngsCV

- 215 –16,500 +/- RSF.
- Month to Month – Five (5) Years + Lease terms.
- Onsite Covered/Uncovered Reserved Fee Based Parking Available.
- Locally owned and operated.
- Quick lease approval.
- Onsite Management, Parking Staff, Housekeeping and Maintenance Team.
- After-hours Controlled Access
- Quick Access to Major Highways.
- Conveniently located near Medical, Retail, Restaurants, Hotels, Residential and Banking.
- Conference Rooms w/video/WiFi/Conf. Call Systems Available Free to our Tenants.
- 3 TelCo Fiber providers.







**ADDRESS**

118 BROADWAY, corner of Broadway & Travis

LOCATION

1 Block from Alamo Plaza, 2 blocks from The Riverwalk.

ARCHITECT

Atlee B. Ayers 6 – story bldg with internal 2 level garage.

SPACE

215 – 16,500 +/- RSF. (Some spaces can be furnished at no additional charge)

Traditional, LOFT & Modern Contemporary style spaces available.

Sustainable / “Green” renovations/finish outs available. Contact our office for the latest availability.

LEASE TERMS

Month to Month up to 10 years.

OFFICE LEASE RATES

\$18.00 - \$24.00 per RSF/Annually (includes maintenance, housekeeping water, electrical and HVAC)

Service oriented business rental rates do not include housekeeping.

LEASE TYPE

Modified Gross Lease with Base Year, retail terms may vary.

ACCESS

24 hrs. via electronic and physical key.

PARKING

Fee based Garage and Surface lots the management owns.

Tenants can validate their clients parking when parking in the valet garage via prepaid sticker validation system.

INTERNET

High speed TelCo via major carriers.

AMENITIES

At no charge, Tenant Conf. Room w/digital projector, conference call system, and WiFi

individual Mail Boxes, Lunch / Break Room w/ Vending Machines.

RESTAURANTS

Plantaqueria, Broadway Deli, KK Thai Lao, Back Yard Concessions, Cookie Plug (Summer 2023) and Schokolade are in both 118 and 110 Broadway. No shortage of restaurants, bars, hotels and entertainment within a short walk.

SHOPPING

Rivercenter Mall - 2 blocks away. Additional local, regional and national retail and entertainment within a short walk.

ART / CULTURE

Travis Park, The Alamo, The Riverwalk, Buckhorn Museum

Hemisfair, Yanaguana Gardens, The Majestic and Empire Theatre...

We understand that you can get office and retail space anywhere.

We invite you to talk to some of our Tenants, see what they have to say.