

102 West Josephine

BUILDING/LAND FOR LEASE | RETAIL | FLEX | OFFICE



SCAN OR CLICK FOR VIDEO

OVERVIEW

281

8,332sf of Retail/Flex

5,218sf of Warehouse

San Antonio River Walk

Josephine St.

E Elmira St.

.289 Acres



102 West Josephine

San Antonio, TX 78215

SUMMARY

102 West Josephine is a +/- 13,550 sf building that sits on .289 Acres of land. This property is available in its current cold/dark shell condition or ground lease. Location is highly desirable with access to San Antonio's famed Riverwalk, newly developed Pearl Brewery area, and the area's best shopping, dining, and urban living.

SPACE AVAILABLE

Building 8,332 sf of Retail Storefront & Flex (cold/dark shell)

Warehouse 8,218 Warehouse

Land .289 Acres

LEASE TYPE

NNN Inquire for Pricing

LOCATION

Right off of US HWY 281 Josephine St. Exit

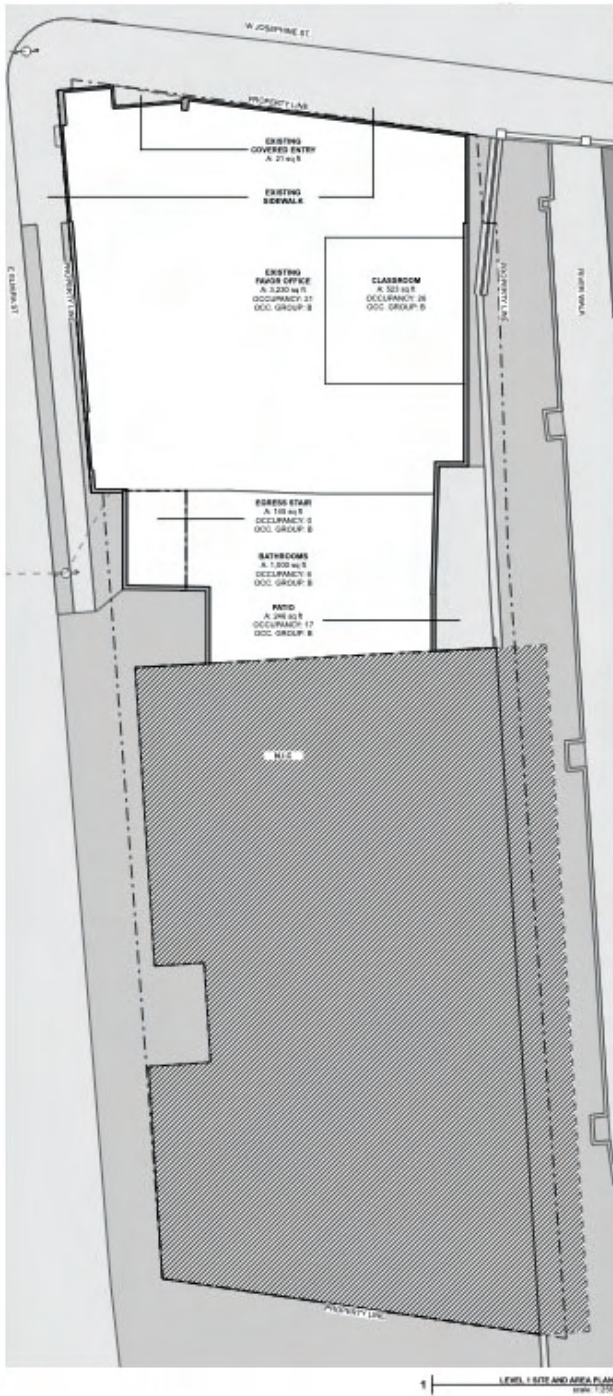
Located Along North San Antonio Riverwalk Access

Walking Distance to Pearl Brewery, The Creamery, and Downtown

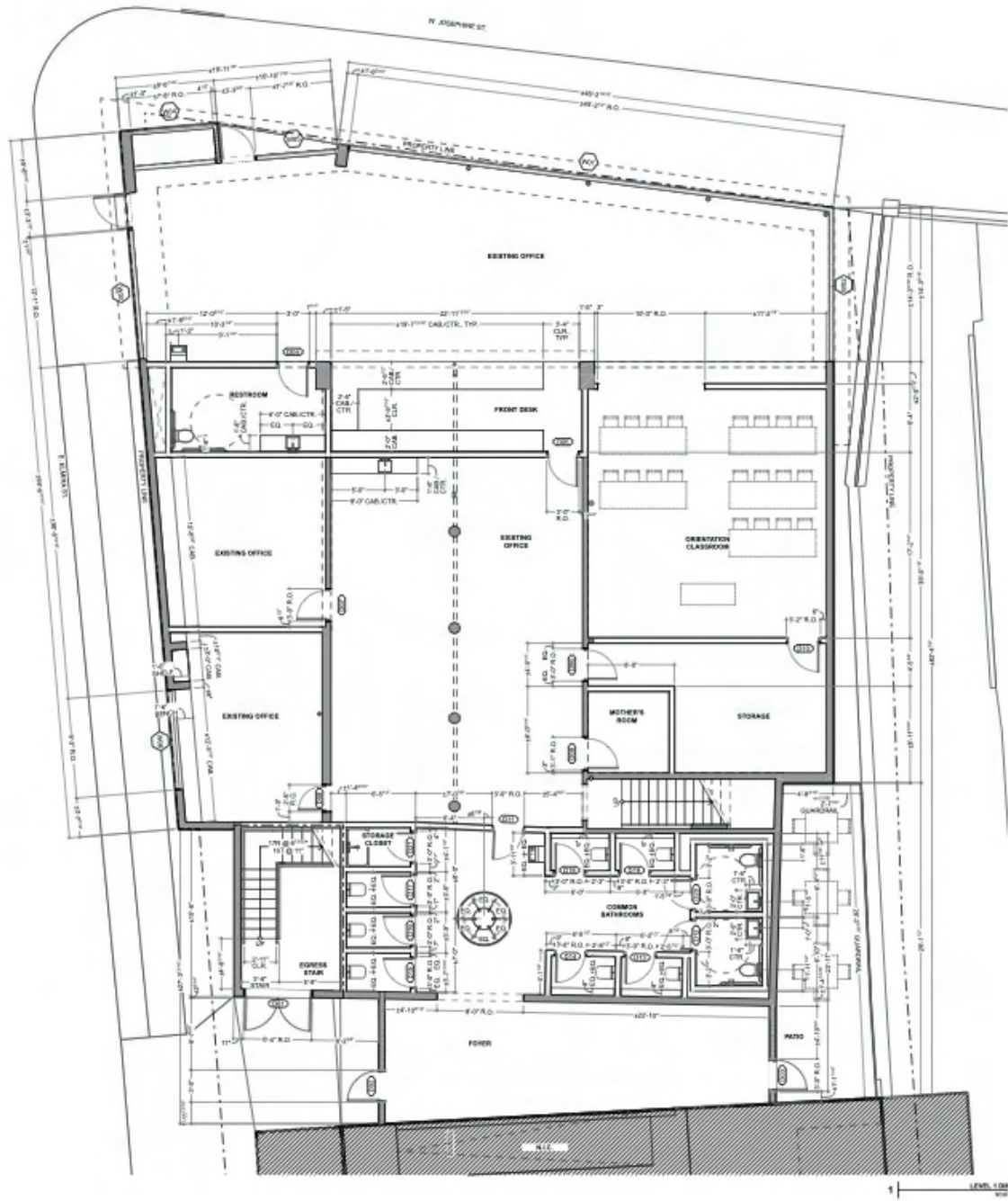


caisson real estate
LIVE | WORK | BUILD

SITE MAP



EXAMPLE OFFICE SPEC BUILDOUT



LOCATION



DOWNTOWN SAN ANTONIO



144,783 VPD

35

CAR
PLANT
RESTAURANT & BAR

HOTEL
EMMA

P

Pearl

P

E. Euclid Ave.

P

JOSEPHINE
by Lynd Living

P

P

TIN·TOP

THE
CREAMERY
DISTRICT

OXBOW
1801 BROADWAY

Broadway St.

281

129,380 VPD

DOWN ON
GRAYSON
EAT & DRINK

Josephine St.

west elm

W. Grayson

M

THE
JEFFERSON BUILDING
AT 1900 BROADWAY

1800
BROADWAY
URBAN RESIDENCES

Brackenridge Park

AREA



Tin Top at
The Creamery
338 Units

The Josephine
261 Units

Sojo Highline
172 Units

Elmira at Myrtle
299 Units

Elmira
265 Units

Can Plant Residences
293 Units

Southline Residences
224 Units

The Mosaic
on Broadway
120 Units

1800 Broadway
230 Units

Encore Grayson
386 Units

W JOSEPHINE ST

E GRAYSTON ST

ELMIRA ST

BROADWAY

NEWELL ST

129,380 VPD

281

135,478 VPD

INTERSTATE
TEXAS
35



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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.

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:
 - 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.

Caisson Real Estate Brokerage LLC

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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date