

FOR LEASE:

212 College St,
San Antonio, Texas 78205

LOCATION:

212 College St, San Antonio, TX 78205 is centrally located in downtown, close to major business areas, the River Walk, and key roadways. This location offers convenient access to local amenities and urban developments.

BUILDING SIZE:

TOTAL SF: 19,000 SF
AVAILABLE SF: 4,800-19,000

LOT SIZE:

5,434 SF

NUMBER OF UNITS:

3

ZONING:

D- Downtown District

LEASE RATE:

Contact Broker

YEAR BUILT:

1925

AREA HIGHLIGHTS:

Explore an exceptional leasing opportunity in a prime San Antonio Riverwalk location. The 19,000 SF building combines historical charm with contemporary features, creating an inviting space ideal for retail businesses looking to establish a vibrant urban presence in a high traffic area. The property offers a unique environment, blending classic design with modern functionality. Originally built in 1925 and updated in 2022, it provides a versatile setting for business success in the heart of San Antonio. This location is poised to attract retailers and entrepreneurs ready to make an impact



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness. The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



334 North Park Dr
San Antonio, Texas 78216
Office: 210-496-7775
www.dirtdealers.com

ALEC GUERRA

Mobile: 210-844-0790

Aguerra@dirtdealers.com

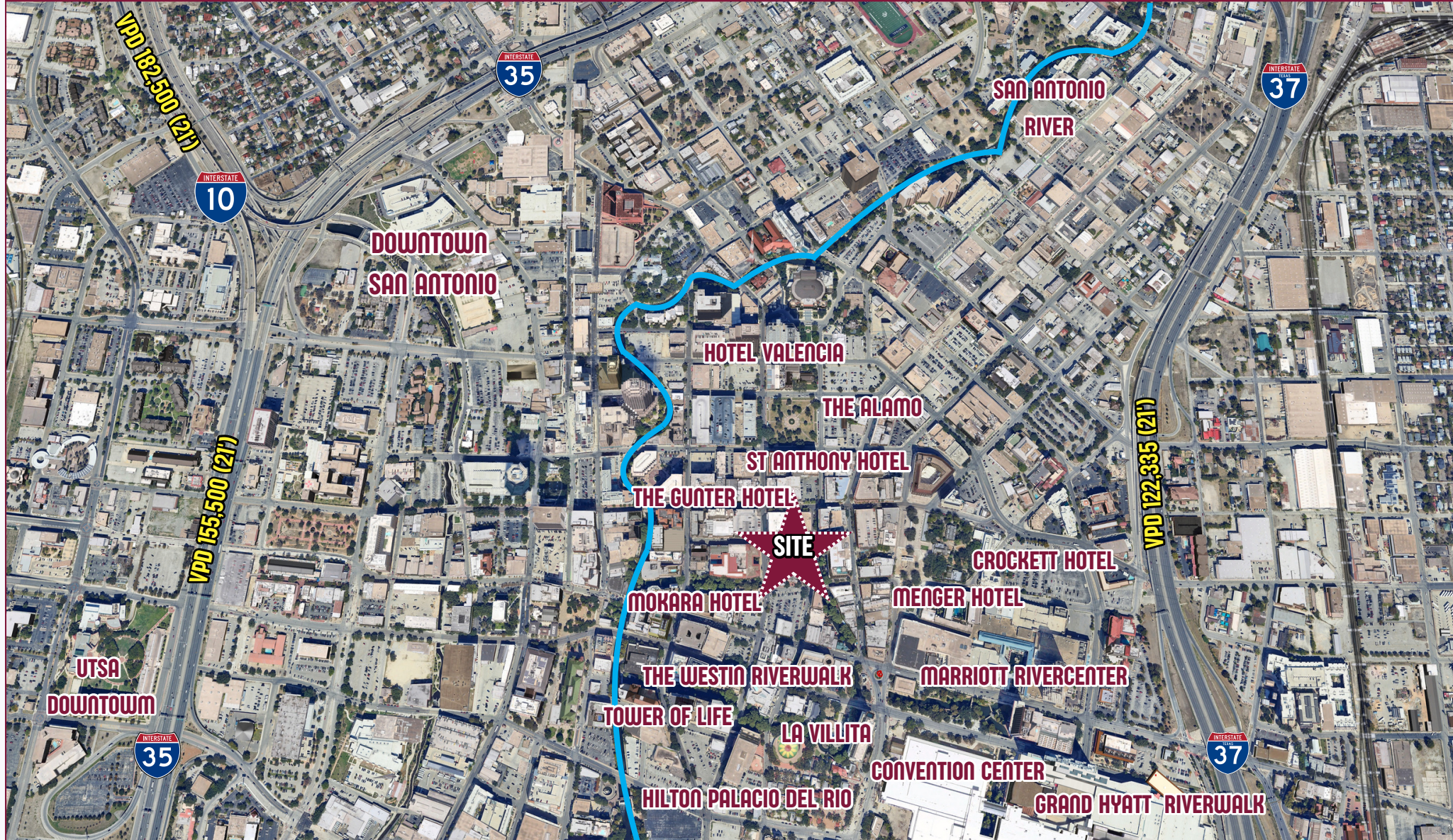
MELLYCK SYKES

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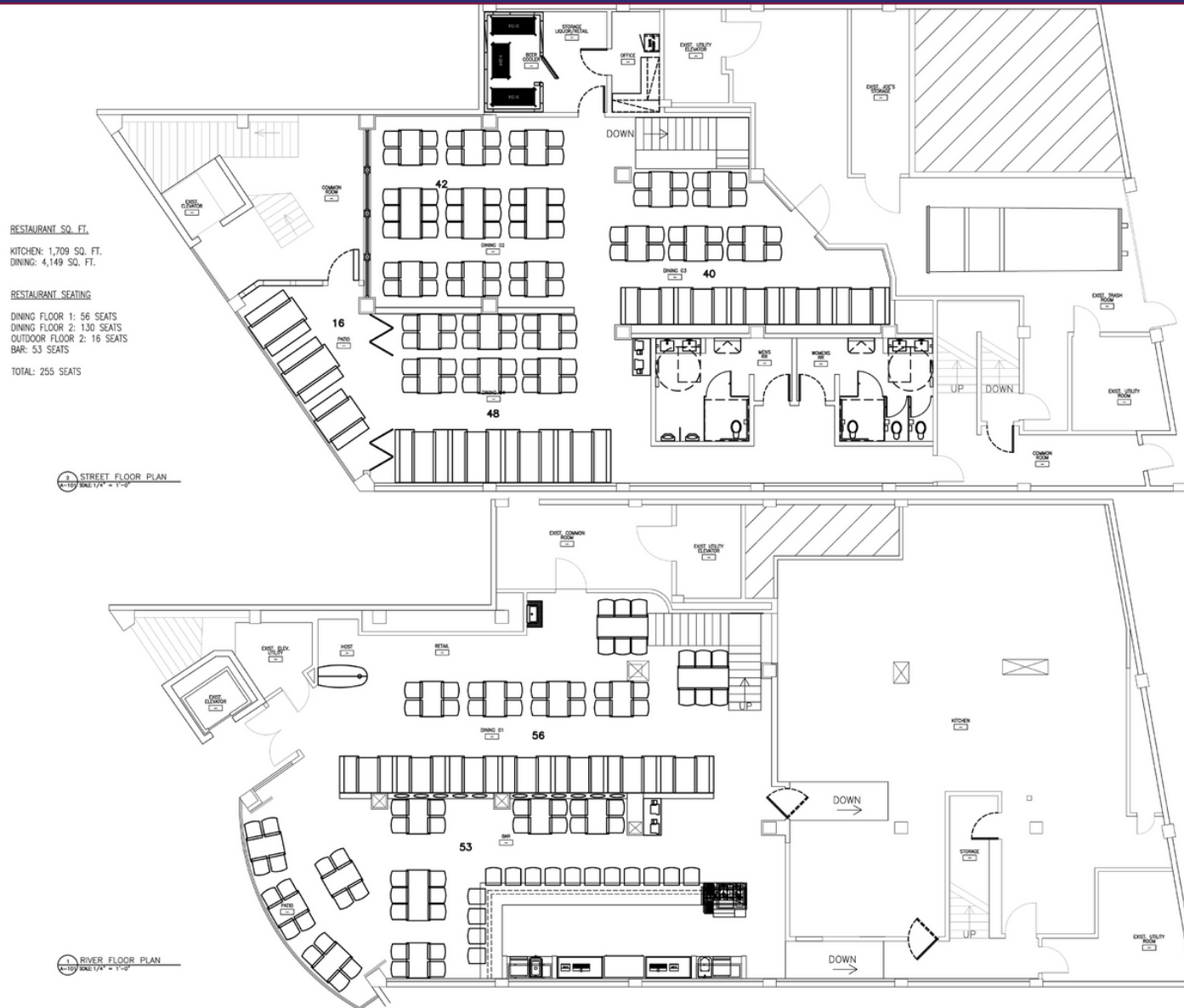
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RIVER & STREET FLOOR:

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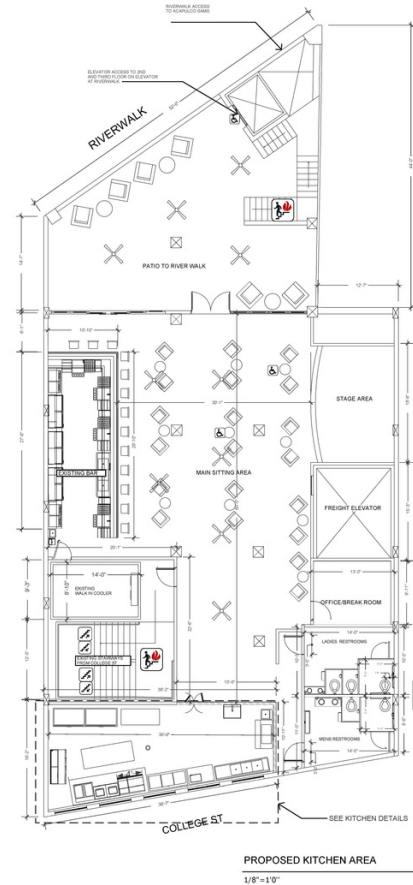
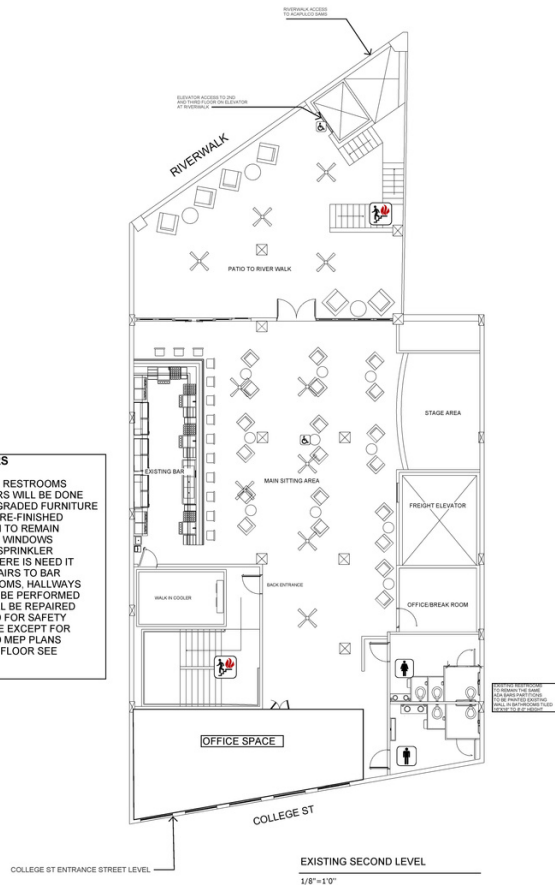
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SECOND FLOOR:

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IMPROVEMENTS AND REPAIRS

NOTES:
ALL WALLS, STAGE, BAR, ROOMS, RESTROOMS ARE TO REMAIN GENERAL REPAIRS WILL BE DONE ON ALL RESTROOMS WILL BE UPGRADED FURNITURE PATIO'S AND MAIN FLOOR TO BE RE-FINISHED STAGE AND OFFICE/BREAK ROOM TO REMAIN REPAIRS TO WALLS, DOORS, AND WINDOWS WILL BE IMPROVED. EXIT SIGNS, SPRINKLER HEADS FIXED AND ADJUSTED WHERE IS NEED IT PLUMBING AND ELECTRICAL REPAIRS TO BAR ELEVATOR, STAIRWAYS, RESTROOMS, HALLWAYS AND ALL ADJACENT ROOMS WILL BE PERFORMED ALARM SYSTEM AND SYSTEM WILL BE REPAIRED AND UP TO DATE AND INSPECTED FOR SAFETY ALL ROOMS TO REMAIN THE SAME EXCEPT FOR KITCHEN AREA SEE DETAILS AND MEP PLANS AND RIVERWALK WALL ON THIRD FLOOR SEE STRUCTURAL DETAILS



SCOPE OF WORK 2ND LEVEL
FLOOR SQ-FT: 4696
KITCHEN 457 APPROX.
*WALLS EXISTING IN MAIN ROOM TO REMAIN
*EXISTING RESTROOMS
*EXISTING BAR
*STORAGE AND EMPLOYE ROOM
*RE-PAINT ALL WALLS AND CEILING
*COSMETIC WORK ON ALL WALLS
*HANGING SCOTCH PANELS
*BAR REPAIRS
*BAR TO BE SEALED WITH CONCRETE SEALER
*ELECTRICAL/PLUMBING REPAIRS
*FLOOR TO REMAIN EXCEPT KITCHEN ADDITION
*FRIPTILE WHERE CODE IS NEED IT
*SPRINKLE SYSTEM (NO CHANGE)
*REPAIR DAMAGE HEADS AND RETEST SYSTEM
*STAINLESS ON COOKING LINE WALL
VENT-A-HOOD AND UNEL SYSTEM



SECOND FLOOR EXISTING GENERAL REPAIRS
DATE: 12-1-11
1/8" = 1'-0"

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COMMERCIAL PROPERTY GROUP

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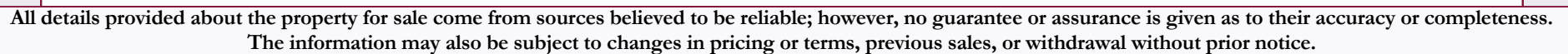
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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