

Showroom/Office/Warehouse Sublease



AVAILABLE FOR LEASE
Up to 20,000 Square Feet
Retail | Warehouse
(210) 625-0815
2625@reoc.com

2625



2625 Broadway
San Antonio, TX 78215

Offered by:
C. Michael Morse



AVAILABLE FOR LEASE
Up to 28,000 Square Feet
Retail | Warehouse
(210) 920-0618
2625Broadway@gmail.com

WARNING
NO PARKING
IN FRONT
OF THIS BUILDING

RESERVED PARKING FOR
SIGNALAMA

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Benefits

Description

Property is 28,130 sf of retail showroom, offices in middle of building on first floor and second floor, approximately 19,000 warehouse, 16'-18' clear; yard space with dock high loading pits at grade and a supplemental 4 bay automotive wrap building, 2 bays for car wash and 2 bays with HVAC for wraps.

Property Highlights

- Excellent visibility
- Accesible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress and egress to US 281 and IH-35
- Building generally in clean condition
- Ideal for a wide variety of commercial uses

Location Broadway and Avenue B

Size 28,130 SF
1.108 Acres

Zoning C-2

Bld. Class B

Year Built 1960

of Floors Two

Road Frontage 100 feet

Demographics	1 Mile	3 Mile	5 Mile
Population	11,025	104,778	318,344
Median Age	33.2	36.6	36.5
Average Household Size	1.74	2.19	2.47
Median Household Income	\$58,703	\$53,845	\$47,111

Source: Esri Forecasts for 2023

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

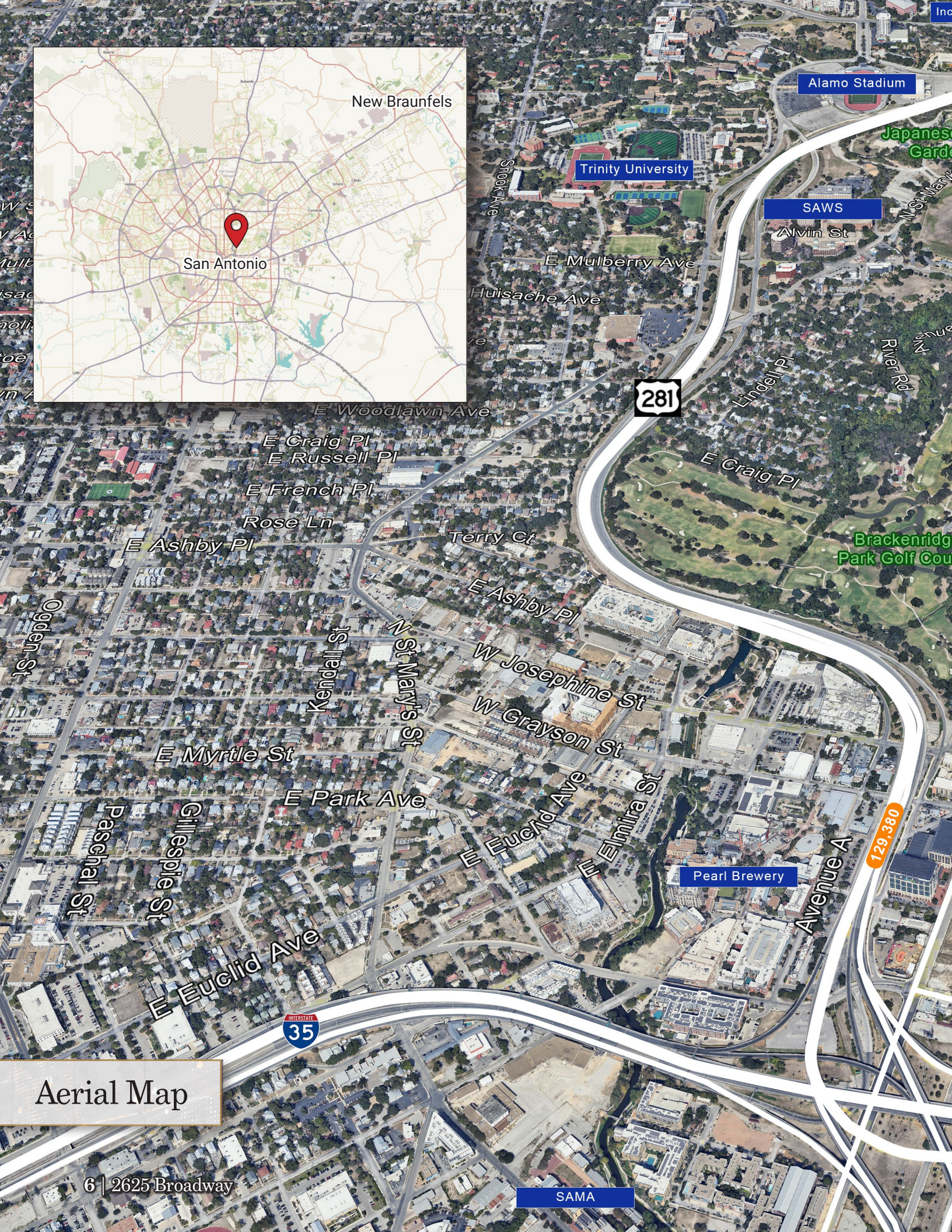
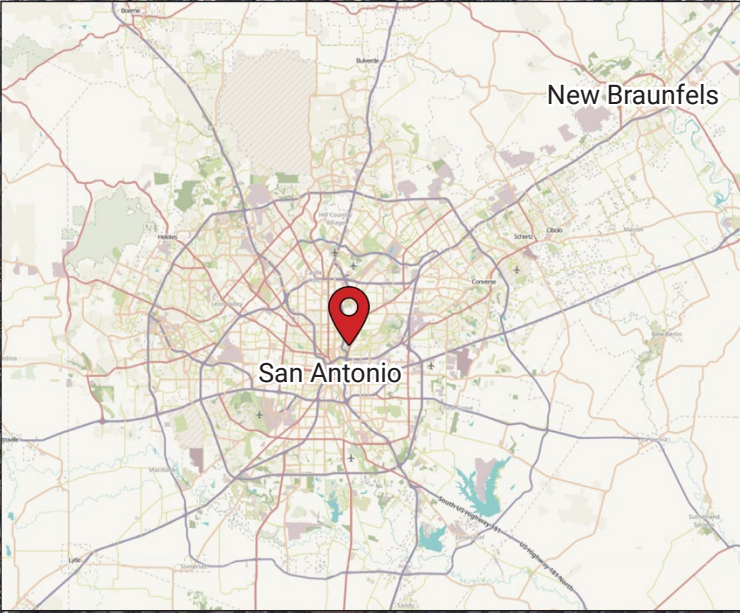


Avenue B

Brackenridge Ave

Broadway St

2625 Broadway | 5



Aerial Map

San Antonio Country Club

San Antonio Zoo

Witte Museum

San Antonio Botanical Garden

Brackenridge Park

Lions Field

The Doseum



19,696

144,783



2625 Broadway | 7

Brooks St

Charter St

Share

Tea

se

N Alamo St

Austin St

E Carson St

Willow St

Muncey St

Mason St

E Grayson St

Colita

Broadway

Cunningham Ave

Brahan Blvd

Army Blvd

Post Ave

Brackenridge Ave

Buck Rd

Rd S-3

Rd S-3

Wilson St

Stanley Rd

Soapsuds Row

Rd S-1

Nika St

E Josephine St

E Grayson St

Quitman St

E Carson St

Parland Pl

Funston Pl

Claremont Ave

Natalen Ave

Ira Ave

Ira Ave

Tendick St

Eleanor Ave

Victor St

Lucas St

Rd S-12

Rd S-18

Calloun St

Stanley Rd

N New Braunfels Ave

Rd S-9

Liscum Rd

Availability & Rates

SF Available	28,130
Lease Rate	\$8.35 PSF NNN
NNN	Est. \$3.37 PSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	29 - 41 months
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Leasing Contact



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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.

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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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