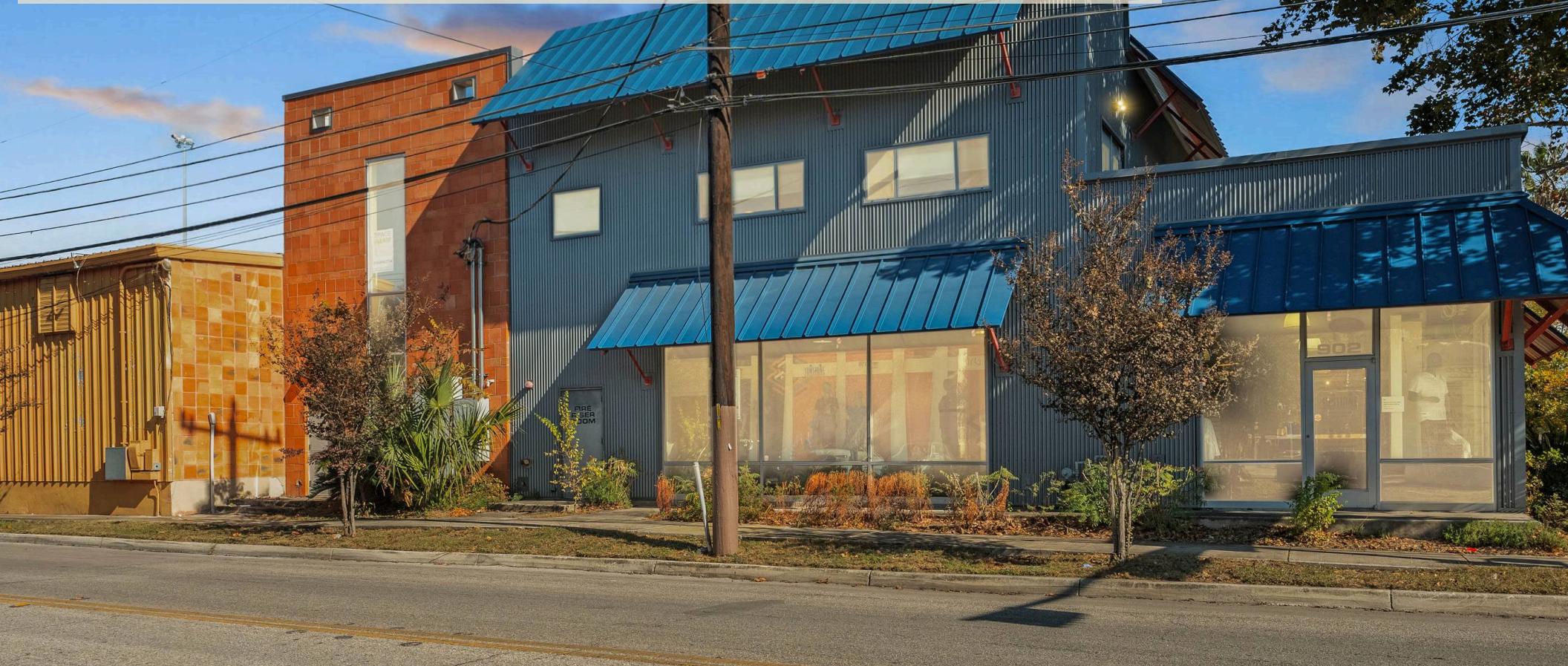


FOR LEASE

902 Brooklyn

902 BROOKLYN AVE. | SAN ANTONIO, TX | 78215

Downtown retail/office/condo/warehouse combo on lighted, hard corner. Rare, newly renovated building with high end finishes. Convenient access and visibility to IH 35 as well as easy access to all nearby highways.



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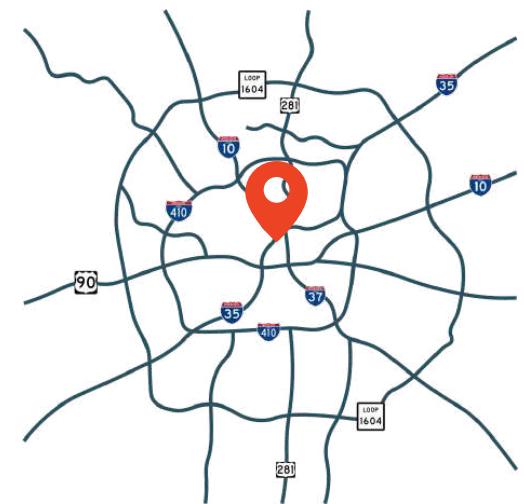
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PROPERTY HIGHLIGHTS

- 1 25 parking spaces on premises
- 2 Truck loading dock for deliveries
- 3 Central location in downtown San Antonio
- 4 Security System

DEMOGRAPHICS

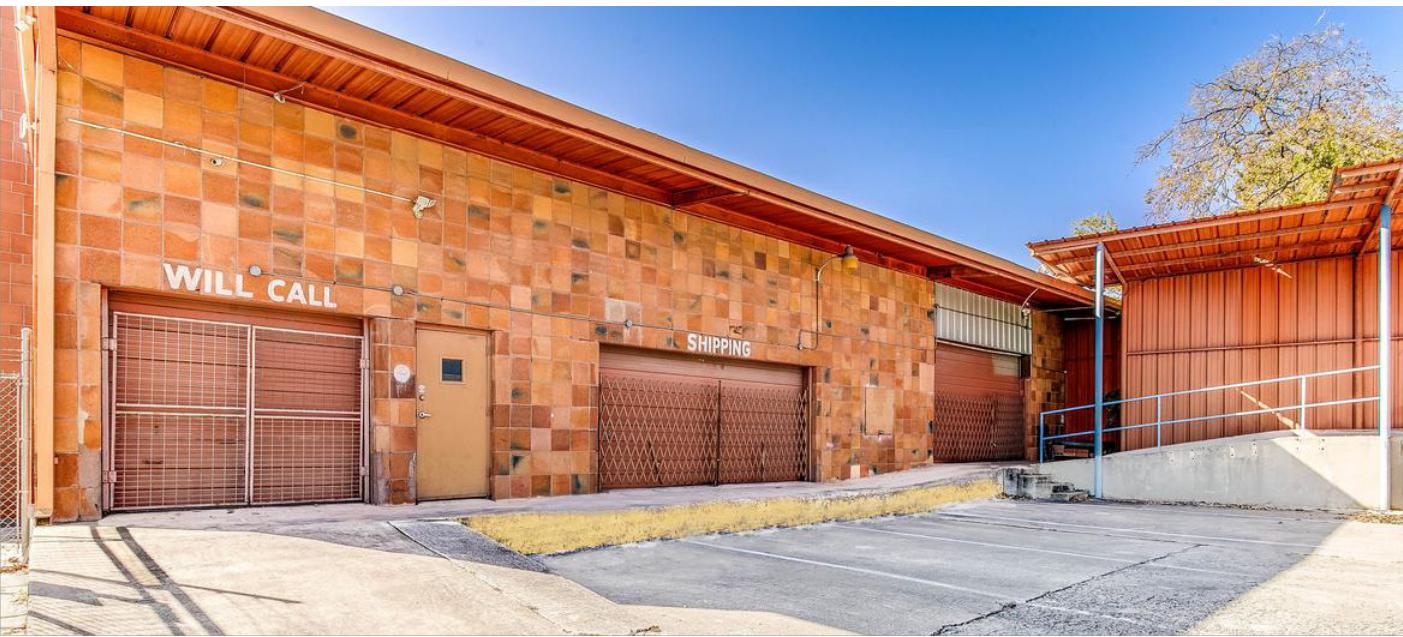
	1 Mile	3 Mile	5 Mile
Population	10,948	124,214	343,268
Daytime Population	84,546	229,601	445,953
Household Income	\$59,704	\$48,362	\$50,145
Households	6,551	49,211	128,480
Median Age	37.5	36.9	37.3



DESIRED USES

- Medical Office
- Medical Supply
- General Retailer
- Business Office





PROPERTY SUMMARY

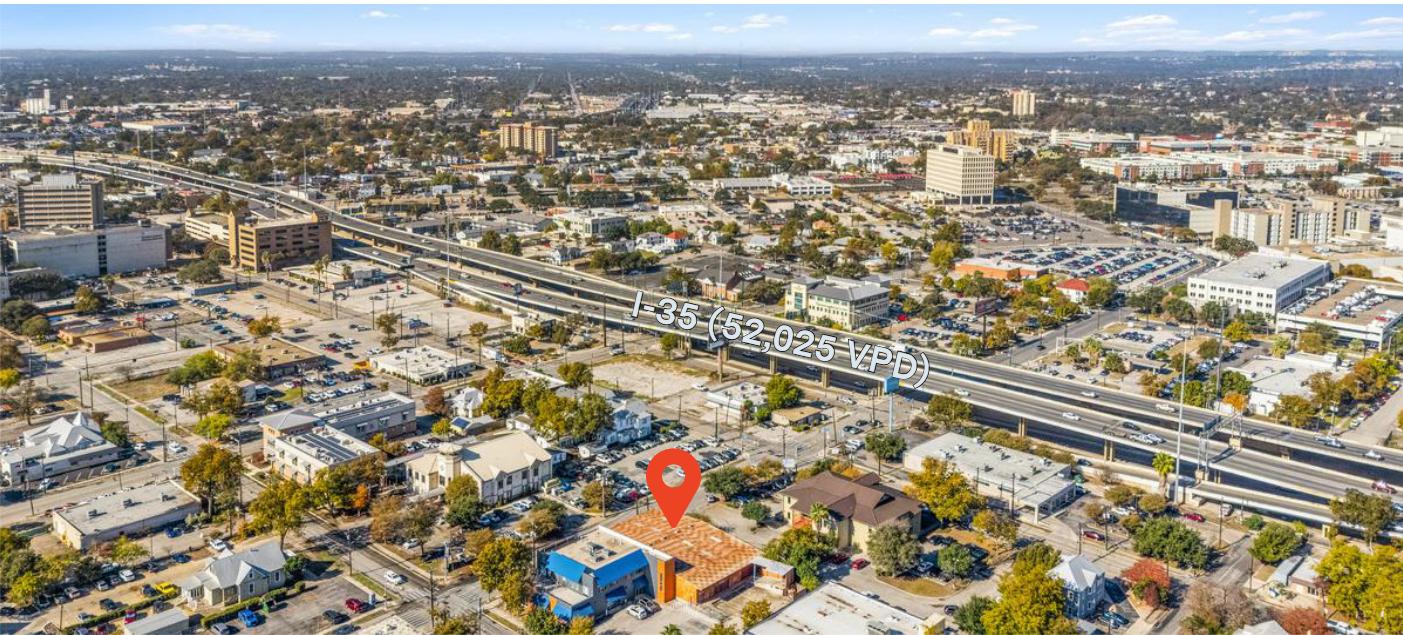
Retail	5,034 sf
2nd Fl Retail/Office	2,046 sf
Condo	1,599 sf
Warehouse	13,666 sf
(Warehouse Mezz	5,639 sf*)
TOTAL	22,345 sf

Lease Rate Call for rate

Gross lease for entire property
*Warehouse Mezz is not factored into TOTAL



902 Brooklyn

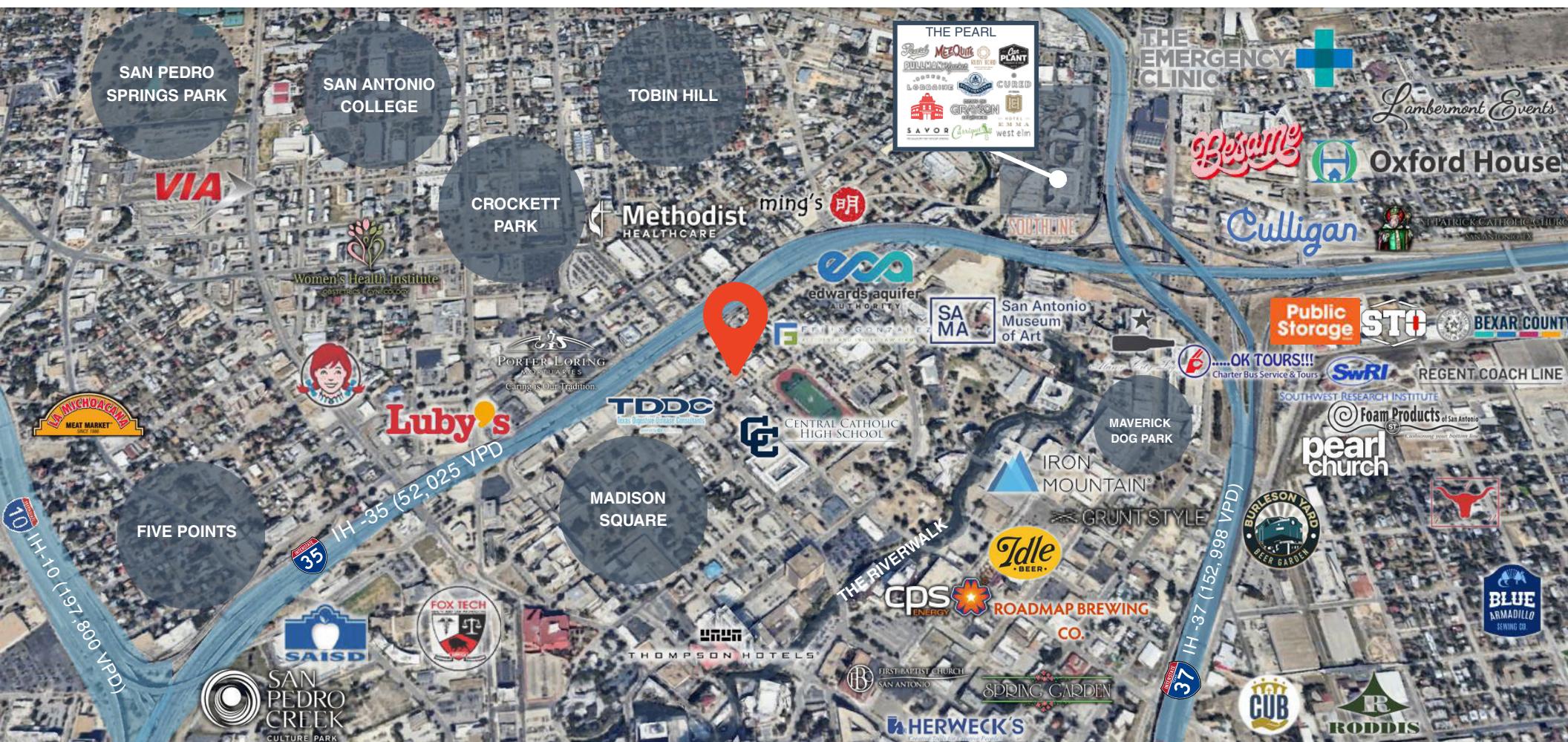


902 Brooklyn Ave | San Antonio, TX | 78215

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Aerial View

902 Brooklyn



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Retail Floor Plan

902 Brooklyn

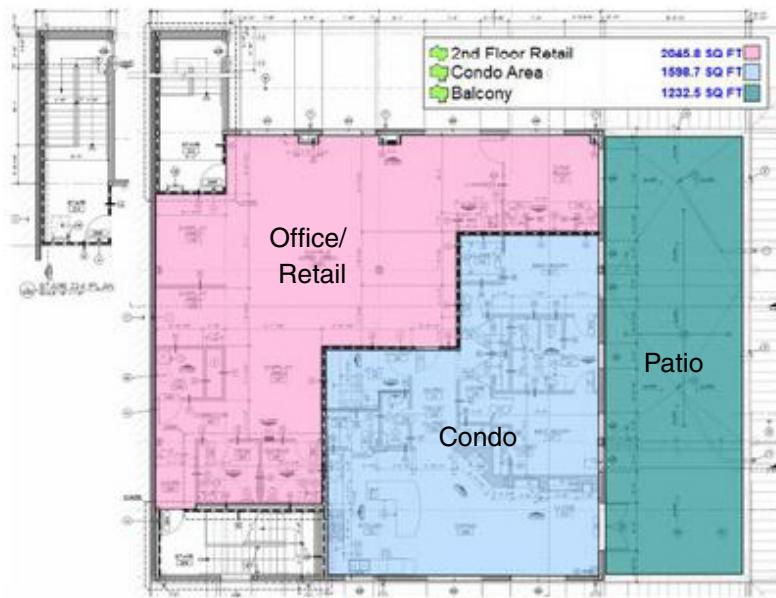


AVAILABLE SPACE

Area	SF
Retail First Floor	5,034

Second Story (Office/Apartment)

902 Brooklyn

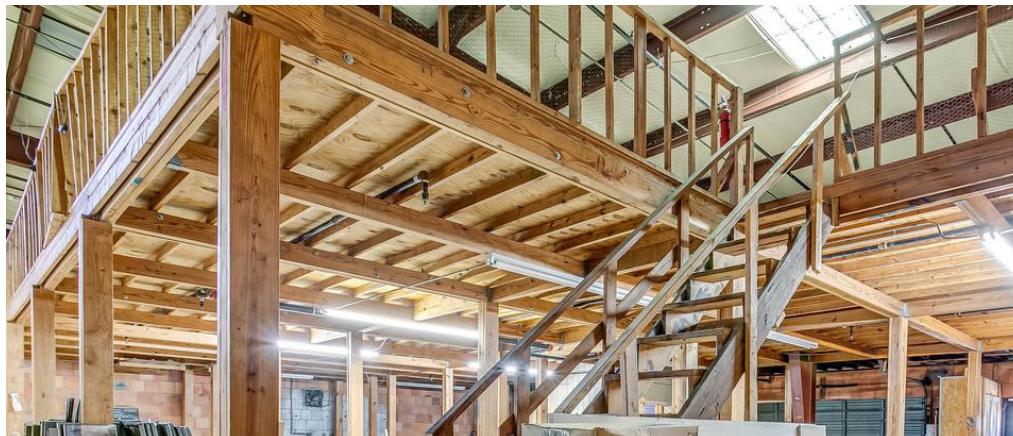


AVAILABLE SPACE

Area	SF
Condo Area	1,599
Balcony	1,233
2nd Floor Retail	2,046

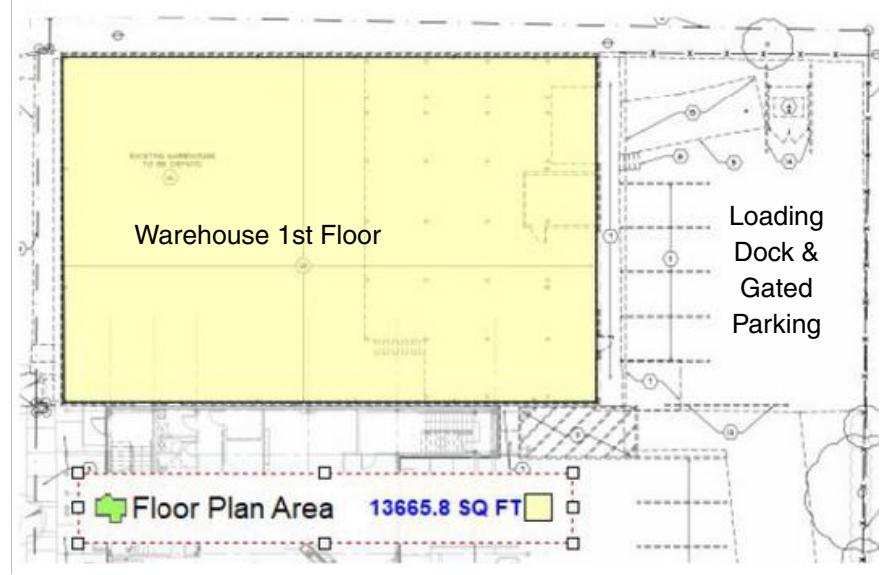
Warehouse Floor Plan

902 Brooklyn



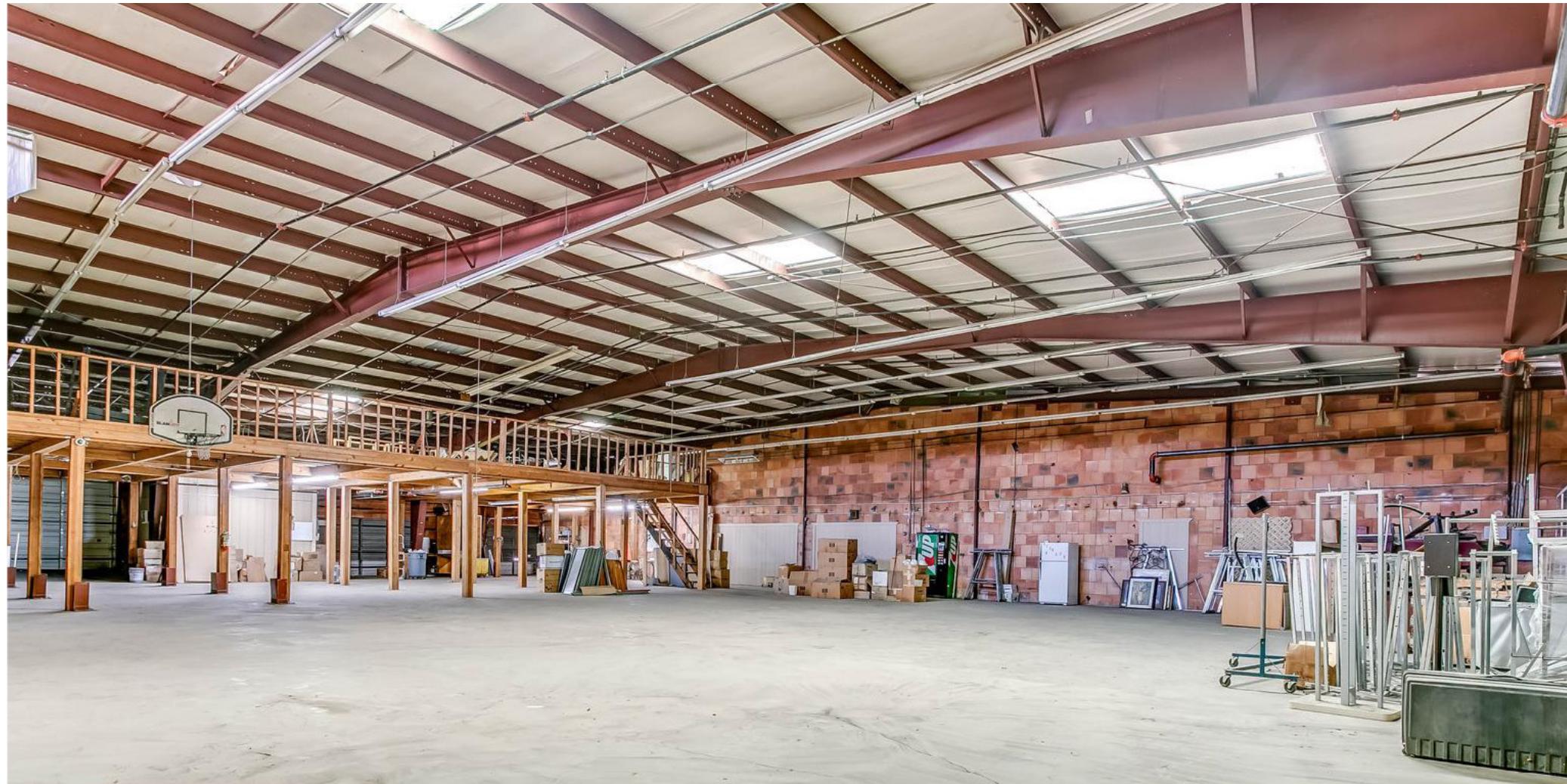
AVAILABLE SPACE

Area	SF	Area	SF
1st Floor Warehouse	13,666	Mezzanine	5,639
		Office First Floor	267



Warehouse Floor Plan

902 Brooklyn



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For More Information, Please Contact



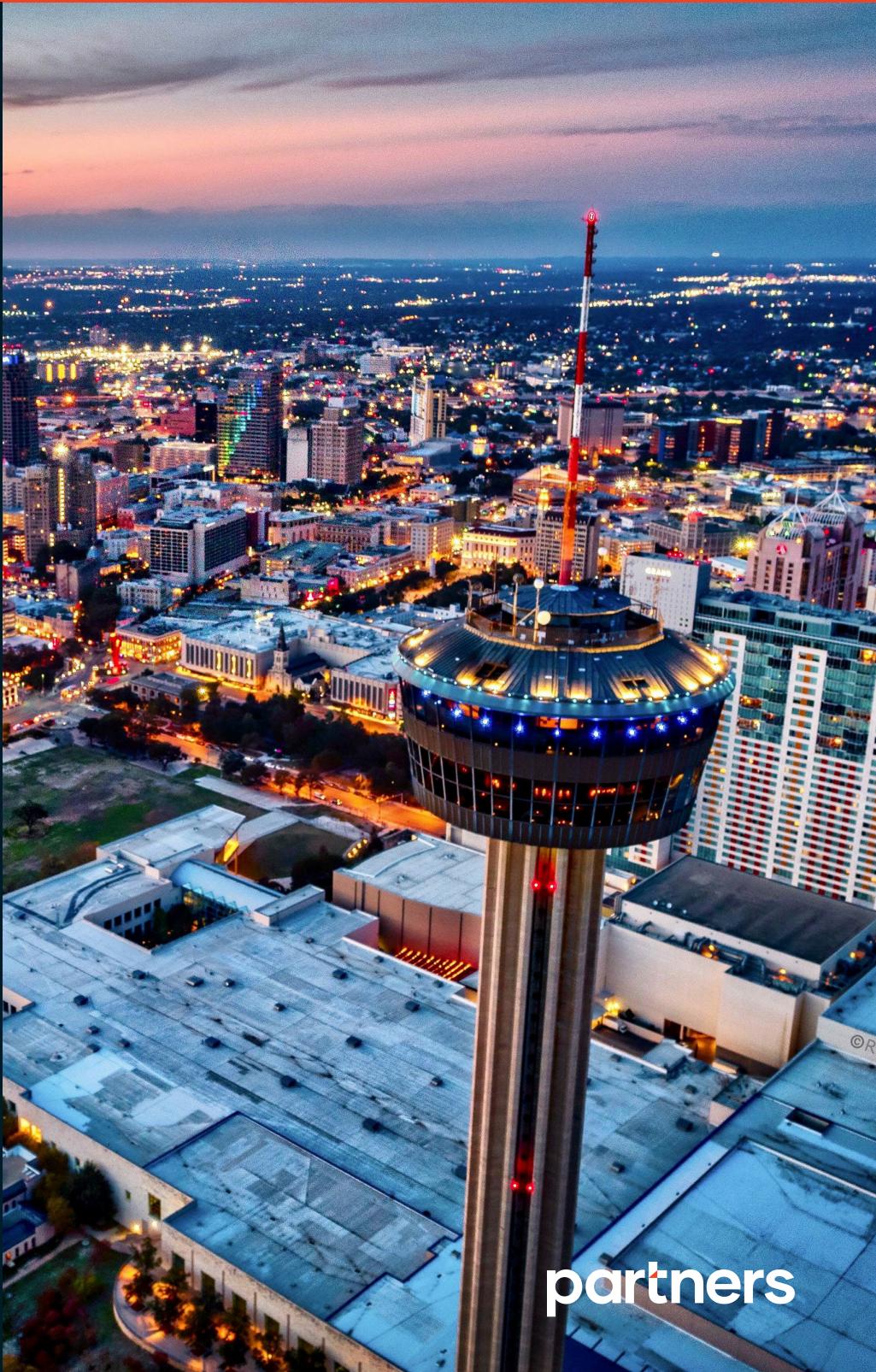
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Information About Brokerage Services



2-10-2025

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. **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:
 - 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.

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Designated Broker of Firm	License No.	Email	Phone
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Vicki Adelstein	540915	vicki.adelstein@partnersrealestate.com	210 446 365
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	