

MERCHANTS

Ice Building

FOR LEASE

1305 E Houston St, San Antonio, TX 78205



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

HAYLEY RUGGLES
210.426.3677 direct
210.710.4722 mobile
hruggles@endurasa.com

TOTAL BUILDING SIZE:	62,901 SF
1ST FLOOR AVAILABILITY:	Suite 1101 - 984 rsf } Contiguous Suite 1102 - 1,175 rsf } 2,159 rsf Suite 1104 - 2,088 rsf Suite 1105 - 1,800 rsf Suite 1106 - 7,730 rsf
3RD FLOOR AVAILABILITY:	Suite 1301 - 988 rsf Suite 1302 - 2,520 rsf Suite 1304 - 2,445 rsf
ASKING RENT:	Contact Broker
FLOORS:	4



Move - In Ready Suites

The Merchants Ice Building is part of the historic campus that has been redeveloped and positioned to serve as a catalyst of economic strength for the city's east side and will continue the revitalization boom of the area. This redevelopment project, which is home to VelocityTX Innovation Center, has become an anchor for an innovation district for commercial growth and provides a source of job growth for Eastside residents.

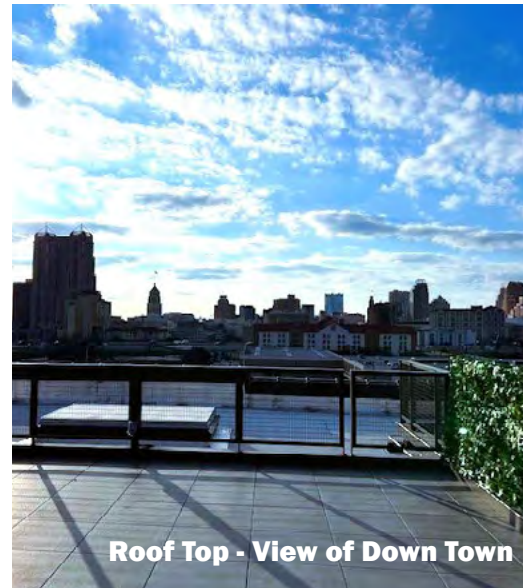
Ongoing investments by neighborhood stakeholders and the City of San Antonio have primed the district to become Alamo City's next big destination, building on the history of this energetic, vibrant community with walkable amenities, retail access to entertainment and a sense of community.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

7.10.24

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Roof Top - View of Down Town



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Third Floor Corridor



Suite 1104 - Under Construction



Suite 1101



Suite 1301



Suite 1301



Tenant Build Out



Tenant Build Out



First Floor Entrance

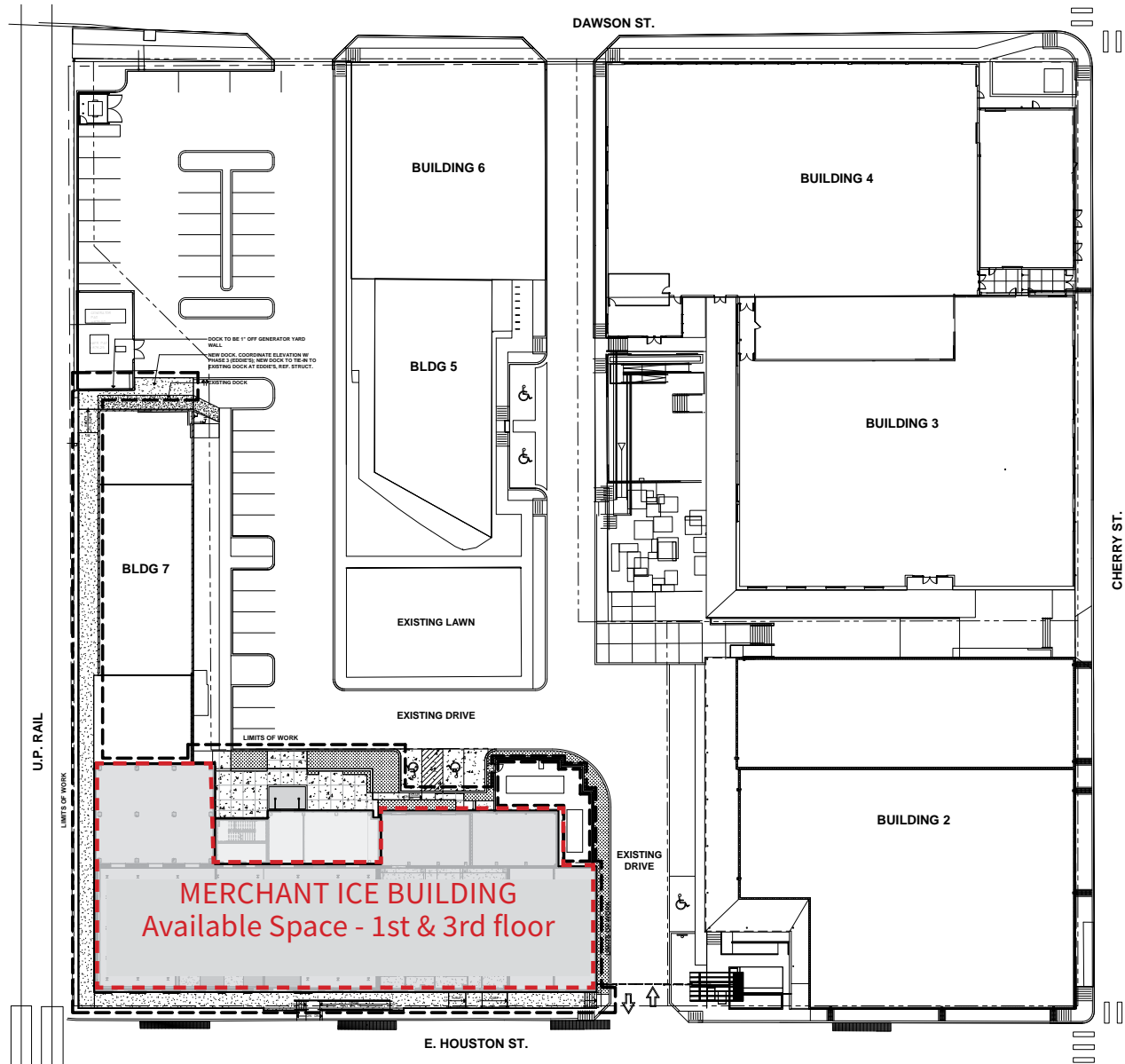


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SITE PLAN



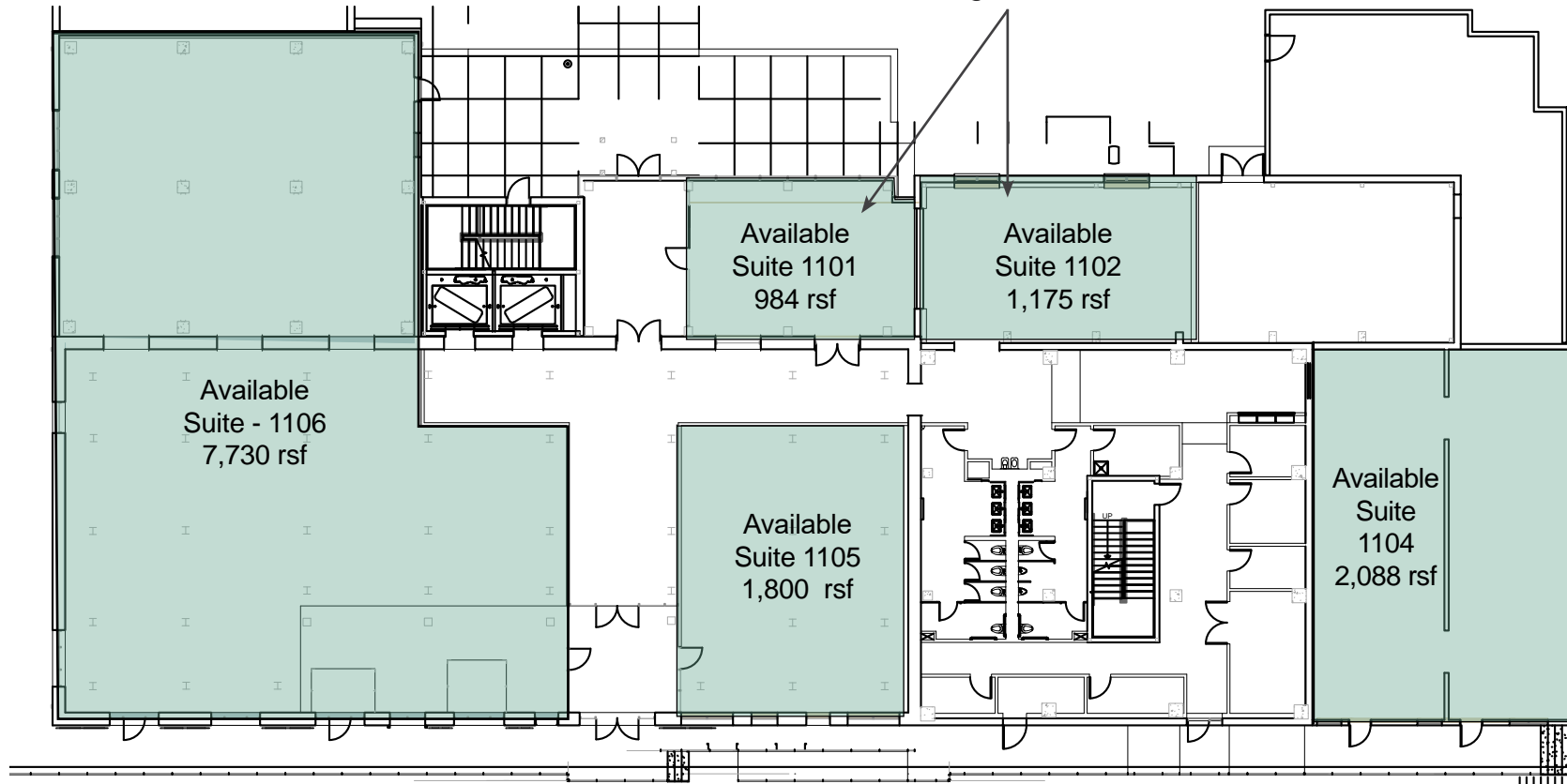
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FIRST FLOOR

Click
to View
360° Tour



Suite 1101 & 1102
Contiguous - 2,159 rsf



E Houston St

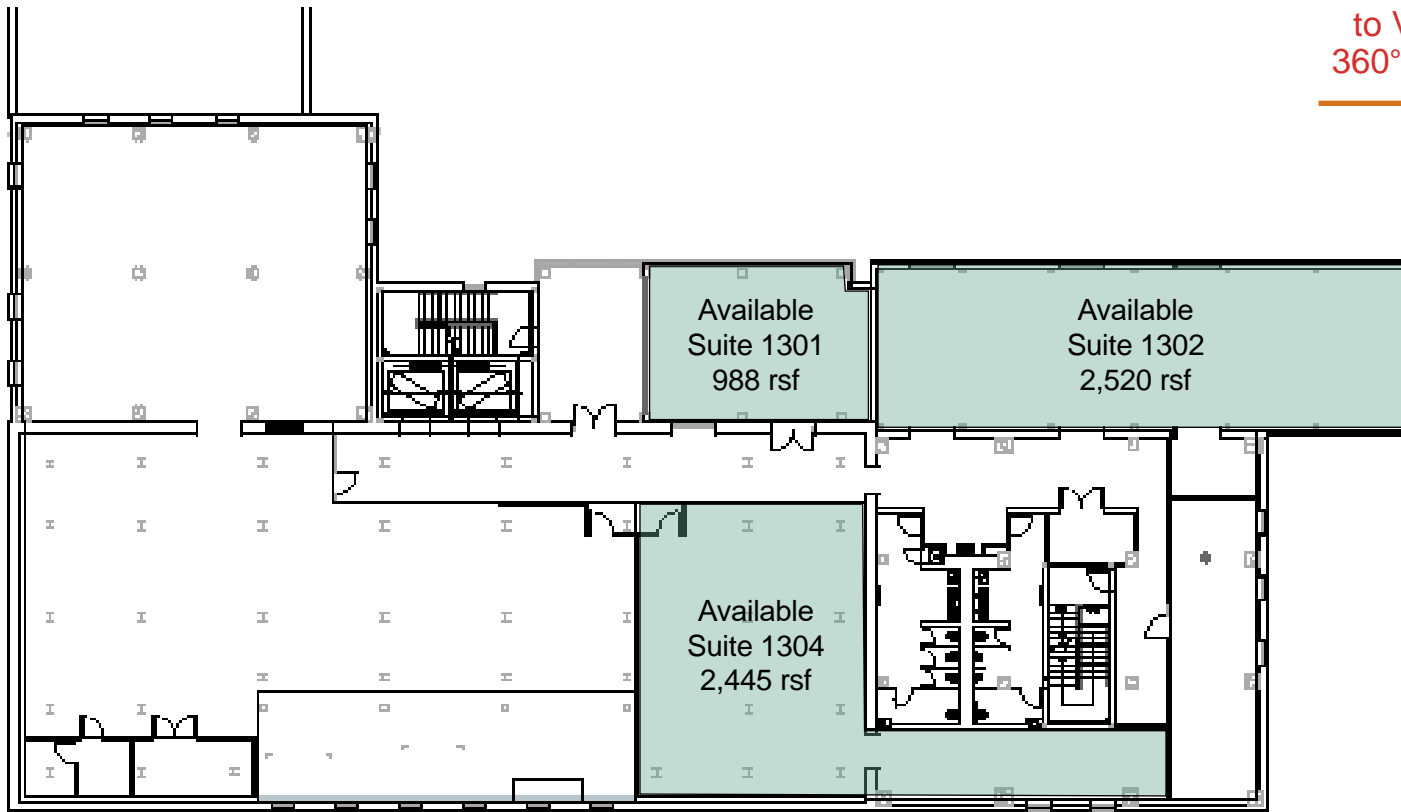
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THIRD FLOOR

Click
to View
360° Tour



E Houston St

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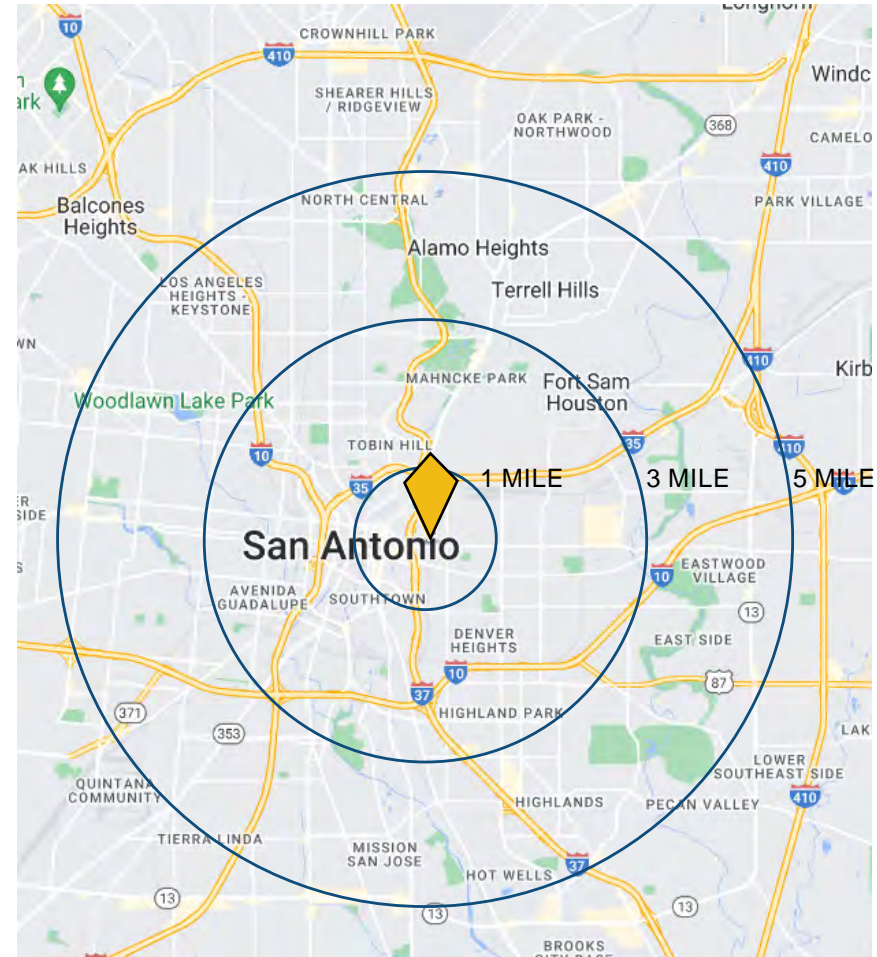
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Radius	ESTIMATED POPULATION	ESTIMATED HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE YEAR BUILT
1 MILE	14,176	6,692	\$54,644	\$315,384 1961
3 MILE	132,984	50,986	\$41,319	\$179,145 1951
5 MILE	341,389	125,028	\$42,380	\$151,871 1955



Source: 2023 Costar

TRAFFIC COUNT

IH-37 @ E HOUSTON ST: 6,313 VPD
 E HOUSTON ST @ N HACKBERRY: 5,472 VPD
 LIVE OAK ST @ E HOUSTON ST: 2,240 VPD

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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:
 - 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date



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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name _____ Email

James G. Lundblad _____ 337803 _____ License No. _____ jlundblad@endurasa.com _____ (210) 366-2222 _____ Phone
 Designated Broker of Firm _____ Email

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 Licensed Supervisor of Sales Agent/ Associate _____ Email

Hayley Ruggles _____ 654513 _____ License No. _____ hruggles@endurasa.com _____ (210) 366-2222 _____ Phone
 Sales Agent/Associate's Name _____ Email

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