



Property Overview

Modernized freestanding building available for lease in the progressive River North District. This area is densely populated with over 2,800 housing units with 85% being multi-family and more to be delivered in the near future. This property is surrounded by Class A office and walking distance to a variety of significant San Antonio landmarks and fine arts such as the San Antonio River, Tobin Center for Performing Arts, and the San Antonio Museum of Art.

- **Year Built:** 1967
- **Renovated:** 2019
- **Lot Size:** 0.49 AC
- **Total Available SF:** 15,875 SF (Divisible)
- **Rate:** Contact Broker
- **For Lease:** Office/Retail
- Existing Restrooms include locker rooms and shower

Demographics	1 Mile	3 Miles	5 Miles
2024 Daytime Population	86,087	230,729	442,876
2024 Population - Current Year Estimate	7,076	48,666	126,518
2024 Average Household Income	\$92,985	\$75,378	\$75,762
2024 Businesses	3,417	8,553	15,091

: 1126 N Saint Mary's San Antonio TX 78215



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Walkable Amenities

Subject Property

- ★ Brooklyn Square

Eateries

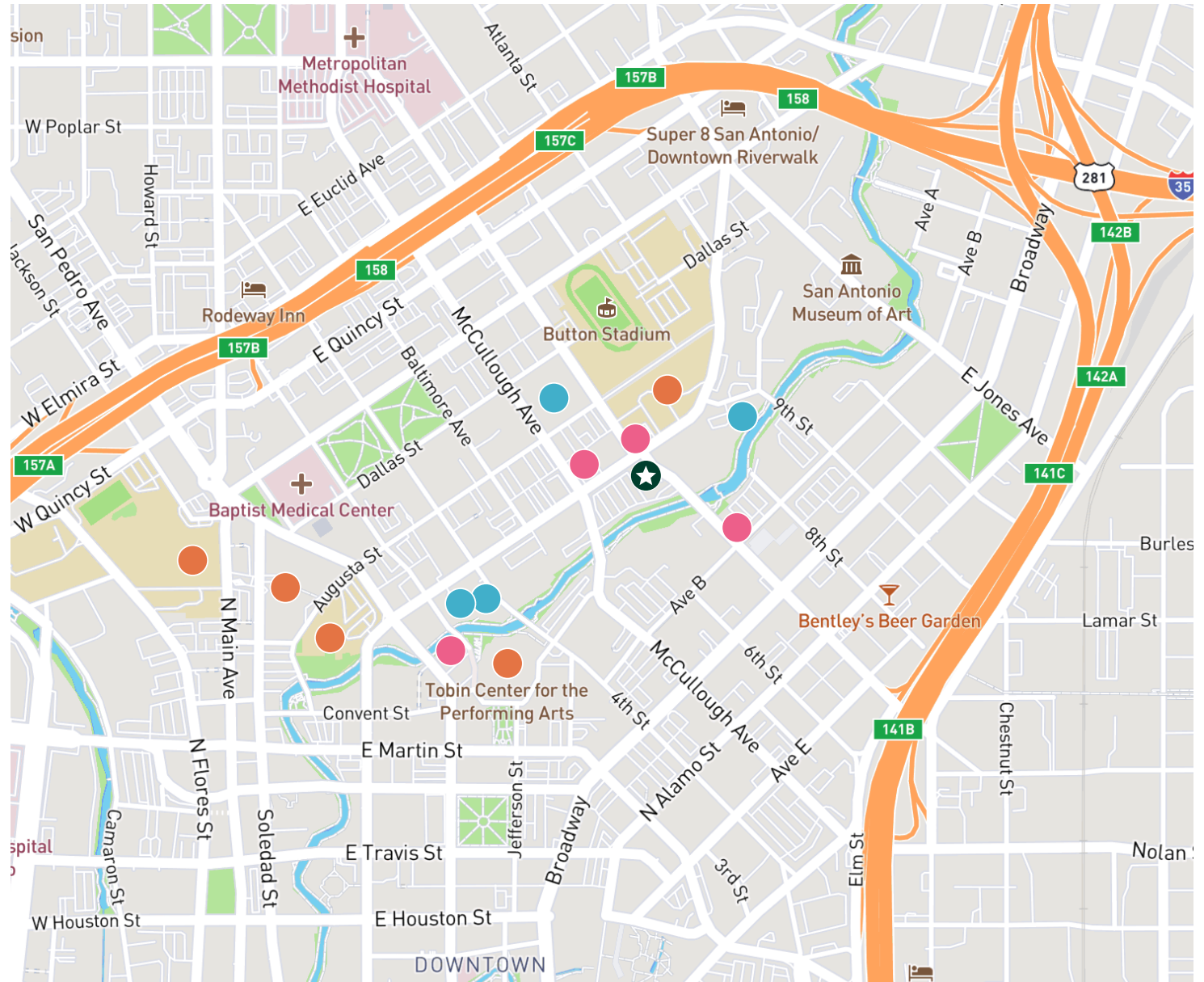
- Tia's Tacos
- Landrace
- Guillermo's
- Bourbon Street
- Pete's Tako House
- Ocho

Stay & Live

- Augusta Flats
- Thompson Hotel
- Hotel Indigo
- Wyndham Hotel

Culture & Education

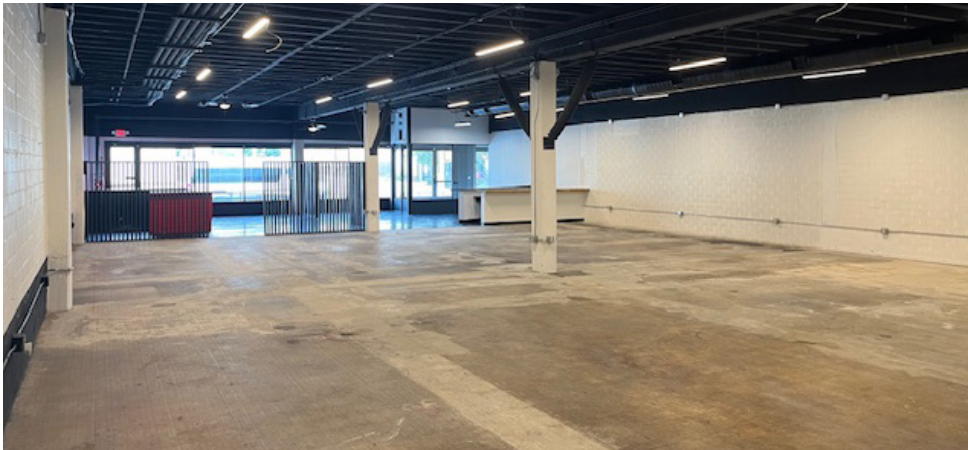
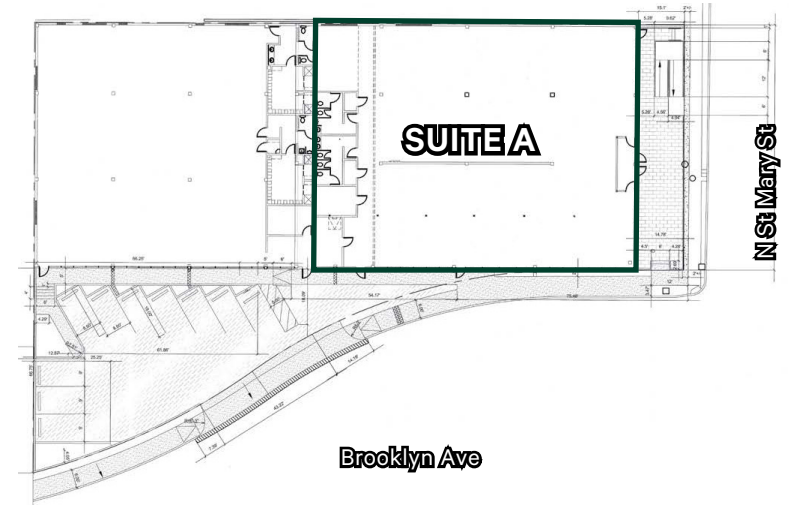
- Tobin Center
- Central Library
- UTSA Southwest Campus
- Providence Catholic School
- CAST Tech High School



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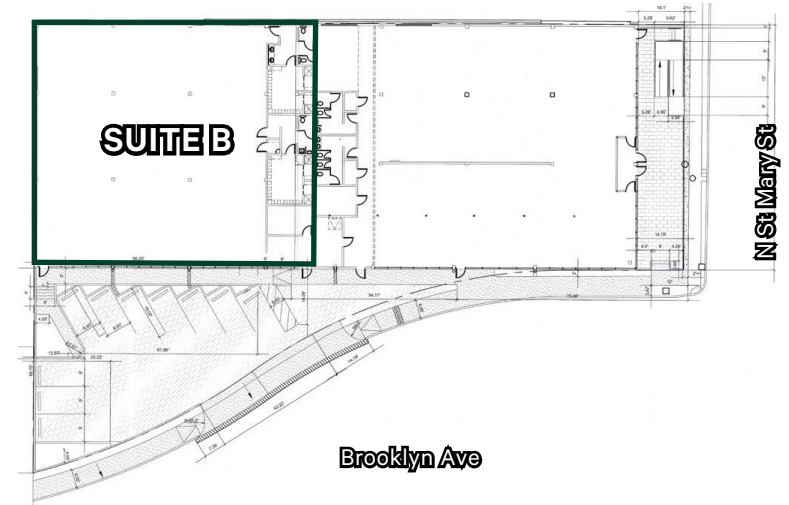
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Suite A: 8,400 Square Feet

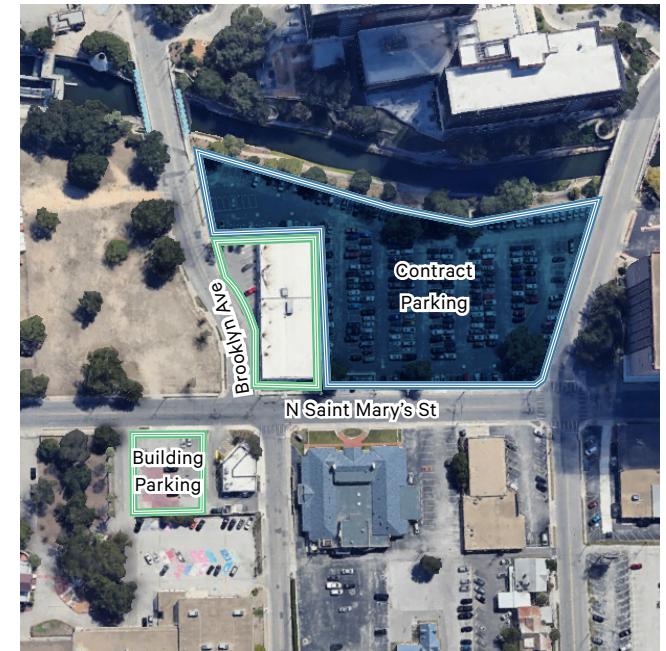


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Suite B: 7,200 Square Feet



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Area Features:

- Well located among corporate users, restaurants and San Antonio cultural interests
- Free Standing Retail/Office Building
- Building Signage Opportunities
- Flexible Layout Options
- Building & Contract Parking Available
- Easy access to I-35, I-10 and Hwy 281
- River North District of Downtown San Antonio

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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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date