

111 SOLEDAD

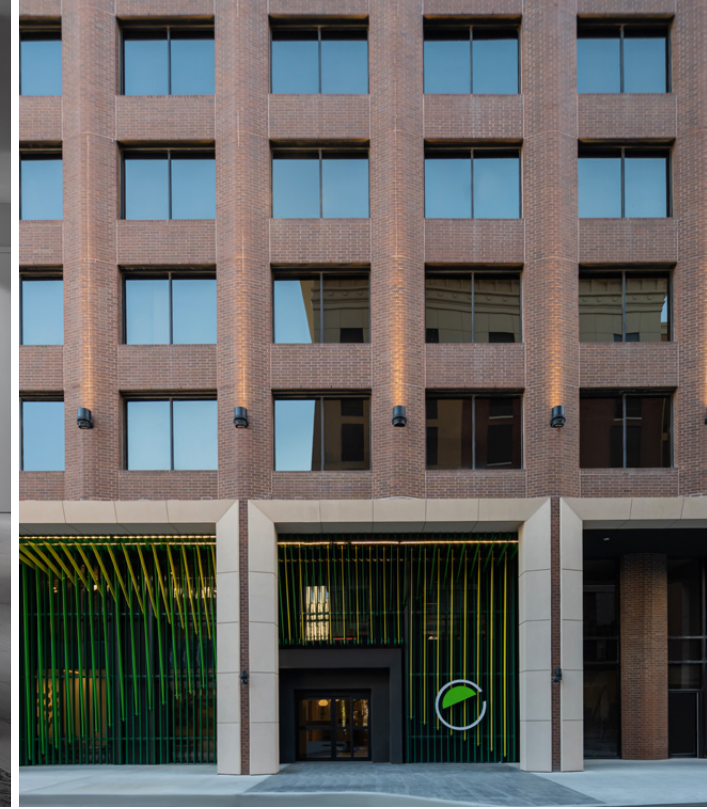


OFFICE SUITES AVAILABLE



MIXED-USE REDEVELOPMENT IN DOWNTOWN SAN ANTONIO

CBRE



111 SOLEDAD





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DEVELOPMENT OVERVIEW



Dual Hotel Brands: AC by Marriott and Element by Westin



There are Four Floors of Office with spaces ranging from 887 RSF to 6,939 RSF



Watson Rooftop Restaurant and Bar



Rentable Conference Space



Connected Parking Garage



Rate: Please Contact Broker



**111
SOLEDAD**

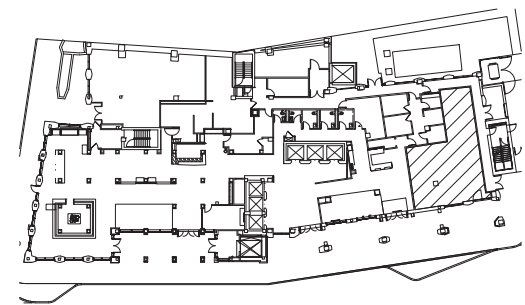
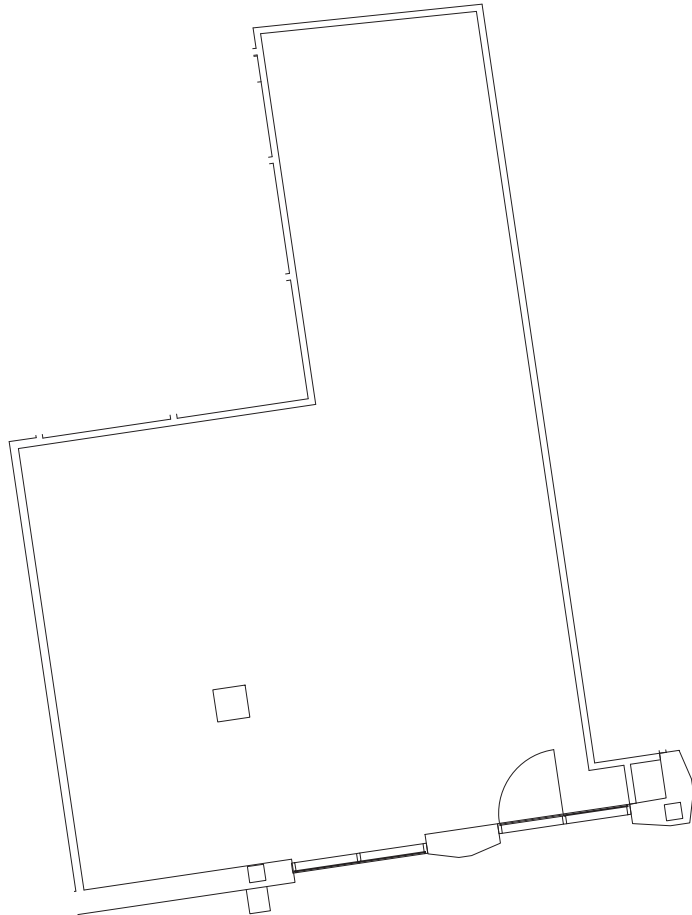
SELECTED RESTAURANTS

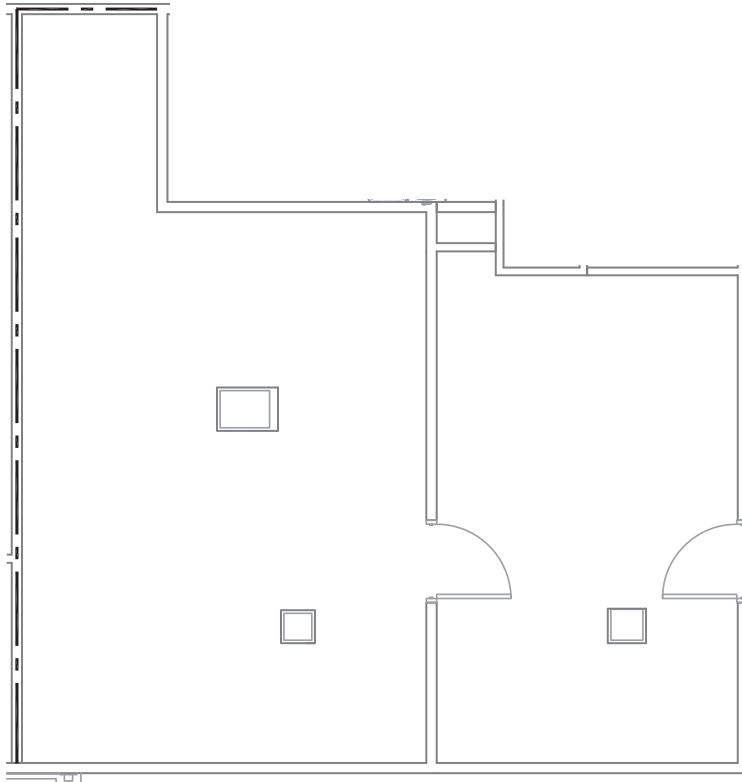
- | | | | |
|---|------------------------------|-------------------------------|-------------------------------|
| 1. Mi Tierra Cafe y Panaderia | 10. Bunz handcrafted burgers | 21. Murphy's Deli | 32. La Boulangerie |
| 2. La Margarita Mexican Restaurant & Oyster Bar | 11. Range Steak | 22. The Palm | 33. Boudro's on the Riverwalk |
| 3. Chick-Fil-A | 12. Acenar | 23. Rebelle | 34. Casa Rio |
| 4. Fratello's Centro Citta | 13. Dorrego's | 24. La Panaderia Bakery Cafe | 35. Lone Star Cafe |
| 5. Candy's Old Fashion Burgers | 14. The Original Blanco Cafe | 25. Bubba Gump Shrimp Co. | 36. Stout's Signature |
| 6. Poblanos On Houston St | 15. The Esquire Tavern | 26. Revolucion Coffee + Juice | 37. Pat O'Brien's |
| 7. Pinkerton's Barbecue | 16. Sushi Zushi | 27. Joe's Crab Shack | 38. Morton's The Steakhouse |
| 8. Bill Miller Bar-B-Q | 17. Biga on the Banks | 28. Texas de Brazil | 39. Jimmy John's |
| 9. Subway (Located Ground Level of 111 Soledad) | 18. Market on Houston | 29. Landry's Seafood House | 40. Double Standard |
| | 20. SoHo Wine & Martini Bar | 30. Saltgrass Steak House | |
| | | 31. The Republic of Texas | |

**DOWNTOWN
RESIDENTIAL INVENTORY**

5,120 UNITS	1,795 UNITS
Total Inventory	Under Construction

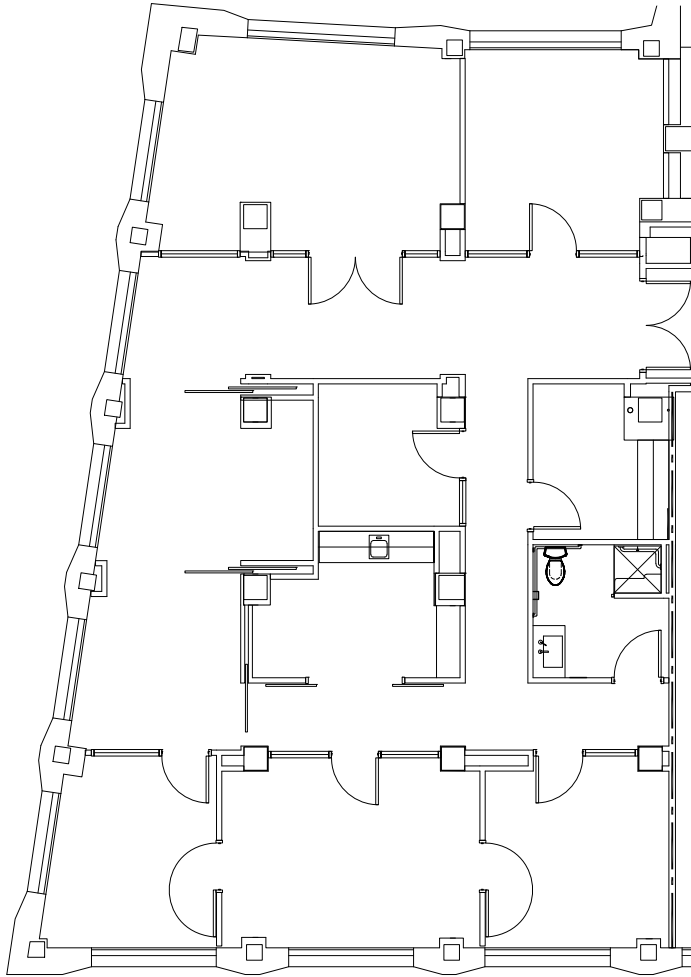
PLUS 14,470
Hotel Rooms & Suites



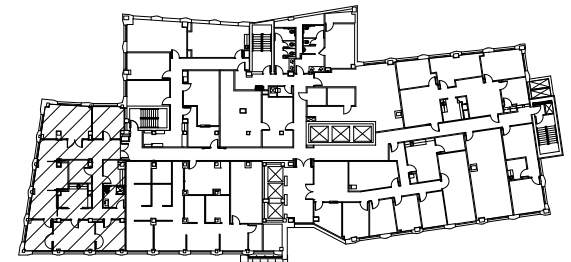


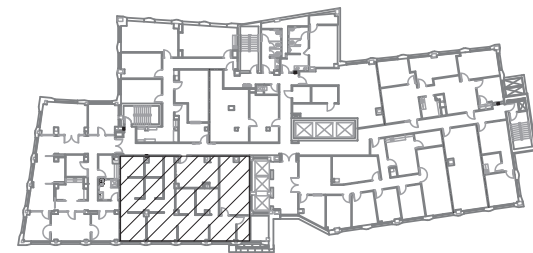
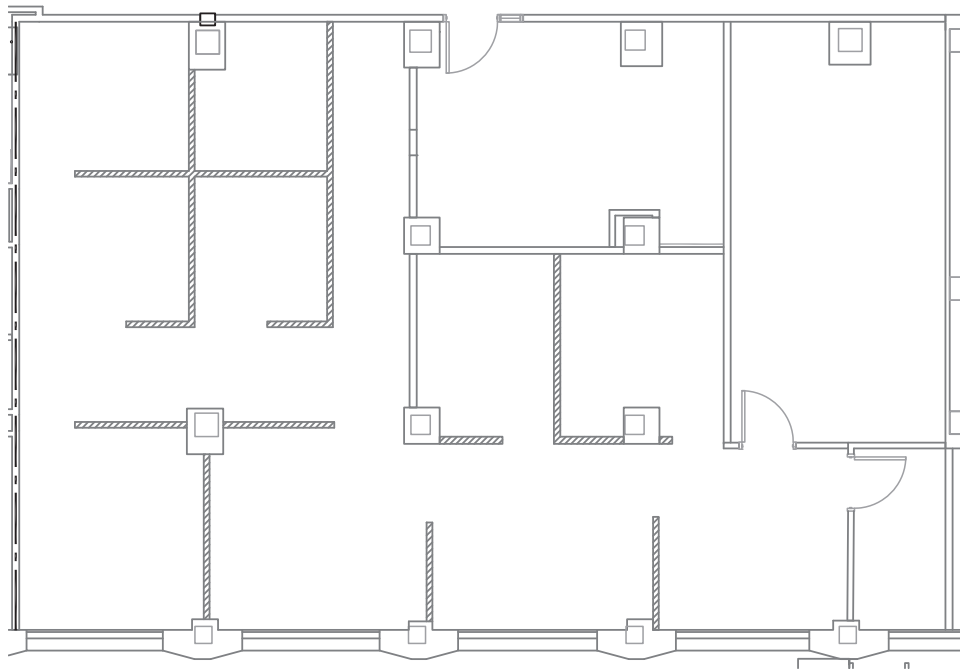
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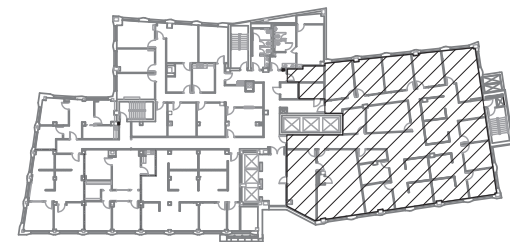
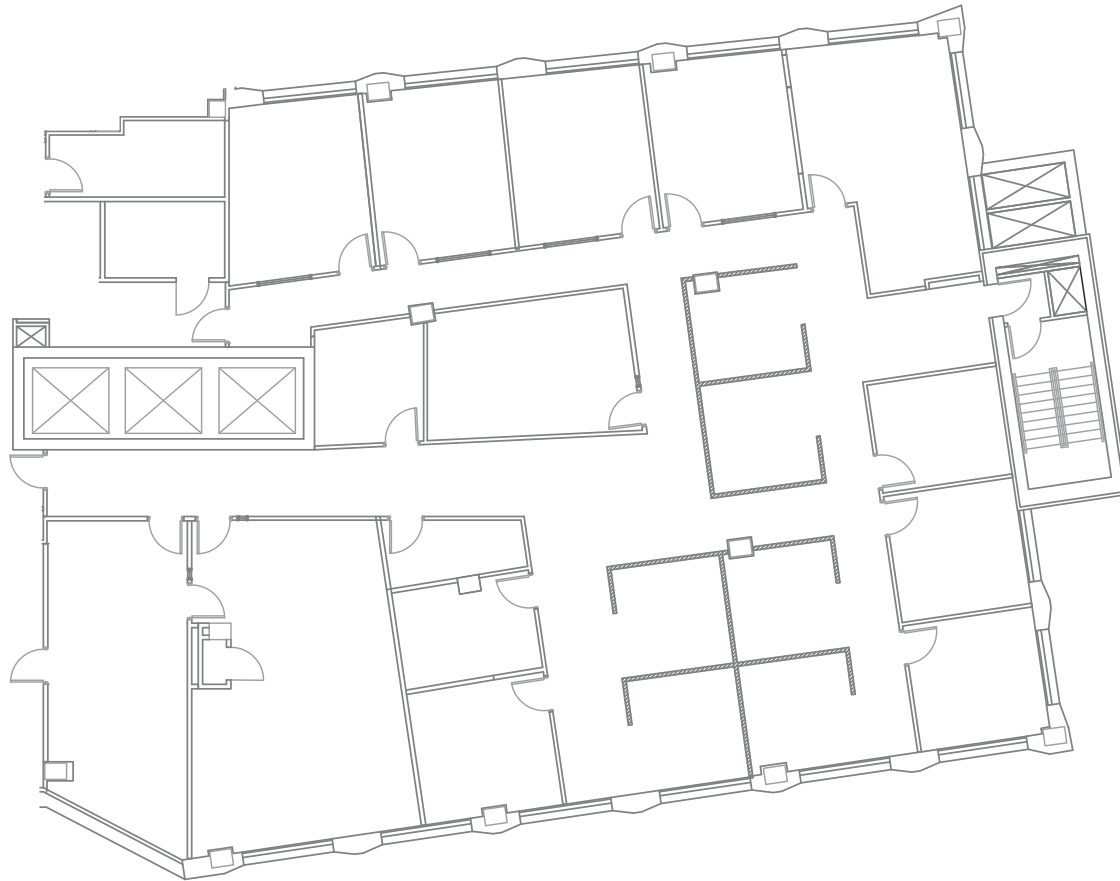
SUITE 470
2,716 RSF

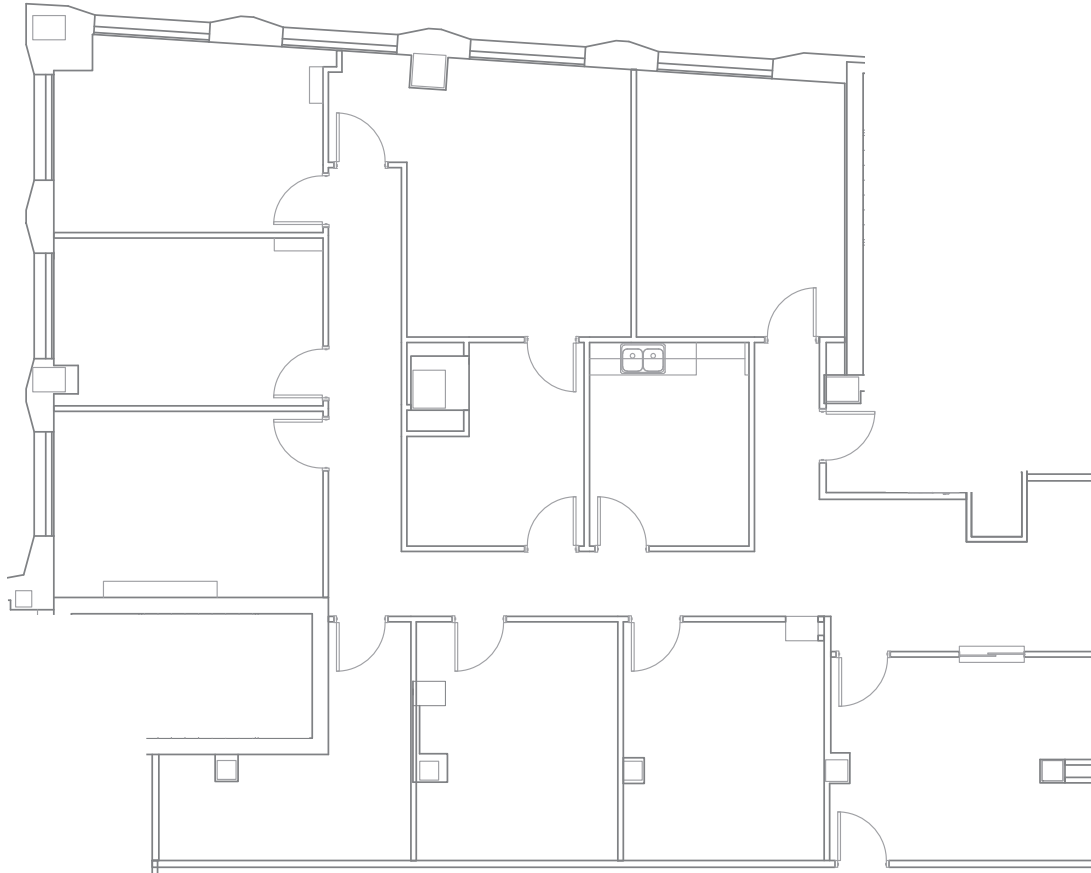


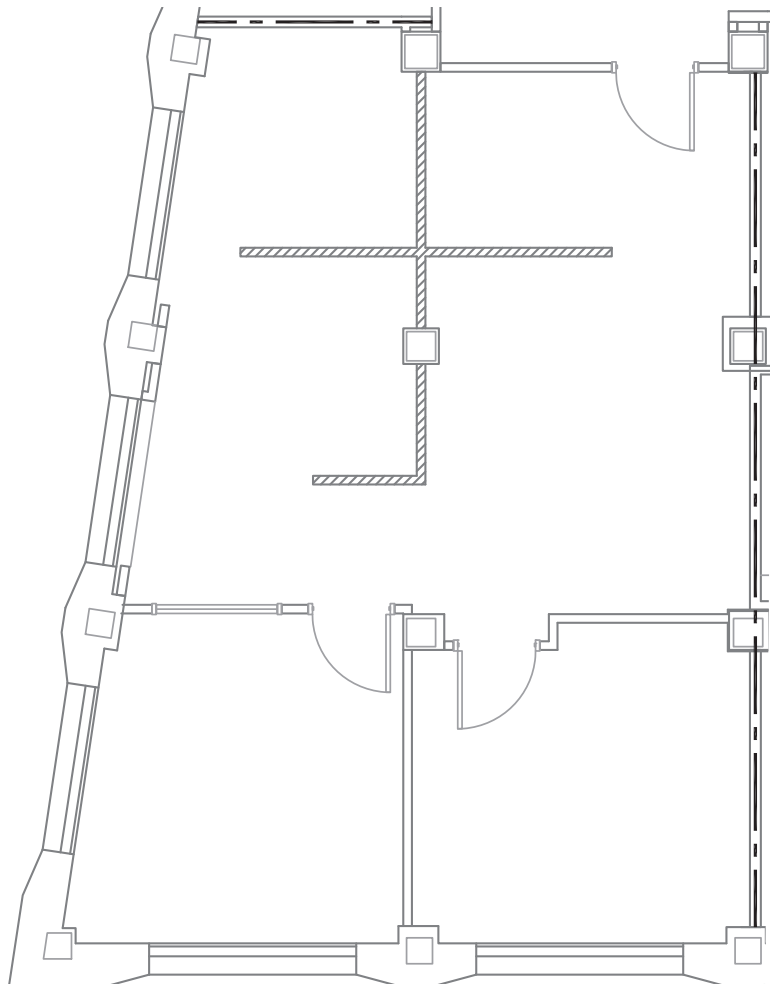
[View The Space](#)

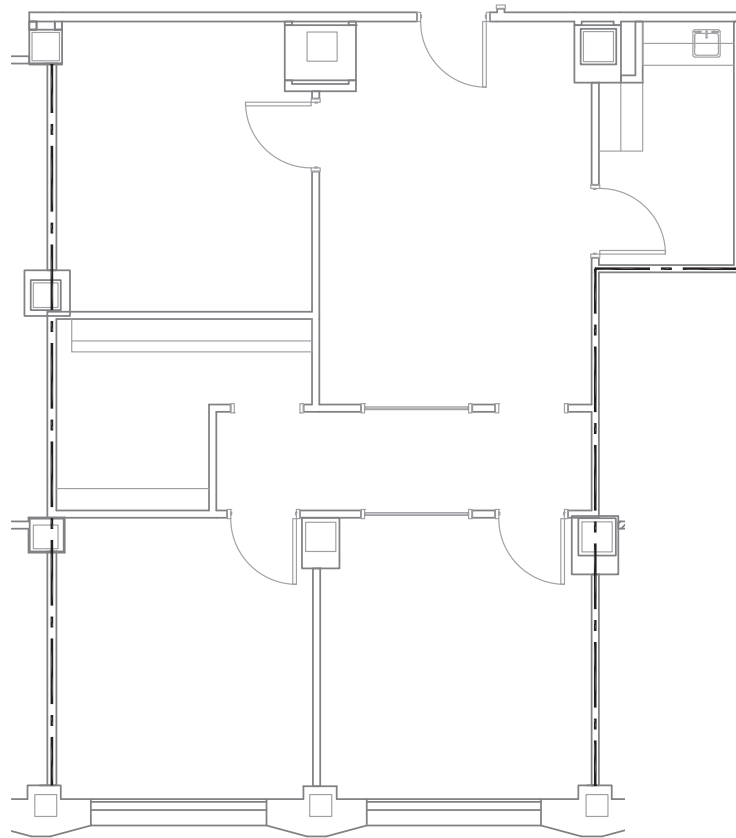


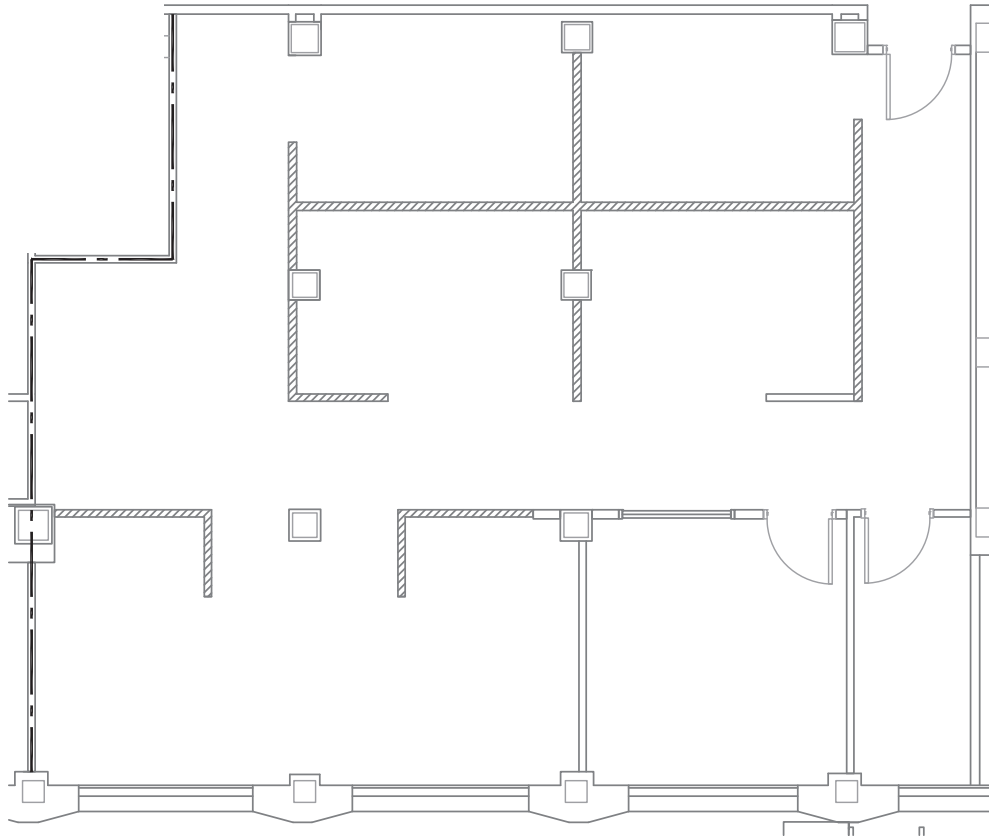












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FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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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.

_____	_____	_____	_____
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	