

An aerial photograph of a large, single-story brick building with a blue metal roof. The building is situated in an urban area with other multi-story buildings and greenery in the background. A road with a few cars is visible in the foreground. The sky is clear and blue.

1518 SA – Southtown

| Creative Office | Retail | Studio

At the crossroads of culture and commerce in San Antonio's Southtown District

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1518 - SA

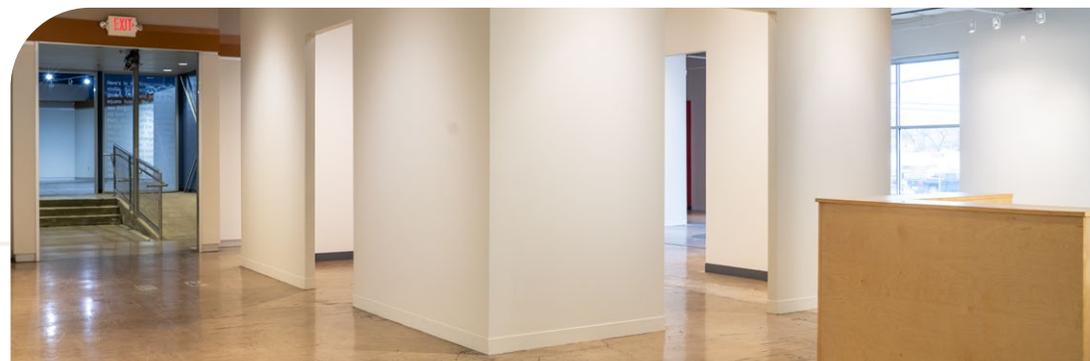
ABOUT THE PROPERTY

1518 - SA stands at the crossroads of commerce and creativity. This adaptive re-use of the former Jax Beer warehouse, in the heart of San Antonio's arts district, combines office, retail and hospitality space in a relaxed environment.

1518 - SA is a 24,772 square foot mixed-use complex located at 1518 South Alamo which explores the future of a balanced work-life. The flexible open plans, high ceilings, sealed concrete floors, distinct visibility to South Alamo, and easy access to I-35, I-10, and downtown make it a great resource for food/beverage, small teams and large businesses alike.

KEY HIGHLIGHTS

- **24,772 SQ FT ON 1.5 ACRE LOT**
- **PARKING AND EASY ACCESS TO I-35**
- **WALKING DISTANCE TO BLUE STAR AND RIVER**
- **5 MINUTE DRIVE TO DOWNTOWN**
- **UNIQUE CUSTOMIZABLE OFFICE SUITES**
- **PUBLIC RECREATION, DINING, LOUNGE, WORK SPACE**



1518 - SA

LOCATION | 1518 S. Alamo

ABOUT THE AREA

1518 - SA is tucked below San Antonio's downtown core in the Southtown neighborhood. This area is known for its interesting blend of districts, neighborhoods and businesses where locals live, work and play... a lot. 1518 - SA is surrounded by the King William, Lavaca, Arsenal and Nathan Historic District neighborhoods along with the Blue Star, Lone Star and SoFlo districts. 1518 - SA's vibrantly diverse surroundings range from restored Victorian homes, to mid-20th century reimagined uses, to contemporary homes, townhouses and apartments.

1518 - SA's adjacencies also take advantage of the San Antonio River's transition from its world-renowned urban core Riverwalk to the award-winning Mission Reach restored riparian ecosystem: 8 Miles of walking and biking trails connecting four of our Spanish colonial missions while also providing connections to the San Pedro Creek Culture Park.



RIVER ACCESS

530'



WALKING SCORE

78



BIKING SCORE

82

MIMICKING ITS ADJACENT INTERSECTION, 1518 - SA IS THE NEXUS OF SOUTHTOWN'S MANY NEIGHBORHOODS AND DISTRICTS



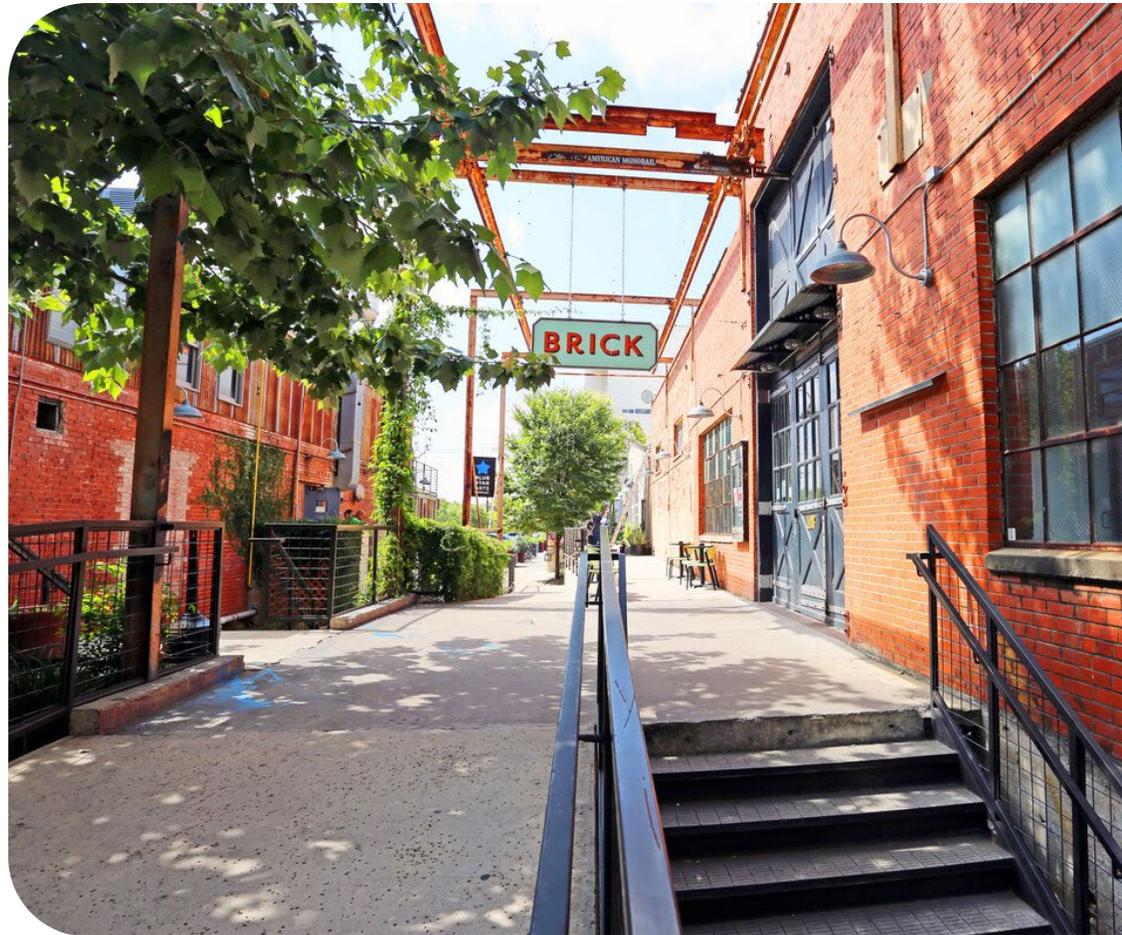
ABOUT THE AREA CONTINUED

The King William District is the grand dame of Southtown. Established in the late 1800's, King William became the state's first National Historic District in 1967, spurring reinvestment and improvements in the latter part of the 20th century. This residential influx spawned many new businesses and restaurants, some of which have received culinary acclaim, others are merely neighborhood favorites that attract customers from all over the city.

Set between the San Antonio River and San Pedro Creek, Southtown's SoFlo is home to numerous condominiums and apartments, as well as one of San Antonio's recently designated historic neighborhood, the Nathan Historic District. With an abundance of residents, SoFlo has seen an influx of restaurants, breweries, coffee shops and other retailers including downtown's lone grocery store HEB.

IT ALL STARTED, AND CONTINUES, WITH ART

For 35 years, contemporary art lovers and creators have descended upon Southtown due to local developers banding together to give the arts community a thriving central heart in our city. Thus, Southtown would become the epicenter for contemporary arts adjacent to downtown San Antonio. Platform's neighbor, Blue Star Arts Complex, hosted its first contemporary art exhibit in 1986. Blue Star went on to kick-off First Friday in 1994, San Antonio's longest running art walk, which is now a Southtown experience throughout the neighborhood. Another local amenity supporting the arts is the recently opened Ruby City, which is the posthumous culmination of the efforts and interests of Linda Pace. Ruby City presents works from the Linda Pace Foundation Collection comprised of more than 900 paintings, sculptures, installations and video works.



WHAT'S NEARBY | 1518 S. ALAMO

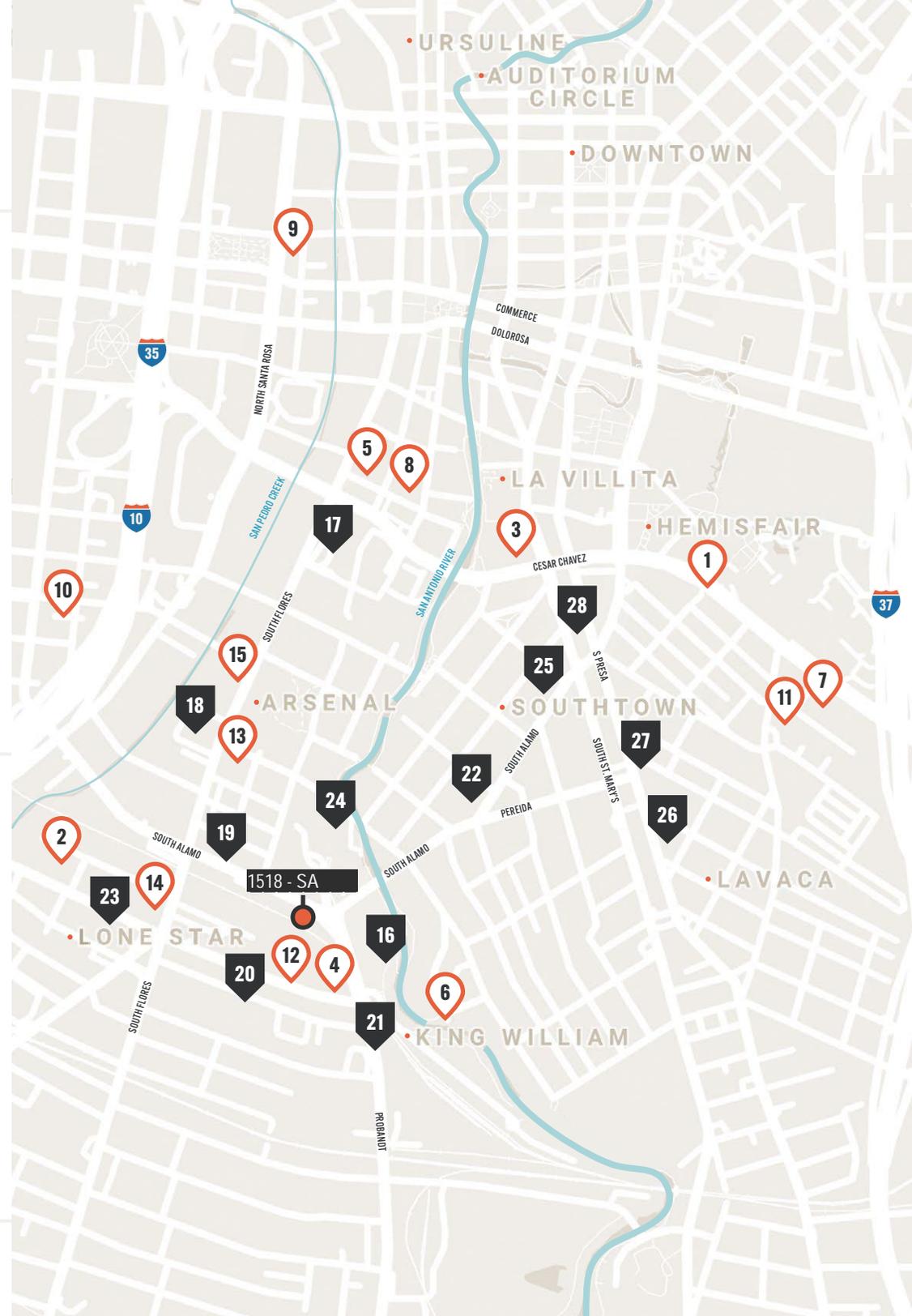
LIVING

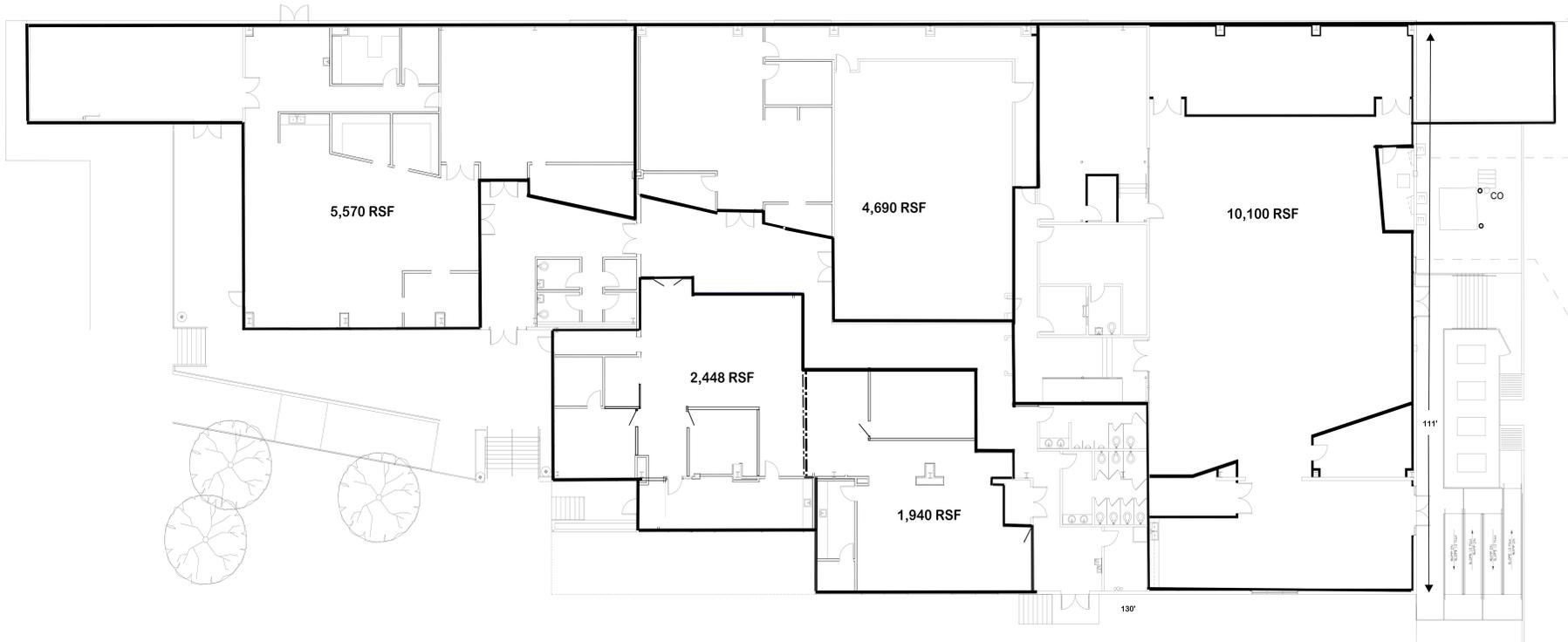
1. **THE 68'** | 151-Unit Multi Family
2. **ACERO** | 323-Unit Multi Family
3. **AGAVE APARTMENTS** | 349-Unit Multi Family
4. **CEVALLOS LOFTS** | 252-Unit Multi Family
5. **ENCORE SOFLO** | 339-Unit Multi Family
6. **THE FLATS AT BIG TEX** | 336-Unit Multi Family
7. **HEMISVIEW VILLAGE** | 245-Unit Multi Family
8. **HERITAGE PLAZA** | 341-Unit Multi Family
9. **INSPIRE DOWNTOWN** | 247-Unit Multi Family
10. **THE PEANUT FACTORY** | 102-Unit Multi Family
11. **REFUGIO PLACE** | 210-Unit Multi Family
12. **SOUTHTOWN FLATS** | 229-Unit Multi Family
13. **1010 SOUTH FLORES APARTMENTS** | 46-Unit Multi Family
14. **STEEL HOUSE LOFTS** | 67-Unit Multi Family
15. **JUDSON CANDY FACTORY LOFTS** | 84-Unit Multi Family

BUSINESSES AND HOSPITALITY

16. **BLUE STAR** | Stella, Halcyon, Blue Star Brewing + Arts Complex
17. **HEB HEADQUARTERS** | Arsenal Campus
18. **RUBY CITY**
19. **CAMP OUTPOST CO.**
20. **DOS SIRENOS BREWING**
21. **LA TUNA ICE HOUSE**
22. **LIBERTY BAR**
23. **FRUTERIA**
24. **THE GUENTHER HOUSE**
25. **SOUTHTOWN STRIP** | Little Em's Oyster Bar, Casa Frida, Tito's, Hot Joy, Rosario's, Pizza Vesuvio, The Friendly Spot, Rest.Bar Loretta + More
26. **BLISS**
27. **SOUTHTOWN PIZZERIA**
28. **MAVERICK TEXAS BRASSERIE**

 = NEIGHBORHOODS





KEY HIGHLIGHTS

- OVER 24,000 SQ FT
- SPACE FOR BAR OR RESTAURANT CONCEPTS
- SUITES CAN BE DIVIDED AND CUSTOMIZED
- INDOOR/OUTDOOR PUBLIC AREAS

1518 - SA

AERIAL | 1518 S. ALAMO





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, 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:
 - 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.

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