

ONE ALAMO

106 South Saint Mary's Street
San Antonio, TX 78205



ENTRADA
PARTNERS

CBRE

Building Highlights



**170,000± RSF,
8 story Downtown Office
Building**



**Walking distance to
San Antonio Riverwalk;
2 minutes to over 20
restaurants and 16 hotels**



**Renovated Common
Areas and Amenities w/
Building ENERGY STAR
Certification score of 90**



**Building Conference
Room with Adjacent
Breakroom Accessible to
All Tenants**



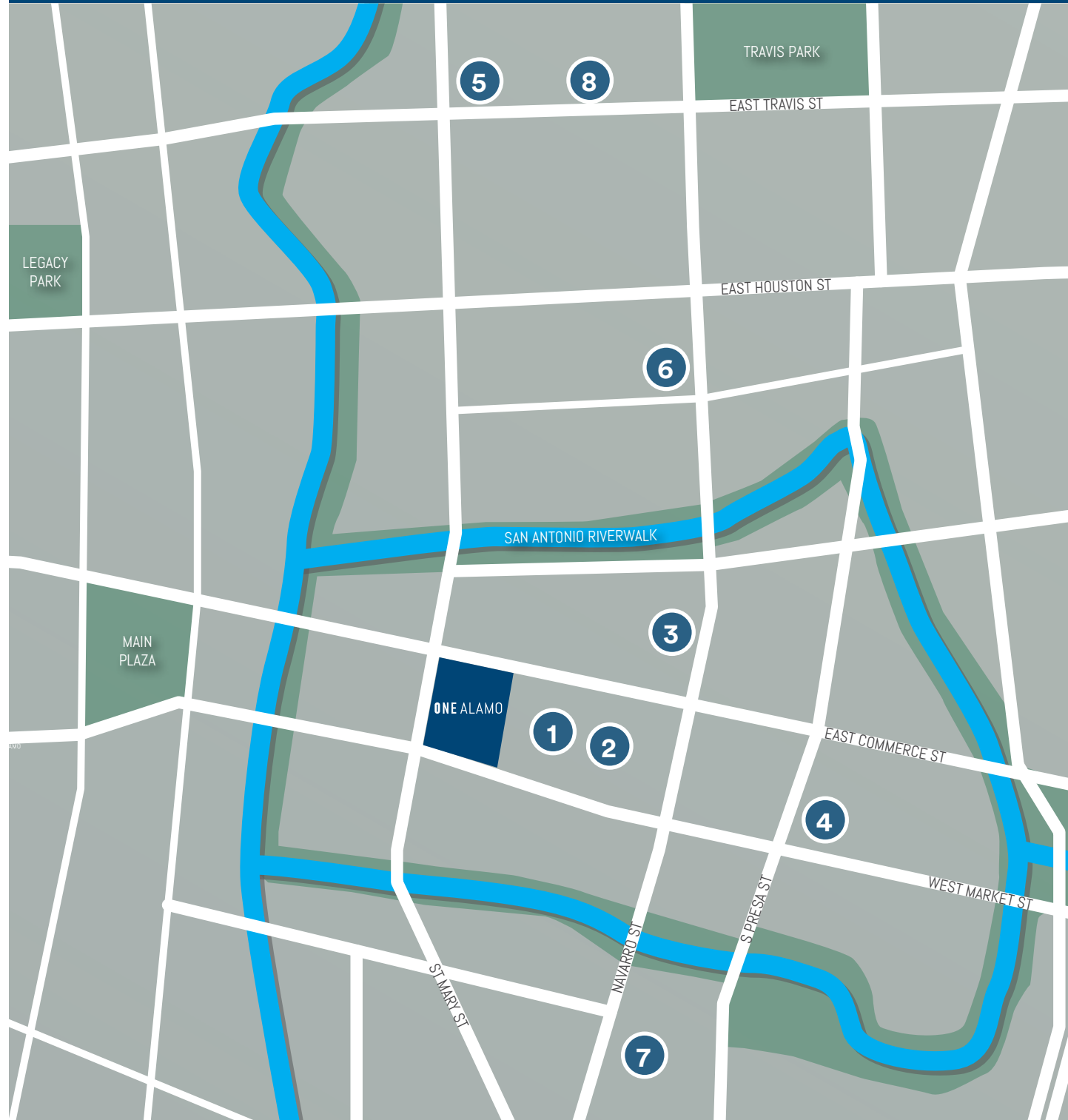
**Attached Garage Parking
& Multiple Surrounding
Walkable Garages**



**Easy Access to Major
Thoroughfares**



Nearby Parking



1	Groos Lot	246 E Commerce St	5	St Mary's Garage	204 E Travis St.
2	Market Street Garage	421 W Market St.	6	Houston St Garage	111 College St.
3	Rio Plaza Parking	245 E Commerce St	7	146 Navarro Garage	146 Navarro St.
4	Riverbend Garage	210 N Presa St.	8	Travis Park Garage	295 E Travis St.

Area Amenities



Centrally located in Downtown San Antonio, adjacent to the Riverwalk, One Alamo is steps from eclectic restaurants, hotels, and retailers, as well as cultural attractions, the emerging Downtown tech corridor and the Federal and Bexar County Courthouses.

Walkable Restaurants and Hotels



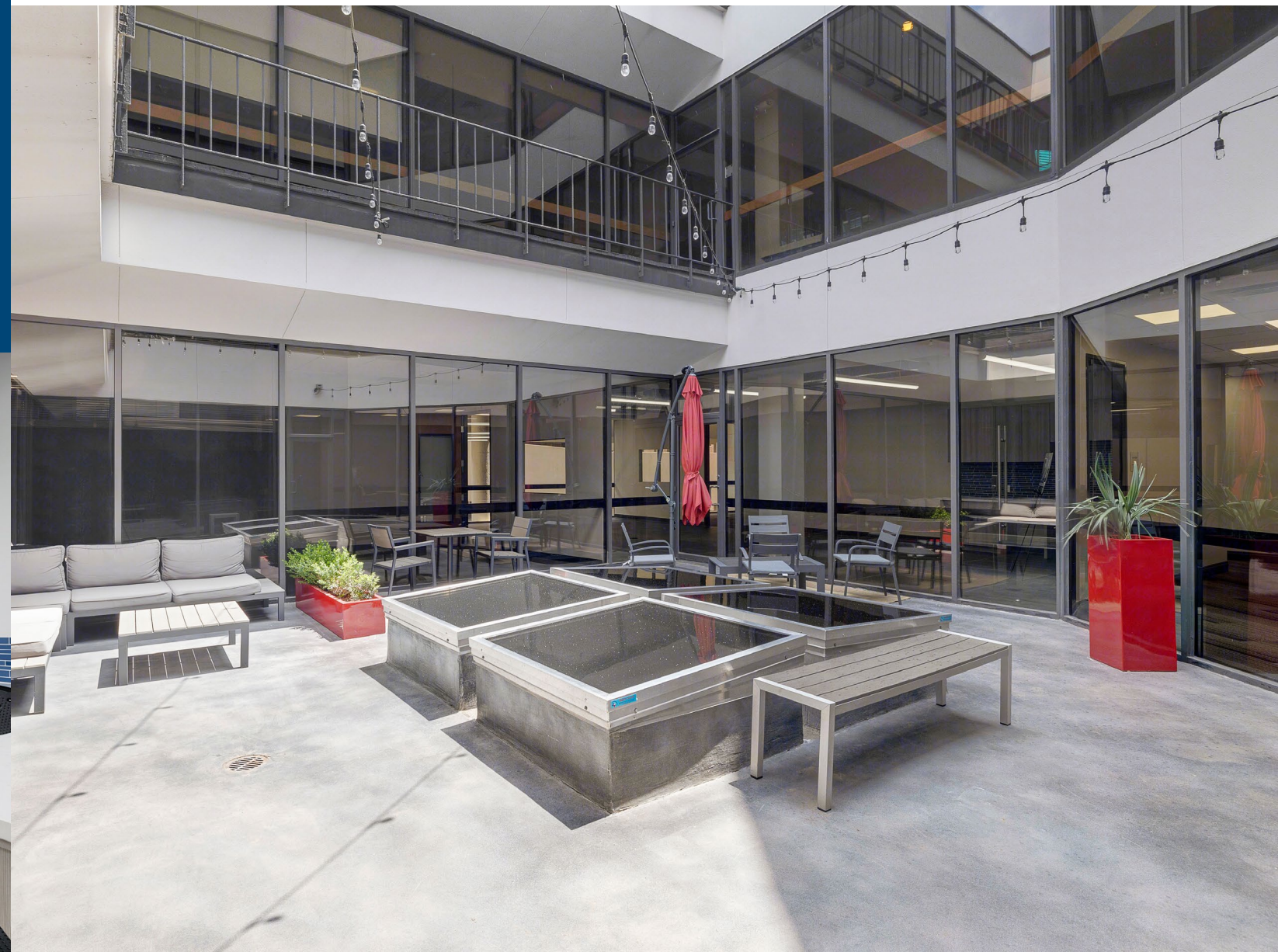


Availabilities

SUITE	SIZE	SUITE	SIZE
Suite 581-592	250 SF (Private Offices)	Suite 603	1,636 SF
Suite 255	927 SF	Suite 550	1,648 SF - 11,791 SF
Suite 260	1,046 SF	Suite 570	2,894 SF - 6,014 SF
Suite 555	1,278 SF - 3,701 SF		

Fully Modernized Common Areas and Amenities

- Private offices with exclusive conference room and break room access
- Outdoor atriums on floors 6, 7 and 8
- ENERGY STAR Certified with a score of 90





For additional information, please contact:

Christi Griggs, CCIM, TBAE | Senior Vice President
+1 210 253 6024
christi.griggs@cbre.com

Jenny Park Gallegos | Associate
+1 210 702 2408
jenny.gallegos@cbre.com





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.

2-10-2025



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.

<u>CBRE, Inc.</u>	<u>299995</u>	<u>texaslicensing@cbre.com</u>	<u>+1 210 225 1000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jeremy McGown</u>	<u>620535</u>	<u>jeremy.mcgown@cbre.com</u>	<u>+1 214 979 6100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>John Moake</u>	<u>540146</u>	<u>john.moake@cbre.com</u>	<u>+1 210 225 1000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christi Griggs</u>	<u>493808</u>	<u>christi.griggs@cbre.com</u>	<u>+1 210 253 6024</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

