

# FOR LEASE

## AVAILABLE

±514 SF | ±705 SF | ±927 SF

1201 S MAIN  
BOERNE, TEXAS 78006

2ND FLOOR



FOR MORE  
INFORMATION  
PLEASE CONTACT

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COLDWELL BANKER  
COMMERCIAL | ALAMO CITY

[CBCALAMO.COM](http://CBCALAMO.COM)

# LEASE

## 1201 PLAZA - 2ND FLOOR

1201 S Main, Boerne, TX 78006



### OFFERING SUMMARY: PROPERTY OVERVIEW:

Available SF:	±2,146 SF
Level:	2nd
Lease Rate:	\$20/SF/YR
NNN:	\$6.58/SF/YR
Zoning:	C-2

Elevate your business in one of Boerne's most visible and convenient commercial corridors. The second floor of 1201 Plaza offers three professional suites ranging from ±514 SF to ±2,146 SF, featuring abundant natural light, mature oak-tree views, and a quiet, polished environment ideal for client-facing or creative operations.

The building recently completed a full common-area renovation (2024), including a new elevator/carriage, refreshed finishes, upgraded accessibility, and modernized lighting. With 23,000+ VPD along S Main Street, tenants benefit from exceptional visibility, strong signage opportunities, and seamless access to Boerne's busiest intersection, H-E-B, major retailers, and established service businesses.

#### **The second floor is ideal for a wide range of professional and specialty uses, including:**

- Medical/health & wellness providers (therapy, counseling, chiropractic, aesthetics)
- Creative studios (design, photography, marketing, architecture)
- Boutique professional services (legal, consulting, bookkeeping, real estate)
- Tech, remote-work, or administrative offices
- Specialty service concepts needing a polished, quiet environment

Tenants enjoy concrete parking with 80 spaces, a camera/security system, and a professional setting shared with two established second-floor occupants. With its modern upgrades, natural light, and flexible suite sizes, 1201 Plaza offers an exceptional opportunity for businesses seeking a refined presence in the heart of Boerne.

#### **Available configurations include:**

- Suite 206 – ±514 SF
- Suite 202 – ±705 SF
- Suite 201 – ±927 SF
- Or combine for up to ±2,146 SF

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## PROPERTY HIGHLIGHTS

- $\pm 514$  SF,  $\pm 705$  SF, and  $\pm 927$  SF available ( $\pm 2,146$  SF combined)
- Newly renovated common areas (2024)
- New elevator/carriage for easy access
- Abundant natural light with mature oak-tree views
- Ideal for wellness, medical, creative, consulting, tech, or boutique professional uses
- Strong S Main Street visibility with 23,000+ VPD
- Excellent signage opportunities
- Concrete parking with 80 spaces
- Camera system in place
- One block from Boerne's busiest intersection
- Surrounded by established retail, dining, and service businesses
- C-2 zoning

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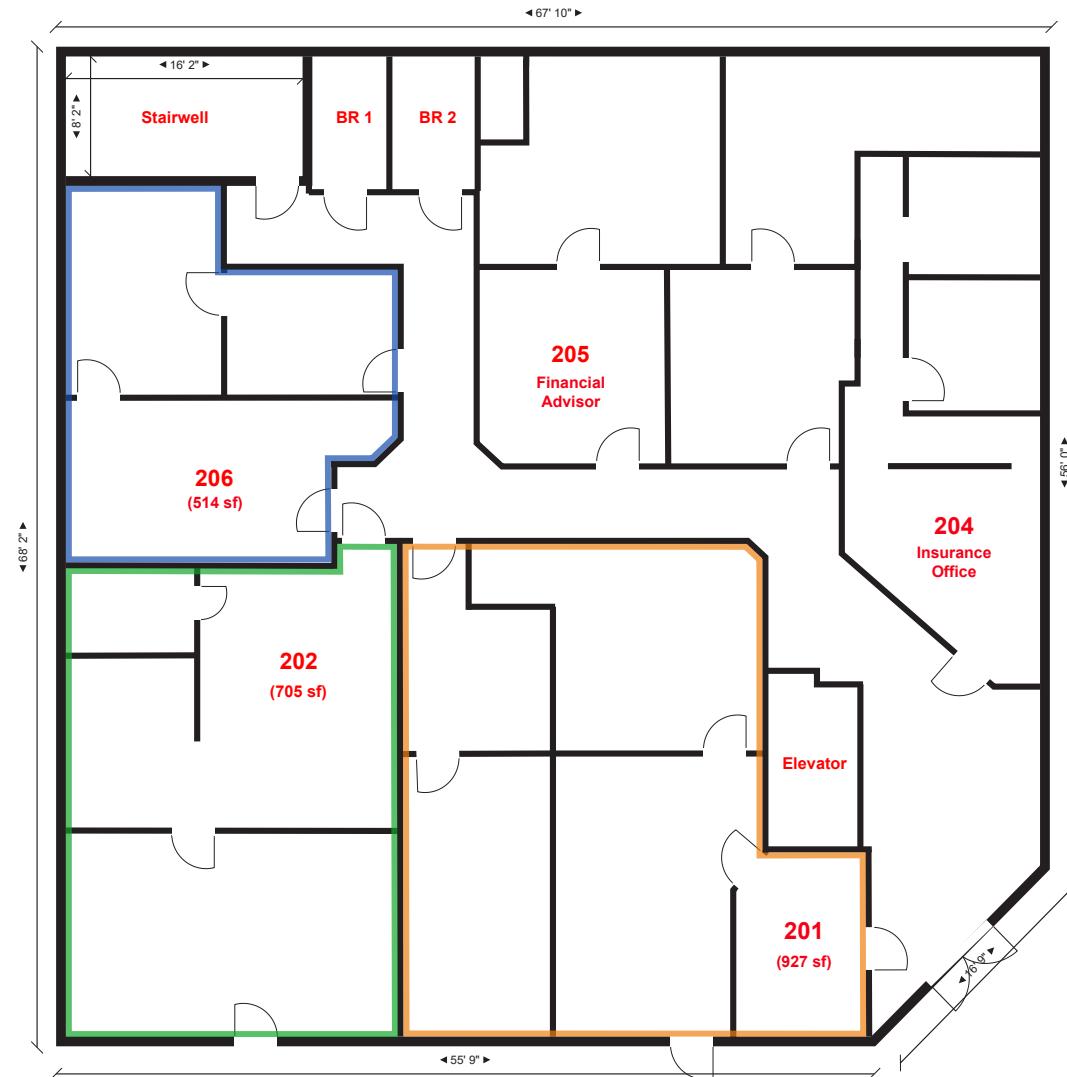
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## 1201 PLAZA - 2ND FLOOR SUITE LOCATIONS AND SQUARE FOOTAGE



Not to Scale

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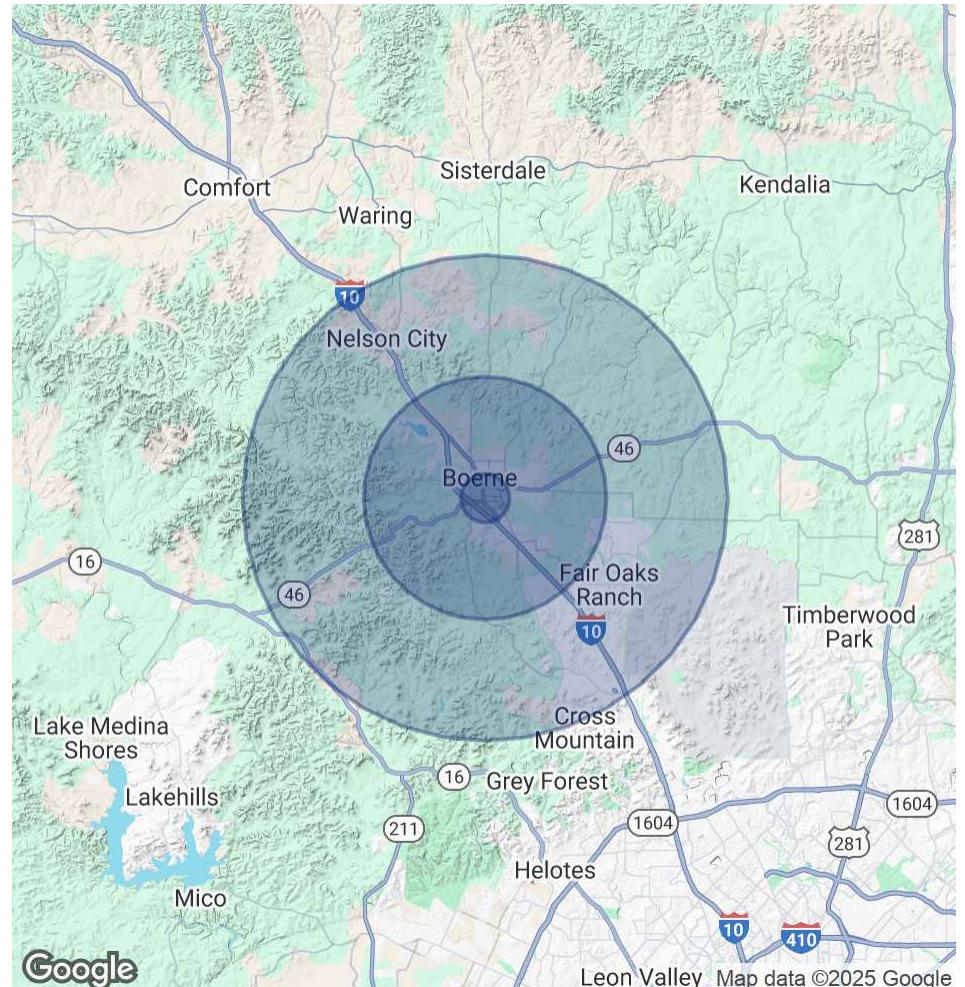
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,685	26,339	63,548
Average Age	37.1	40.3	40.8
Average Age (Male)	35.6	38	39
Average Age (Female)	41.6	42.4	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,672	9,473	22,504
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$74,995	\$115,514	\$135,912
Average House Value	\$314,682	\$381,010	\$416,693

2020 American Community Survey (ACS)



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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.

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Alamo City

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date