

PACKARD BUILDING

11,525 SF AVAILABLE MIDTOWN SAN ANTONIO

FOR LEASE



1123 North Main Avenue

Property Highlights

- Adjacent to CBD in Tobin Hill
- Easily accessible to all CBD amenities / hospital systems
- FREE surface parking
- First floor corner, open concept, medical / retail
- Second floor clinical suites
- Located in HUB Zone
- Easy access to all highway systems, IH-35, Highway 281, IH-37 & IH-10.
- New changes coming!



ELIZE PRUSKE, CCIM
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PROPERTY SUMMARY

Packard Building
1123 North Main Avenue | San Antonio, TX 78212



Property Summary

Building SF:	36,706
Available Space:	Up to 11,525 RSF
Lease Rate:	\$18.00 NNN
Triple Nets:	2024 est. \$11.14
Lot Size:	.4115 SF
Parking Ratio:	3.2 spaces / 1,000 RSF
Parking:	131 Surface
Price:	FREE PARKING
Year Built:	1929 / 2004
Zoning:	C-2NA Commercial HUB Zone

Property Overview

Two story office building consisting of approximately 36,706 RSF with surface and rooftop parking. Recent upgrades have been made to the building lobby, as well as mechanical and electrical systems. The existing tenant mix includes medical services including cardiology, renal and physical therapy. Vacant areas can be subdivided and are easily adaptable to general office and medical ancillary services.

Originally constructed in 1924 for a Packard Automobile Dealership. The property underwent a full renovation and conversion to a medical office building in 2004.

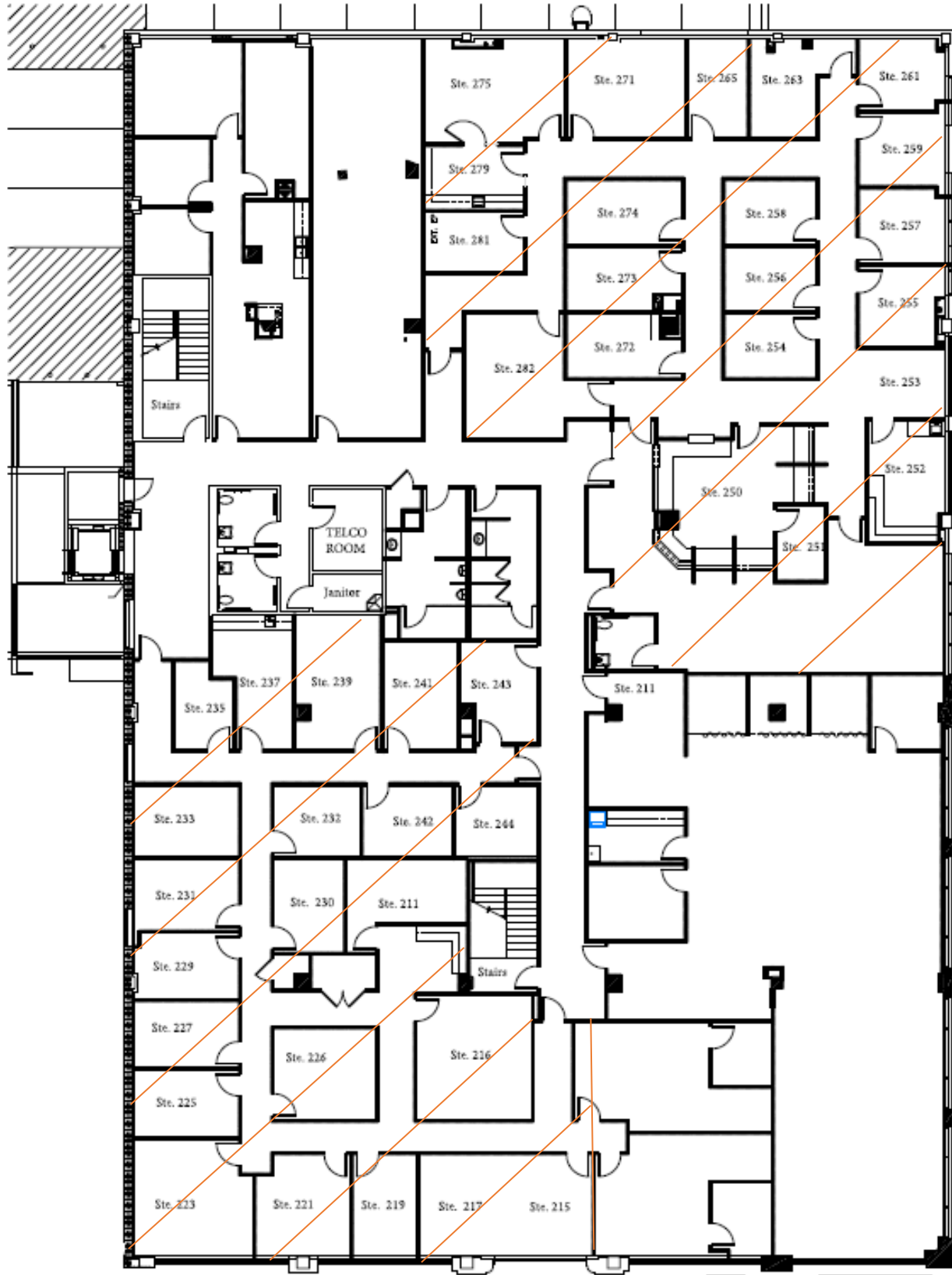
Location Overview

Located in the Tobin Hill Neighborhood within the Midtown/North Central submarket. Convenient access to multiple thoroughfares including IH-35, Highway 281, IH-37 & IH-10. Within walking distance to nearby bus transportation.

Adjacent to the San Antonio central business district with easy nearby access to the Metropolitan Methodist Hospital, and the downtown medical center, including the Baptist Medical Center, the Children's Hospital of San Antonio and UT Health's Robert B. Green campus.

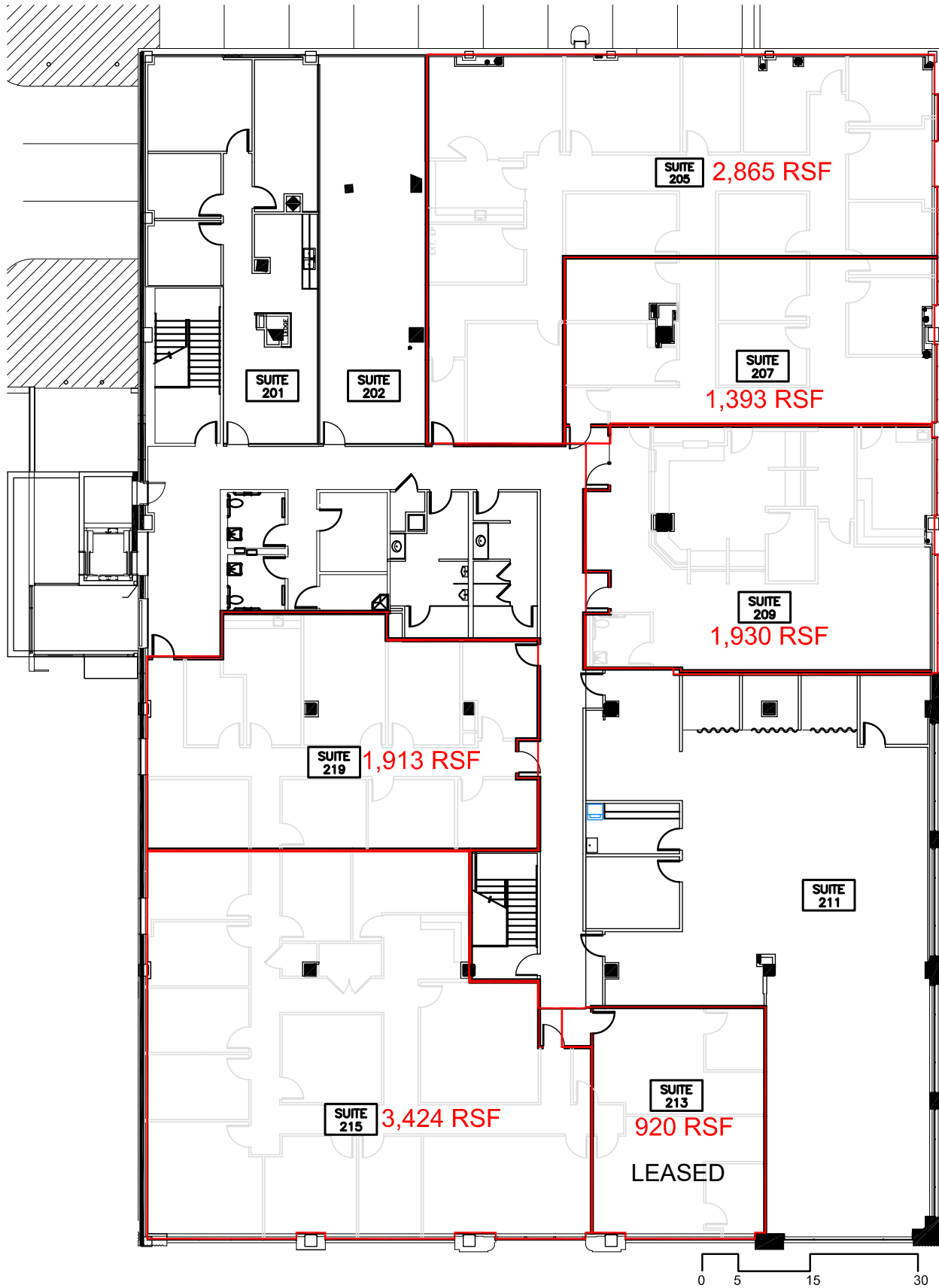
11,525 SF AVAILABLE-2ND FLOOR

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DIVISIBLE SPACE OPTIONS

Packard Building
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PROPERTY PHOTOS

Packard Building
1123 North Main Avenue | San Antonio, TX 78212



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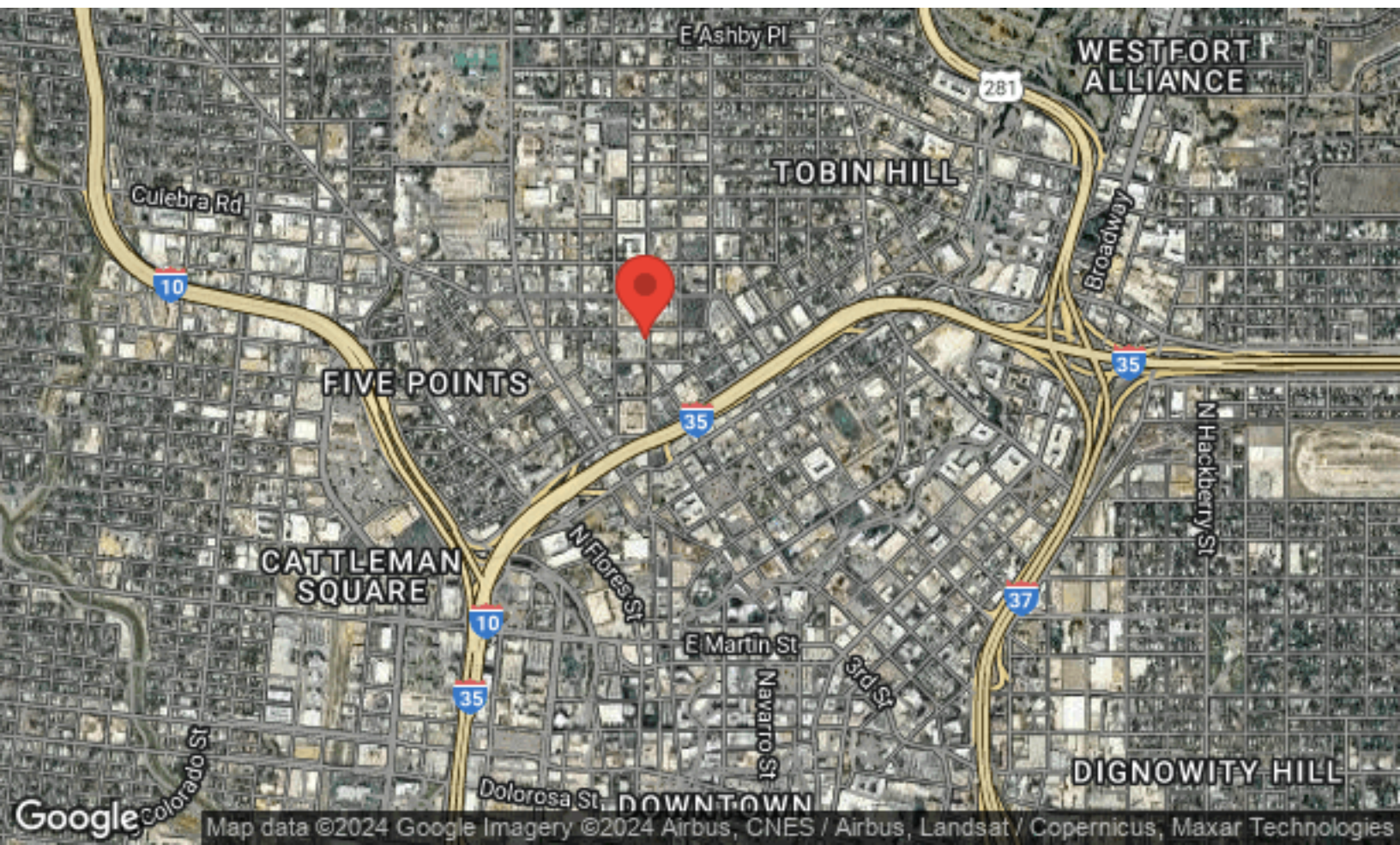
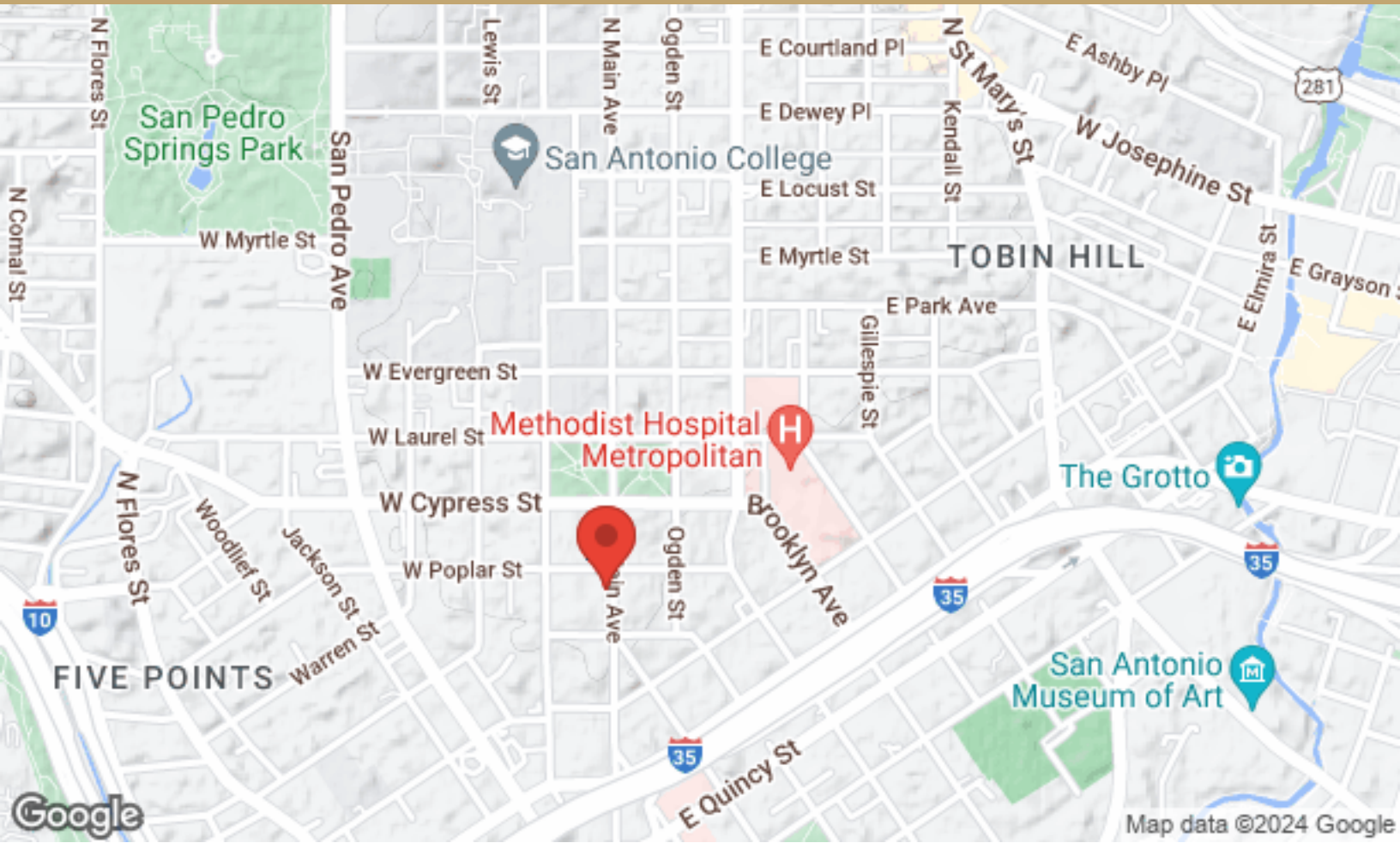
PROPERTY PHOTOS

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LOCATION MAPS

Packard Building
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AERIAL MAP

Packard Building

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PACKARD BUILDING HISTORY

Packard Building
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Packard Building 1929 | San Antonio, Texas

Packard Automotive was a company that produced luxury cars in the United States from 1899 to 1958. In 1929, Packard had a dealership in San Antonio, Texas, called Gene Meador Inc. The building was located at 1123 N Main Street and had a date stone with the name Packard and Gene Meador Inc. The building currently houses medical offices and medical ancillary services.

Packard cars were popular among the wealthy and influential people of San Antonio in the 1920s and 1930s. Some of the notable owners of Packard cars in San Antonio were:

****George W. Brackenridge****, a banker, philanthropist, and founder of the University of Texas at San Antonio. He owned a 1929 Packard Eight Phaeton that he donated to the Witte Museum in 1939.

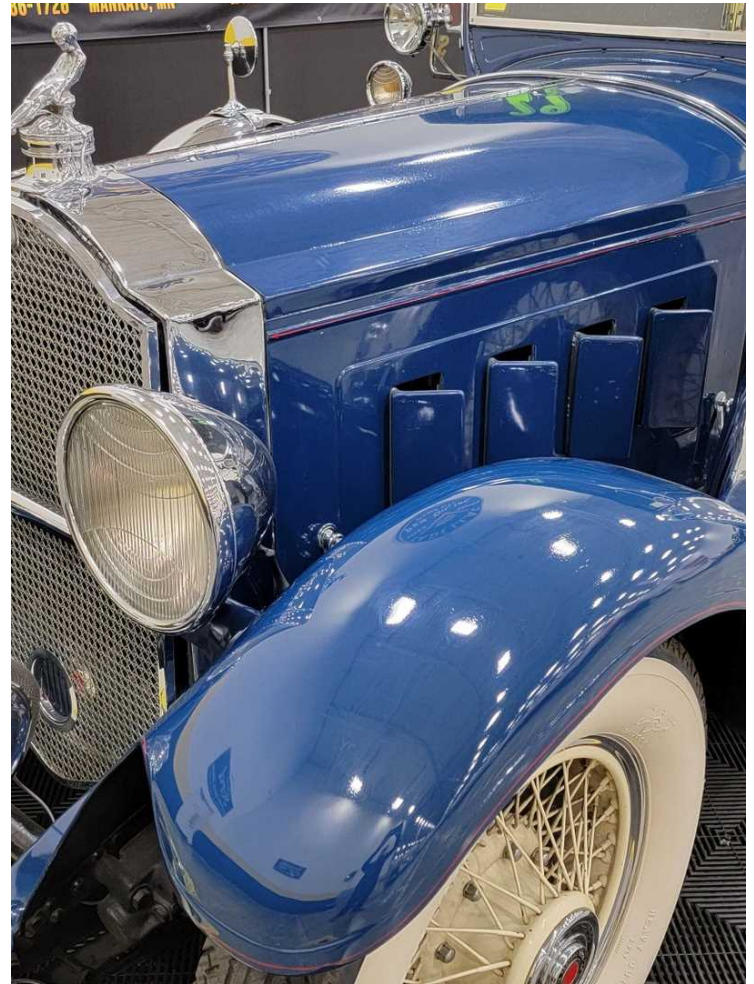
****Emma Koehler****, the widow of Pearl Brewery founder Otto Koehler and the president of the brewery from 1914 to 1943. She owned a 1930 Packard Eight Convertible Coupe that she used to drive around her estate and to visit her friends.

****Charles Urschel****, an oil tycoon who was kidnapped by the notorious gangster George "Machine Gun" Kelly in 1933. He owned a 1931 Packard Eight Sedan that he used to escape from his captors after they released him for a ransom of \$200,000.

Packard cars were also featured in some of the events and parades in San Antonio, such as the Battle of Flowers Parade, the Fiesta San Jacinto Parade, and the Texas Centennial Celebration. Packard cars were admired for their elegance, performance, and innovation.

1929 PACKARD CUSTOM EIGHT DUAL COWL PHAETON

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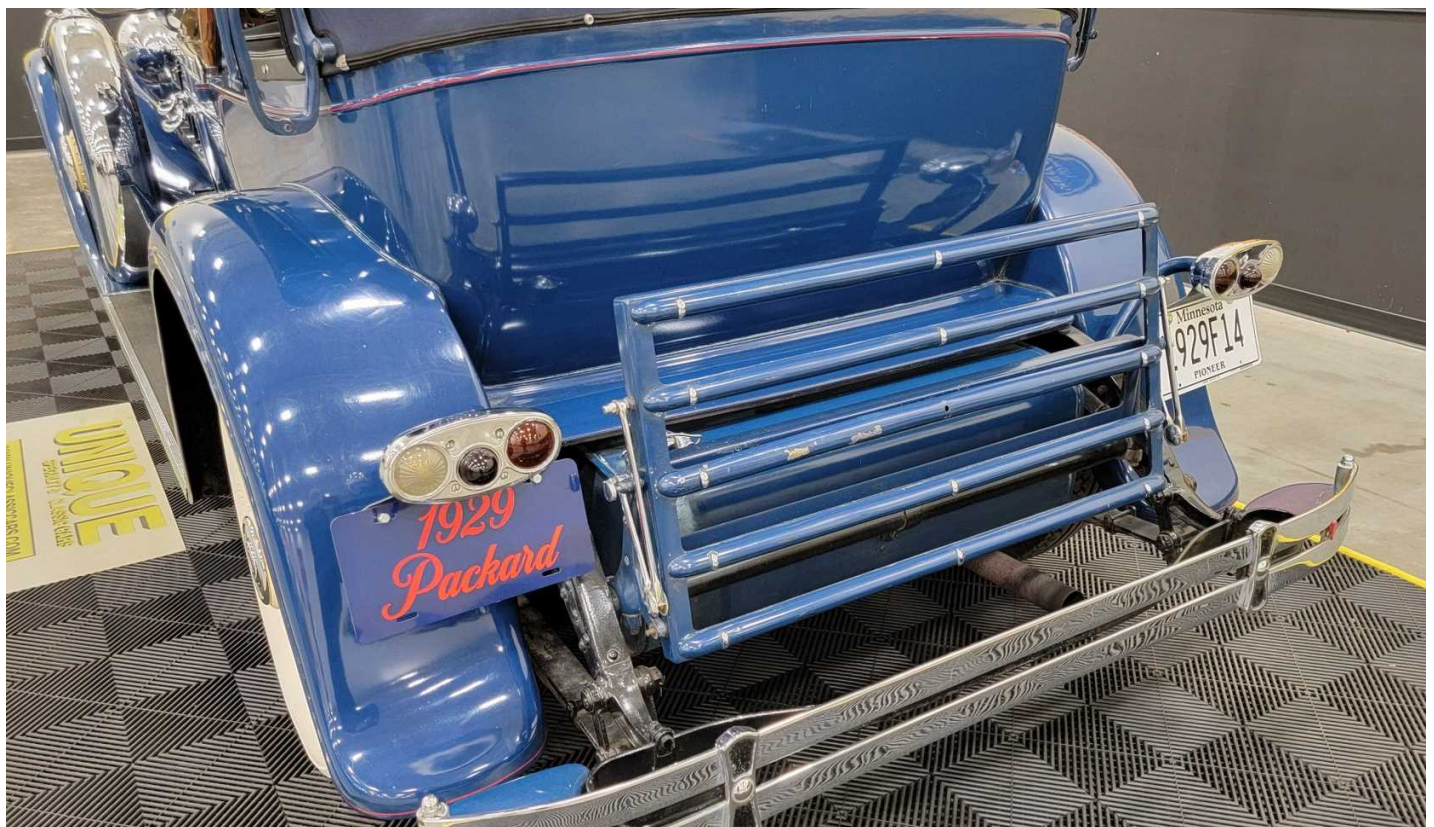


1929 PACKARD CUSTOM EIGHT DUAL COWL PHAETON

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We expect to be in your town soon.
GENE MEADOR, INC., Packard Dealer
1123 Main Ave. - San Antonio 2, Tex.



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>EP Commercial Real Estate, LLC</u>	<u>9008404</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Elize Pruske, CCIM</u>	<u>367619</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Elize Pruske</u>	<u>367619</u>	<u>epruske@epcommercialrealestate.com</u>	<u>(210)416-3491</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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Packard Building

Produced with Lone Wolf Transactions (tpForm Edition) 717 N Harwood St, Suite 2000, Dallas, TX 75201 www.lwf.com

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GENERAL DISCLAIMER

The information provided herein has been obtained from sources believed reliable but is not warranted. You and your advisors should conduct a careful, independent investigation of the property and verify all information to determine suitability of the property for your needs. **EP Commercial Real Estate, LLC** makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

DISCLOSURES

Regarding any Property lease, sale, or purchase, it is the responsibility of every Seller/Landlord and Buyer/Tenant with interest in any Property to conduct their own due diligence with affiliated professionals, experts, attorneys, advisors, or persons with experience, to advise you concerning the Property on the following matters.

- HAZARDOUS MATERIAL
- AMERICANS WITH DISABILITIES ACT
- FLOOD PLAIN DESIGNATION

EP COMMERCIAL REAL ESTATE, LLC AND ANY AFFILIATED BROKERS/AGENTS ARE NOT QUALIFIED EXPERTS TO DETERMINE COMPLIANCE OR MAKE SUCH ASSESSMENTS.

HAZARDOUS MATERIAL DISCLOSURE

Prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials by past, present and/or future owners and/or operators.

It is the responsibility of Seller/Landlord and Buyer/Tenant to ensure transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property, and to retain qualified experts, attorneys, environmental consultants, and others to make prudent investigations, conduct inspections, detect, and correct such matters.

ADA DISCLOSURE

To ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act ("ADA") was enacted under federal law and there are also state and local laws that may require alterations to a Property to allow access.

You should consult with attorneys, engineers, qualified design professionals, and other experts to determine if the Property is compliant with relevant laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of Seller/Landlord and Buyer/Tenant with any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA"), and the San Antonio River Authority ("SARA") (if applicable), to determine the potential flood risk of their Property.