

TOWERLIFE

FOR TODAY'S TENANT

MOVE-IN READY SUITES AVAILABLE FOR LEASE



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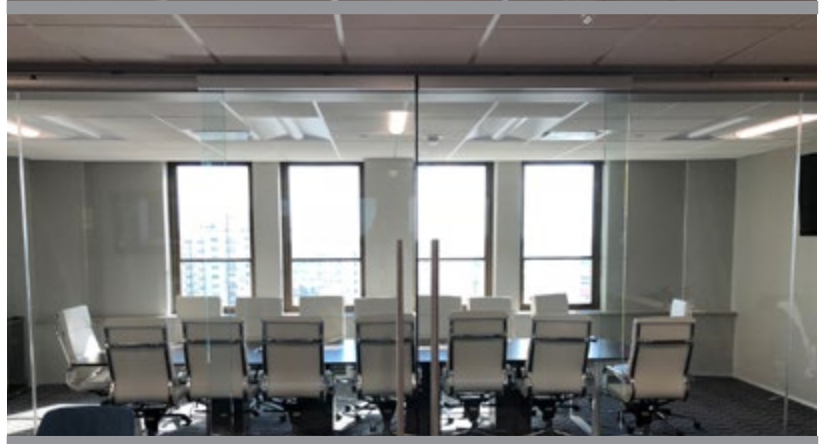
310 S. ST. MARY'S

AN HISTORIC LANDMARK IN DOWNTOWN SAN ANTONIO



AVAILABILITIES

- Modern Suites Available for Immediate Move-in
- Short Term Leases
- Suite 865: 718 SF
- Suite 925: 375 SF
- Suite 945: 335 SF
- Suite 1100: 7,862 SF
- Suite 1200: 972 SF
- Suite 1240: 758 SF
- Suite 1601: 7,844 SF
- Suite 1820: 1,344 SF
- Suite 1830: 1,531 SF
- Suite 1860: 2,300 SF
- Suite 1940: 2,768 SF



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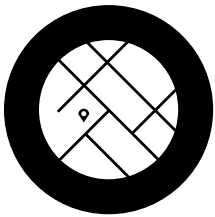
RUSSELL T. NOLL, CCIM, CPM®
russell.noll@transwestern.com
210.253.2945

MASON POLLARD
mason.pollard@transwestern.com
210.253.2935

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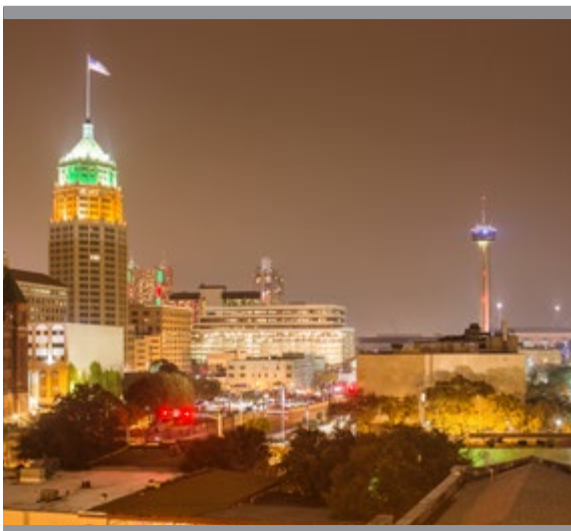
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AMENITIES

- Prominent San Antonio Riverwalk Location
- Walking Distance from the Federal and Bexar County Courthouses, Restaurants, Hotels, and Retail Locations
- Outside of Tourist and Construction Zones
- 360° Views
- Attached Parking Garage with Valet Parking



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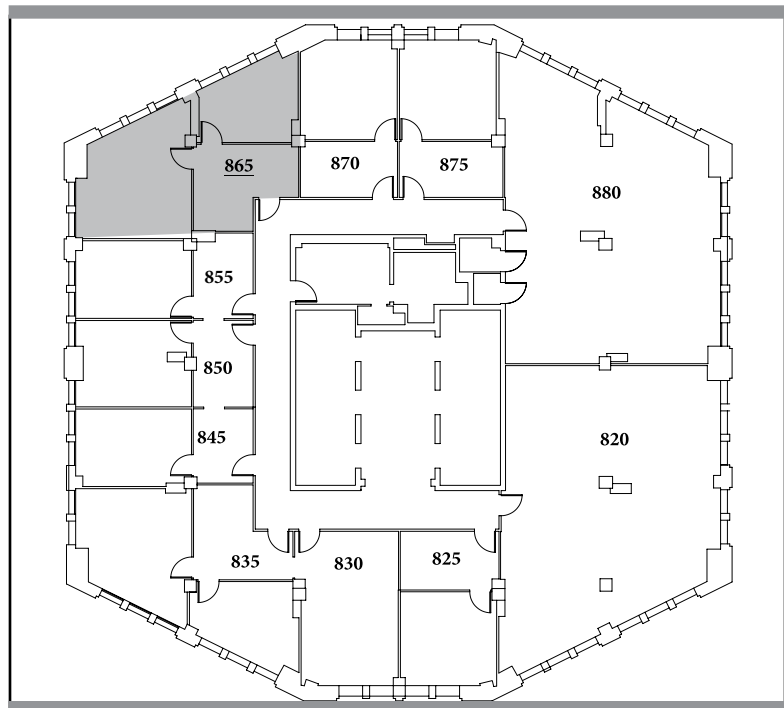
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8TH FLOOR

- Suite 865: 718± SF
2 Offices, Reception
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



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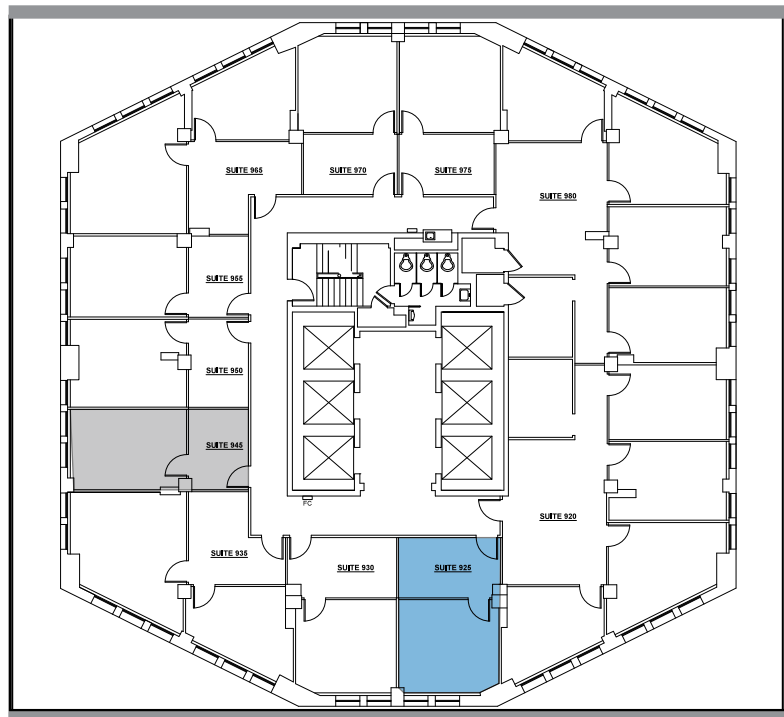
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9TH FLOOR

- Suite 925: 375± SF
1 Office, Reception
- Suite 945: 335± SF
1 Office, Reception
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



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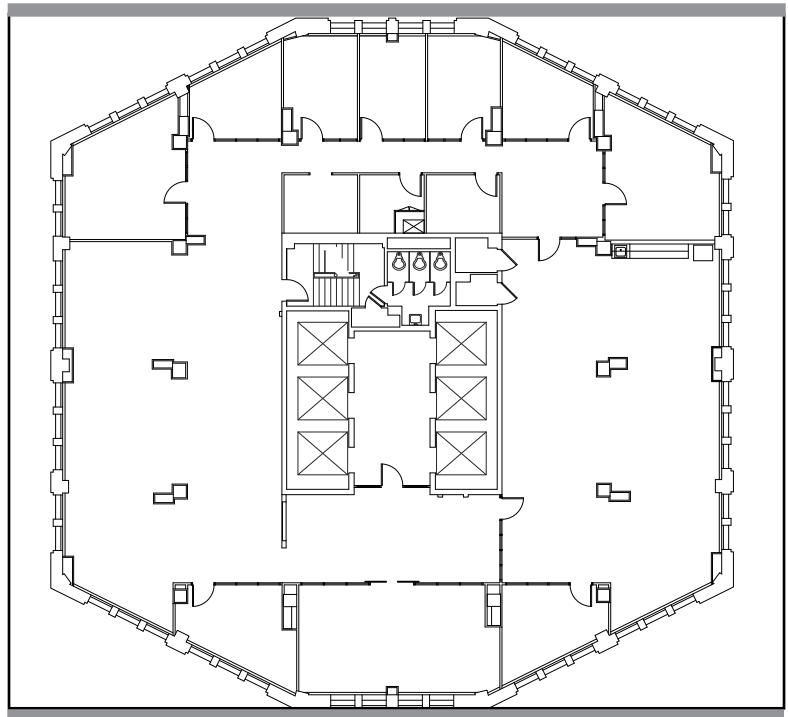
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AN HISTORIC LANDMARK IN DOWNTOWN SAN ANTONIO



11TH FLOOR

- Suite 1100: 7,862± SF
- Full Floor Available
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



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mason.pollard@transwestern.com
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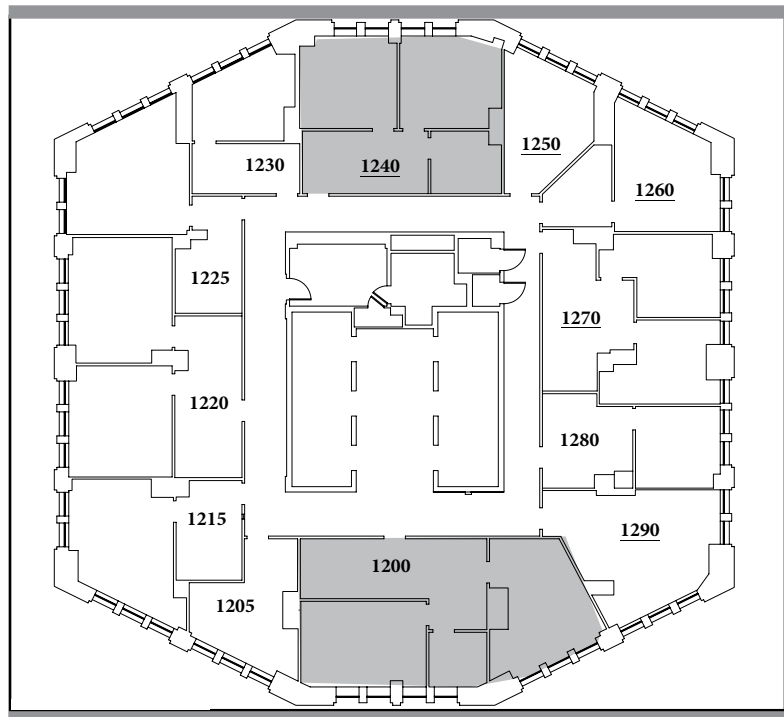
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AN HISTORIC LANDMARK IN DOWNTOWN SAN ANTONIO



12TH FLOOR

- **Suite 1200: 972± SF**
Elevator Lobby Exposure with Glass Door,
2 Large Offices, Storage Room, Large
Reception
- **Suite 1240: 758± SF**
2 Offices, Reception, Copy Room
- **Beautiful San Antonio Riverwalk Views**
- **Abundant Natural Light**



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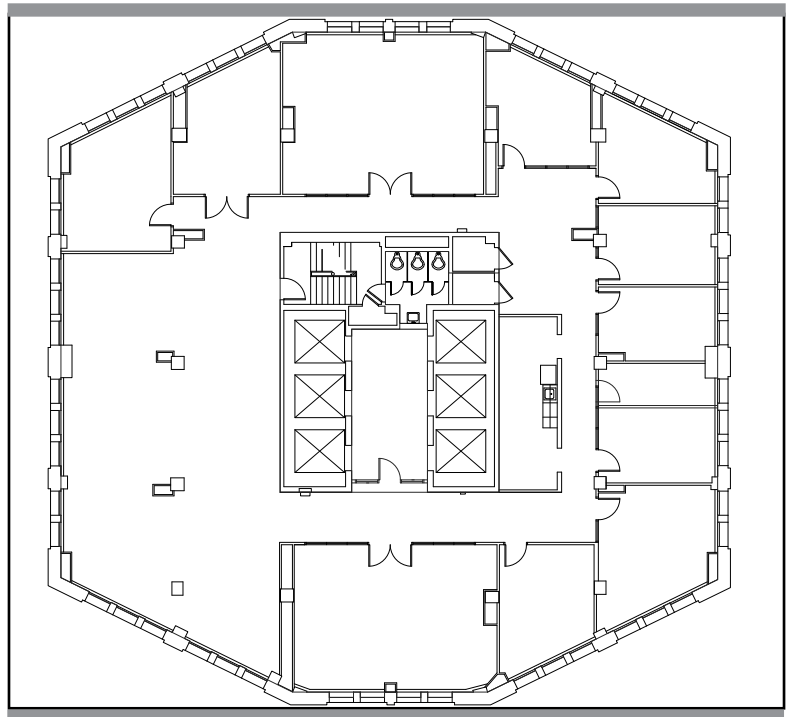
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AN HISTORIC LANDMARK IN DOWNTOWN SAN ANTONIO



16TH FLOOR

- Suite 1601: 7,844± SF
- Full Floor Available
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



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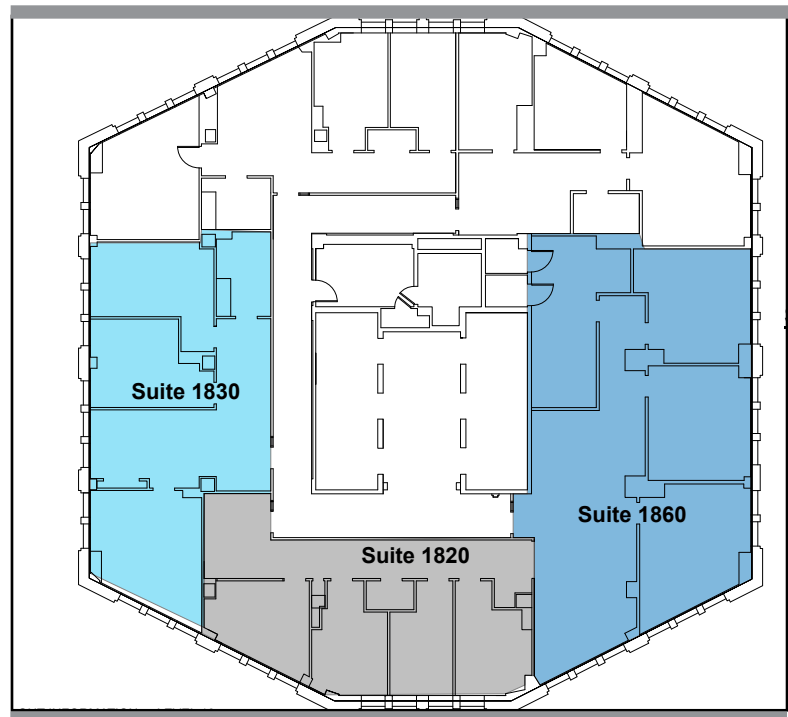
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18TH FLOOR

- **Suite 1820: 1,344± SF**
4 Offices, Reception
- **Suite 1830: 1,531± SF**
3 Offices, Reception, Kitchen, Copy Room
- **Suite 1860: 2,300± SF**
4 Offices
- **Beautiful San Antonio Riverwalk Views**
- **Abundant Natural Light**



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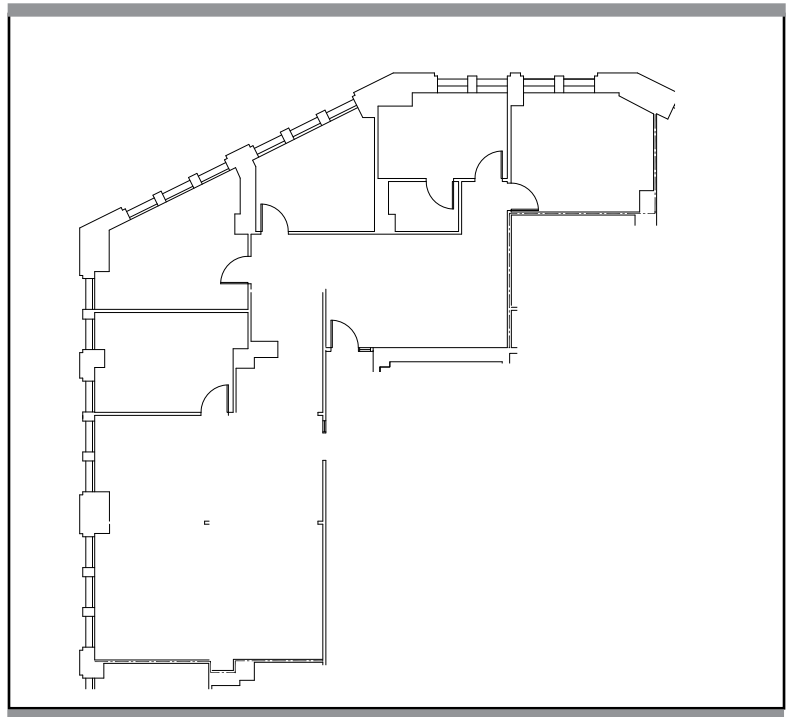
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AN HISTORIC LANDMARK IN DOWNTOWN SAN ANTONIO



19TH FLOOR

- Suite 1940: 2,768± SF
4 Offices, Large Bullpen, Coffee Bar
- Beautiful San Antonio Riverwalk Views
- Abundant Natural Light



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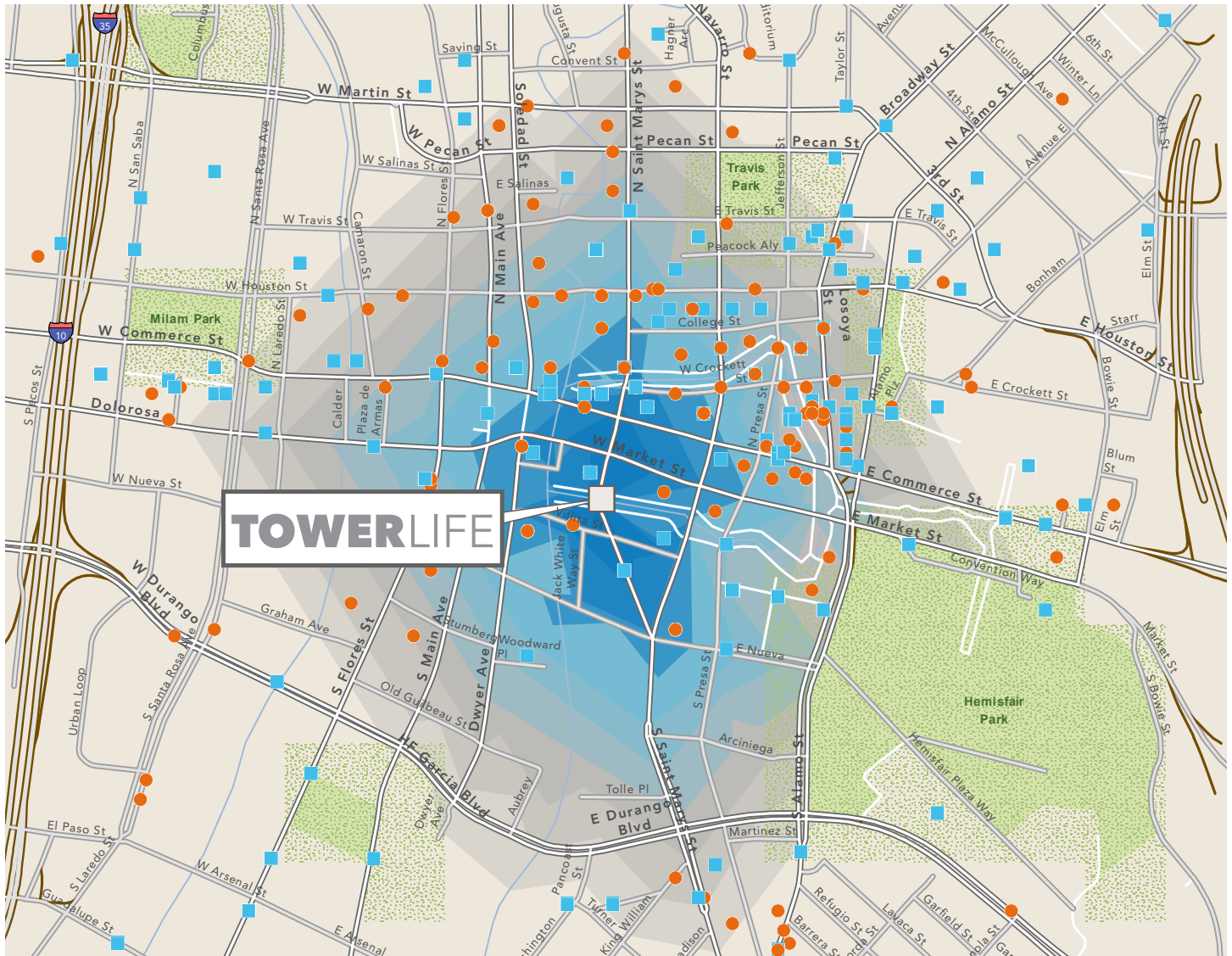
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WALKABLE AMENITIES



WALK TIME AREAS IN MINUTES

- 1-4 MINUTES
- 5-7 MINUTES
- 8-10 MINUTES

AREA AMENITIES

- SHOPPING
- CAFES & DINING
- CLASS A MULTIFAMILY



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 russell.noll@transwestern.com
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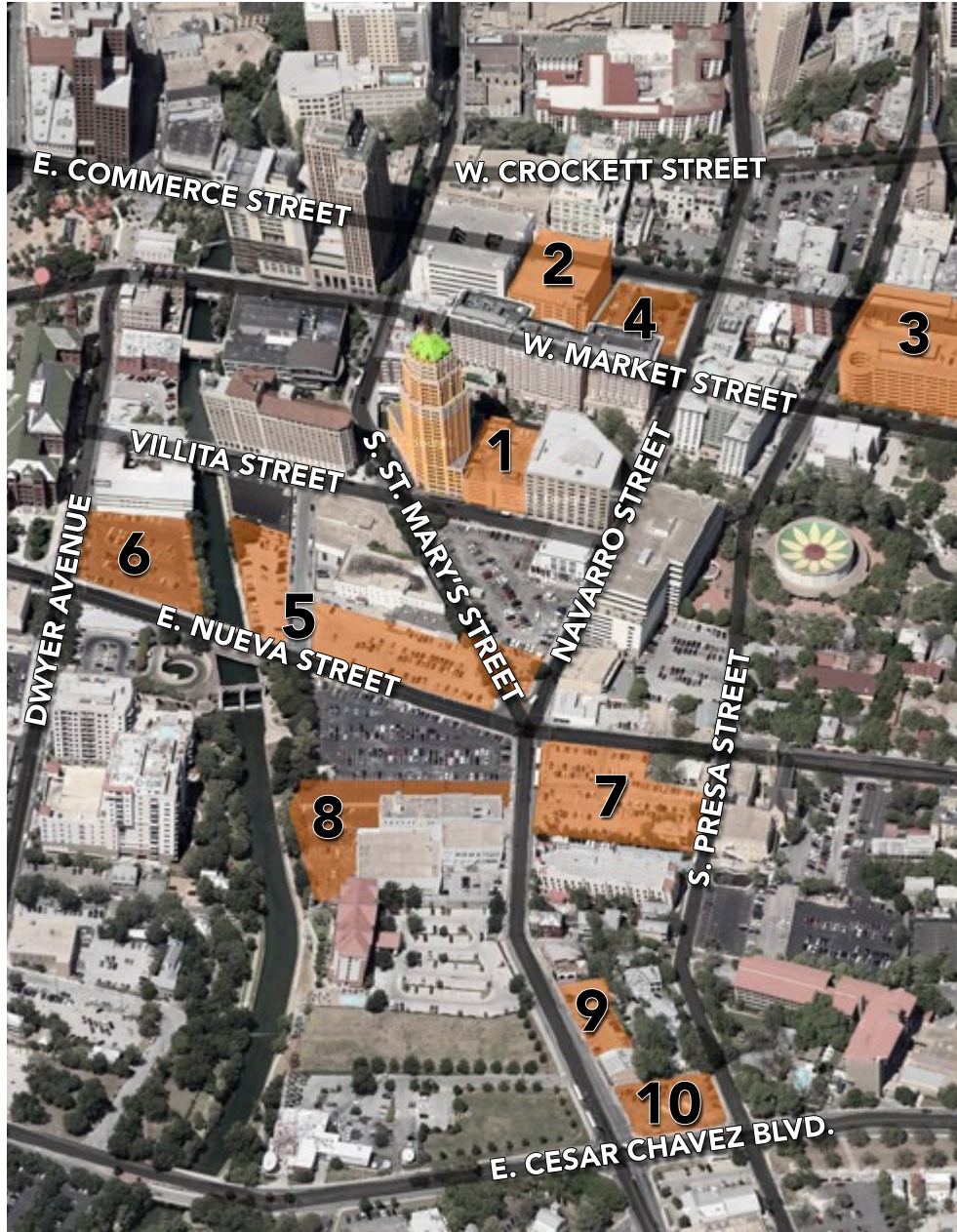
MASON POLLARD
 mason.pollard@transwestern.com
 210.253.2935

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PARKING OPTIONS



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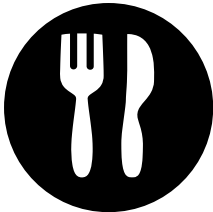
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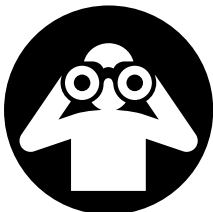
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RESTAURANTS

- Acenar
- Azuca
- Beethoven
- Bella on the River
- Biga on the Banks
- Bliss
- Boudro's
- Bohanan's
- Buckhorn Saloon Cafe
- Casa Rio
- Citrus
- Feast
- Fig Tree
- Fogo De Chao
- Houston Street Bistro
- Ibiza
- Iron Cactus
- La Focaccia
- La Margarita
- La Paloma
- Le Frite Belgian Bistro
- Little Rhein Steakhouse
- Lone Star Cafe
- Michelino's
- Mi Tierra
- Morton's Steakhouse
- Monterrey
- Original Mexican Restaurant
- Ocho at Hotel Havana
- The Palm
- Tre Trattoria
- Paesano's
- Rainforest Cafe
- Republic of Texas
- Rio Rio Cantina
- Rita's on the River
- Rosario's
- Ruth's Chris Steakhouse
- Sazo's Latin Grill
- Sushi Zushi
- Tower of the Americas
- Texas de Brazil
- Zocca Cuisine D'Italia



MUSEUMS & HISTORICAL SITES

- The Alamo
- Alameda Museum
- Blue Star Brewing Co.
- Buckhorn Saloon & Museum
- El Mercado Market Square
- HemisFair
- Institute of Texan Cultures
- King William Historic District
- La Villita
- Milam Park
- Mission Trail Tours
- San Antonio Museum of Art
- San Antonio Riverwalk
- San Fernando Cathedral
- Spanish Governor's Palace
- Texas Ranger Museum
- Travis Park
- Yanaguana Garden



ENTERTAINMENT & SHOPPING

- Alamodome
- Arneson River Theatre
- Atomar Bar at Acenar
- Aztec Theatre
- Bar 1919
- Barriba Cantina
- Cameo Theatre
- Coyote Ugly
- Drink Texas Bar
- Dirty Nelly's Irish Bar
- Empire Theatre
- Esquire Tavern
- Henry B. Gonzales Convention Center
- Howl at the Moon
- IMAX
- Lila Cockrell Theatre
- Majestic Theatre
- Margaritaville
- Menger Bar
- Pat O'Brien's
- Rivercenter Mall
- SA Central Library
- Sunset Station
- The Last Word
- The Tobin Center



HOTELS

- Crockett Hotel
- Crown Plaza
- Drury Inn & Suites
- Drury Plaza Hotel
- El Tropicano
- Embassy Suites
- Emily Morgan
- Fairmont Hotel
- Four Points Sheraton
- Grand Hyatt
- Hampton Inn
- Hilton Palacio del Rio
- Holiday Inn
- Hotel Contessa
- Hotel Havana
- Hotel Indigo
- Hotel Valencia
- Hyatt Regency
- Marriott Plaza
- Marriott Riverwalk
- Menger Hotel
- Mokara Hotel & Spa
- O'Brien Hotel
- Omni La Mansion
- Riverwalk Plaza Hotel
- St. Anthony
- Sheraton Gunter Hotel
- The Westin Riverwalk



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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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russell Noll	386386	russell.noll@transwestern.com	210-341-1344
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

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