

MERCHANTS ICE BUILDING

SINCE 1909

HISTORIC CLASS A OFFICE
FOR LEASE

1305 E Houston St, San Antonio, TX 78205





PROPERTY DETAILS

The Merchants Ice Building offers an extraordinary opportunity to lease prestigious office space in a celebrated piece of San Antonio's history. Once the Merchants Ice & Cold Storage Company warehouse, this iconic structure has been thoughtfully revitalized into a cutting-edge office building, carefully honoring its architectural legacy.

Situated just moments from downtown San Antonio in the vibrant East Side Innovation District, the Merchants Ice Building is the proud home of TransPecos Banks, SSB and its affiliates. The Bank is pleased to offer a limited selection of office spaces within this unique campus. Tenants will benefit from expansive green spaces and welcoming outdoor seating areas, ideal for collaborative sessions and restorative breaks. The building's design harmoniously marries the best of both worlds, showcasing an abundance of glass for natural light and a sleek modern feel, while the distinctive red-washed brick exterior evokes its industrial past. The redevelopment features the finest finishes throughout, ensuring a sophisticated and highly productive work environment. The Merchants Ice Building delivers an exceptional office experience, where historical significance meets refined luxury and contemporary conveniences.

TransPecos Development Corp., the project's developer, is a respected, privately held, and locally owned institution with a strong focus on innovation, community engagement, and advanced banking technologies, serving a network of business partners across the nation.



62,901 SF



SPEC SUITES
ALL SUITES ARE FULLY BUILT OUT



ROOFTOP TERRACE
AND TENANT LOUNGE WITH CATERING KITCHEN

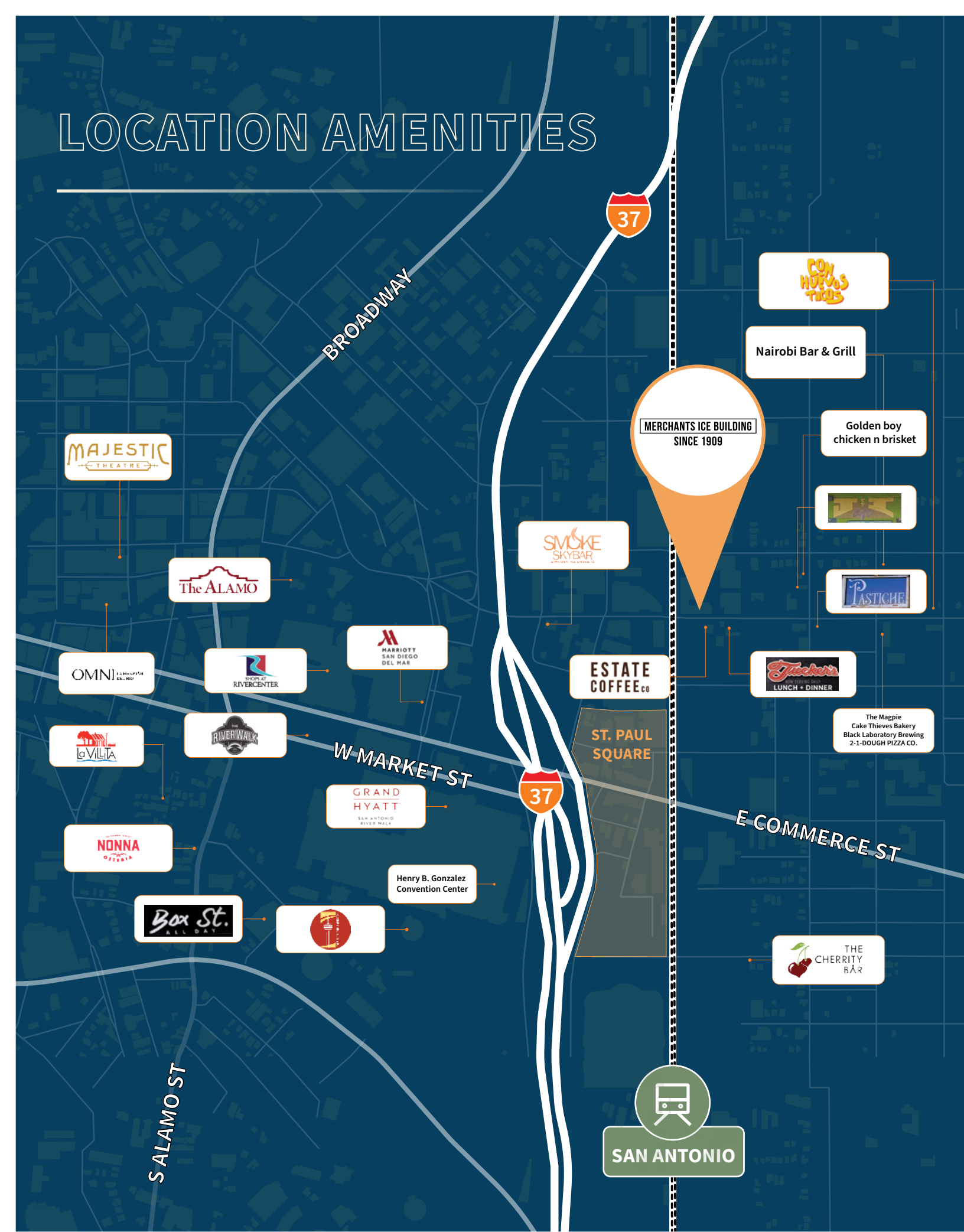


EXCEPTIONAL CLASS
A FINISHES



FUTURE
ON-SITE CAFE

LOCATION AMENITIES



MERCHANTS ICE BUILDING



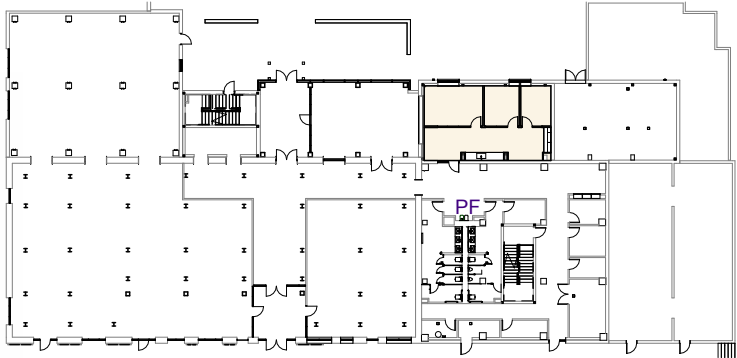
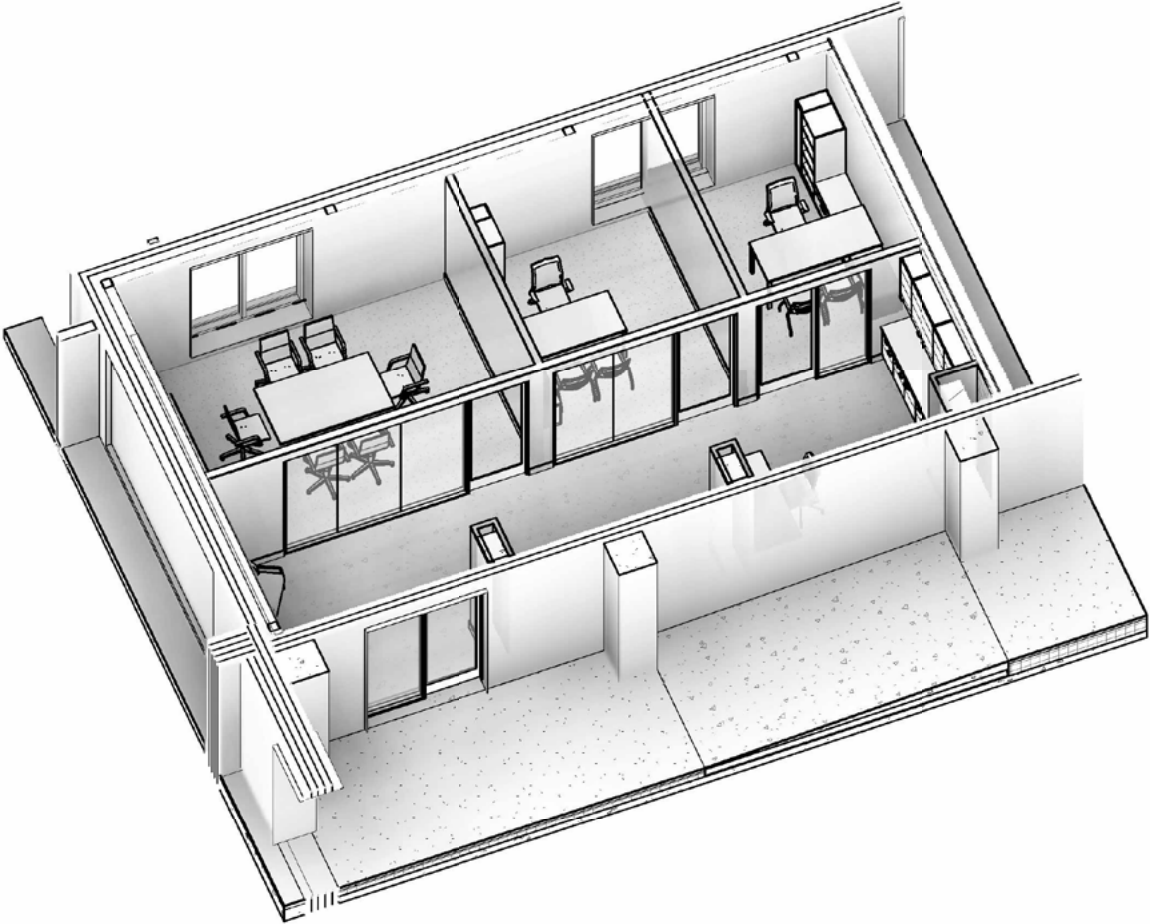
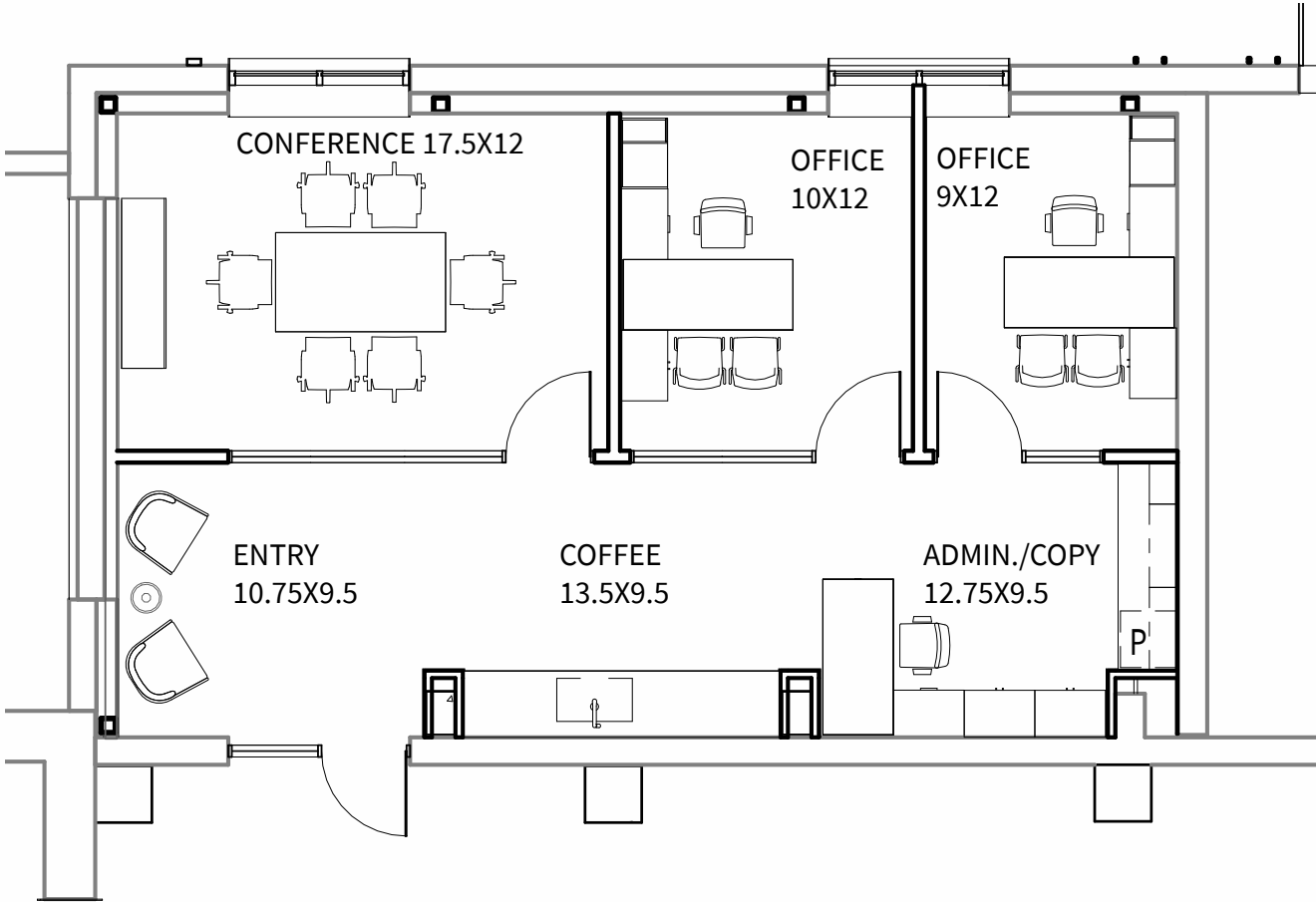
AVAILABILITY

CLICK TO GO
TO SPACE

<u>LEVEL 1 – SUITE 1102</u>	<u>1,175 RSF</u>
<u>LEVEL 1 – SUITE 1105</u>	<u>1,800 RSF</u>
<u>LEVEL 1 – SUITE 1106</u>	<u>7,730 RSF</u>
<u>LEVEL 3 – SUITE 1301</u>	<u>4,969 RSF</u>
<u>LEVEL 3 – SUITE 1304</u>	<u>1,839 RSF</u>

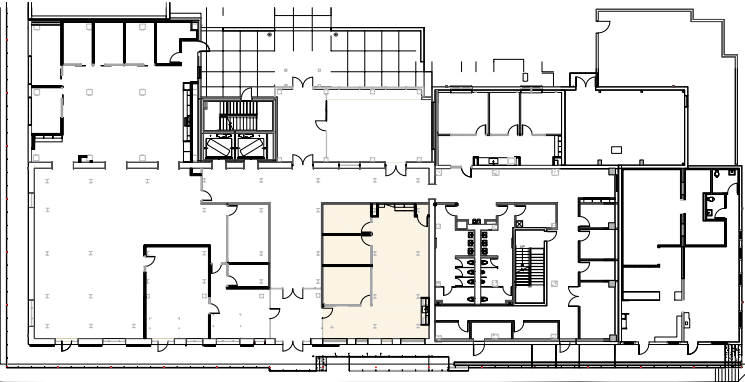
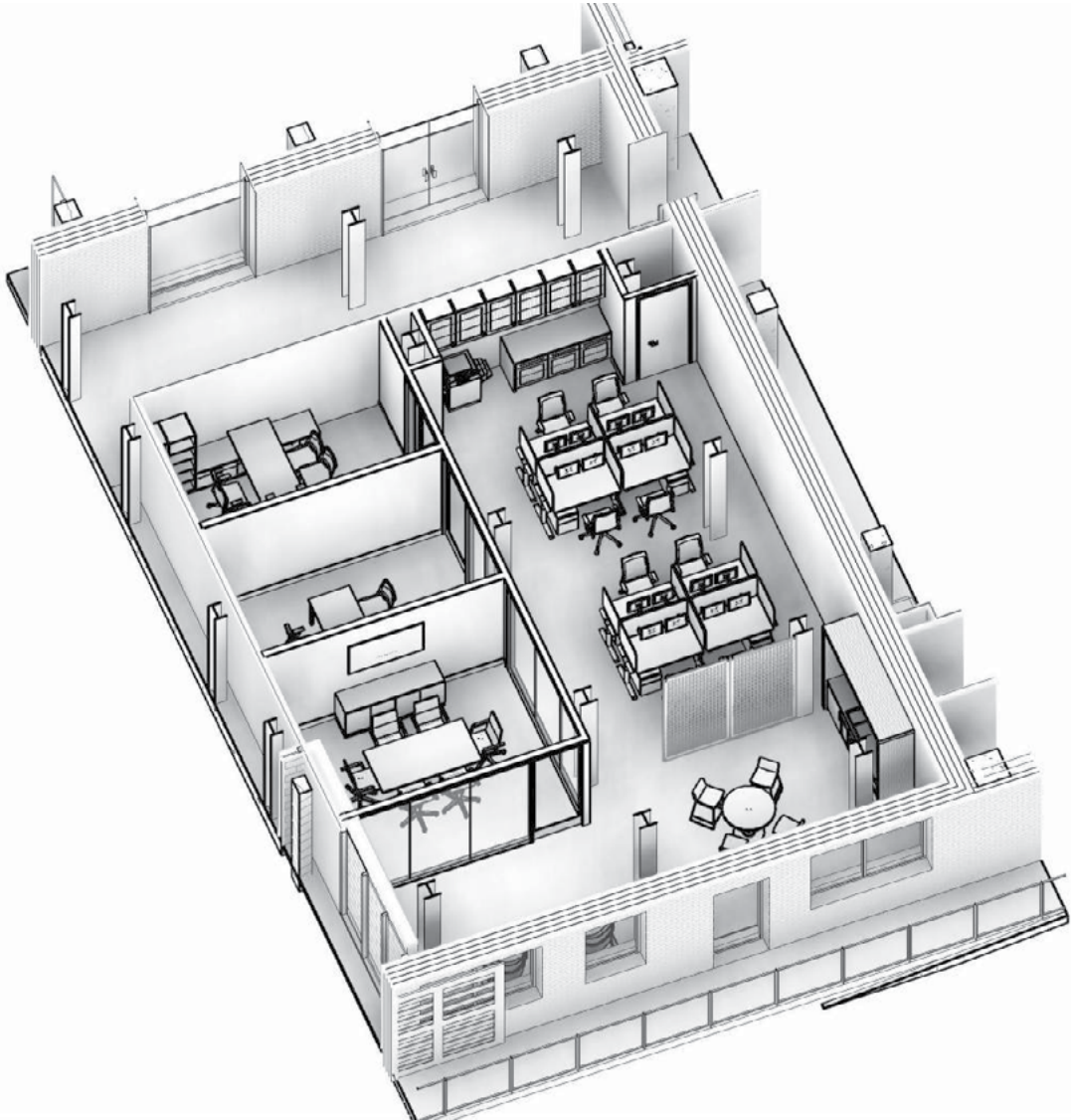
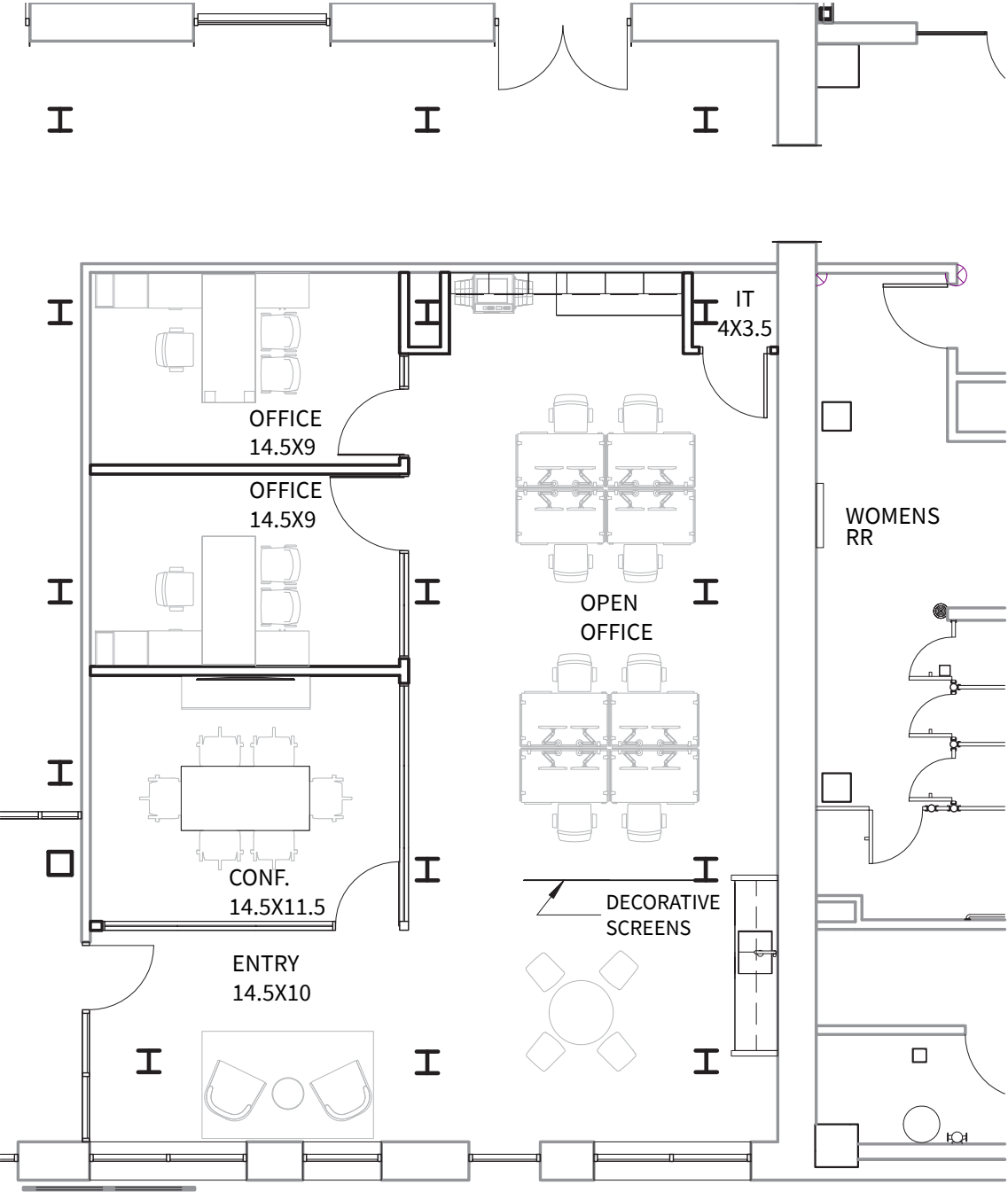
LEVEL 1 - SUITE 1102

1,175 RSF



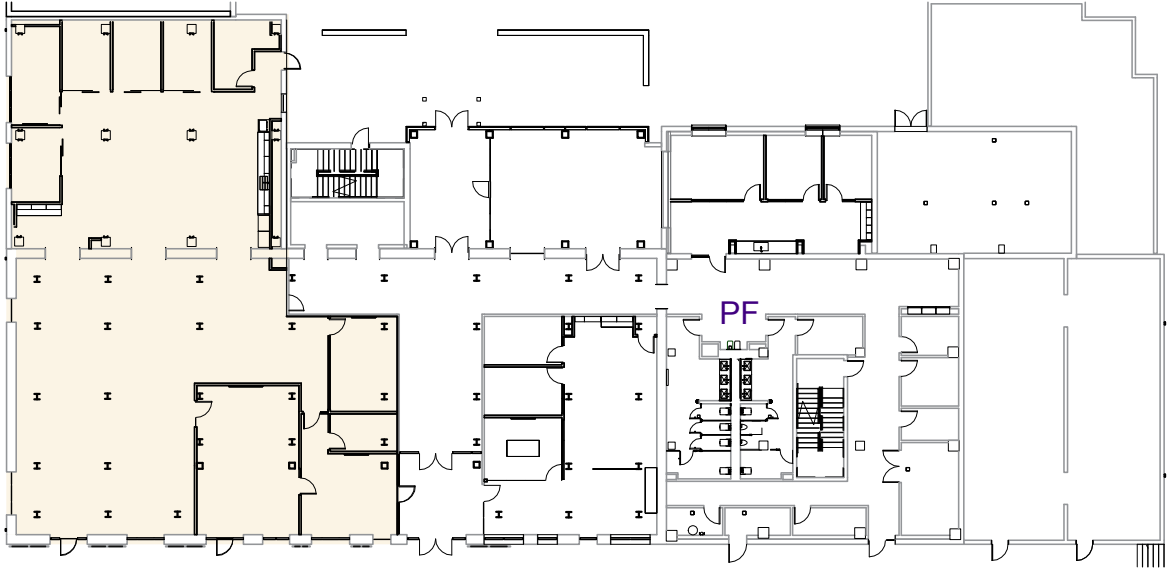
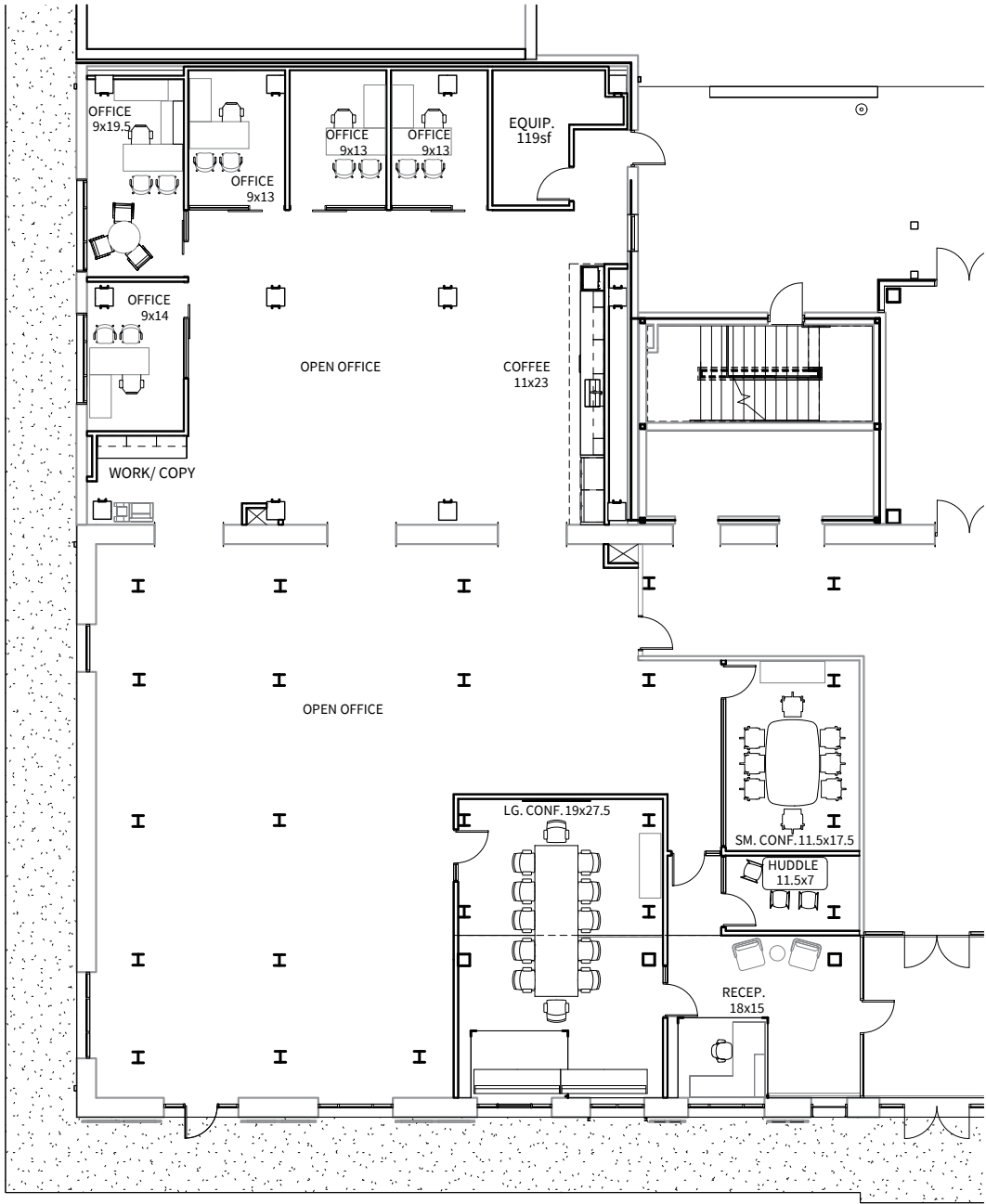
LEVEL 1 - SUITE 1105

1,800 RSF



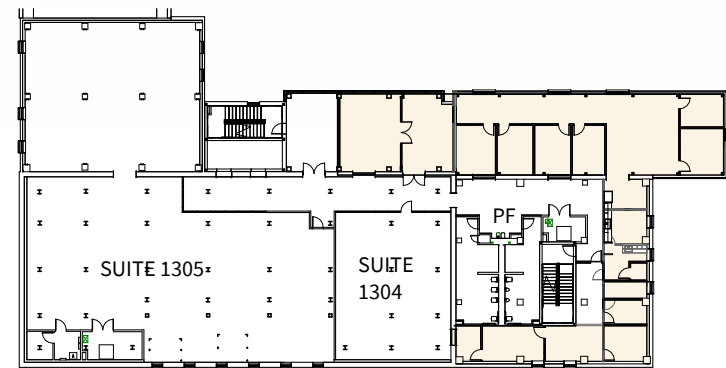
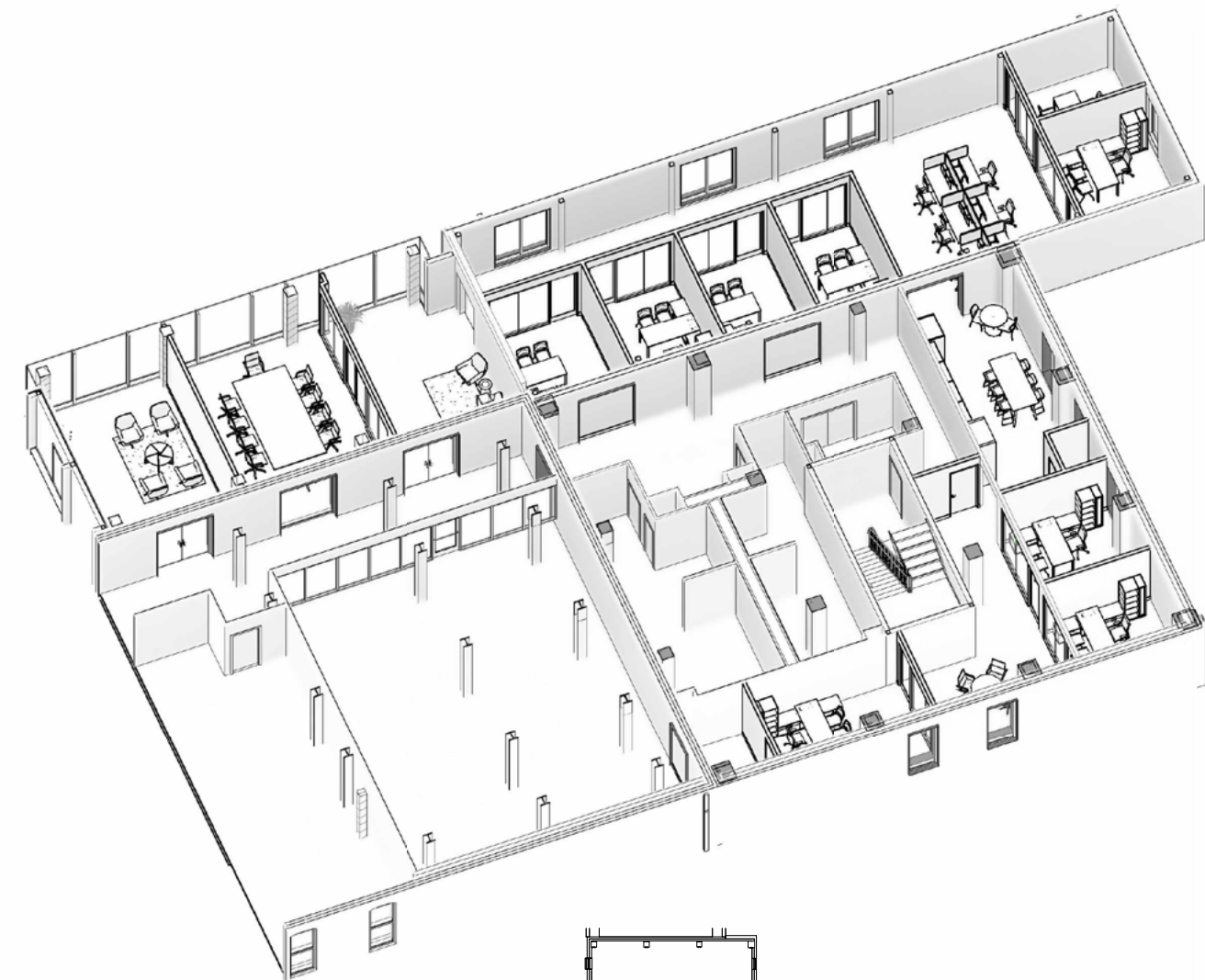
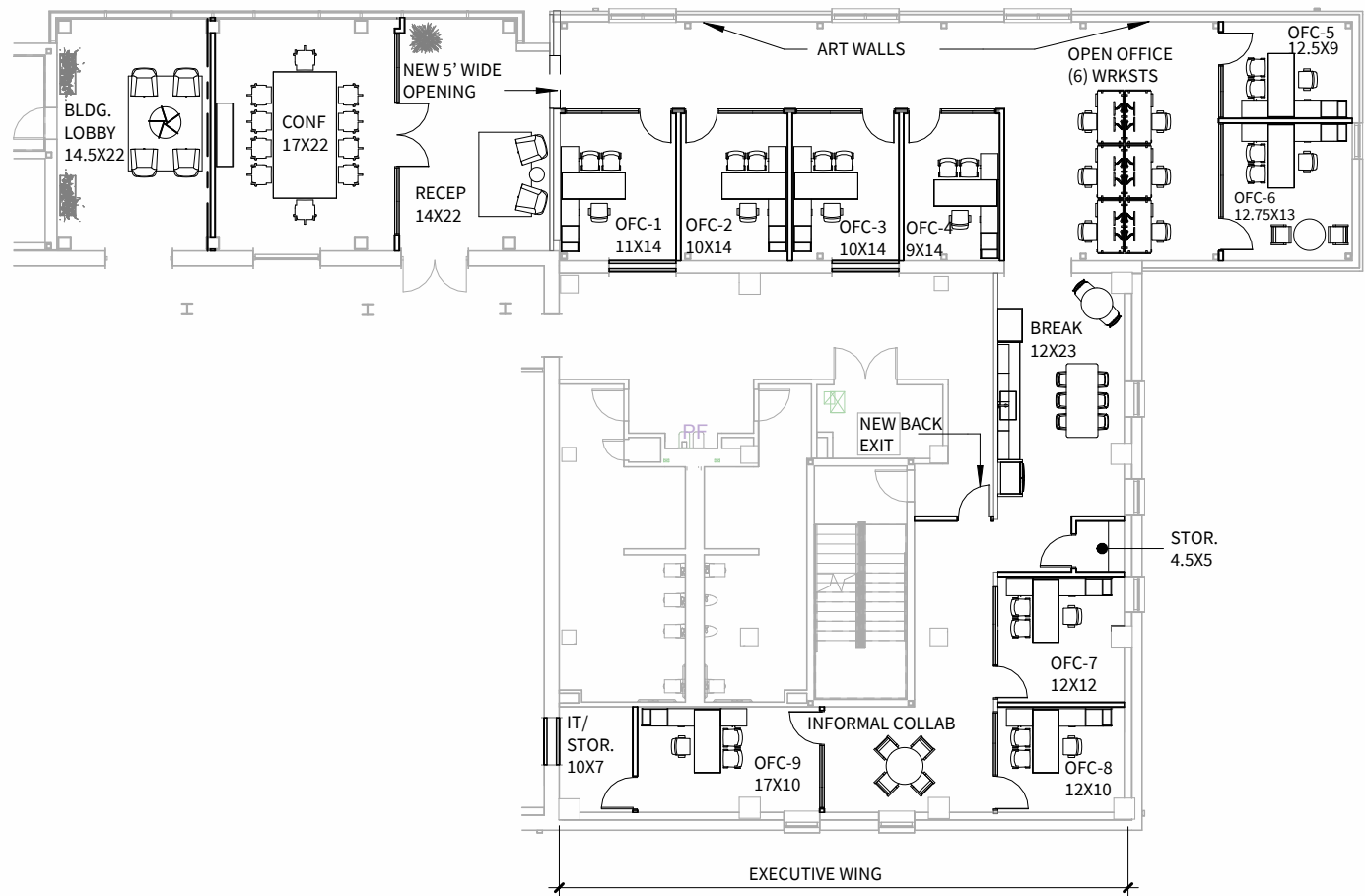
LEVEL 1 - SUITE 1106

7,730 RSF



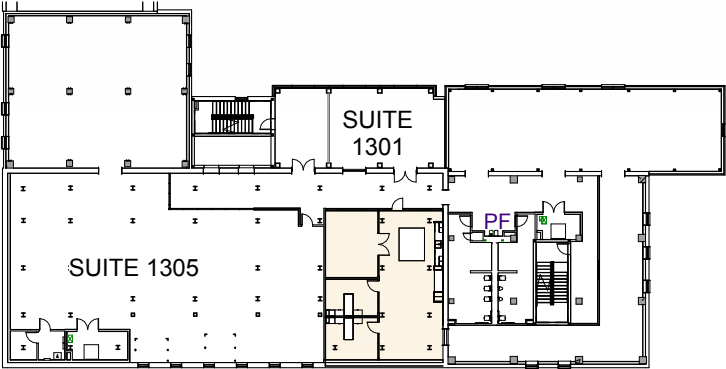
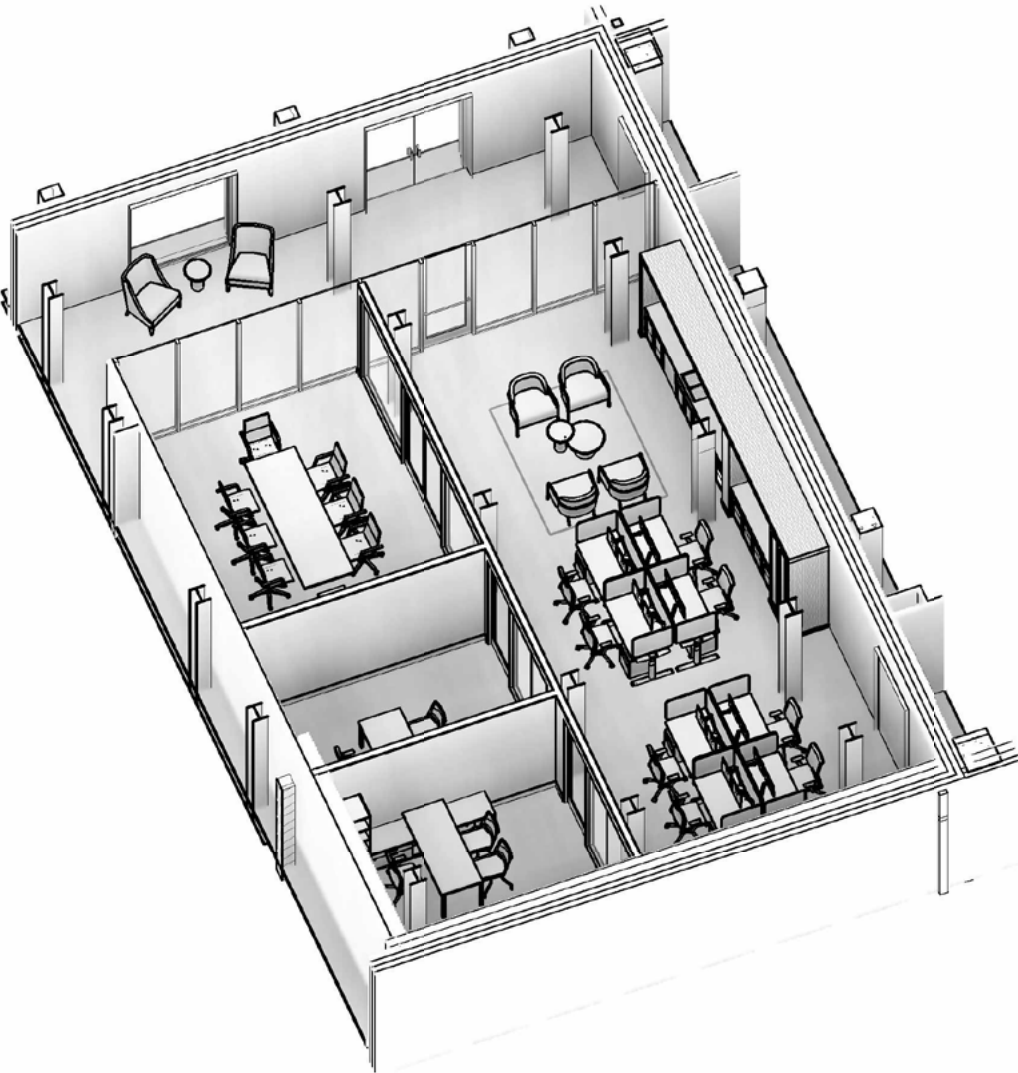
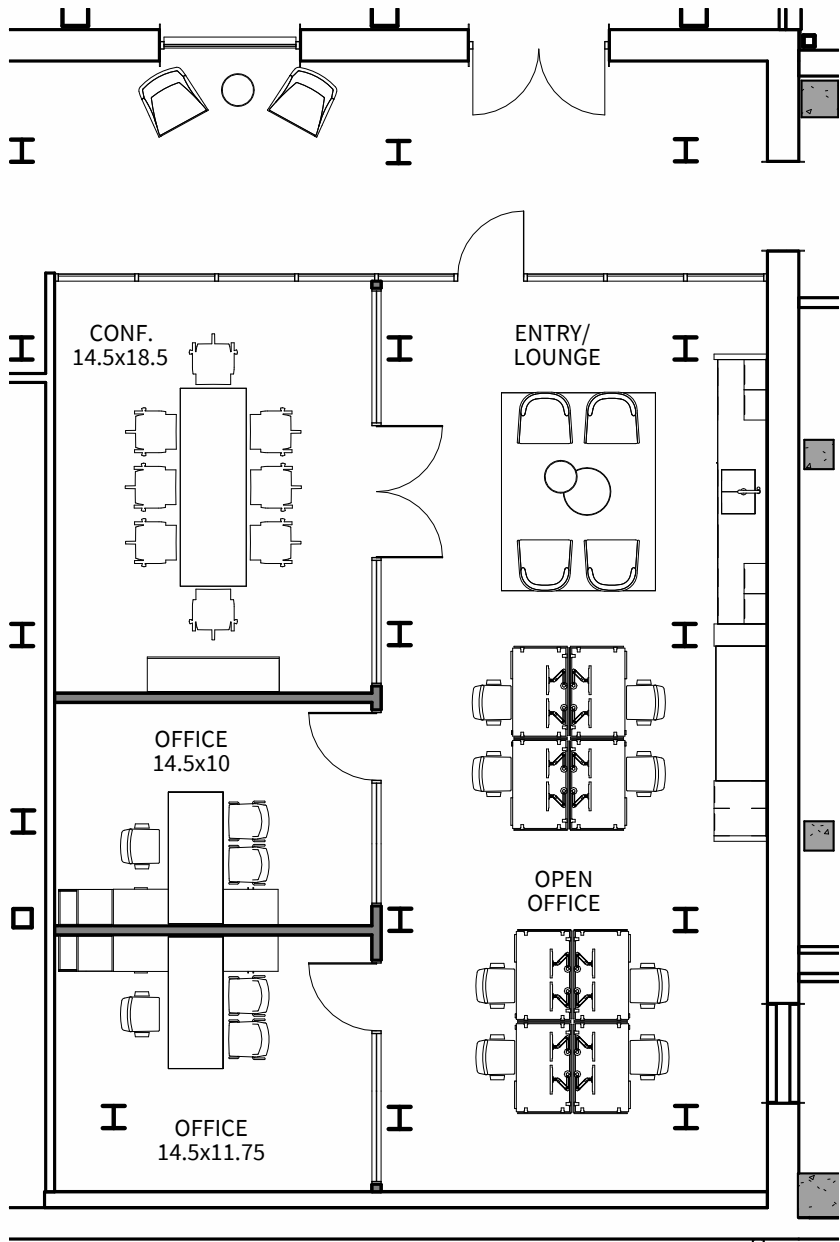
LEVEL 3 - SUITE 1301

4,969 RSF



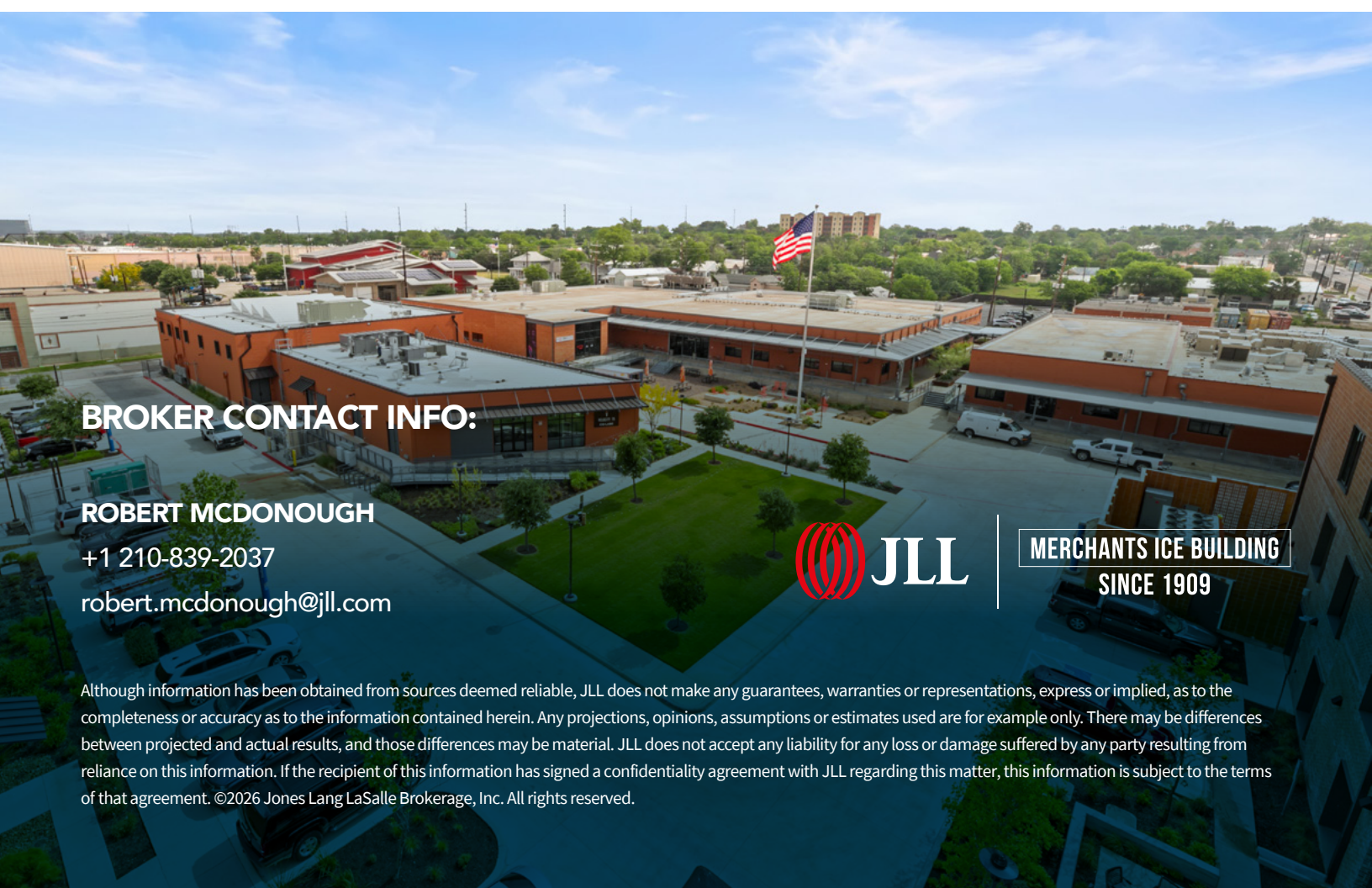
LEVEL 3 - SUITE 1304

1,839 RSF



GALLERY





BROKER CONTACT INFO:

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robert.mcdonough@jll.com



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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.

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:
 - 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Robert Oliver McDonough	738316	robert.mcdonough@jll.com	210-839-2037
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date