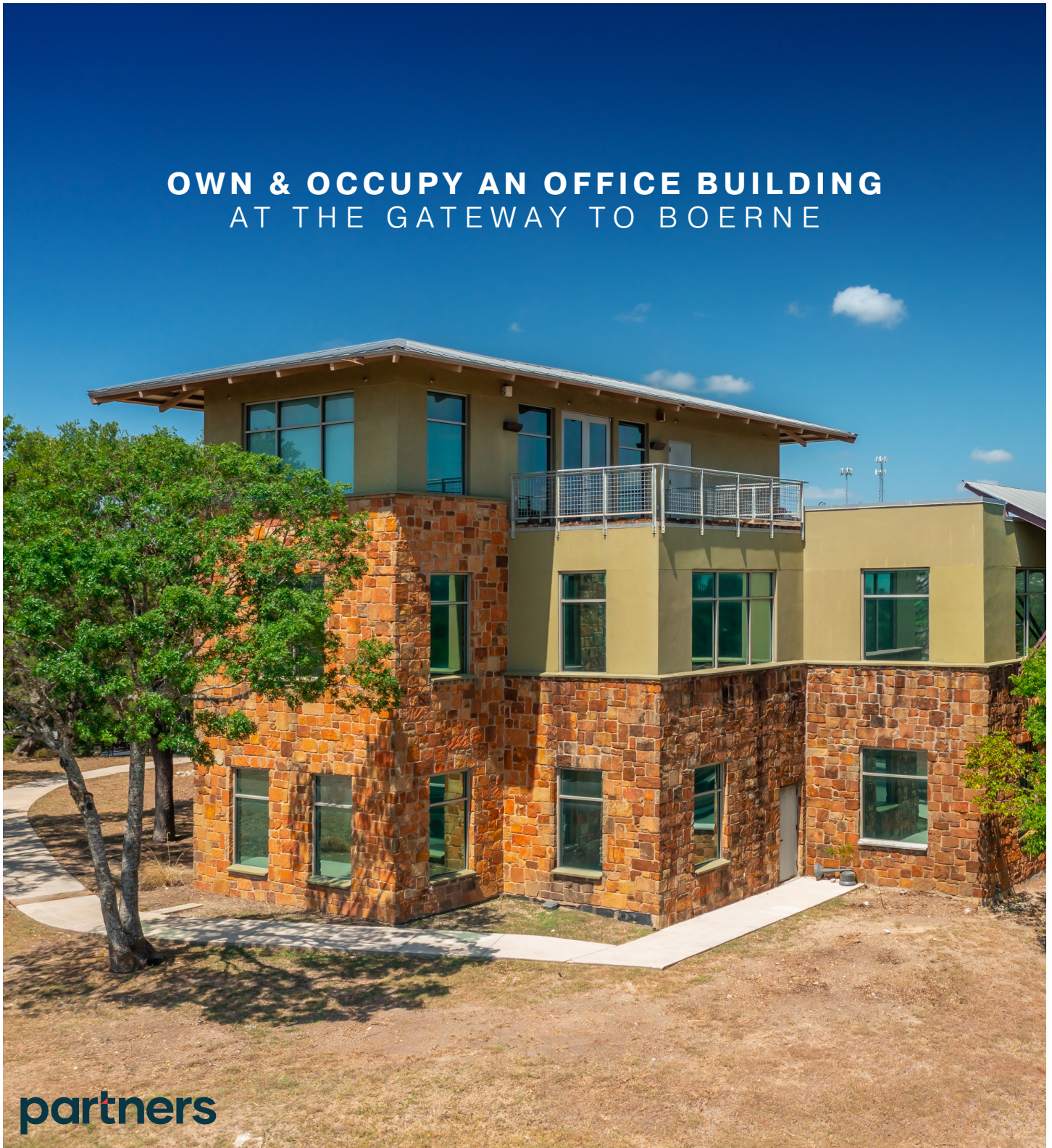


# BOERNE GATEWAY

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FOR SALE  
OWNER USER OPPORTUNITY

**OWN & OCCUPY AN OFFICE BUILDING**  
AT THE GATEWAY TO BOERNE



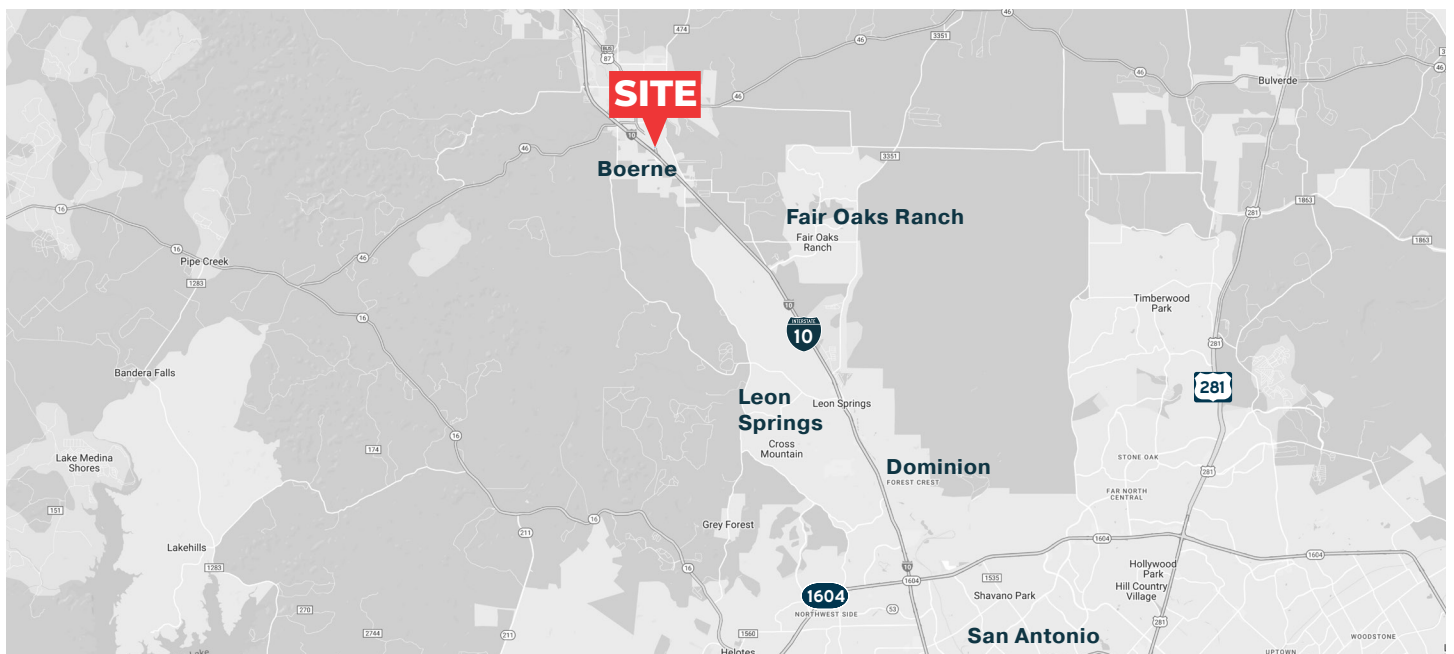
partners

1580 S. Main Street | Boerne, TX 78006



## PROPERTY OVERVIEW

- ±31,000 SF of Office Building
- ±9,000 SF for your Business to Occupy
- Private Roof Top Board Room with Two Balconies
- Designed by Lake Flato Architects the Stone & Stucco Exterior with Steel Awning & Trim
- Built in 2000
- Total Lot Size 2.63 Acres
- 94 Parking Spaces (3/1,000 SF)
- Hydraulic Elevator



# PROPERTY SITE PLAN



*The Boerne Gateway building offers breathtaking views of the Texas Hill Country with easy access to Interstate 10 minutes from Downtown Boerne. Designed by Lake Flato Architects in 2000, the stone & stucco exterior with steel awning & trim gives a modern yet timeless look. The Boerne area has an abundance of growth from restaurants to popular entertainment spots. The rapid growth of the area is evident in the high concentration of recognized residential communities, Boerne Independent School District, and Healthcare providers serving the community.*

**New TxDOT Improvements are an upgrade for Tenants and customers.**

This map shows tenants & tenants' customers multiple options of travel to and from Boerne Gateway and throughout the City of Boerne.

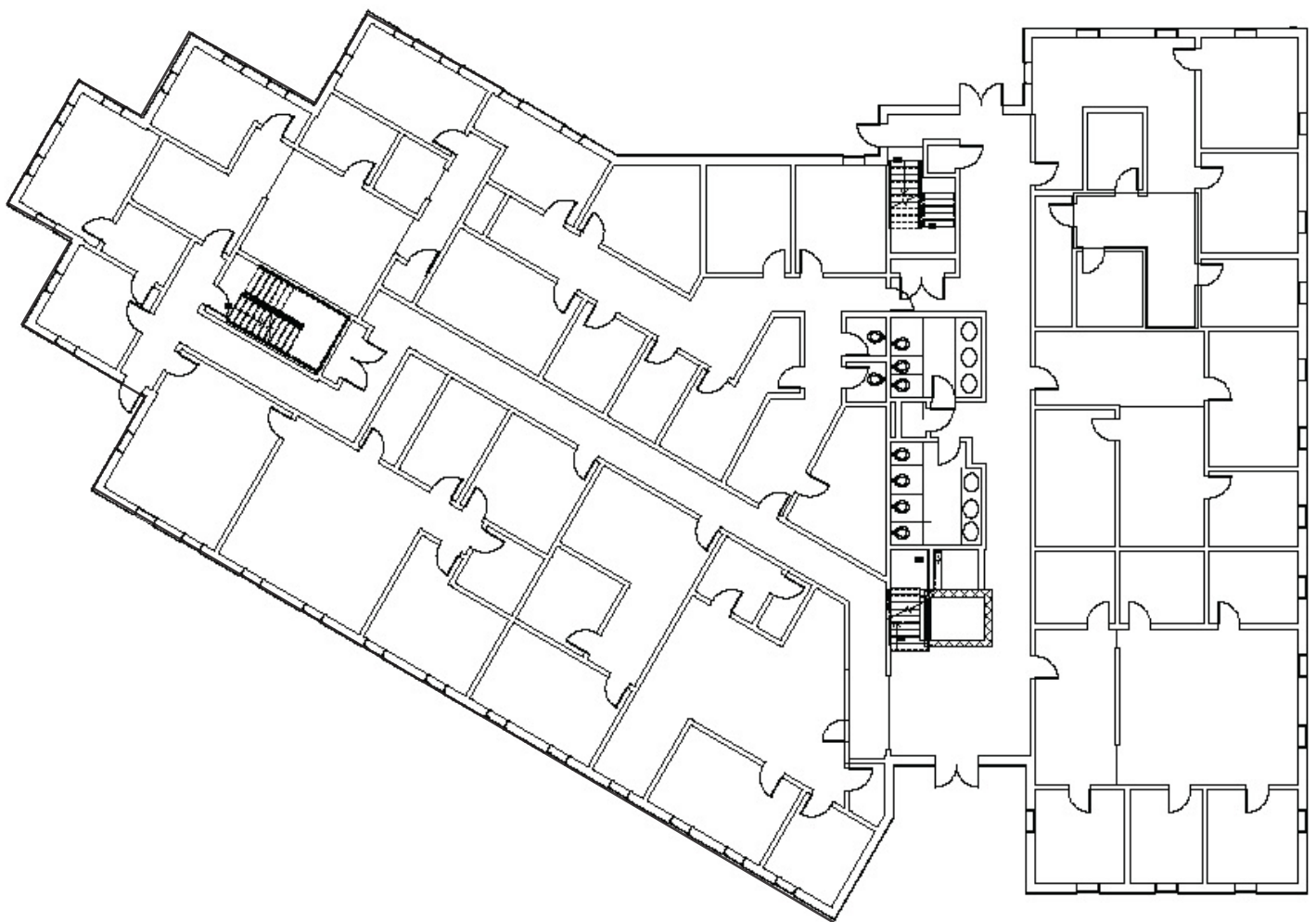


1580 S. Main Street | Boerne, TX 78006





# 1st Floor Plan | $\pm 14,609$ RSF





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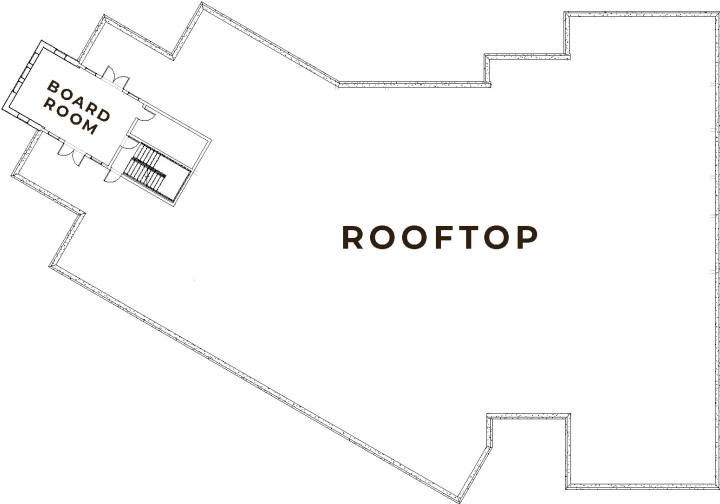
# 2nd Floor

±14,658 RSF



# 3rd Floor

±898 RSF





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# Owner/User Space Available

## 1st Floor

**Suite 100**  
±2,241 RSF

**Suite 102**  
±1,501 RSF



## 2nd Floor

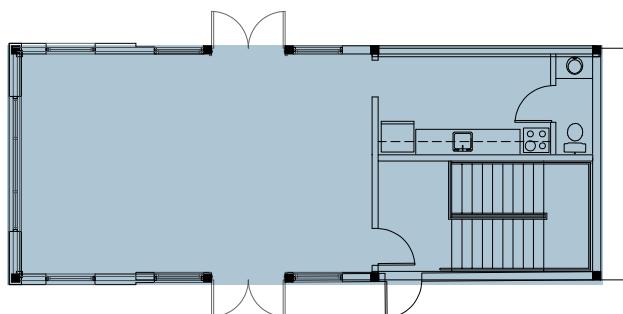
**SUITE 205**  
±2,454 RSF

**SUITE 206**  
±1,007 RSF

**SUITE 207**  
±3,263 RSF

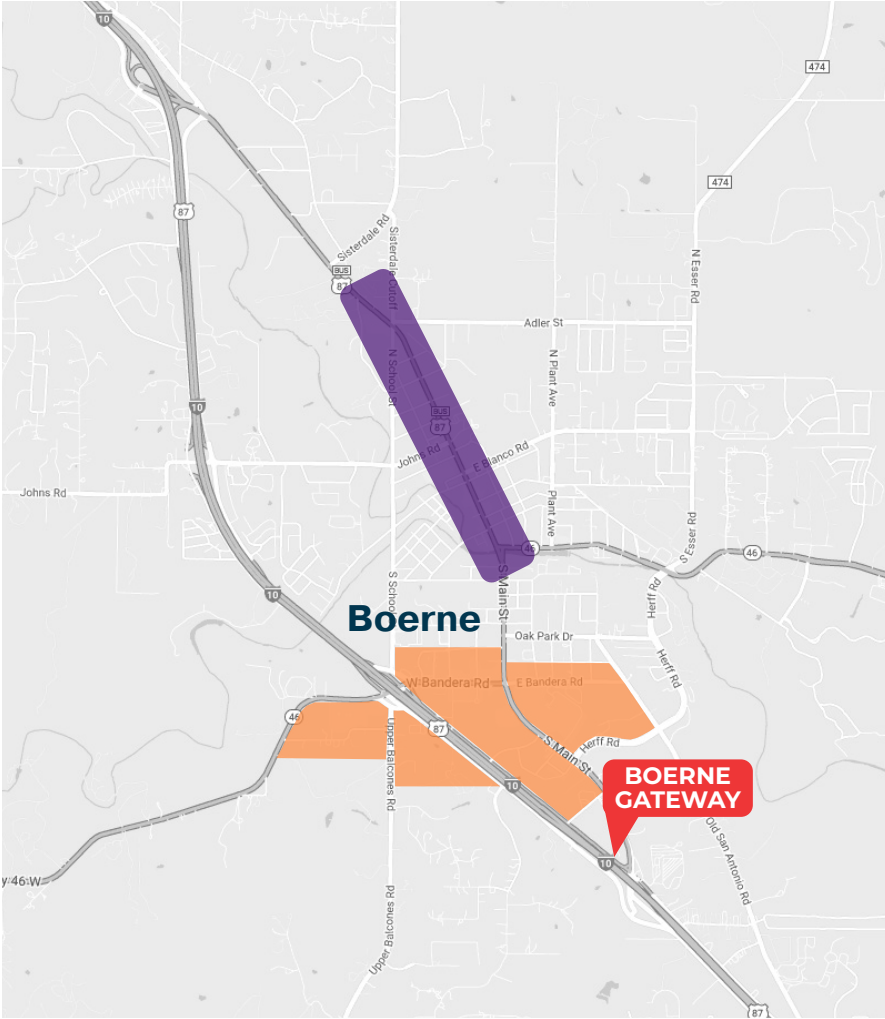


## 3rd Floor



**Upper Level**  
**SUITE 300**  
±898 RSF





### Near By Amenities

- Walmart
- Raising Canes
- Subway
- Dog & Pony
- Schlotzsky's
- Nico's Gourmet Burgers
- TXSubs
- Tesla Destination Charger
- The Bevy Brew
- PNC Bank
- Sauced Wing Bar
- Chili's Grill & Bar
- Whataburger
- Wendy's
- Sonic
- HEB Plus
- Walgreen's
- Smoothie King
- Wellsfargo
- Dunkin Donuts
- Baskin-Robbins
- Home Depot
- Starbucks
- Planet Fitness
- UPS Store
- James Avery
- Methodist Hospital
- 24/7 Fitness
- Frost Bank

### Hill Country Mile

- Little Gretel
- Bear Moon Bakery Cafe
- Cibolo Creek Brewing Co
- The Creek
- Black Rifle Coffee
- Bank of America
- Peggy's on the Green
- Jefferson Bank
- The Kendall
- Salty & Sweet
- Boerne Grill
- Chloe Rose
- Klein Smokehaus
- Bechants
- Ella Blue
- Flashback Funtiques
- Blithe Creamery
- Botero Tapas
- Salvador Dobbs
- Phillip Manor
- The William



# BOERNE GATEWAY

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FOR SALE  
OWNER USER OPPORTUNITY

**CONTACT BROKER FOR PRICING**

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PARTNER

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1580 S. Main Street | Boerne, TX 78006



# 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.

11-2-2015



## 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:
  - 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713-629-0500
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Designated Broker of Firm	License No.	Email	Phone
Scott Lunine	787298	scott.lunine@partnersrealestate.com	713 629 0500
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-876-2240
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date