

BROADWAY TRADE CENTER

9929 Broadway Street | San Antonio, TX 78217

FOR LEASE



AVAILABILITY

MOVE-IN READY CONDITION

SUITE SIZES:

±1,615 SF to ±15,754 SF

TERMS

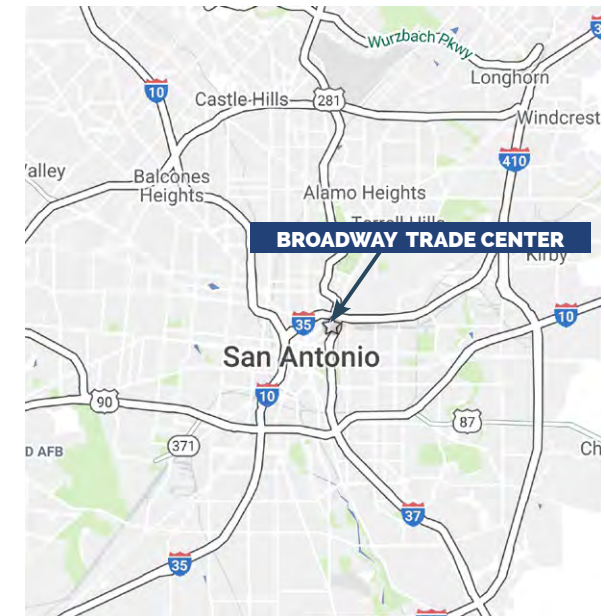
- » Lease Rate: \$11.50-\$14.00PSF
- » Annual OPEX: \$4.50 PSF

HVAC

Landlord assumes all HVAC responsibility: \$0.40 PSF

BUILDING FEATURES

- » Project Size: ±203,651 SF
- » 20' clear height
- » Grade level and dock high loading



FOR MORE
INFORMATION
PLEASE
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CBRE

BROADWAY TRADE CENTER

AVAILABILITY

FOR LEASE



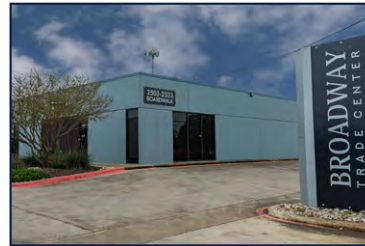
Bldg A
9921 - 9929 Broadway

SUITE	SF
Fully Leased	N/A



Bldg B
2502 - 2516 Freedom Drive

SUITE	SF
Fully Leased	N/A



Bldg C
2475 Freedom Drive

SUITE	SF
Fully Leased	N/A



Bldg D
2463 - 2469 Freedom Drive

SUITE	SF
D2467	9,399 SF
D2469	6,355 SF



Bldg F
2538 - 2564 Boardwalk Street

SUITE	SF
F2538	2,458 SF
F2564	1,861 SF



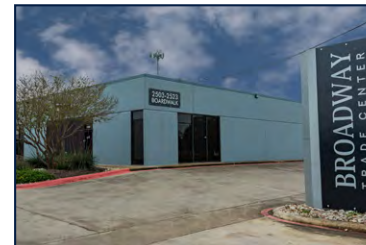
Bldg A
10103 - 10123 Broadway

SUITE	SF
A10123	3,098 SF



Bldg B
2525 - 2545 Boardwalk Street

SUITE	SF
B2527	1,615 SF
B2539	1,624 SF



Bldg C
2503 - 2523 Boardwalk Avenue

SUITE	SF
Fully Leased	N/A

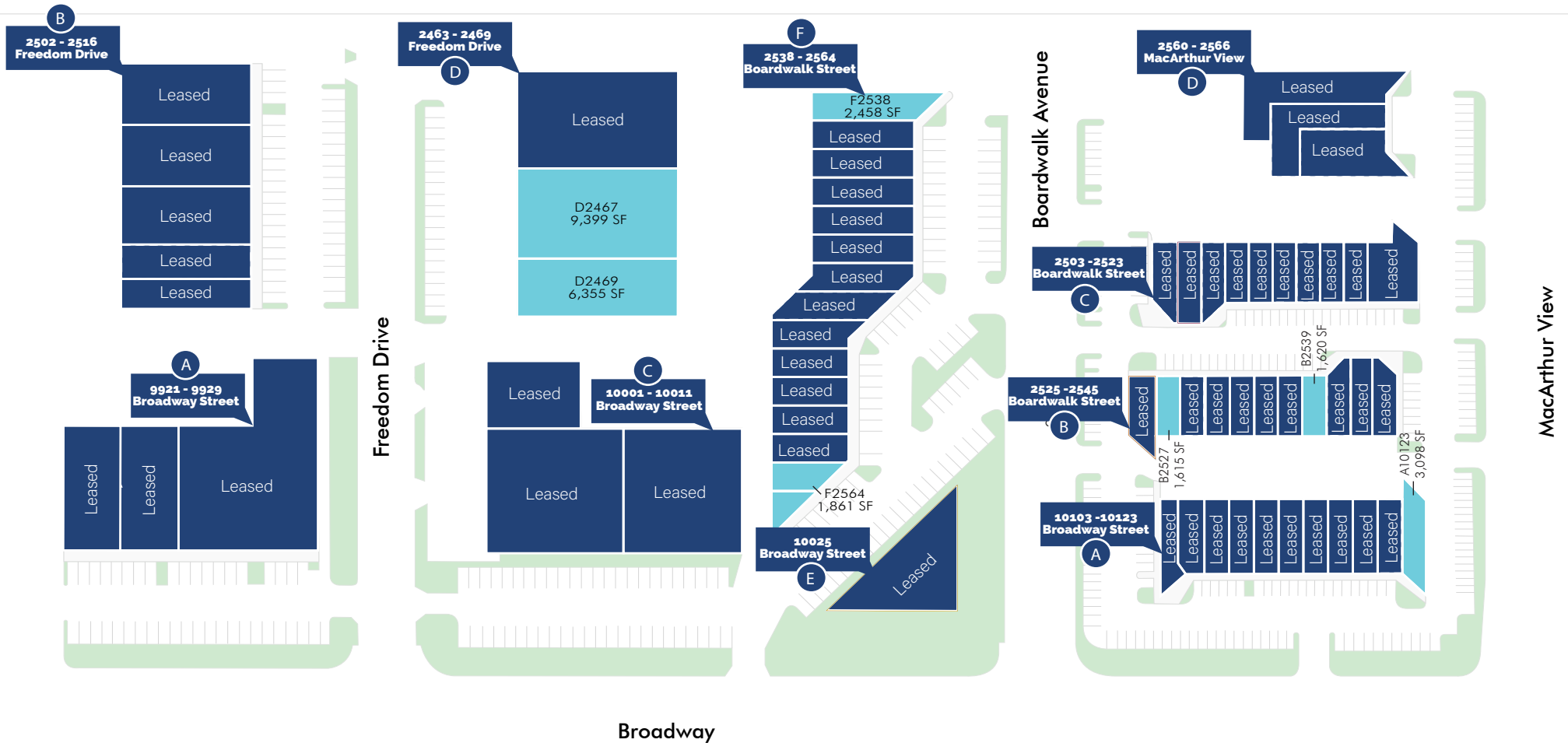


Bldg D
2560 - 2566 MacArthur View

SUITE	SF
Fully Leased	N/A

BROADWAY TRADE CENTER

FOR LEASE



Legend

- Leased
- Available

BROADWAY TRADE CENTER

FOR LEASE

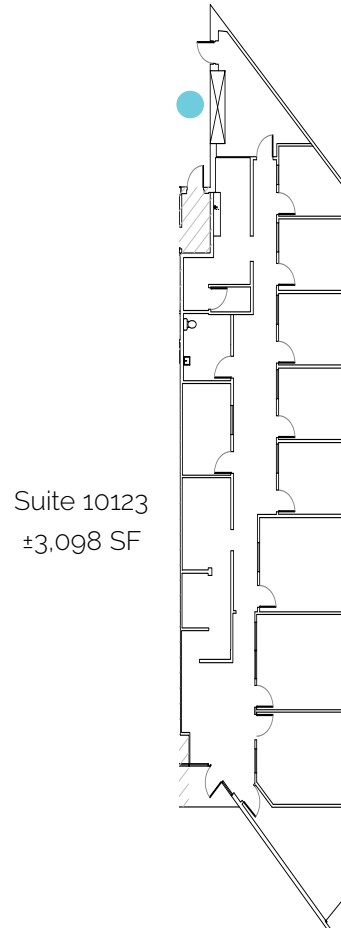


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BROADWAY TRADE CENTER

FOR LEASE

BUILDING A
10103-10123
Broadway



LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

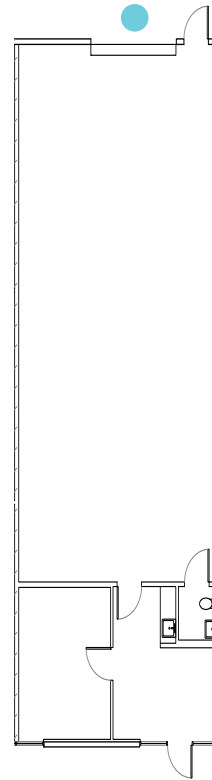
SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
A10123	±3,098 SF	\$14.00 NNN	±1,044 SF Office ±576 SF Warehouse	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING B
2525-2545
Boardwalk Street

Suite 2527
±1,615 SF



LEGEND

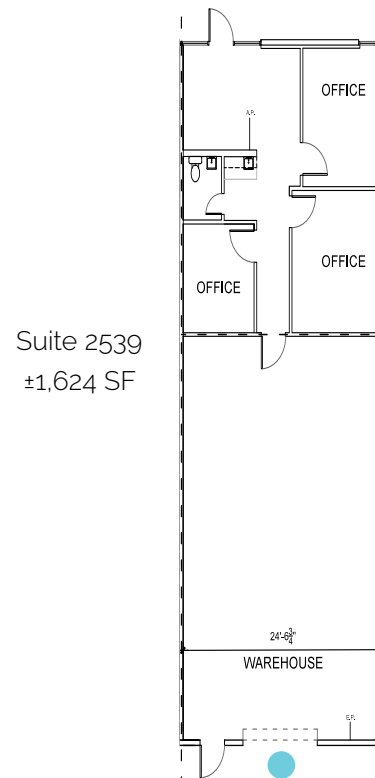
- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
B2527	±1,615 SF	\$14.00 NNN	Office: 371 SF Warehouse: 1,244 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

BUILDING B
2525-2545
Boardwalk Street



LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

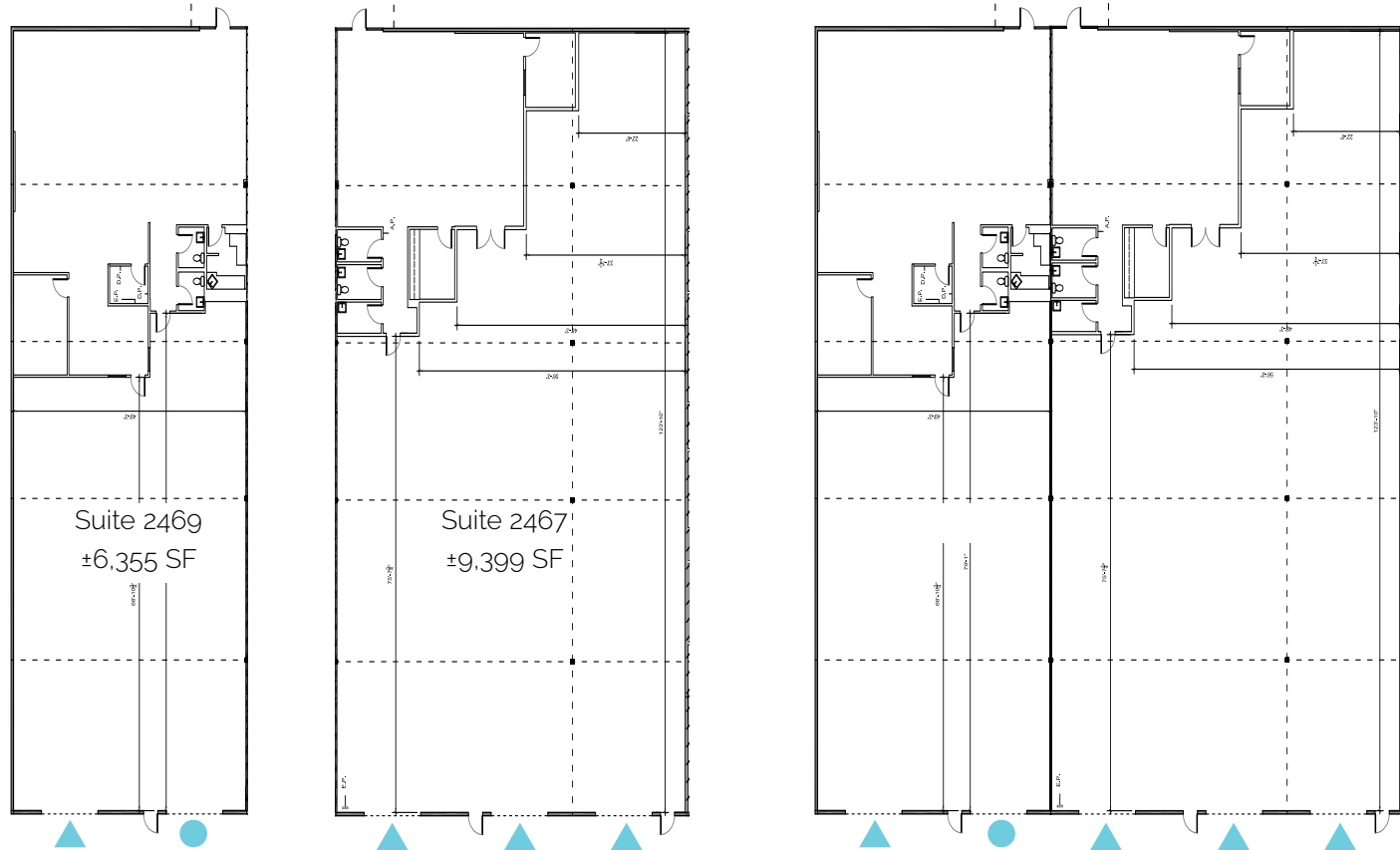
SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
B2539	±1,624 SF	\$14.00 NNN	Office: 676 SF Warehouse: 948 SF	1 Grade Level Door	Available Now

BROADWAY TRADE CENTER

FOR LEASE

Suite 2467/2469
±15,754 SF

BUILDING D
2463-2469
Freedom Drive



LEGEND

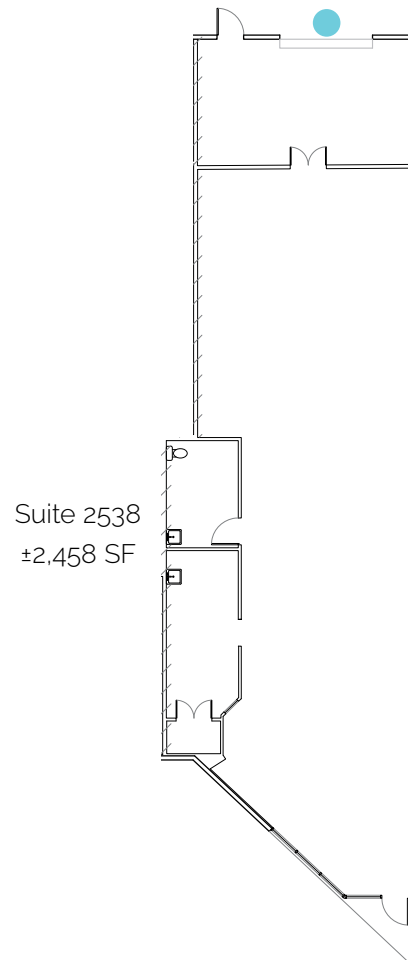
- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
D 2467	±9,399 SF	Contact Broker	±1,798 SF Office ±7,601 SF Warehouse	3 Dock High Doors	Available 2/1/2025
D 2469	±6,355 SF	Contact Broker	±2,543 SF Office ±3,812 SF Warehouse	1 Dock High Door 1 Grade Level Door	Available 2/1/2025
D 2467/ D 2469	±15,754 SF	\$11.50 NNN	±4,341 SF Office ±11,413 SF Warehouse	4 Dock High Doors 1 Grade Level Door	Available 2/1/2025

BROADWAY TRADE CENTER

FOR LEASE

BUILDING F
2538-2564
Boardwalk Street

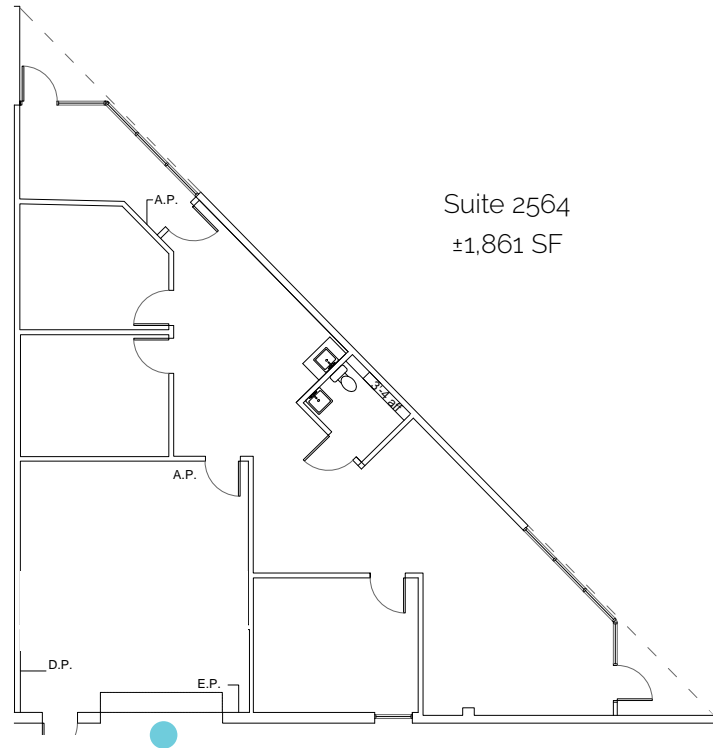


LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
F 2538	±2,548 SF	\$14.00 NNN	±2,085 SF Office ±369 SF Warehouse	1 Grade Level Door	Available Now

BUILDING F
2538-2564
Boardwalk Street



Suite 2564
 ±1,861 SF

LEGEND

- Grade Level Doors
- ▲ Dock-High Doors

SUITE	SF	RATE	BUILD OUT	LOADING	COMMENTS
F 2564	±1,861 SF	\$14.00 NNN	±89 SF Office ±1,772 SF Warehouse	1 Grade Level Door	Available Now

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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Date