

Office/Retail For Sale or Lease

602 West French Place, San Antonio, Texas



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YENDO COMMERCIAL REAL ESTATE CO.

WWW.YENDOCO.COM

Office/Retail - For Sale or Lease

602 West French Place, San Antonio, Texas

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REAL ESTATE
COMPANY

DESCRIPTION

A prestigious free-standing office or retail ownership opportunity, originally built in 1910 as the residence of T.C. Frost and family. This historic structure has had many recent improvements including a new glazed tile and copper roof, and upgraded electrical system. The property includes an existing lease of the carriage house to Philo Coffee, and the main structure is sub-dividable for full or partial owner occupancy.

LOCATION

Located prominently on a bluff overlooking San Pedro Springs Park & McFarland Tennis Center, with views to Downtown San Antonio, the property is bounded by W. French Place, San Pedro Avenue and W. Ashby Place in the historic Alta Vista neighborhood. Quick access to I-10, I-35, and Hwy 281 and only 1.5 miles to the Pearl Brewery dining and entertainment district and to Downtown San Antonio.

BUILDING

Total Building Area - 9,464 SF

Main Building - 6,650 SF 1st Fl, 2,114 SF 2nd Fl (approximate)

Carriage House - 700 SF. Currently leased to Philo Coffee

Year Built - 1910

Features - Brick exterior, wood plank flooring, coffered ceilings, many in-place historic features & finishes

Recent Improvements - Upgraded electrical, recently replaced roof of hand glazed Ludowici tiles and copper cladding



LAND SIZE

1.3 Acres

ZONING

C-2, O-2, and MF-33

UTILITIES

All available

SALE PRICE / LEASE RATE

Contact Broker

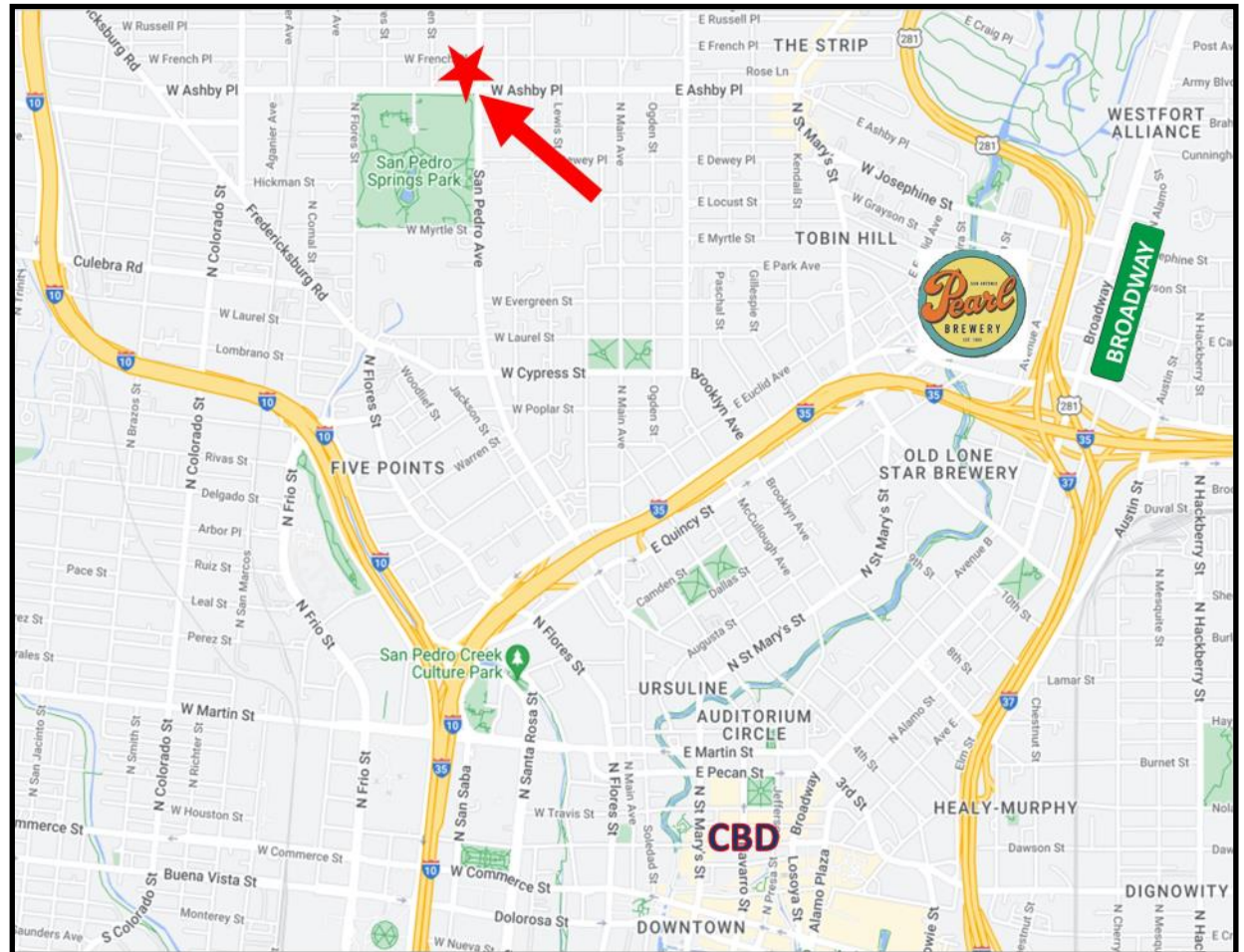
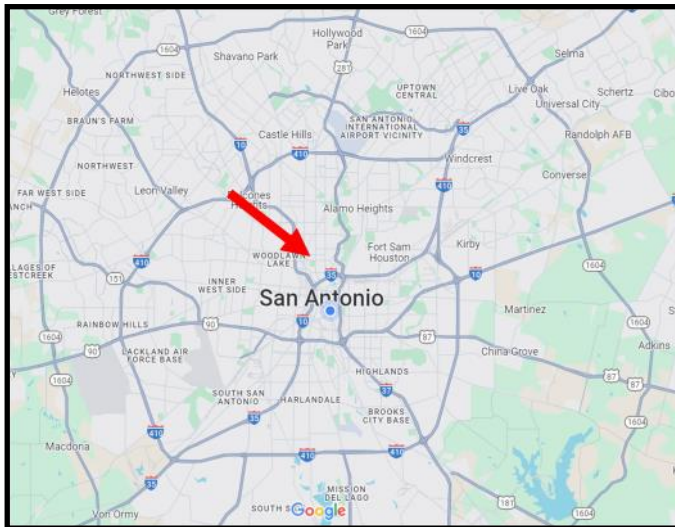
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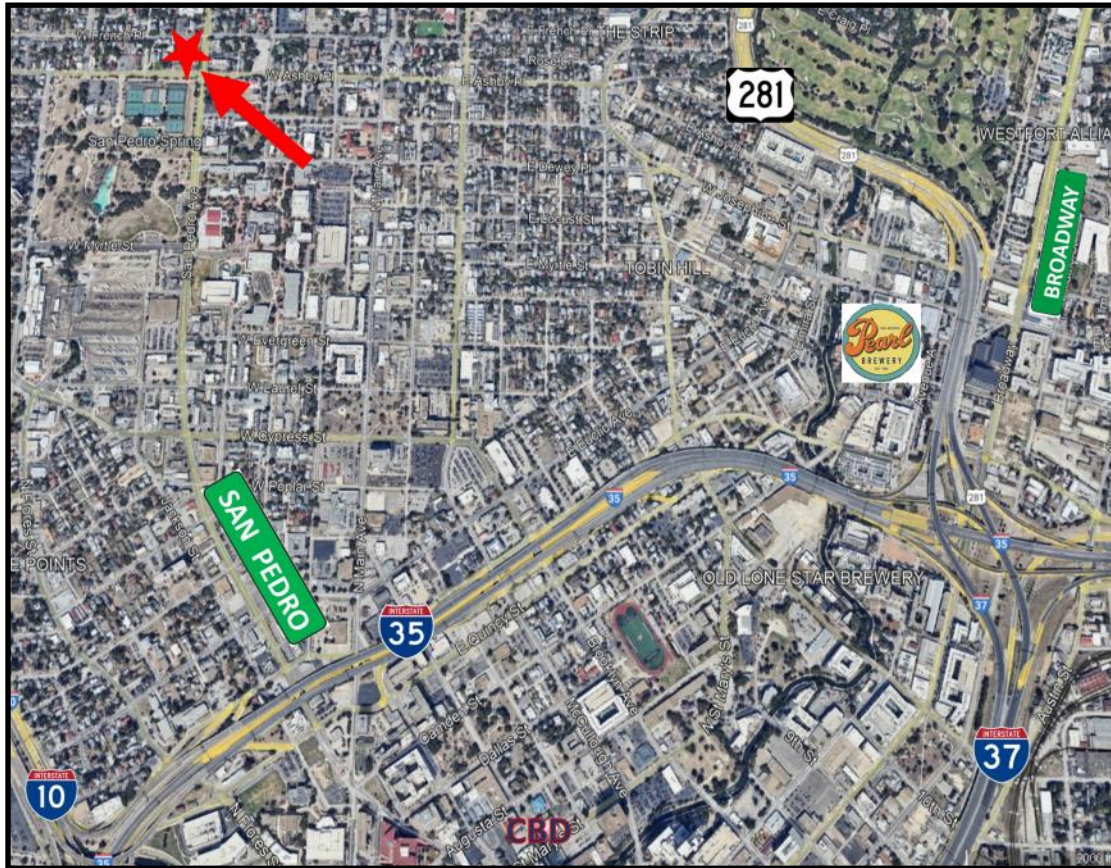
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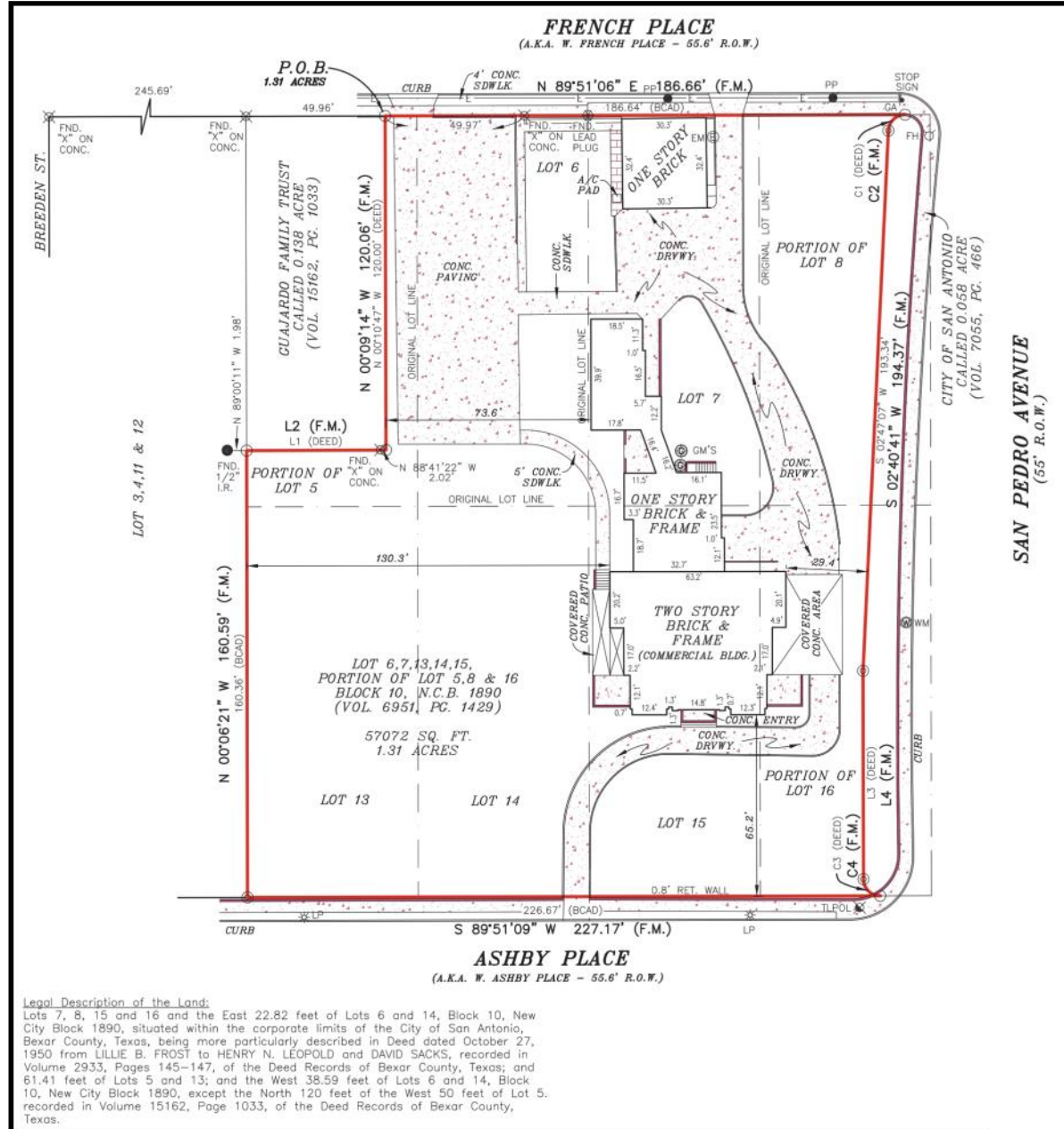
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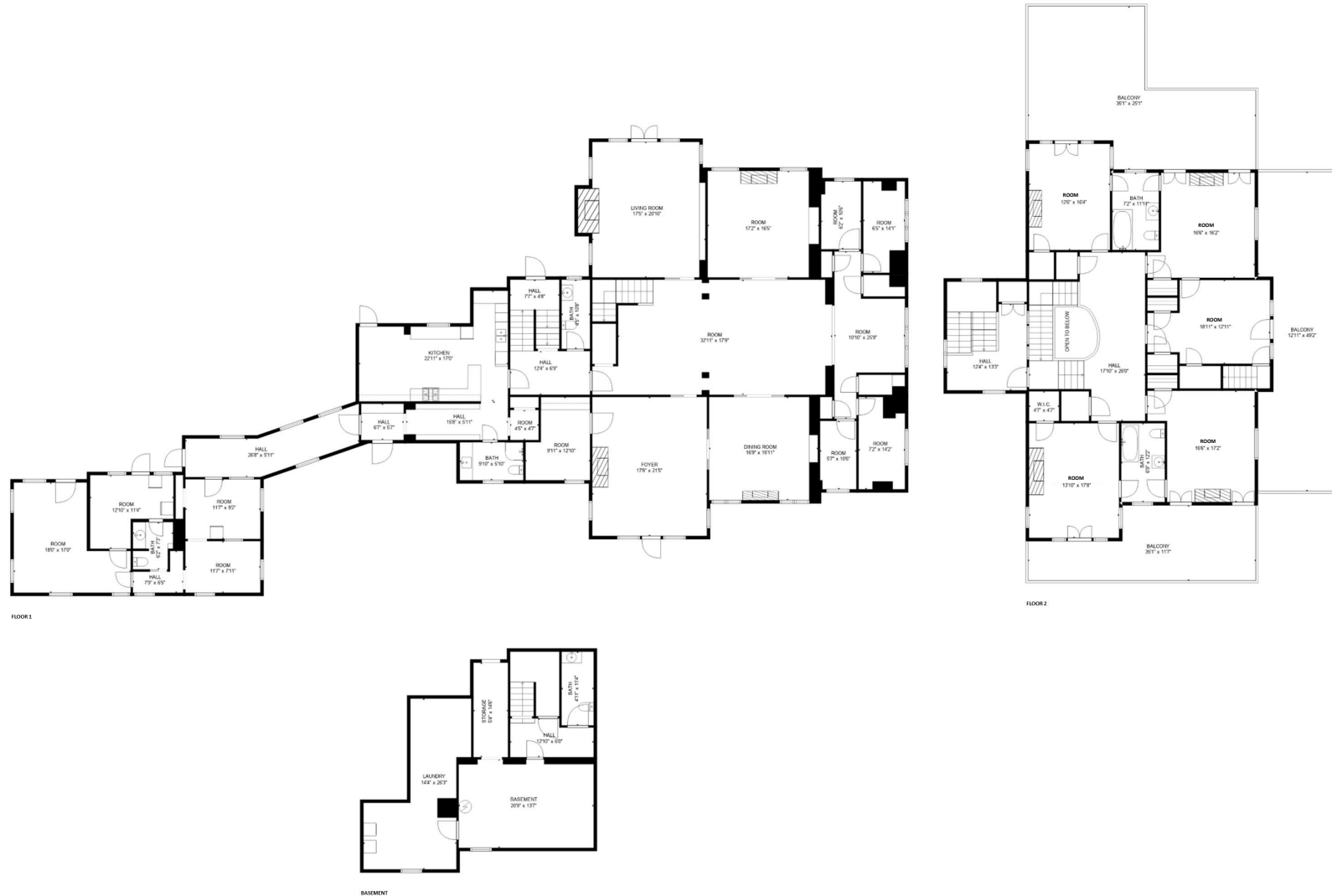
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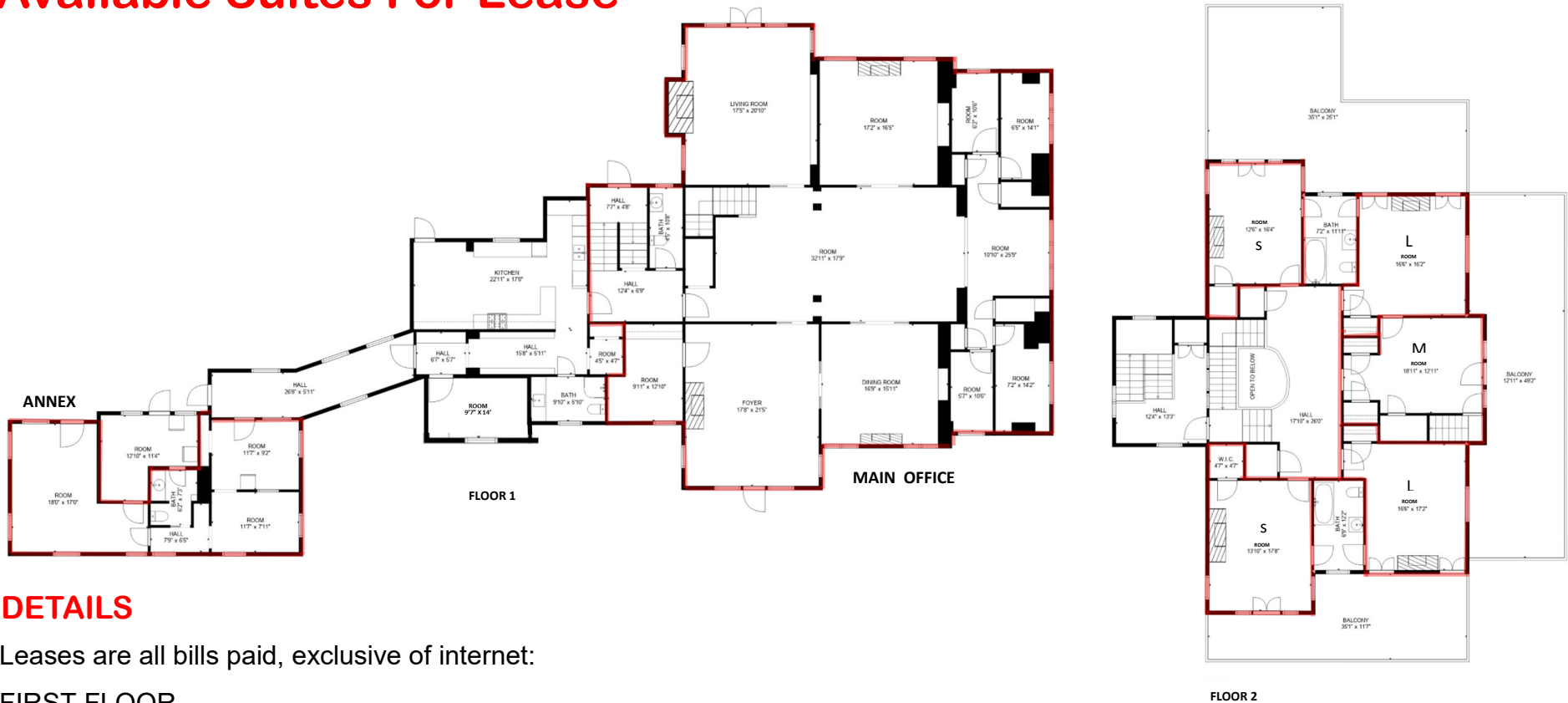
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Available Suites For Lease

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DETAILS

Leases are all bills paid, exclusive of internet:

FIRST FLOOR

Annex - 700 SF Total - \$2,000/month

Main Office - 2,700 SF plus Exterior Veranda - \$6,700/month

SECOND FLOOR

Small Suites/Shared RR/Balcony - \$710/month

Large Suites/Shared RR/Balcony - \$830/month

Middle Suite/Balcony - \$590/month

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See Additional Photos at Yndoco.com

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Architecture & History

The house at 602 W. French Place was constructed between 1910 and 1911 for T.C. and Lillian B. Frost. The Frost family is a prominent banking family in San Antonio. Frost National Bank was established by Colonel T.C. Frost. The house at 602 W. French Pl. is one of the few remaining gilded-age mansions built by prominent San Antonians in what would later become the Monte Vista and Alta Vista neighborhoods. These homes lined the elevated ridge overlooking San Pedro Springs Park and the area that would eventually develop into San Antonio College. These homes were largely concentrated along French Place and designed in Mission Revival, Classical Revival, and Exotic Revival styles. A number of these large homes began to be dismantled in the 1970s, leading to the creation of the Monte Vista Historic District. The house at 602 W. French Pl. masterfully and seamlessly combines the eclectic styles of this period. The house is a blend of Prairie, Arts and Crafts, Mission Revival, Classical, and some subtle Art Nouveau stylistic influences, which is a representative of the confluence of eclectic styles that was common during the late 19th and early 20th centuries. The proportions of the house are large and symmetrical, reflecting the monumentality of the Beaux Arts movement, which was also popular at that time. According to a newspaper article in the San Antonio Light on March 26, 1911, the house cost \$75,000 to build and was "...one of the most handsomely appointed residences in the city...the grounds have been terraced and make a pretty site for the elegant house."

The three-story masonry home, which also contains a basement, is constructed of smooth glazed buff-colored brick with stone accents. It features a wrap around porch and porte cochere on the first floor, which are now mostly enclosed. This porch is supported by pillars with unique capitals with distilled Classical detailing. This porch creates a corresponding terrace for the second floor, with a modified Chippendale style railing and subtle detailing reminiscent of Charles Rennie Mackintosh. The house contains original double hung wood windows throughout, including some fine examples of stained glass in the Arts and Crafts and Prairie styles. The second and third floors are punctuated by a unique projected central bay and dormer that is finished at the top by a Mission style parapet. The dormer portion contains a large modified Palladian window with Classical ornamentation. The roof is of a unique green tile with very wide eaves, giving the profile of the house a subtle Asian feel. The house also has three prominent existing chimneys, (originally there were four). The chimney at the northwest corner appears to have been dismantled, however the base remains. There is also a smaller chimney at the rear of the house. The property also contains a carriage house constructed of the same materials as the main house. The high level of integrity, combined with the high level of craftsmanship, quality of materials, location, sophisticated application of style, ornamentation and detailing, along with its association with the Frost family make this home one of San Antonio's most important residential structures.

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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