

# CENTRO

PROPERTIES



FOR LEASE OFFERING

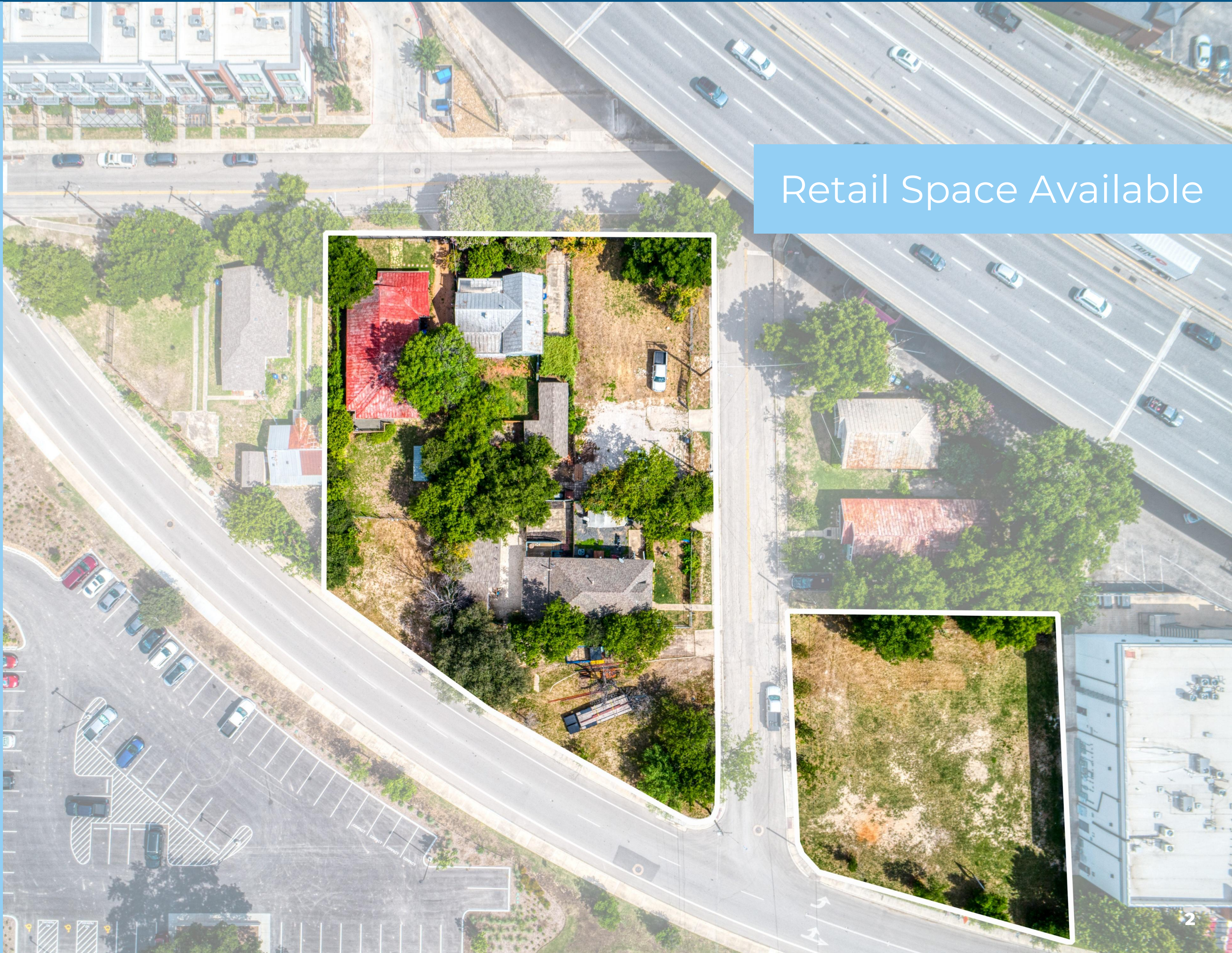
TOBIN HILL RETAIL



# Executive Summary

212 McLane: 1,164 Sf - \$3,395/month + NNN  
 1107 E. Quincy: 1,106 Sf - \$3,225/month + NNN  
 1111 E. Quincy: 1,229 Sf - \$3,584/month + NNN  
 Can be Leased Together or Separately  
 Additional Land For Parking: Up to 0.60 Acres  
 Distance to Pearl: 0.15 Miles  
 Distance to Riverwalk: 0.10 Miles  
 Existing Apartments 0.5 Mi: 2,600  
 Apartments Under Construction 0.5 Mi: 1,249  
 Property Type: Traditional Retail/Restaurant  
 Tenant Allowance: Negotiable  
 Term: 3-15 Years

Retail Space Available





# Lease Offering

Address: 212 McLane, San Antonio, TX 78212

## 3 - 15 Years

Lease offering

## +/- 1,164

Total Square Feet

## 2

Bathrooms

Base Lease Rate: \$3,395 per month

Lease Structure: NNN

Renewal Options & TI are Negotiable





# Lease Offering

Address: 1107 E. Quincy, San Antonio, TX 78212

## 3 - 15 Years

Lease offering

## +/- 1,106

Total Square Feet

## 1

Bathrooms

Base Lease Rate: \$3,400 per month

Lease Structure: NNN

Renewal Options & TI are Negotiable





# Lease Offering

Address: 1111 E. Quincy, San Antonio, TX 78212

## 3 - 15 Years

Lease offering

## +/- 1,229

Total Square Feet-Improvements

## 1

Bathrooms

Base Lease Rate: \$3,450 per month

Lease Structure: NNN

Renewal Options & TI are Negotiable





Neighboring Businesses



LIMATUS  
BESPOKE



*FIFE & FARRO*

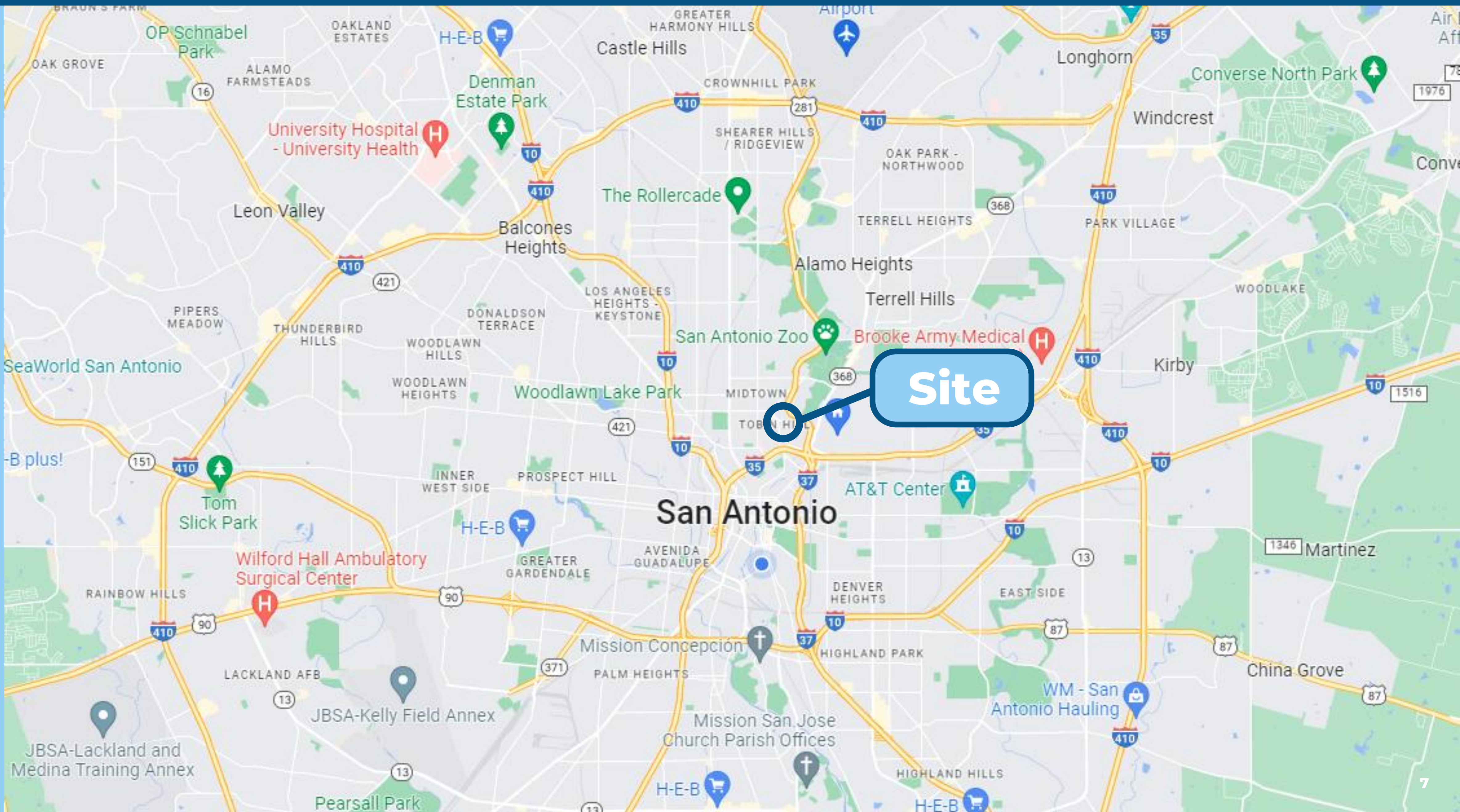
*Supergoop!*



*MEZQUITE*



San Antonio Map





Downtown San Antonio





Pearl District Map



**The Josephine**  
264 Units



**Site**



**Southline**  
223 Units

Jefferson Bank



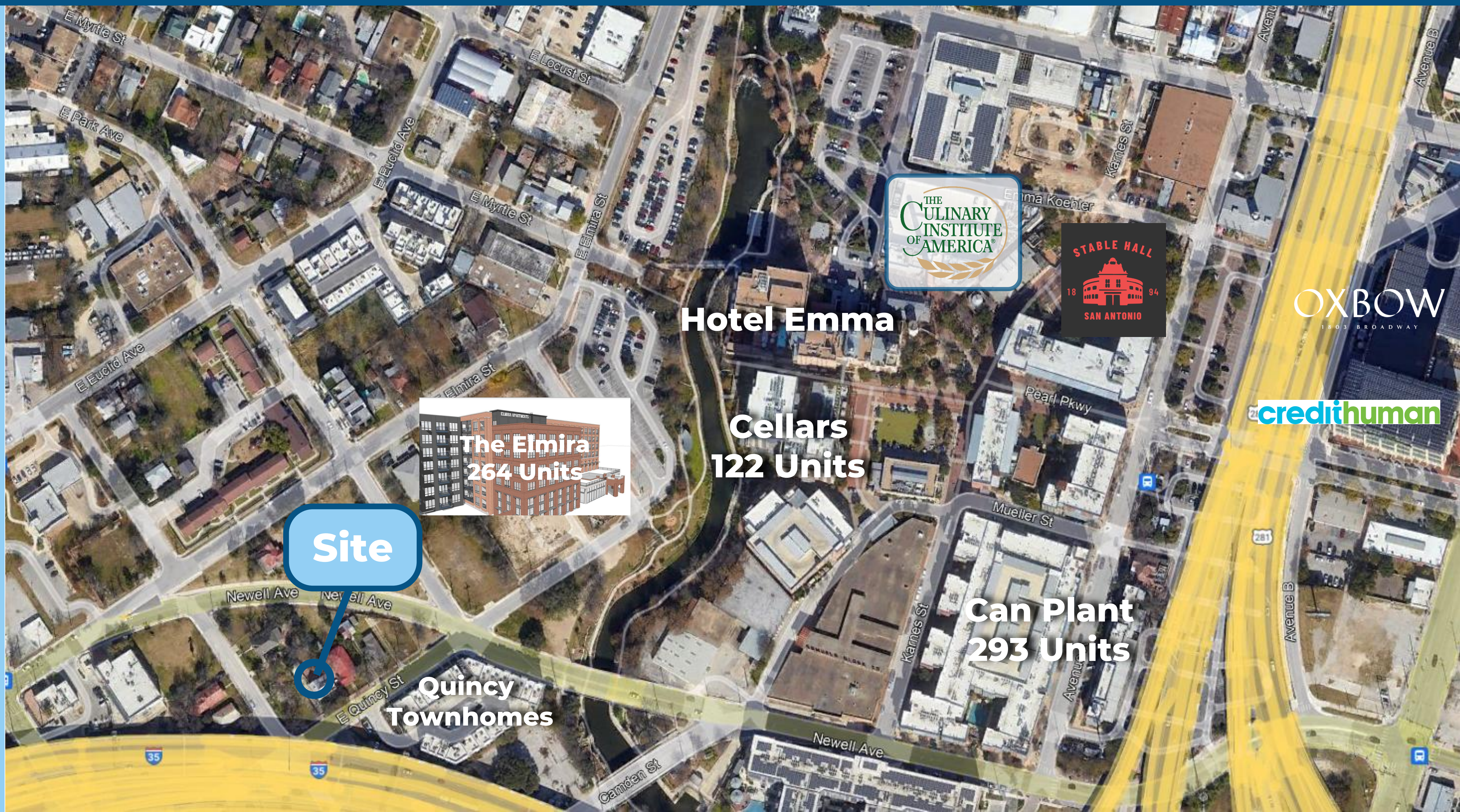
OXBOW  
1803 BROADWAY

credithuman

1800  
BROADWAY



Site Aerial



**Hotel Emma**

**Cellars  
122 Units**

**Can Plant  
293 Units**



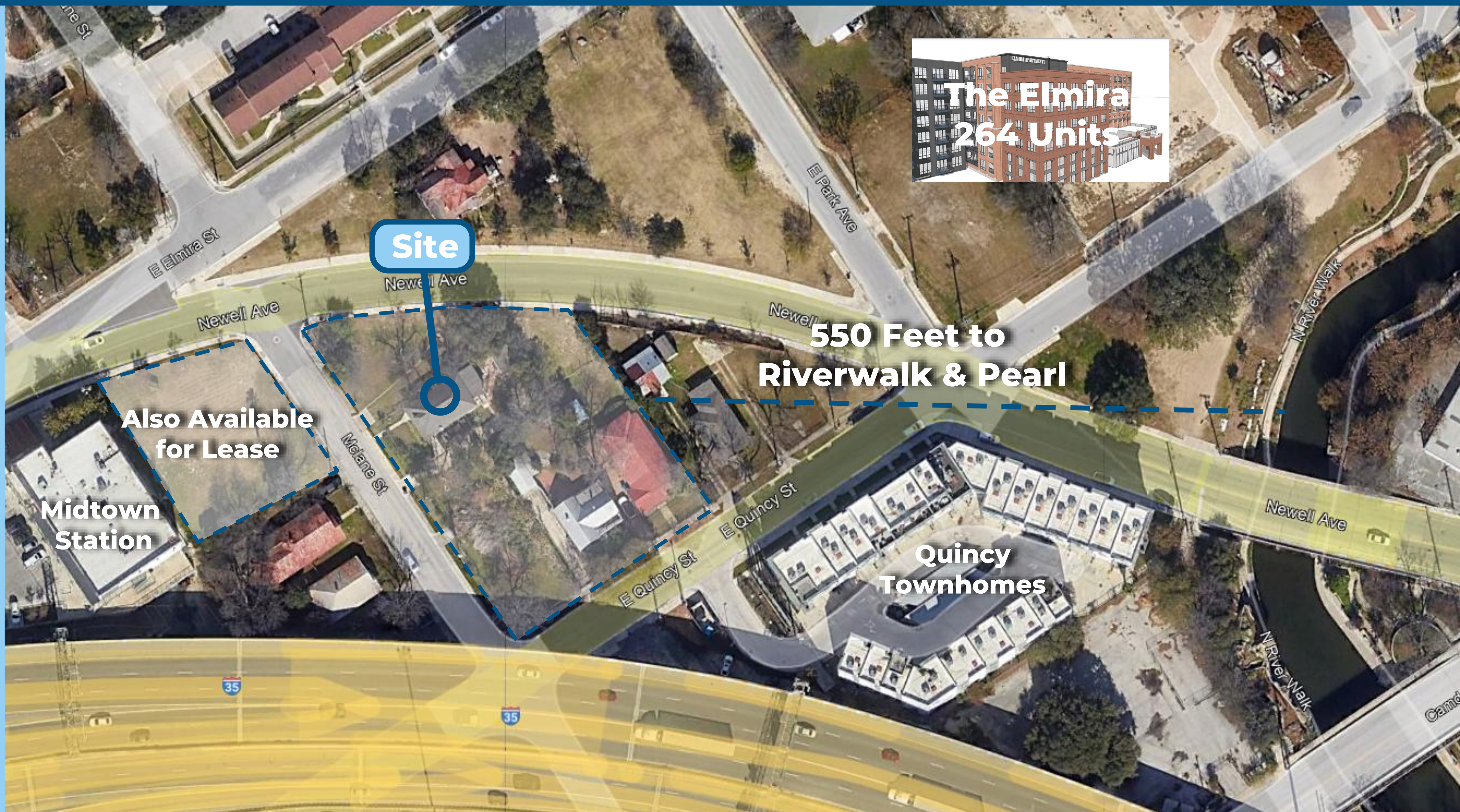
**The Elmira  
264 Units**

**Site**

**Quincy  
Townhomes**



Site Aerial



**Site**



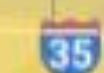
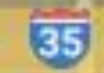
**The Elmira  
264 Units**

**550 Feet to  
Riverwalk & Pearl**

**Also Available  
for Lease**

**Midtown  
Station**

**Quincy  
Townhomes**





AERIAL





AERIAL



Site

Parking



Subject Property







**CENTRO**  
PROPERTIES

**Collin Newton | 210-268-9880 | [Collin@centroproperties.net](mailto:Collin@centroproperties.net)**

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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:
  - 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.

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<b>Thomas Baldwin</b>	<b>456660</b>	<b>baldwint333@gmail.com</b>	<b>2106023263</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date