

# WESTON CENTRE

For Lease

112 E. PECAN ST. | SAN ANTONIO, TEXAS



  
**WESTON**  
**CENTRE**  
*Downtown's Best Address*

## DOWNTOWN'S BEST ADDRESS

 **ENDURA**<sup>®</sup>  
**ADVISORY GROUP**  
commercial real estate solutions  
 **CORFAC**  
INTERNATIONAL *Locally Owned. Globally Connected.*

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE



## Downtown's Best Address

An unmistakable landmark on the city skyline since 1989, Weston Centre is San Antonio's tallest office building. It occupies a prime location on the city's famed River Walk, with ample covered parking and convenient access to major highways. Weston Centre is within walking distance of county and municipal offices, restaurants, shopping, hotels and the city's growing tech district.

## NOW OPEN: THE CENTRE CLUB

A PRIVATE DINING CLUB LOCATED ON THE TOP FLOOR AT WESTON CENTRE



09/27/2024



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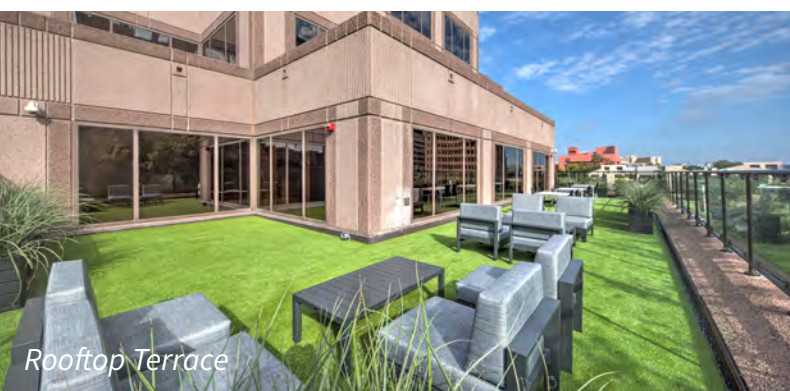
Exclusive club level amenities



Conference Centre



Fitness Centre



Rooftop Terrace

## Availability

717 RSF up to 68,614 RSF

## Rental Rate

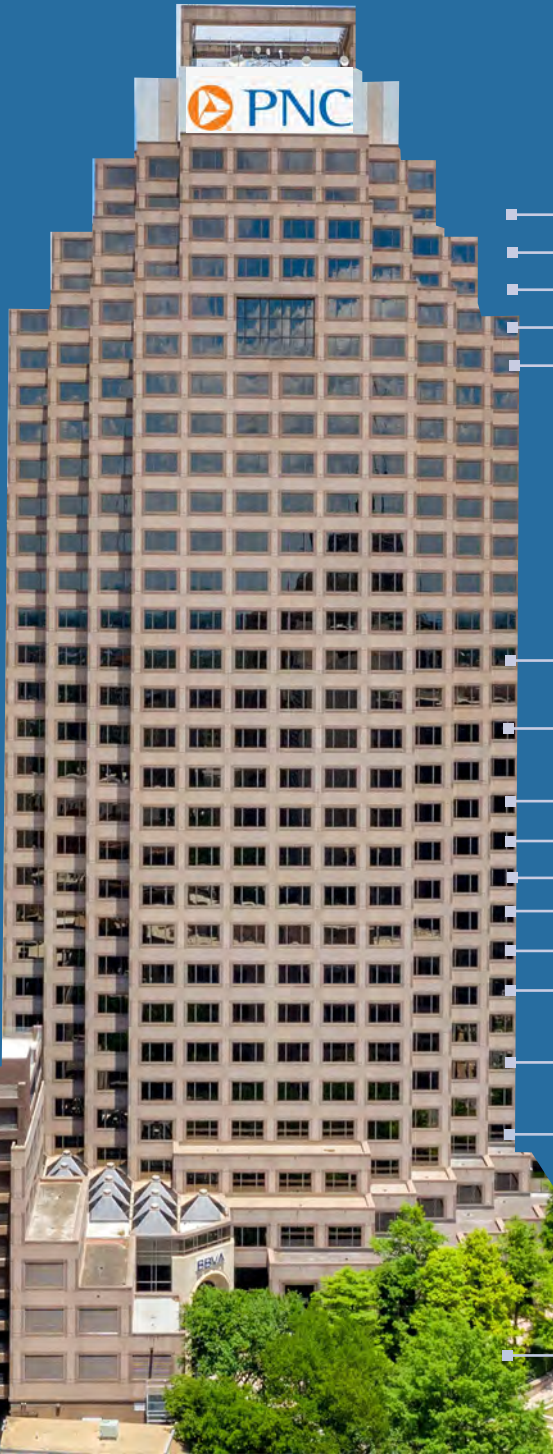
Call for Pricing

## Building Features + Amenities

- » 32 stories
- » Attached parking garage for tenants and guests
- » 11 passenger elevators
- » River Walk frontage
- » Private dining club, The Centre Club, on the 30th floor
- » 24-hour building access and 24/7 courtesy officers
- » Exclusive tenant Fitness Centre (The Club Level)
- » Locker room and shower facilities
- » Building Conference Centre
- » Rooftop Terrace lounge area
- » Weston Common
- » Complimentary Wi-Fi hot spots
- » Coffee shop
- » Full service bank and ATM
- » Locally owned with exceptional on-site management
- » Walk Score of 90 and a Transit Score of 86

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

*Panoramic view of the City!*



Your office address is a reflection of your business success, and Weston Centre tenants include some of the best-known and highly regarded companies in San Antonio. These firms understand how important a first class, professional environment is to the success of their business.

## Space Availability

<b>Floor 29</b>	Suite 2930: 3,847 RSF
<b>Floor 28</b>	Suite 2810: 5,611 RSF
<b>Floor 27</b>	Suite 2750: 6,137 RSF
<b>Floor 26</b>	Suite 2615: 2,566 RSF
<b>Floor 25</b>	Suite 2500: 17,317 RSF
<b>Floor 17</b>	Suite 1700: 16,961 RSF
<b>Floor 15</b>	Suite 1530: 3,834 RSF
<b>Floor 13</b>	Suite 1370: 1,727 RSF
<b>Floor 12</b>	Suite 1200: 12,702 RSF
<b>Floor 11</b>	Suite 1100: 16,670 RSF
<b>Floor 10</b>	Suite 1000: 5,873 RSF
<b>Floor 9</b>	Suite 900: 16,685 RSF (Full floor)
<b>Floor 8</b>	Suite 800: 9,237 RSF; Suite 830: 7,447 RSF (Full floor - 16,684 RSF)
<b>Floor 6</b>	Suite 610: 3,541 RSF; Suite 640: 3,020 RSF
<b>Floor 4</b>	Suite 401: 3,705 RSF; Suite 410: 717 RSF (Contiguous to 4,422 RSF)
<b>Floor 1</b>	Suite 150: 2,375 RSF; Suite 180: 5,210 RSF (Contiguous to 7,585 RSF)

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE



*Commonwealth Coffee Shop in  
Weston Centre*



*PNC Bank Lobby*

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Weston Centre

A vibrant office environment is an important tool for companies to recruit and retain the best talent. Tenants are increasingly seeking walkable amenities, contact with nature and a feeling of connectivity with the surrounding business ecosystem. The downtown office market - and Weston Centre - are ideally designed to meet these needs.

Weston Centre has undergone building updates that includes extensive lobby renovations, a stunning mosaic mural, upgraded outdoor seating areas, building conference centre, tenant fitness centre, locker rooms with showers and a grand fountain at the building's River Plaza.

Weston Centre has brought a new vision to the front plaza, *WESTON COMMON*, a modern outdoor public space with amenities guests can enjoy throughout the day. With more than 12,500 square feet to explore, this space will provide endless opportunities to relax, enjoy, get active, or even get some work done. This expanded outdoor space is the newest building amenity serving as an area for work and play.

## It's the place to be in Downtown San Antonio.

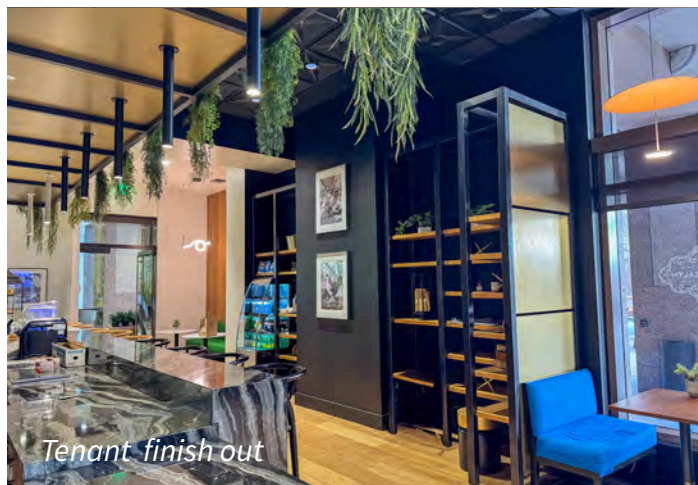
Visit [westoncentre.com](http://westoncentre.com)  
for more information



Lobby



Weston Common

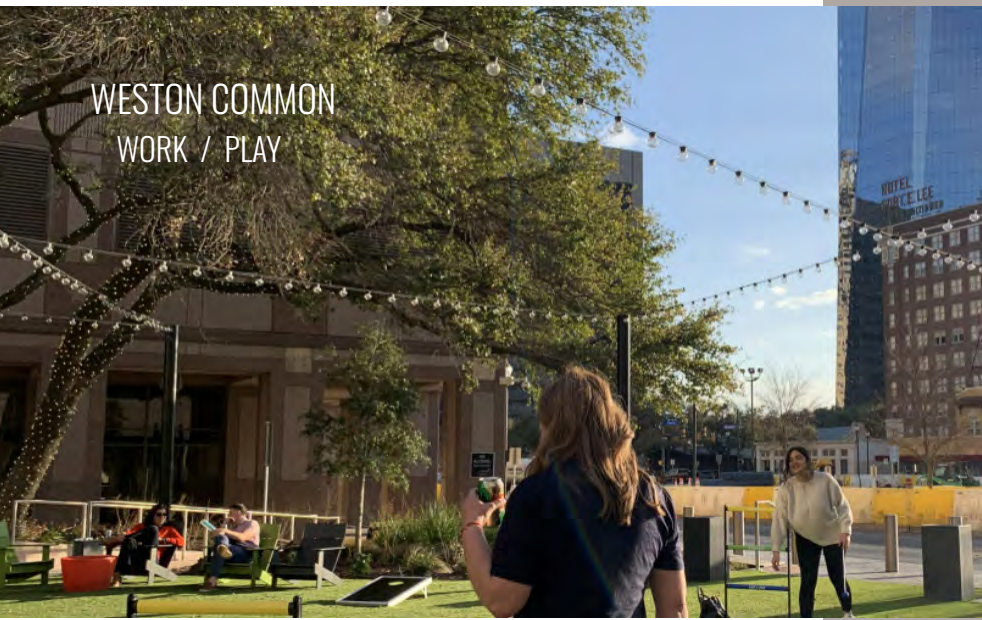


Tenant finish out

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## WORLD CLASS AMENITIES

Work in the heart of downtown San Antonio and enjoy unmatched amenities with a friendly staff! The team at Weston Centre strives for your convenience, comfortability, and success each day.

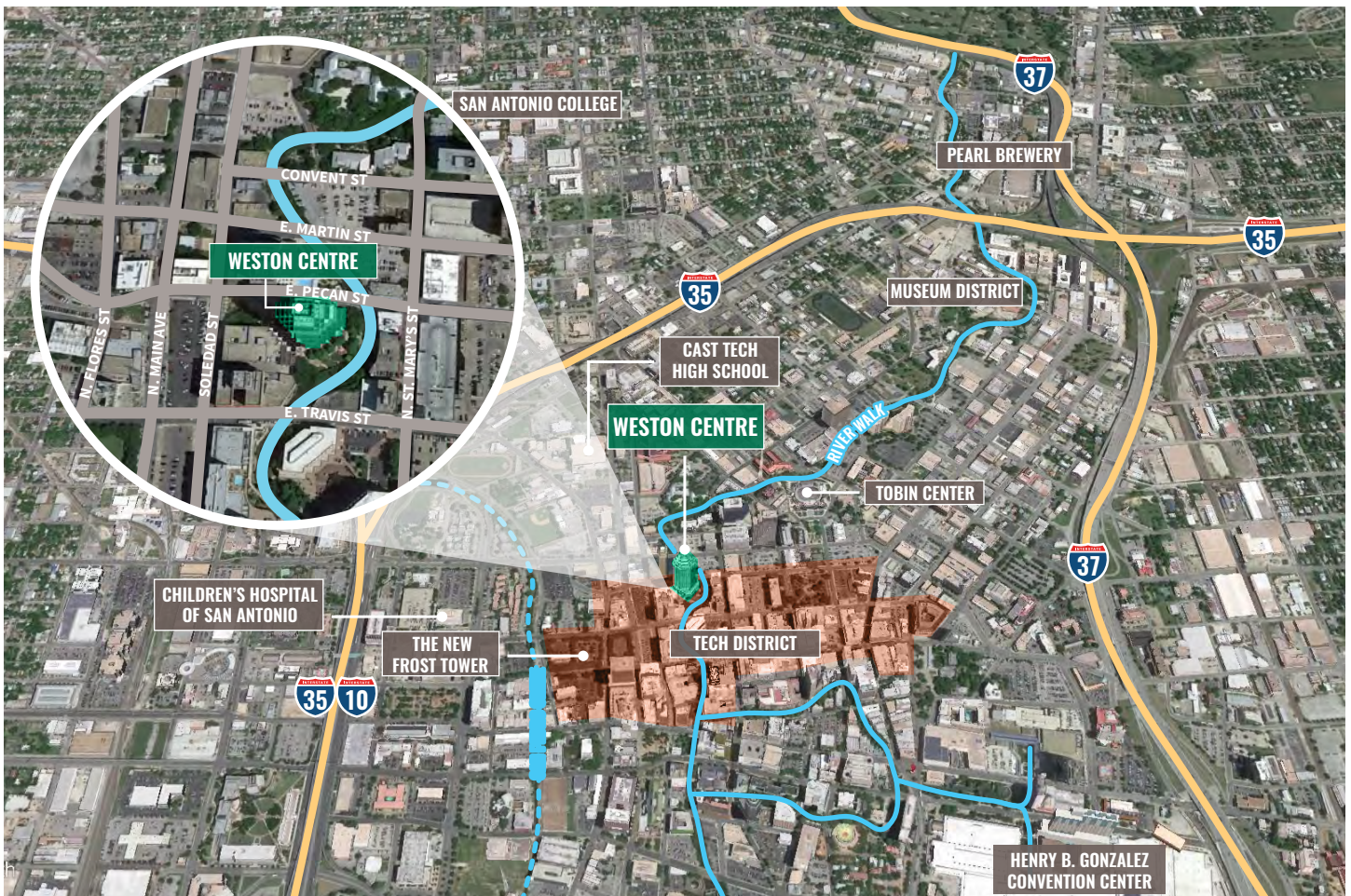


# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Downtown San Antonio Revitalized. Rejuvenated. Ready for your business.

Weston Centre is located in the heart of downtown, San Antonio's most exciting corridor. New developments are underway and more projects are announced on a now-constant basis: The San Pedro Creek restoration. A new headquarters facility for Frost Bank. An emerging tech district. A forward-thinking technology charter high school. A Tier 1 children's hospital. Innovative hotel projects. An array of residential options. A world-class performing arts center. All within a 10-minute walk of the iconic Weston Centre.

[Click to View Map](#)



 < 10 minutes from Weston Centre

 50+ restaurants + eateries

 50+ hotels

 1,300+ residential units



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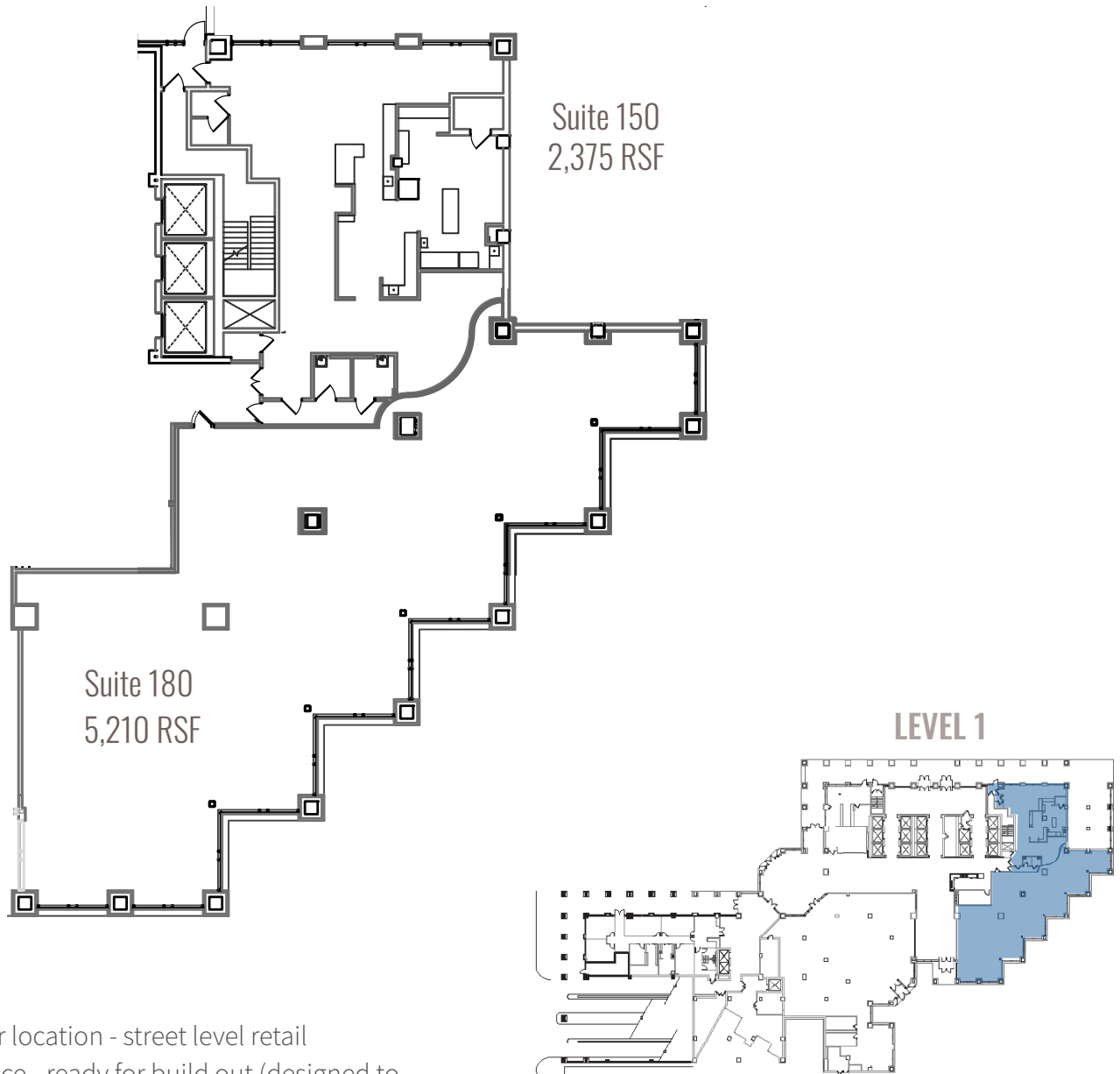




# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 1st Floor

Suite 150: 2,375 RSF }  
Suite 180: 5,210 RSF } *Contiguous to 7,585 RSF*

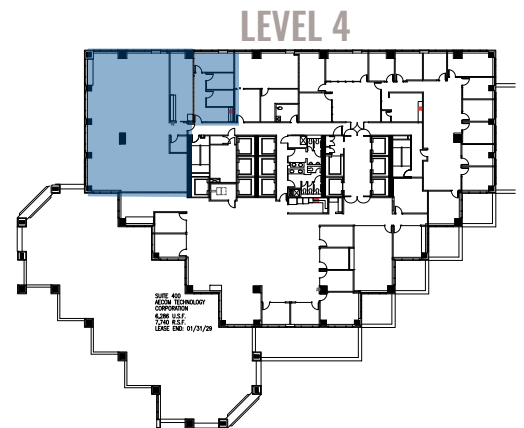
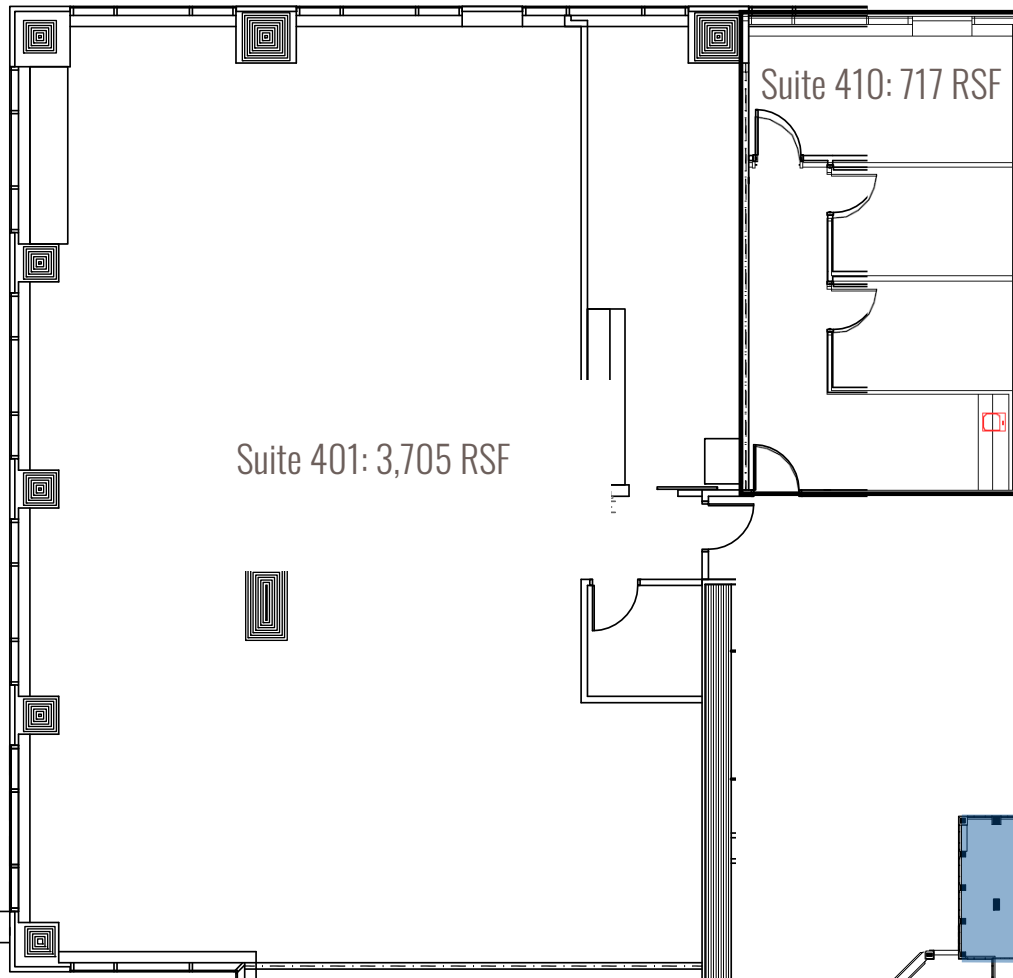


- First floor location - street level retail
- Shell space - ready for build out (designed to tenant's specs)
- View of beautiful outside common area

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 4th Floor

Suite 410: 717 RSF  
Suite 401: 3,705 RSF } *Contiguous to 4,422 RSF*



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 6th Floor

Suite 610: 3,541 RSF

Suite 640: 3,020 RSF



- Elevator lobby exposure
- Large breakroom
- Large conference room
- Open office area and private offices

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 8th Floor

Suite 800: 9,237 RSF }  
Suite 830: 7,447 RSF } *Full Floor: 16,684 RSF*

Suite 830  
7,447 RSF

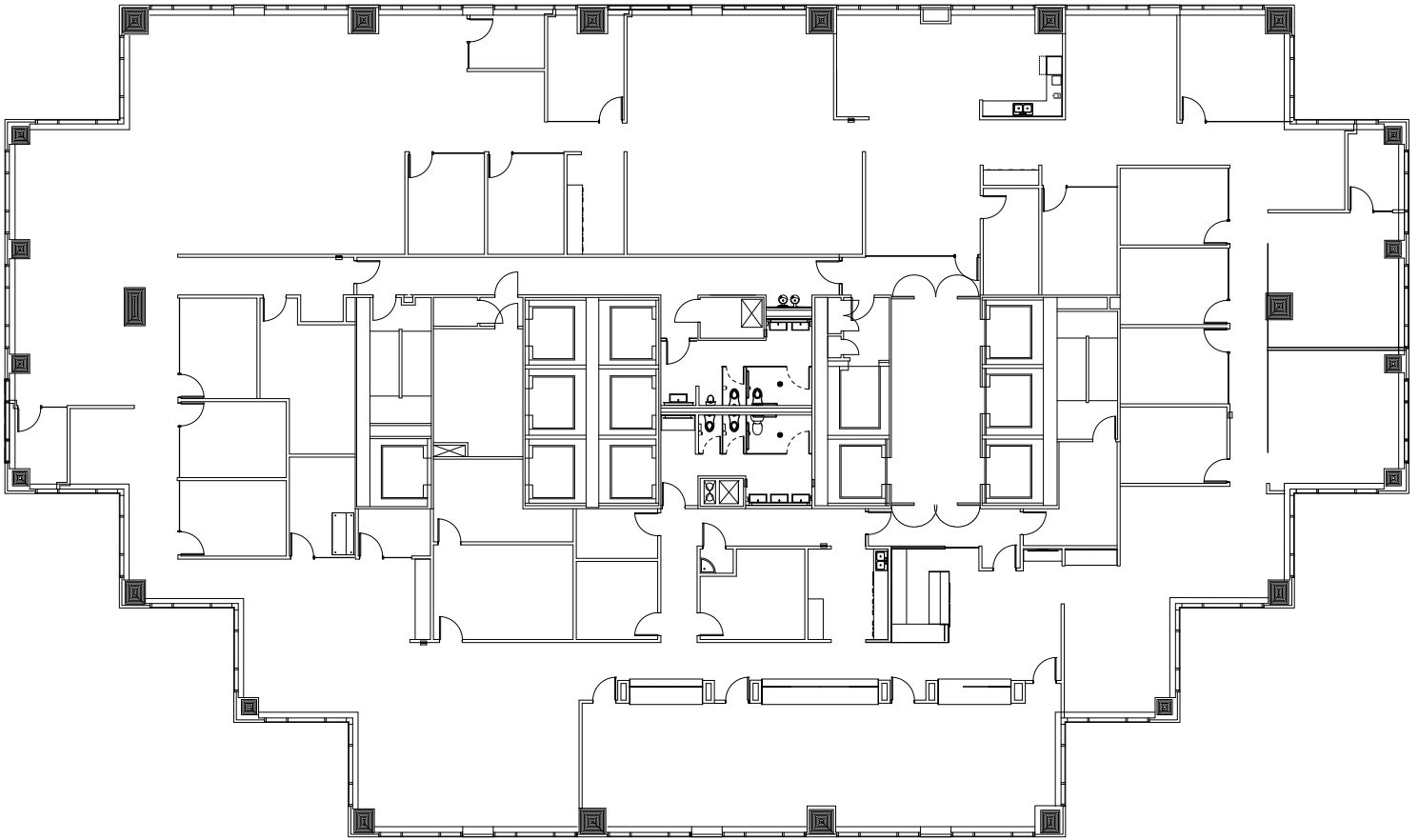


Suite 800  
9,237 RSF

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 9th Floor

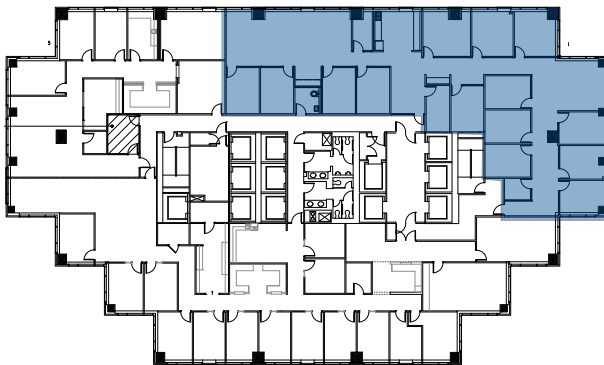
Suite 900: 16,685 RSF



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 10th Floor

Suite 1000: 5,873 RSF



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 11th Floor

Suite 1100: 16,670 RSF



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 12th Floor

Suite 1200: 12,702 RSF



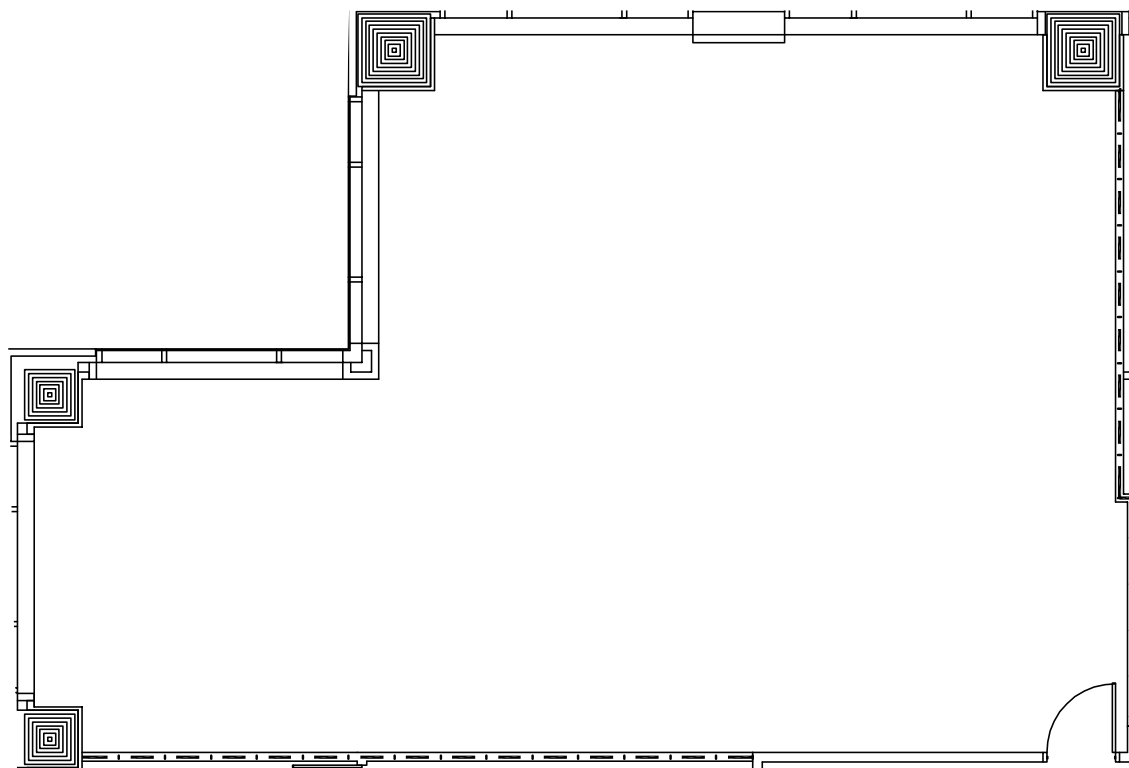
- Class A finishes
- Great views of San Antonio skyline



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 13th Floor

Suite 1370: 1,727 RSF



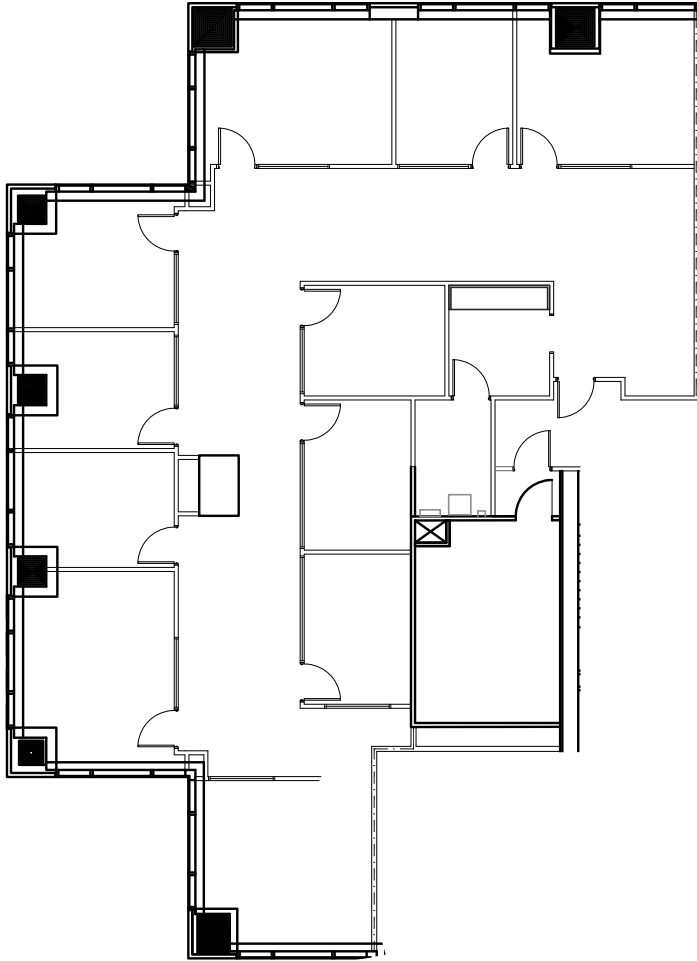
### LEVEL 13



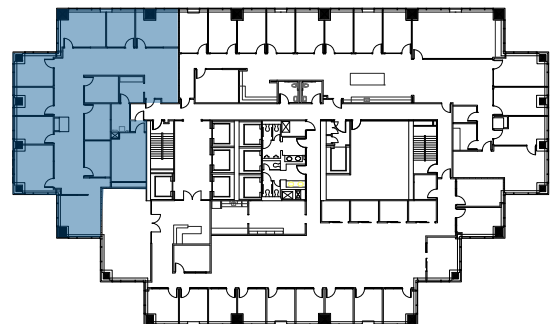
# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 15th Floor

Suite 1530: 3,834 RSF



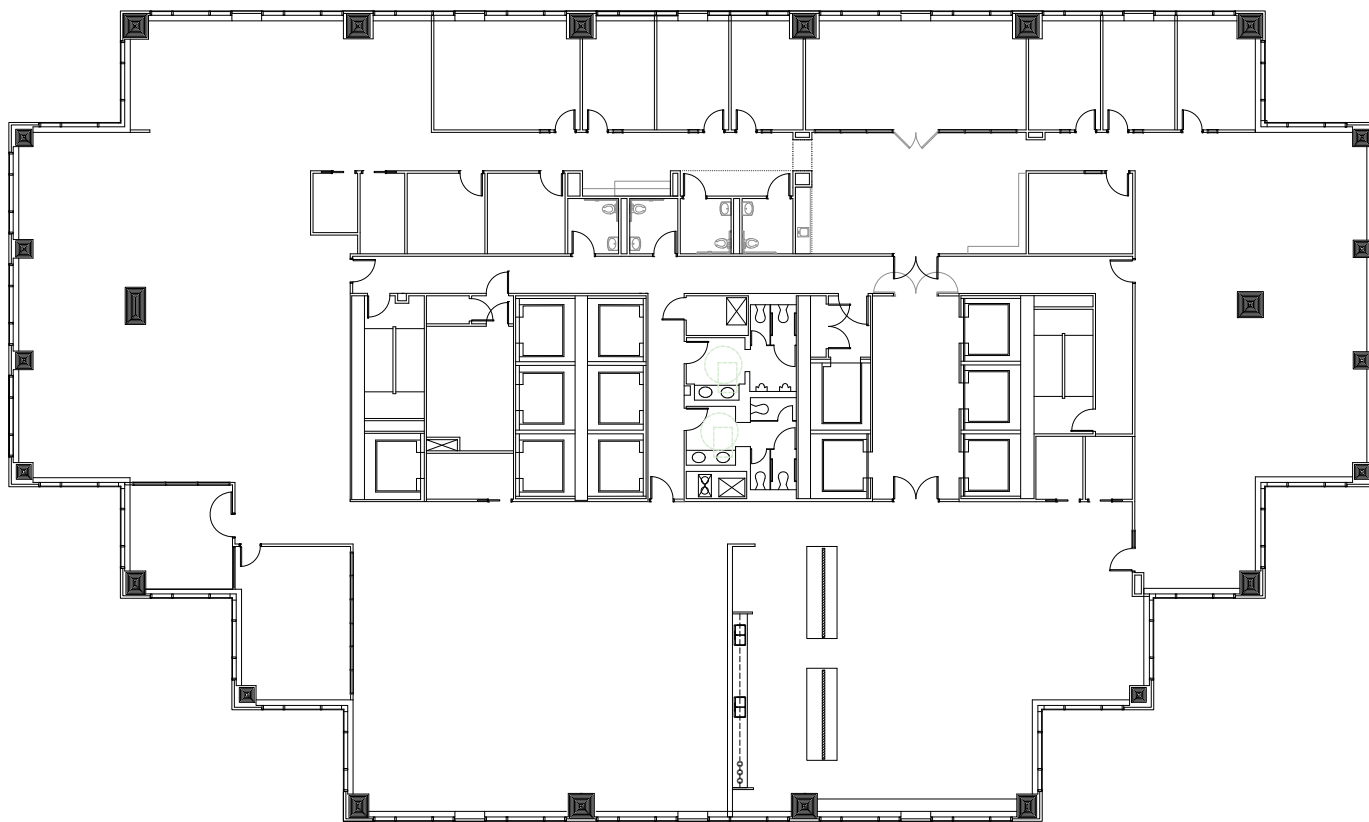
LEVEL 15



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 17th Floor

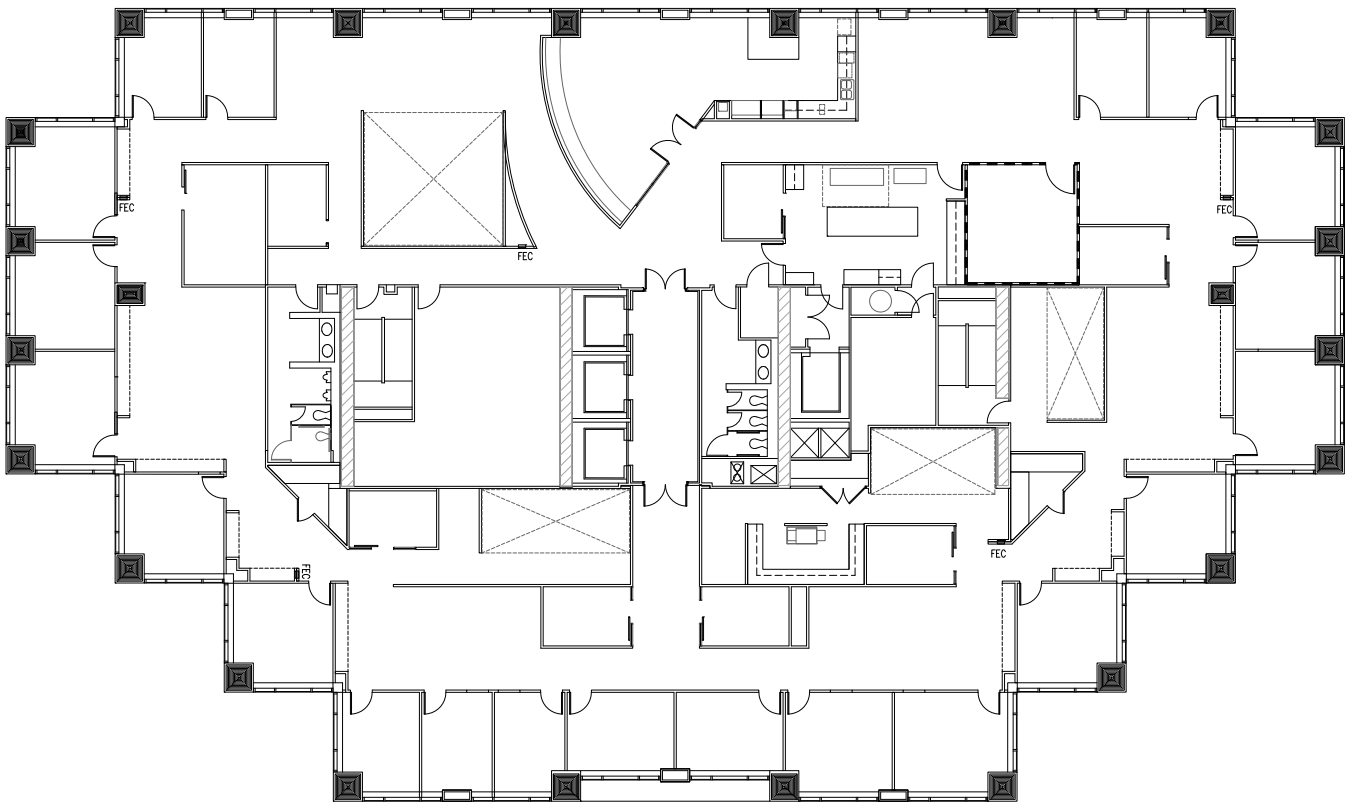
Suite 1700: 16,961 RSF



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 25th Floor

Suite 2500: 17,317 RSF

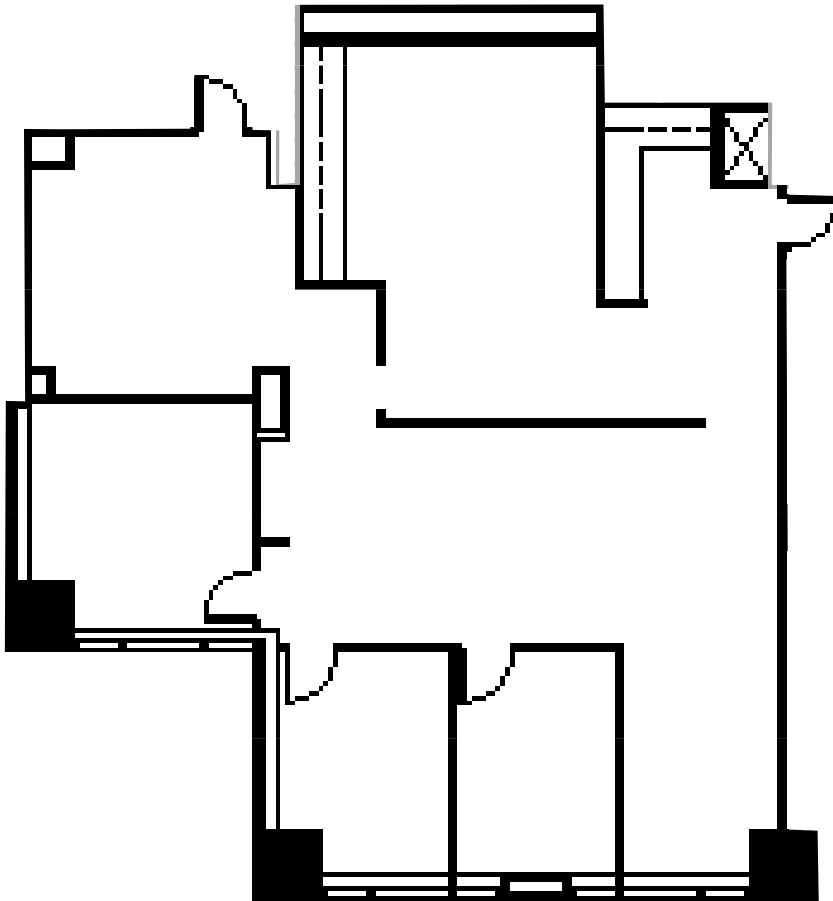


- Class A finishes
- Ready for move-in
- Great views of San Antonio skyline

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 26th Floor

Suite 2615: 2,566 RSF



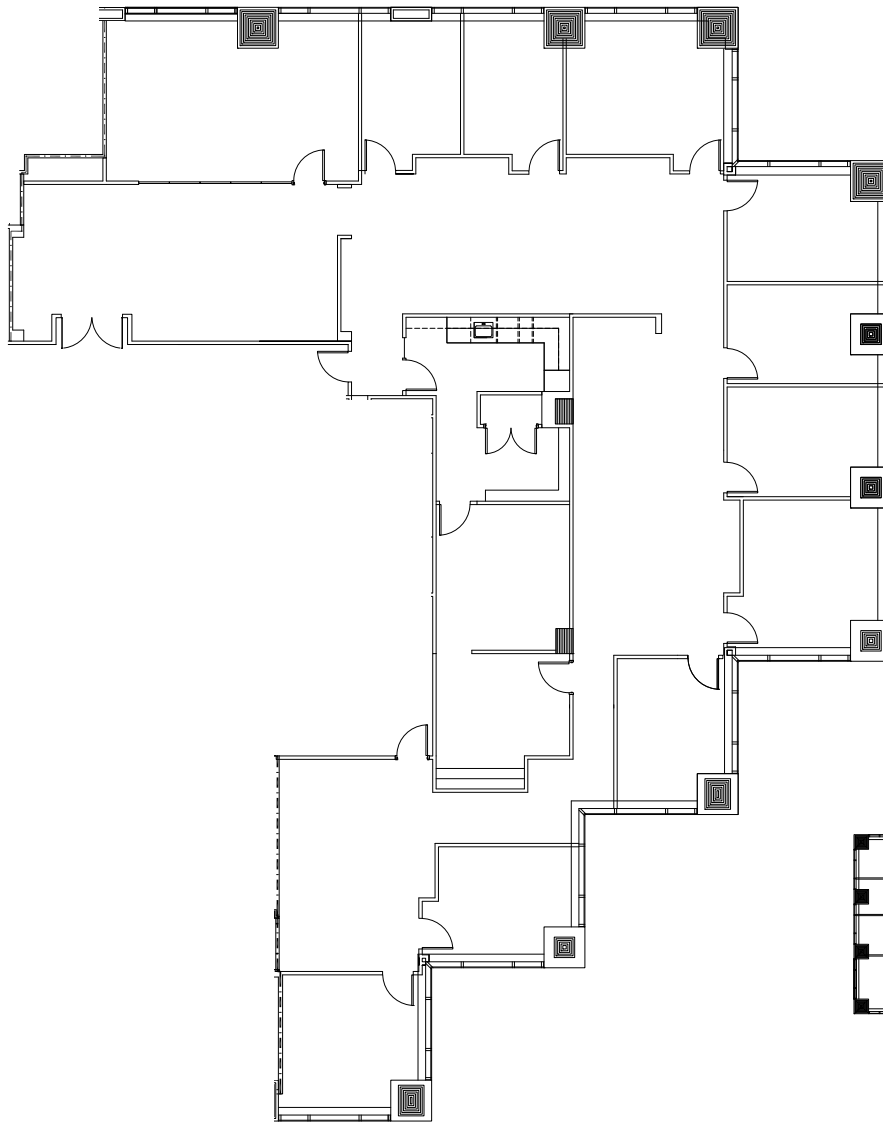
LEVEL 26



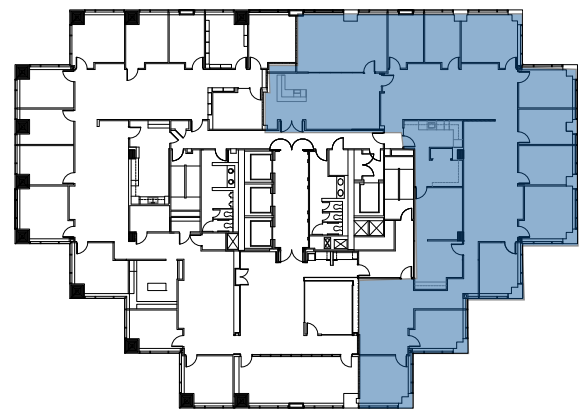
# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 27th Floor

Suite 2750: 6,137 RSF



LEVEL 27

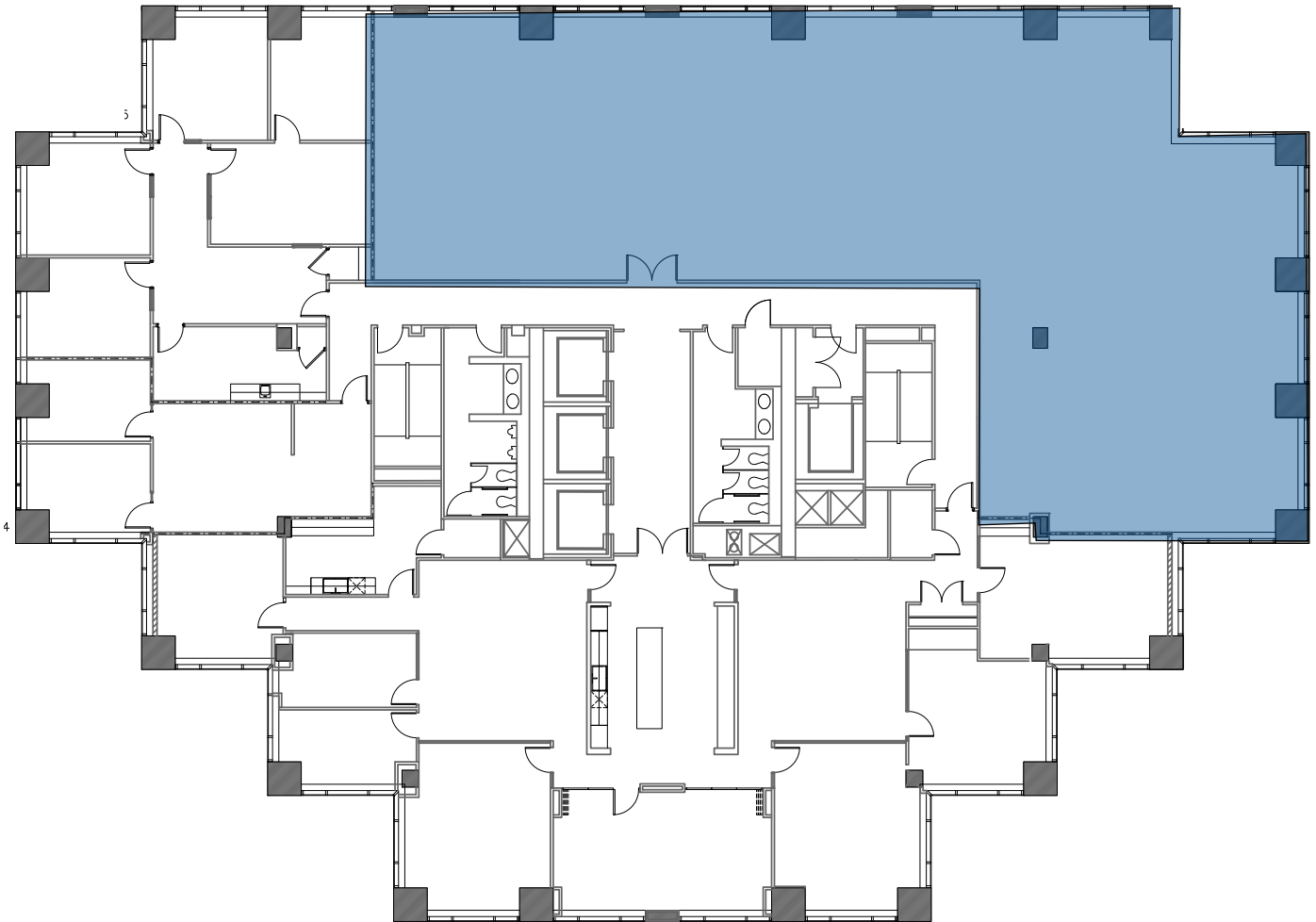


# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 28th Floor

Suite 2810: 5,611 RSF

Suite 2810  
5,611 RSF



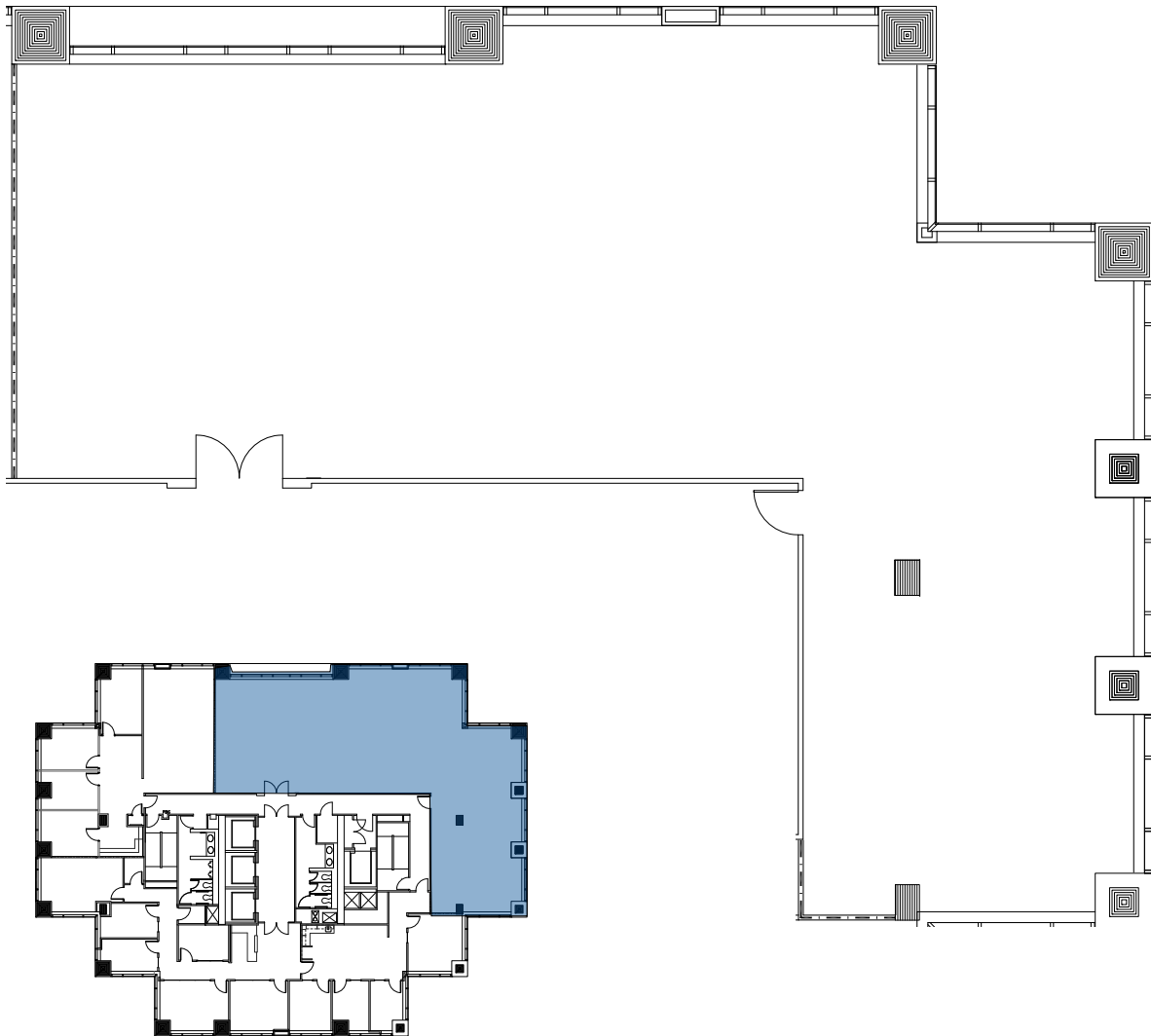
### Suite 2810

- Elevator lobby exposure
- Great views

# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Floor Plan - 29th Floor

Suite 2930: 3,847 RSF



### Suite 2930

- Panoramic views of downtown and the Riverwalk
- Elevator lobby exposure



# WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

## Highway Access

Situated in the northwestern quadrant of downtown San Antonio, Weston Centre is easily accessible via Interstate 10, Interstate 35 and US Highway 281/Interstate 37, providing superior transit to all of the city's enclaves and suburbs. Major thoroughfares including San Pedro Avenue and Broadway Street also conveniently deposit tenants at the front door of Weston Centre, offering multiple options for ingress and egress at the property.

**CLICK ON HIGHWAY TO VIEW SPECIFIC ROUTE OR [HERE](#) TO VIEW ALL ROUTES**





# 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.

<u>Endura Advisory Group, GP, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>581037</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>James G. Lundblad</u> Designated Broker of Firm	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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