



For Lease: 7,616 SF – 16,353 SF

Situated in the heart of downtown San Antonio, 214 E Travis offers users a prime retail location just minutes from the Riverwalk and other tourist attractions. The property is strategically located just minutes from Highway 281 and I-10. The project consists of three levels totaling 16,353 square feet. With a designated D zoning of Downtown District, the site should support a variety of different retail uses with the previous use being a gym. The project is also mere minutes away from the St. Anthony Hotel, newly Renovated Gunther Hotel, Majestic Theatre, Travis Park, and much more. With the renewed interest in revitalizing downtown, this creative flex space would be ideal for a 2nd generation gym or other entertainment hub.

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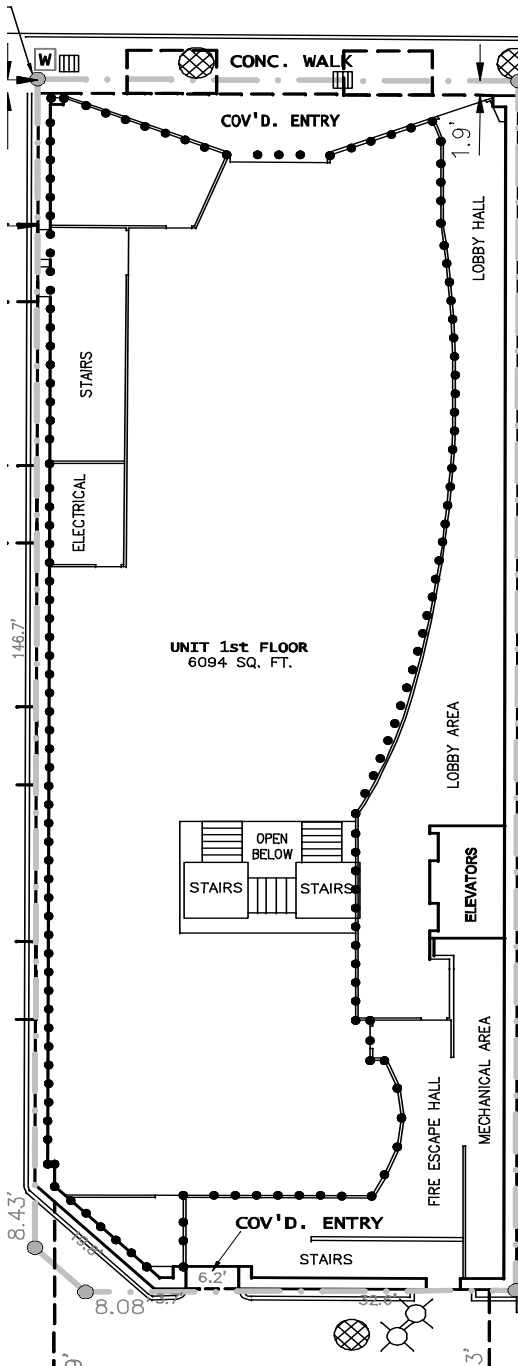


Facts

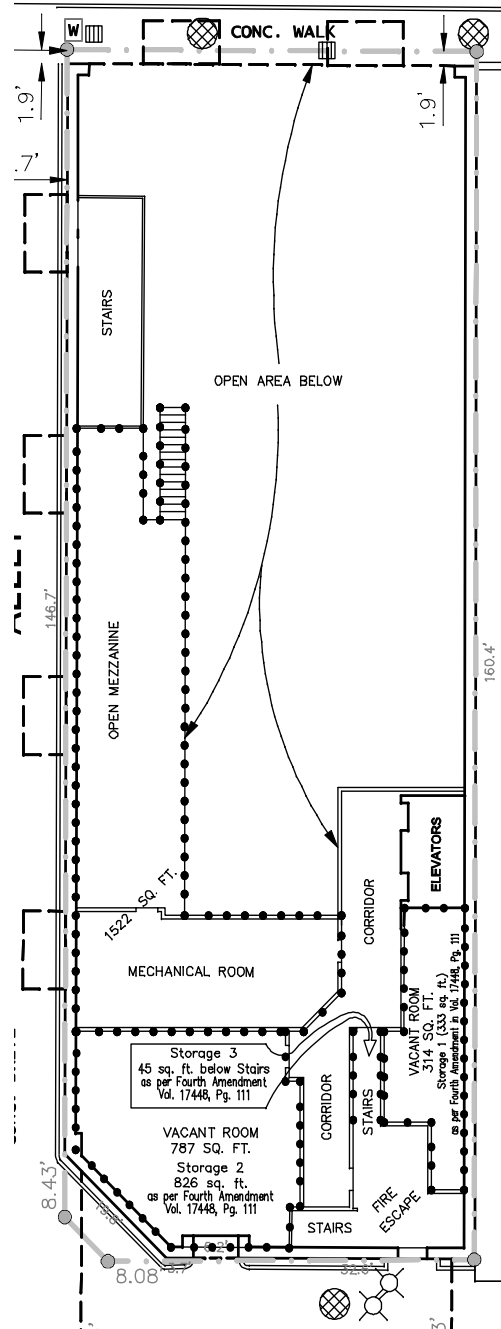
- Address: 214 E Travis Street, San Antonio TX 78205
- Space Available: 7,616 SF – 16,353 SF
- Asking \$14-18 / SF plus NNN expenses estimated to be \$6.00/ SF
- Negotiable TI packages
- Previous Gold's Gym Location
- Legal address: NCB 407 BLDG 1ST FLOOR UNIT 1ST FLOOR TRAVIS PARK LOFTS CONDOS
- Owner: BRAZORIA SMITH LEASE LLC
- Zoning: D - Downtown District

Site Plan

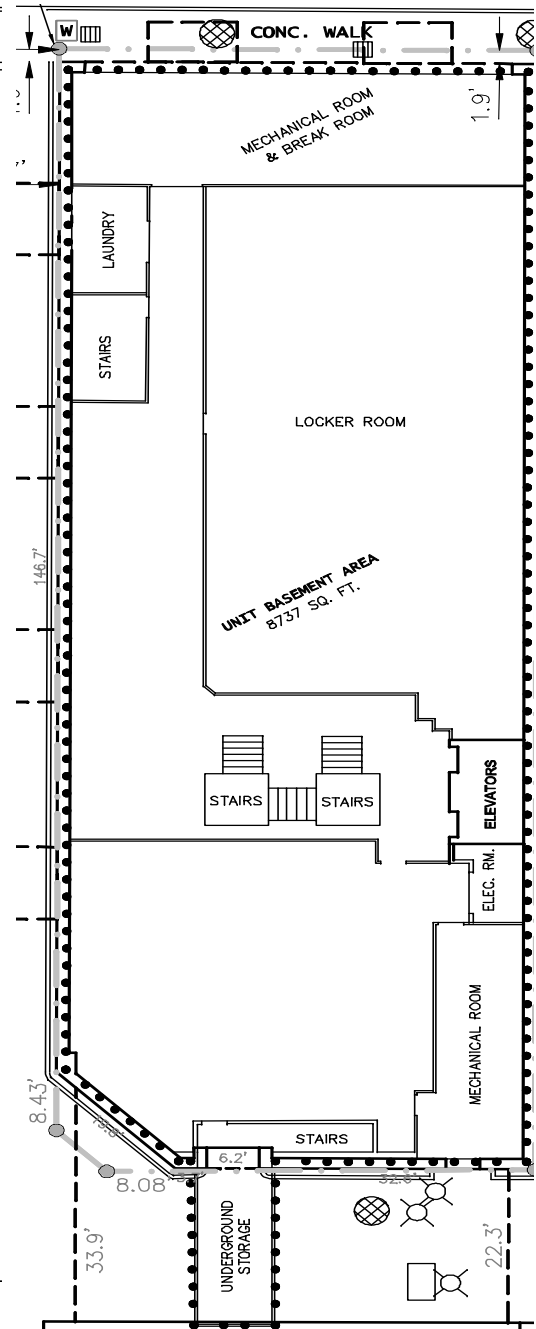
First Floor



Mezzanine



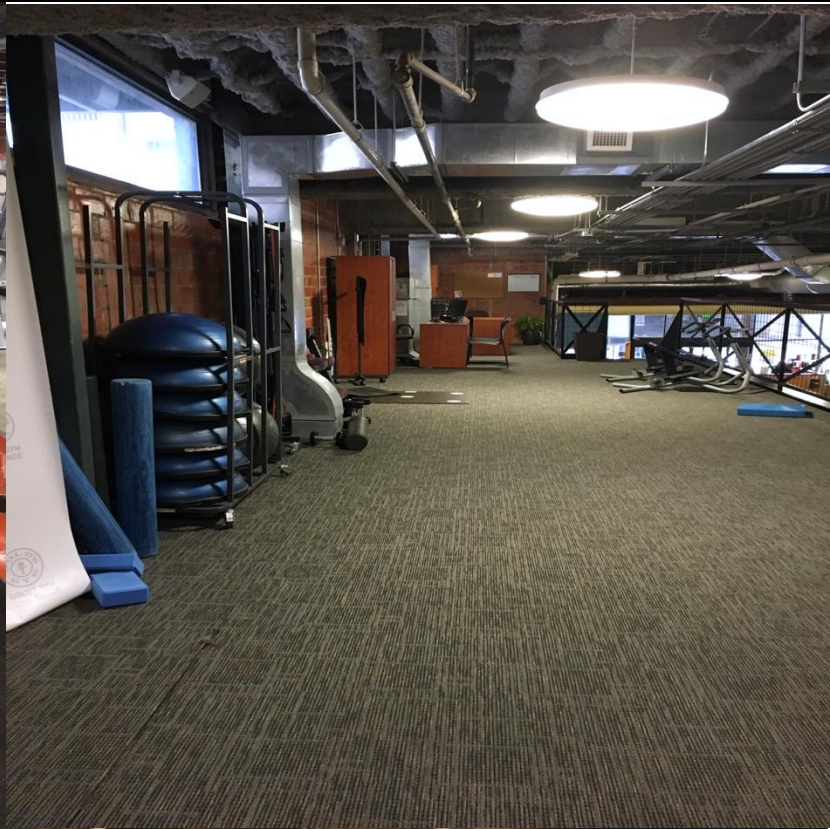
Basement



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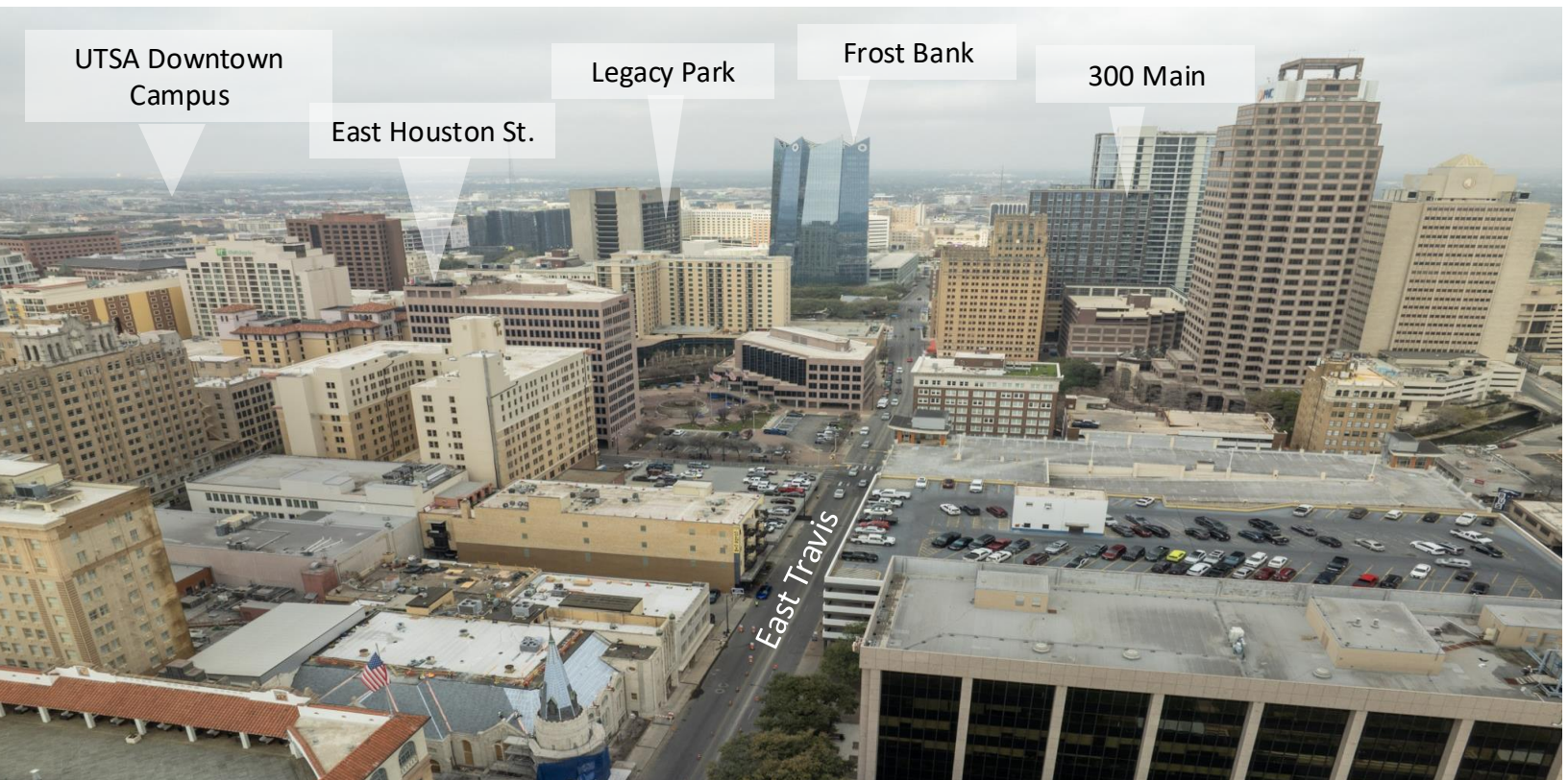
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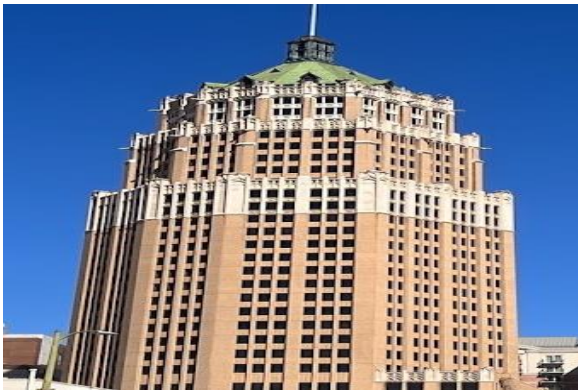
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New Residential Developments in Downtown SA



300 Main -- 354-unit Class AA multifamily development within the heart of Downtown San Antonio. Situated on the corner of East Travis Street and North Main Avenue located in Downtown San Antonio, the development is the first high-rise multifamily tower in the city, satisfying the demand from the growing contingent of high-income renters in the market for true urban living. As the only residential high rise in Downtown, the 32-story tower offers breathtaking, unobstructed views of San Antonio showcased on the twenty-fifth floor Sky Lounge.



San Antonio's iconic Tower Life building is adopting a new look. Developers Ed Cross, Alamo Capital Partners, McCombs Enterprises, and J. Jeffers & Co. are combining their efforts to convert the 95-year-old office into a mixed-income apartment tower. Crews have begun the work to convert the office building into a 244-unit residential tower with food and beverage spaces at street level and along the River Walk. On the outside, additional doors and windows will be installed throughout the building to accommodate incoming tenants. The first six floors of will be turned into urban loft apartments. The redevelopment is expected to be completed Summer 2026



Travis Building—The historic Travis Building, once a prominent office space, has been transformed into 63 luxury apartments featuring state-of-the-art amenities while preserving its architectural heritage. Ideally located along the San Antonio Riverwalk in the heart of the Central Business District, this 10-story landmark now offers a blend of sophisticated living and vibrant commercial spaces, including 20,000 square feet of retail and office areas. Completed Q2 2025.



The Floodgate -- Amid the vibrant history of San Antonio, where the echoes of the past meet the pulse of the present, a new icon emerges. This ultra-modern, hexagonal residential tower, crafted by the architectural firm Rhode Partners, is poised to redefine the skyline of San Antonio. Located at 143 East Commerce Street, near the storied floodgates of the San Antonio River Walk and the historic Main Plaza. The Floodgate opened May 2023.

New Commercial Developments in Downtown SA



UTSA Downtown Campus -- In October 2023, UTSA broke ground on the new building that was designed and constructed through the partnership of Overland, Gensler and Turner Construction. San Pedro II is expected to be 180,000 square feet with a total project cost of \$131 million. With a focus on indoor/outdoor connections and reconfigurable spaces for multipurpose use, the building will be designed with innovation and adaptability in mind to serve UTSA students, faculty and staff downtown for decades to come. Construction on the new building is expected to be completed in October 2025, with the building opening for students in January 2026.



San Pedro Creek Culture Park -- located on the western edge of downtown, exemplifies beauty with purpose, as it serves as vital infrastructure for a growing downtown. Bexar County and the San Antonio River Authority, in coordination with the City of San Antonio, have restored San Pedro Creek's natural environment and created a world-class linear park. Once fully complete, the San Pedro Creek Culture Park is expected to spur a \$1.5 billion economic impact by creating 2,100 new housing units, 1,428 new downtown employees, 7,300 new downtown residents, a 150 percent increase in new property value and \$227 million in ad valorem tax revenues.



Kimpton Hotel -- San Francisco-based Kimpton Hotels & Restaurants opened San Antonio's first Kimpton Hotel in Downtown San Antonio in late 2024. Part of IHG Hotels & Resorts' Luxury & Lifestyle Collection, the upper-tier, 347-room hotel is near the historic Hemisphere Park and the Henry B. Gonzalez Convention Center. The 10-story hotel will feature a rooftop pool, lounge, bars and restaurants as well as more than 10,000 square feet of meeting and event space. The hotel is owned and operated by White Lodging.



InterContinental San Antonio Riverwalk -- IHG Hotels & Resorts' luxury InterContinental brand has expanded into San Antonio with the renovation of a former Wyndham hotel along the Riverwalk. Owned by the Scarlett Hotel Group, the hotel features 410 rooms, 40,000 square feet of meeting space, restaurants and bars, and a rooftop pool. The project is expected to be completed by late 2024. It is the first of the InterContinental brand in San Antonio and the city's 14th luxury-class hotel — the eighth one downtown. Opened Spring 2023.

The Future of Downtown SA



Project Marvel -- In November 2024, the City unveiled a plan for a Sports and Entertainment District in downtown San Antonio. The District will include an expansion of the Henry B. Gonzalez Convention Center, a new Convention Center Hotel, a land bridge over I-37 to connect the East Side to downtown, improvements to the Alamodome, renovation of the John Woods Courthouse into a live entertainment venue, mixed-use development, enhanced infrastructure, and a new Spurs arena.



La Villita -- MLSA Ventures has announced plans to redevelop the historic La Villita Assembly Hall in San Antonio into a food and beverage project featuring 49,993 square feet of leasable space. Renovations to the building, which was originally constructed in 1958, are scheduled to begin in the second quarter of 2025. In addition to space for food and beverage concepts, the redevelopment will include public patios and a large outdoor bar with a beer garden. Completion is expected for 2027.



New Minor League Baseball Stadium -- Council members voted 9-2 to approve the broad strokes of a deal with Bexar County, downtown developer Weston Urban, and the San Antonio Missions' ownership group, known as Designated Bidders. The plan would create a \$160 million stadium for the San Diego Padres' AA affiliate along San Pedro Creek in downtown San Antonio. Construction of the ballpark will begin after breaking ground on Phase 1 and is expected to be completed in time for opening day in April 2028.



San Antonio International Airport (SAT) -- Designed by the architecture firm Corgan along with Lake Flato Architects the new terminal will be 800,000 square feet — bigger than the two existing terminals combined — and built west of Terminal B in an area now used for parking. Those two terminals will be linked as one and connected to Terminal A by a concourse. At \$1.68 billion, the airport's expansion is the largest capital project in the city's history. City officials broke ground on the project in early December and site work began the following day. Expected completion is 2028.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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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 Designated Broker of Firm	 License No.	 Email	 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

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John Cummings

Information available at www.trec.texas.gov

IABS 1-0 Date

Kang Package

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