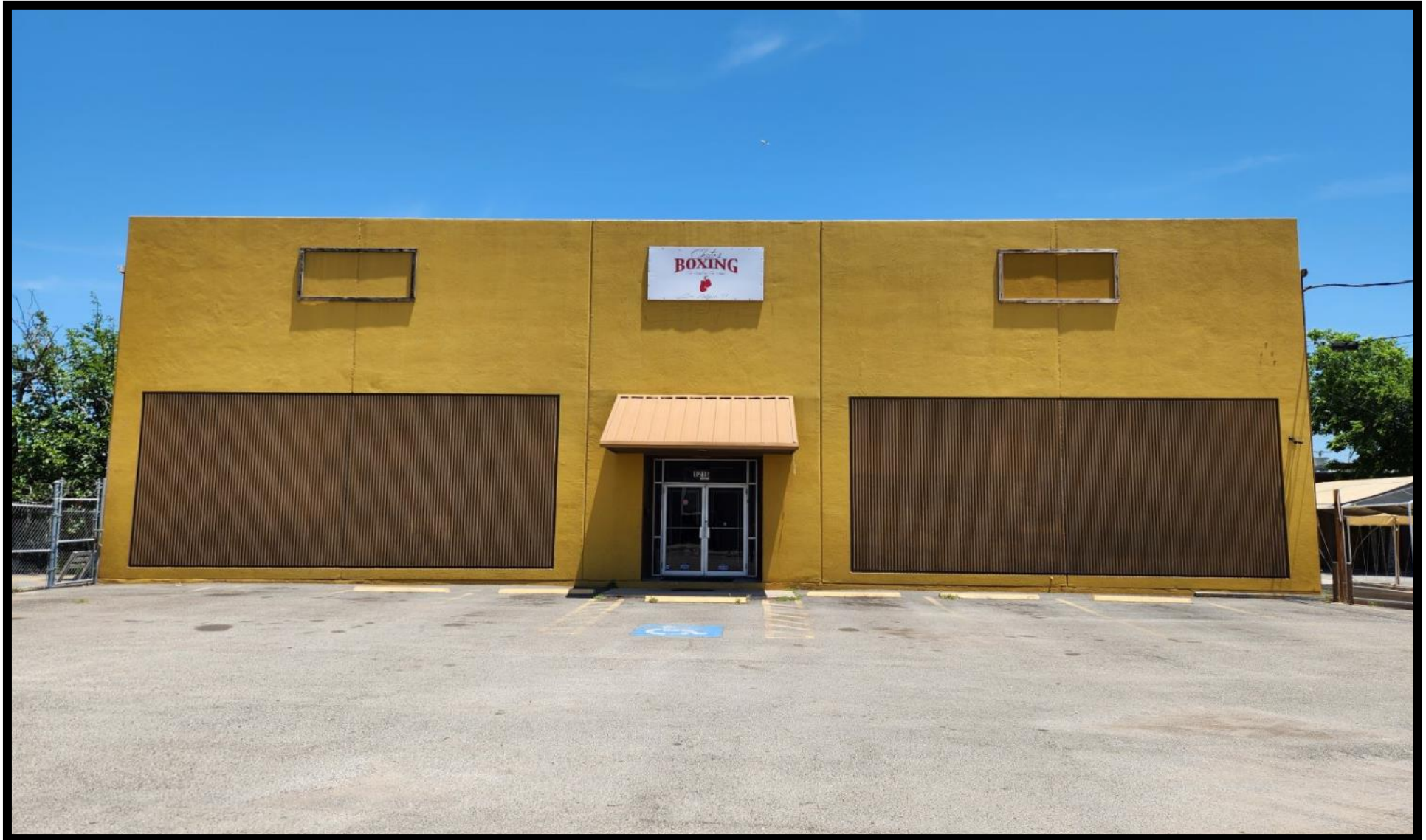


Office/Industrial/Flex For Lease

# THE HOEFGEN AVENUE BUILDING

1216 HOEFGEN AVENUE, SAN ANTONIO, TX 78210

**YENDO** COMMERCIAL  
REAL ESTATE  
COMPANY



STEVE YENDO 210.771.0334 STEVE@YNDOCO.COM



YENDO COMMERCIAL REAL ESTATE CO.

WWW.YNDOCO.COM

## Office/Industrial/Flex - For Lease

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### DESCRIPTION

A hard-to-find flex office/warehouse or retail use tilt-wall facility in the near CBD area totaling approximately 16,000 SF on two floors. First floor is primarily open warehouse/production space with a shop/receiving office and 2nd floor is general office finish. Ceiling heights of 10' with two 10' x 10' grade level OH doors, gas fired space heaters and restroom on 1st fl. Drop ceiling at 8' with possible 10' min to joist at 2nd floor office. Up to 90 car parking or outside storage on 1.14 acre site, fully paved. Zoned I-1 Industrial.

### LOCATION

Located at 1216 Hoefgen Avenue between Florida St & Carolina St at the Florida/Carolina diamond interchange on I-37/281. High visibility with excellent on/off access to I-37/281 and then to I-10 and I-35, and quick access to downtown via Cesar Chavez or to the Alamodome and Sunset Station via Hoefgen Avenue.

### BUILDING

**Total Building:** 16,000 SF (incl 2nd Fl office)  
**Office:** 200 SF 1st Fl, 8,000 SF 2nd Fl  
**Clear Height:** 10' to joist 1st fl & 2nd fl, 8' drop ceiling 2nd fl ofc.  
**Loading:** Two (2) Grade Level OH Doors 10' x 10'  
**Utilities:** 3 Ph, 120/208 Volt, 600+ Amps. Heavy Gas.  
**Construction:** Tilt-wall with metal roof, circa 1970s est.



### LAND SIZE

1.14 Acres, fully paved

### ZONING

I-1, Industrial

### UTILITIES

All available, 3 Phase Power 120/208 Volt, 600+ amps

### LEASE RATE

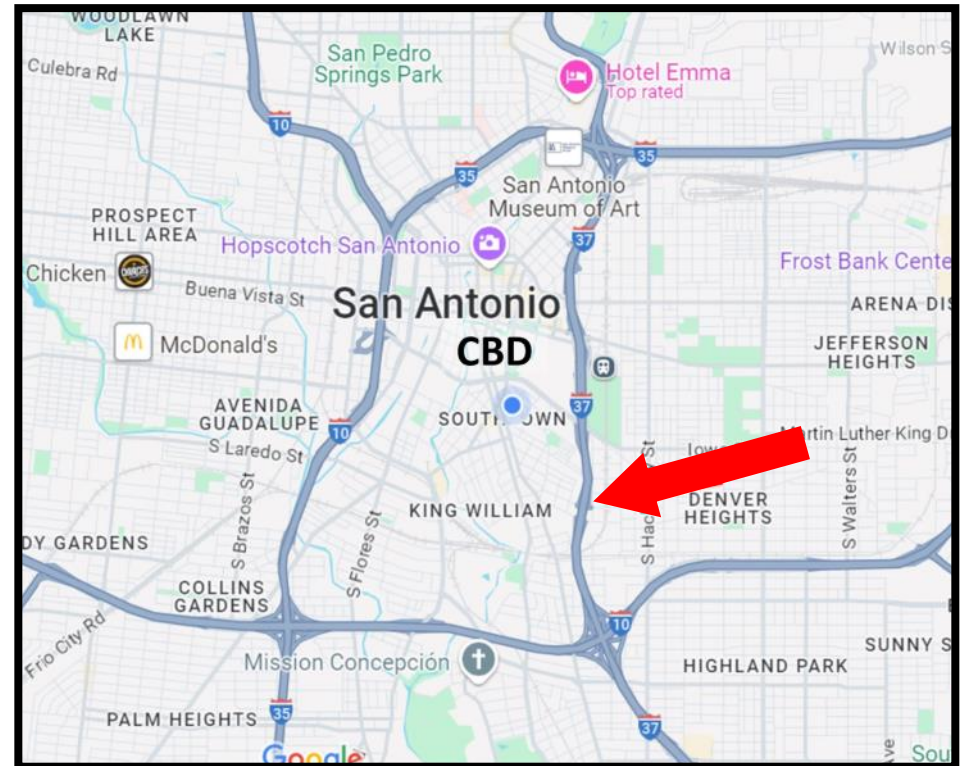
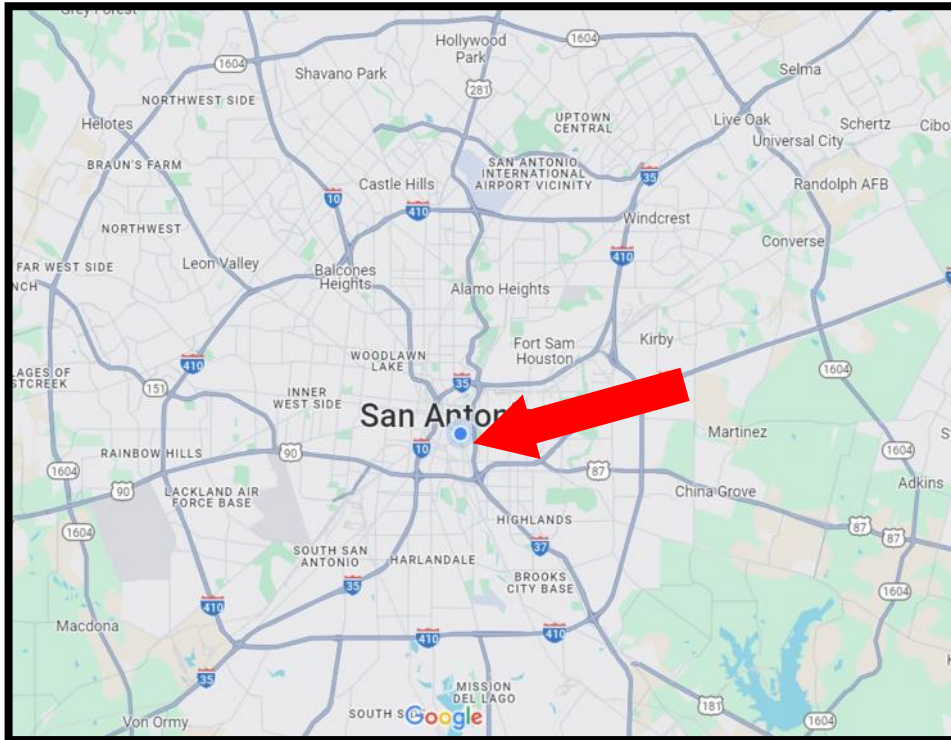
\$9.00/SF/Yr on a Net Lease Basis (est \$3.00/SF/Yr)  
TI Negotiable. Offices retro-fit to suit.

**Steve Yndo, CCIM, SIOR - [steve@yndoco.com](mailto:steve@yndoco.com) - 210.771.0334 - [yndoco.com](http://yndoco.com)**

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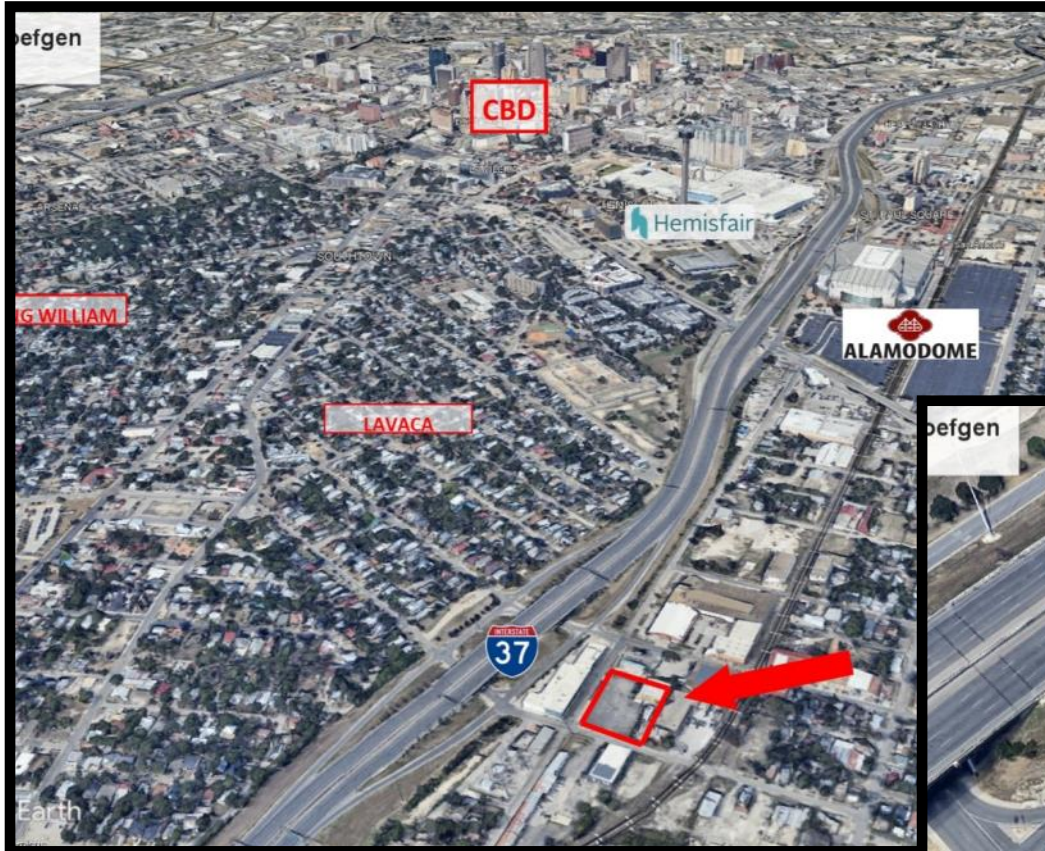
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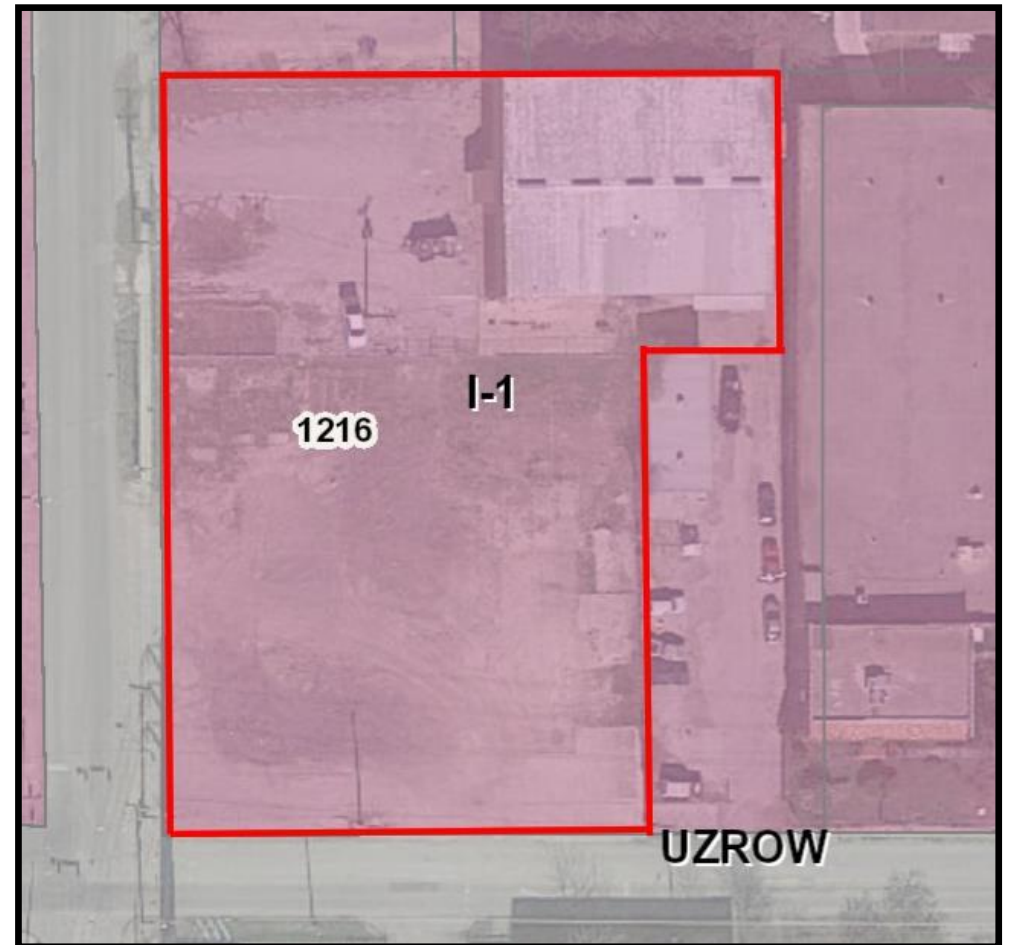
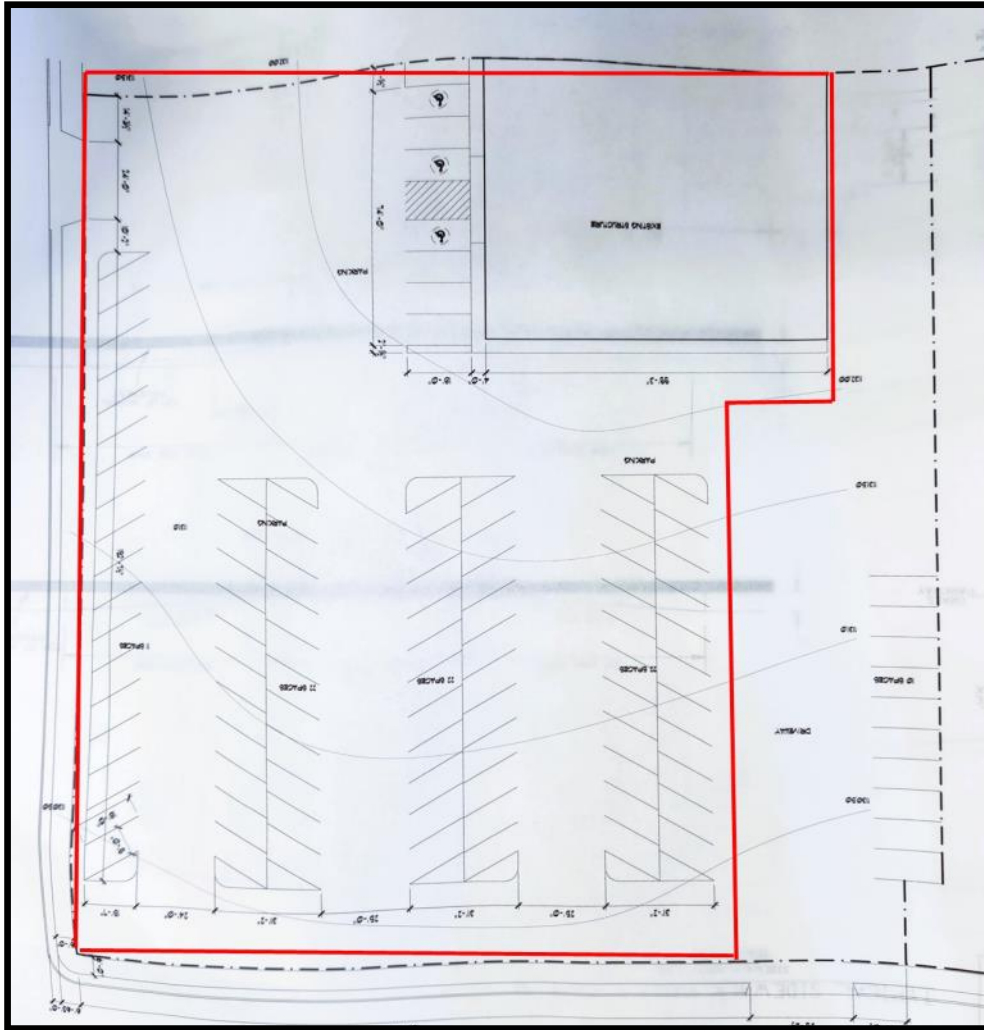
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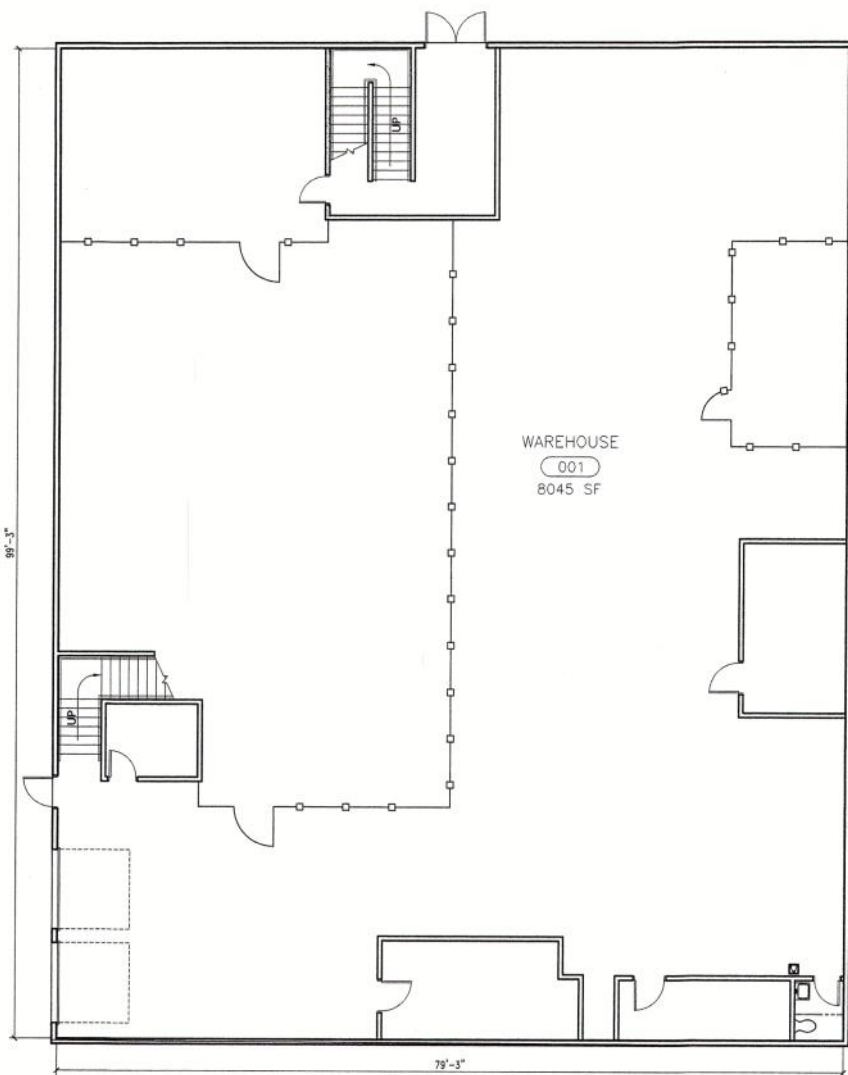


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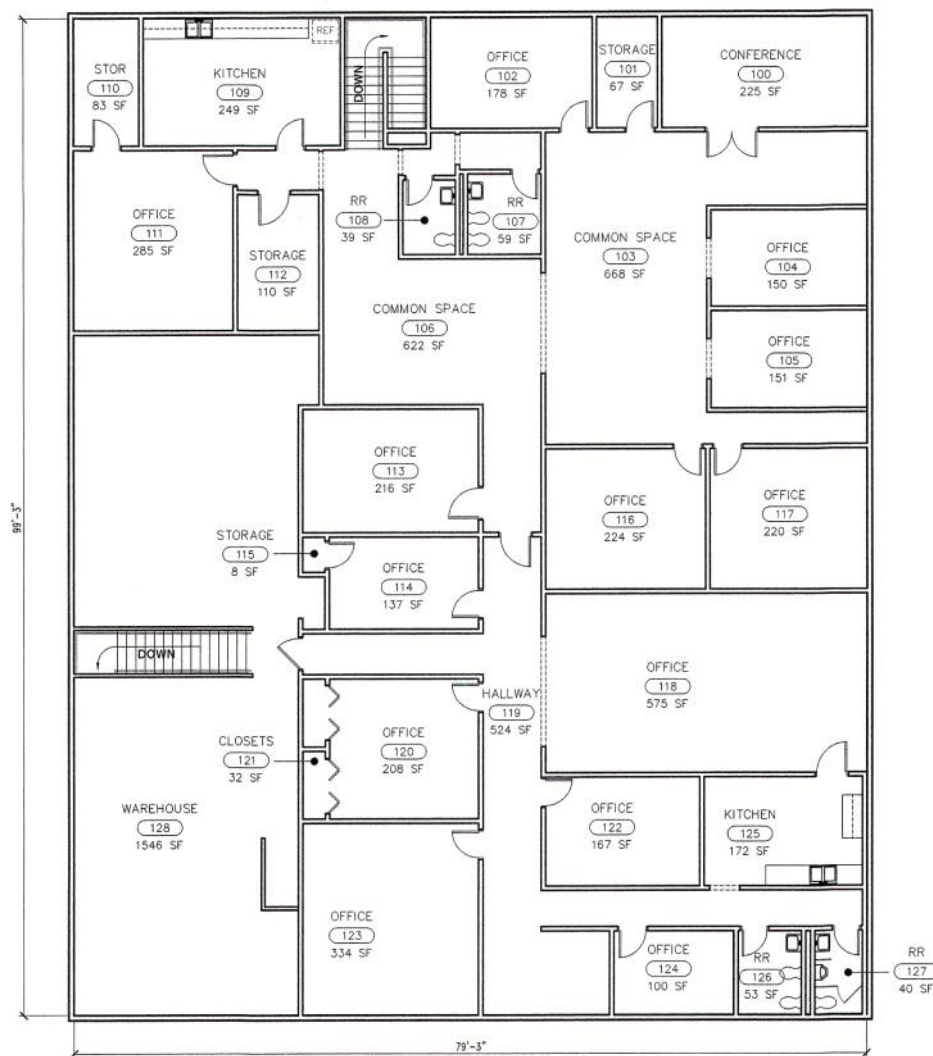
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# Office/IndustrialFlex - For Lease

## 1216 HOEFGEN AVENUE, SAN ANTONIO, TX



 **1ST FLOOR PLAN- AS BUILT**  
SCALE: 1/8" = 1'-0"



 **2ND FLOOR PLAN- AS BUILT**  
SCALE: 1/8" = 1'-0"

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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.

2-10-2025



#### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>Yndo Commercial Real Estate Co.</u>		<u>steve@yndoco.com</u>	<u>(210)771-0334</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Stephen W. Yndo</u>	<u>0346184</u>	<u>steve@yndoco.com</u>	<u>(210)771-0334</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Stephen W. Yndo</u>	<u>0346184</u>	<u>steve@yndoco.com</u>	<u>(210)771-0334</u>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Yndo Commercial Real Estate Co, 935 S. Alamo San Antonio, TX 78205  
Stephen Yndo

Phone: 210.225.0334 Fax: 210.568.4234  
www.lwof.com

IABS 1-1  
Forms

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