

BROADWAY BUSINESS PARK

9901 Broadway Street
San Antonio, TX 78217

SAN ANTONIO
NORTH CENTRAL

FOR LEASE

FLEX SUITES AVAILABLE FOR LEASE

±3,270 - ±5,040 SF



LEASED BY

CBRE

PROPERTY OVERVIEW

Broadway Business Park offers a strategically positioned base of operations with frontage along Broadway Street, benefiting from high visibility and easy access. This property offers features such as tilt-up concrete panel construction and inviting glass storefronts.

AVAILABILITY:

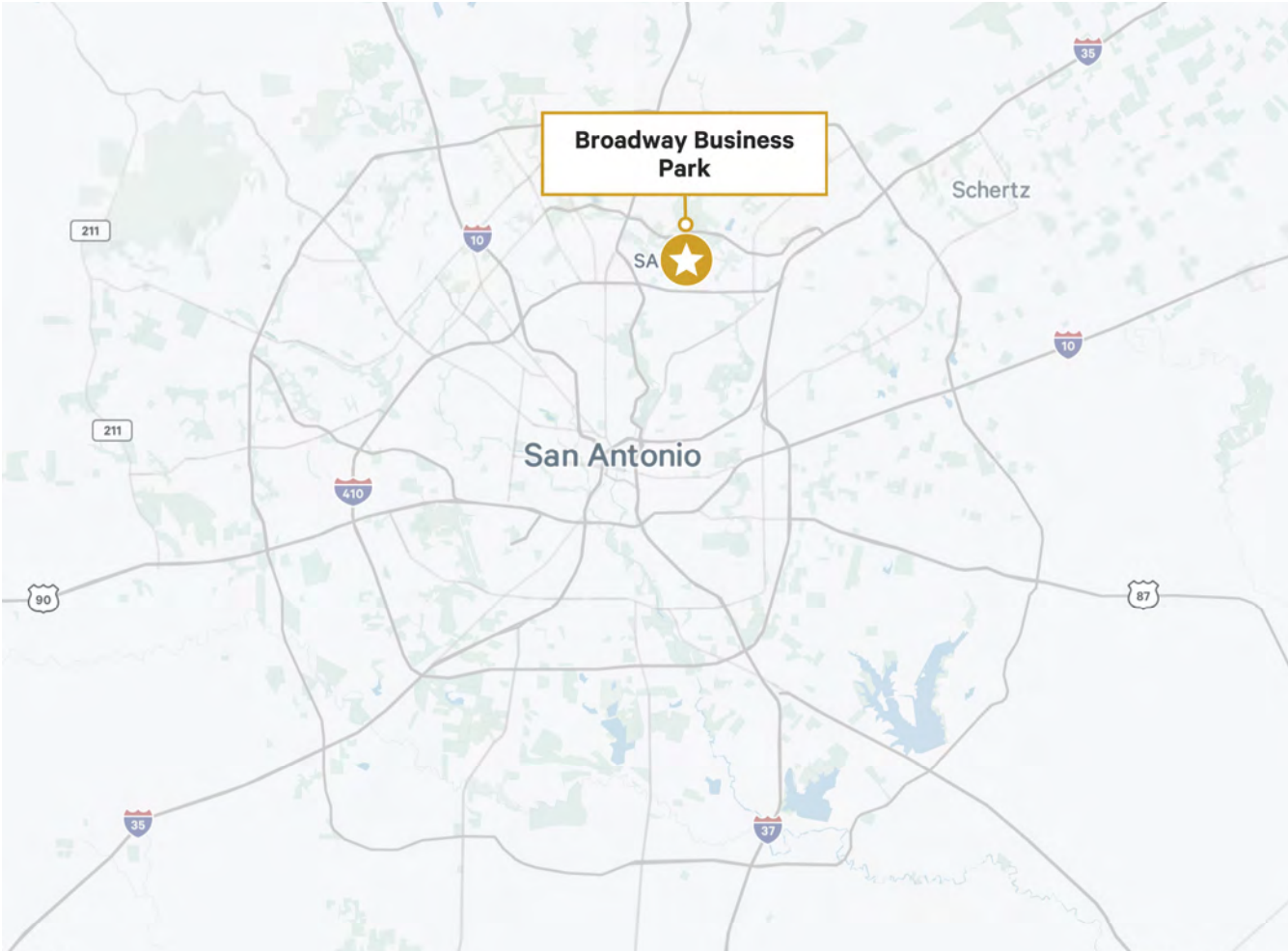
- Suite 100: +5,040 SF
- Suite 108: +3,270 SF

TERMS:

- Lease Rate: Contact Broker for Pricing
- Annual OPEX: \$4.70 PSF

BUILDING FEATURES

Building Size	+47,040 SF
Year Built	1984
Configuration	Rear Load
Clear Height	12' Clear
Parking	3.5 / 1,000
Loading Doors	14 ('10x10') Grade Level Doors
Column Spacing	30'x33'



BROADWAY BUSINESS PARK - SITE PLAN
9901 Broadway Street, San Antonio, TX 78217



SUITE 100

Available SF +5,040 SF

Asking Rate Negotiable

Office SF +3,674 SF

Warehouse +1,366 SF

Loading Doors 1 Grade Level Door

Comments Broadway Frontage

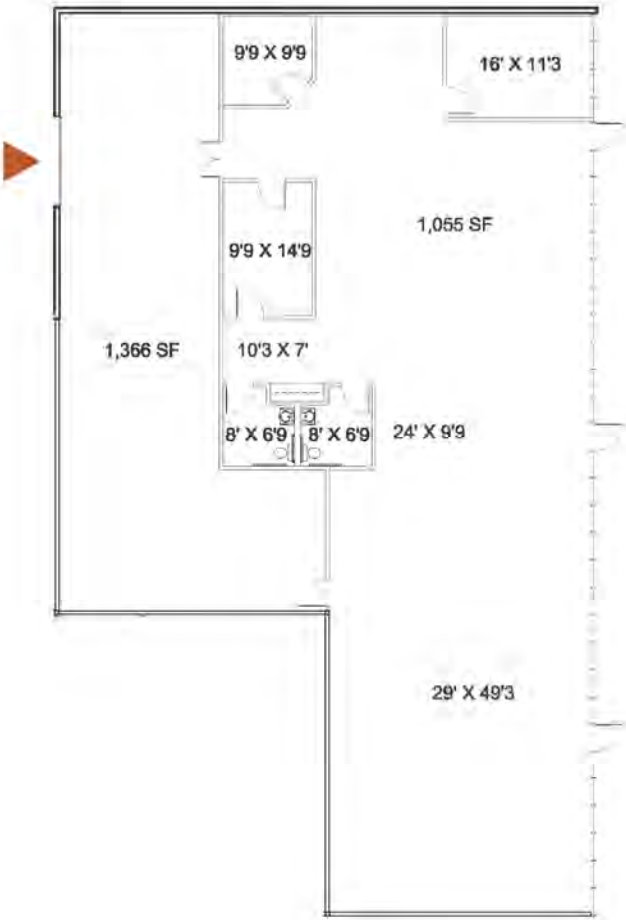
Availability Available Now

FOR LEASE

±5,040 SF



FLOOR PLAN



LEGEND

GRADE LEVEL DOOR

SUITE 108

Available SF +3,270 SF

Asking Rate Negotiable

Office SF TBD

Warehouse TBD

Loading Doors 1 Grade Level Door

Comments Current Floor Plan; Landlord planning to whitebox suite

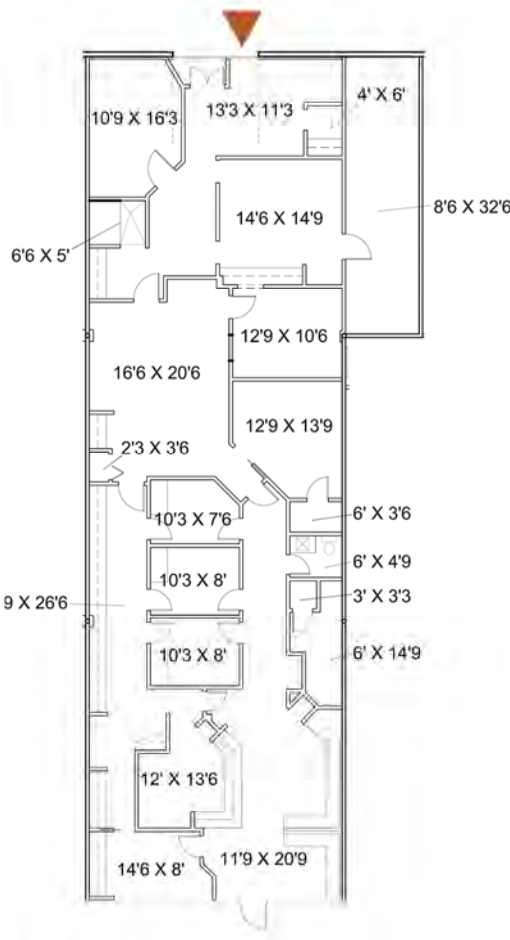
Availability Available Now

FOR LEASE

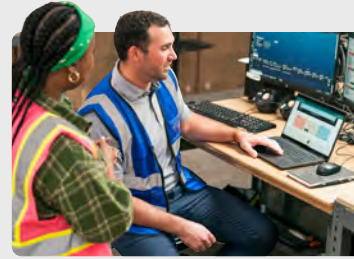
±3,270 SF



FLOOR PLAN



Committed to Driving Value for Our Customers

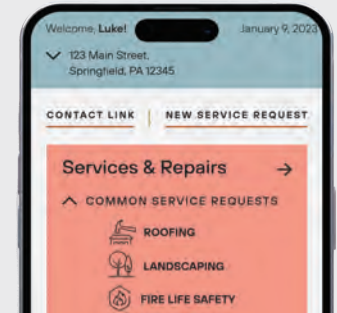


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

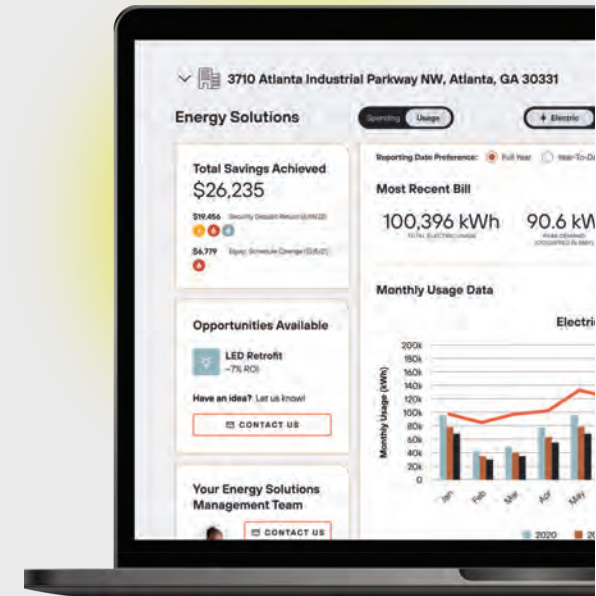
Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.



Energy Solutions

Our comprehensive energy and utility management program enables customers to achieve savings and access our in-house sustainability experts. Enroll through Link+.



CONTACT INFORMATION

9901 Broadway Street
San Antonio, TX 78217

Brad O'Neill

brad.oneill@cbre.com
(210) 253-6070

Rob Burlingame, SIOR, CCIM

rob.burlingame@cbre.com
(210) 507-1123

Joshua Aguilar, SIOR

joshua.aguilar@cbre.com
(210) 253-6049

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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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. **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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Rob Burlingame

Sales Agent/Associate's Name

492049

License No.

rob.burlingame@cbre.com

Email

+1 210 507 1123

Phone

Buyer/Tenant/Seller/Landlord Initials

Date