

North Bridge Building

1145 E Commerce St, San Antonio, TX 78205

For Lease



C. Michael Morse
Vice President, Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312

8023 Vantage Drive, Suite 1200
San Antonio TX 78230
reocsanantonio.com
210 524 4000



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Property Summary

Address	1145 E Commerce St, San Antonio, TX 78205
Location	E Commerce and N Hoefgen (St. Paul Square)
Property Details	8,280 SF Office Building 0.1418 Acres
Legal Description	NCB 588 BLK 1 LOT 12
Zoning	D
Year Built	1968
Floors	2
Bldg. Class	B

Charming historical office building in St. Paul Square, where the bridge spans over E Commerce, letting you know you have arrived at St. Paul Square. Property is right across the highway from the downtown CBD and on the same side as the burgeoning new East side of IH 37. We have a range of suite sizes from small suites up to 1,954 SF. Call us for a tour!

Comments

- Great visibility
- Accessible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress and egress to IH 37 and Downtown CBD
- Landmark property
- Interior recently renovated
- Variety of options available to suit individual needs
- Backs up to multifamily and residential properties



Quote Sheet

Square Footage Available	1,954 453 1,061 864 Note: All above figures in Rentable Square Feet
Lease Rate	\$13.00/SF
Triple Net	\$9.54/SF
First Month's Rental	Due upon execution of lease document by Tenant
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of sale / lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing / sale representative.

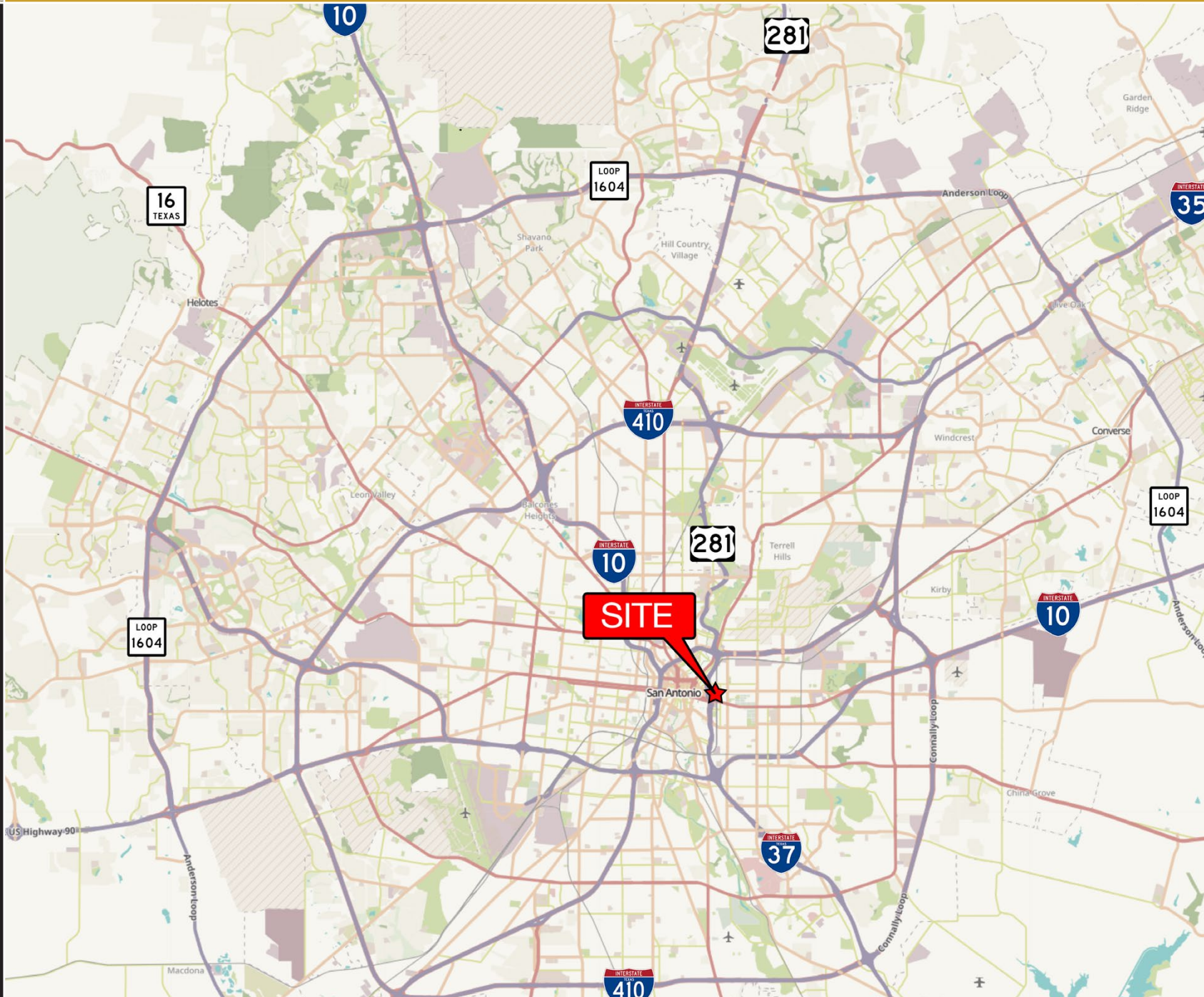
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Actual Base Rental / Sale Price under any proposed purchase contract / lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Seller / Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Seller / Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale/leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



City Location Map



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Aerial Map



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Tower of the Americas

Alamodome



NORTH



Site Aerial





Floor Plan - Level 1

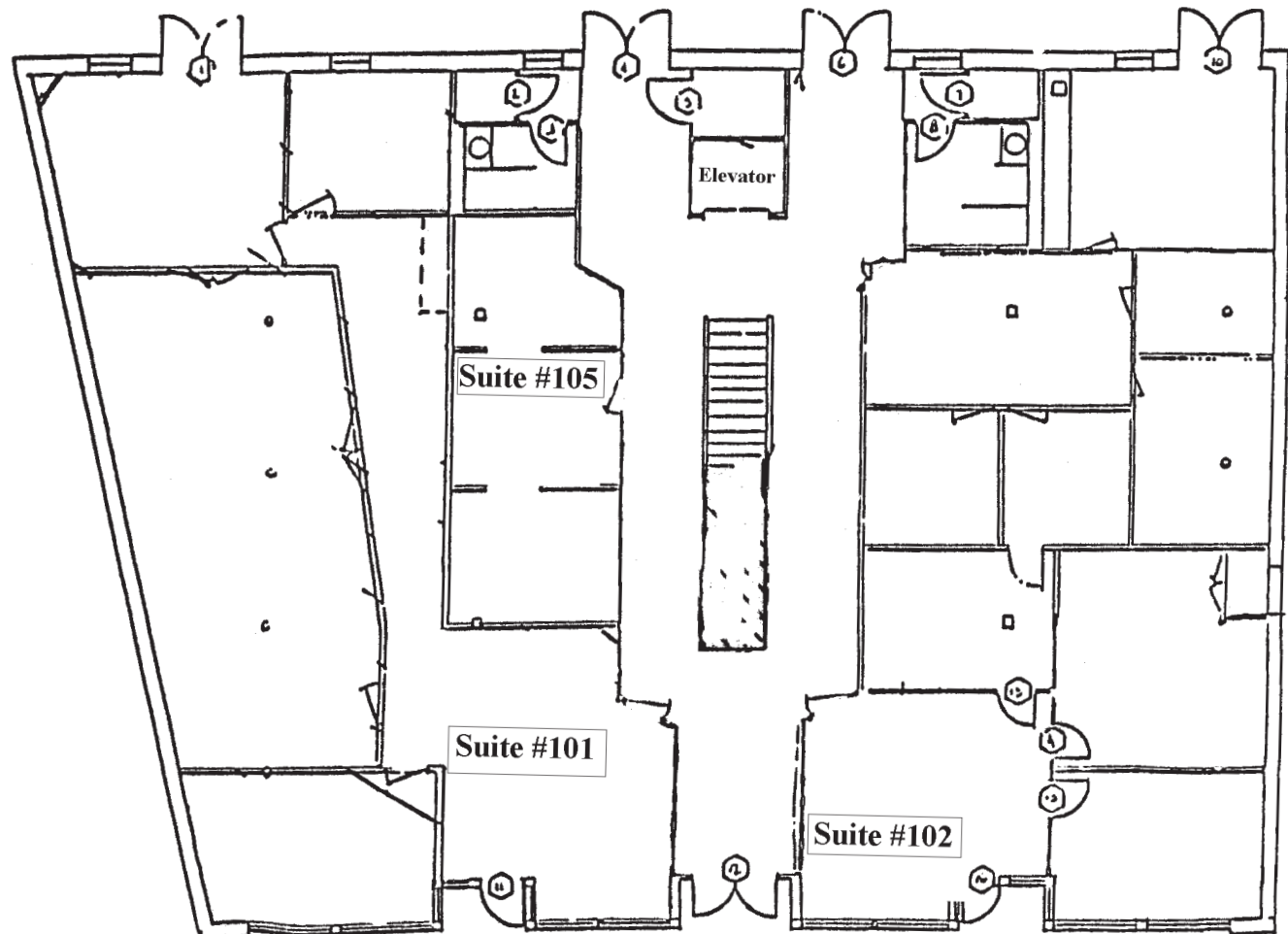
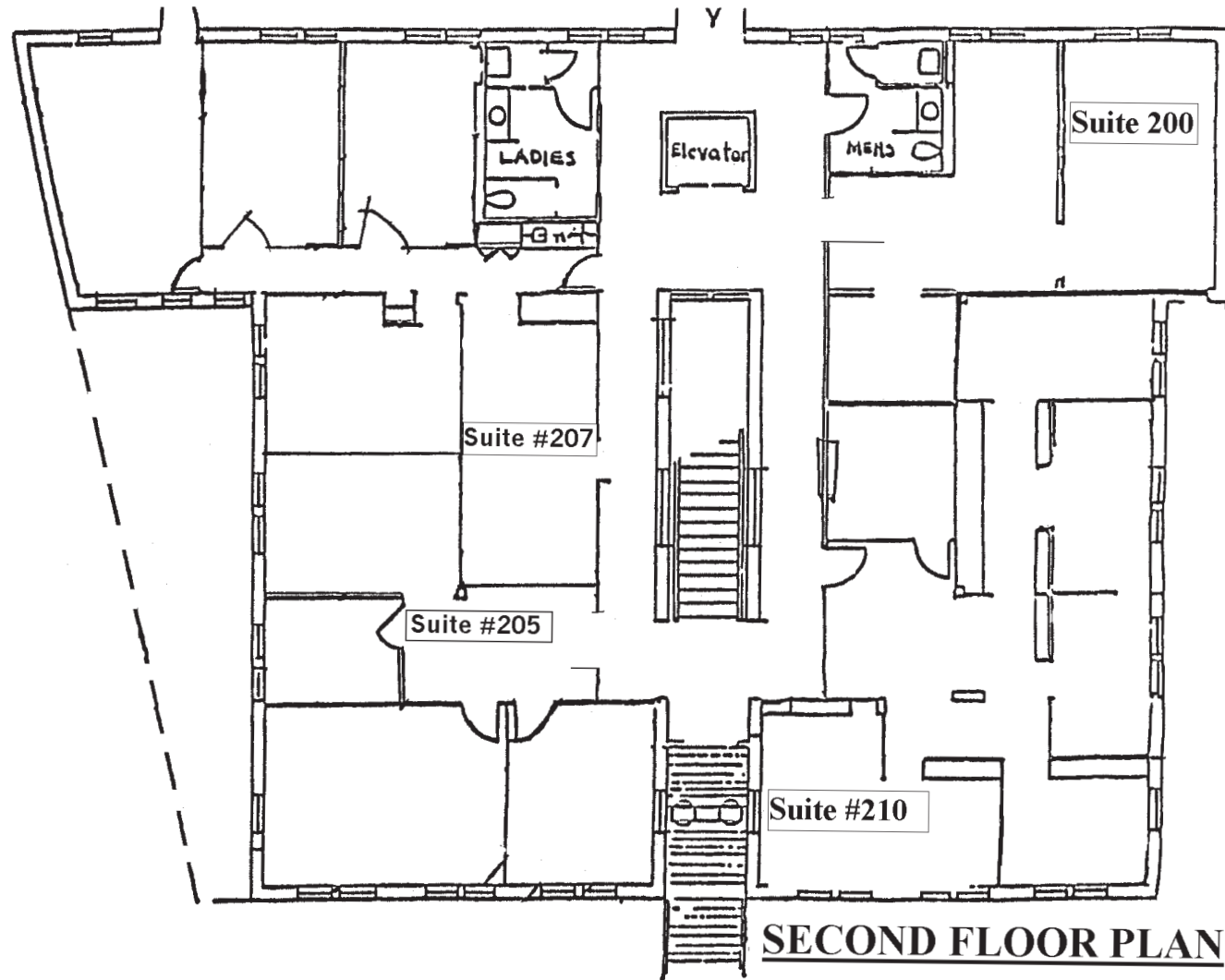


Exhibit A

FIRST FLOOR PLAN



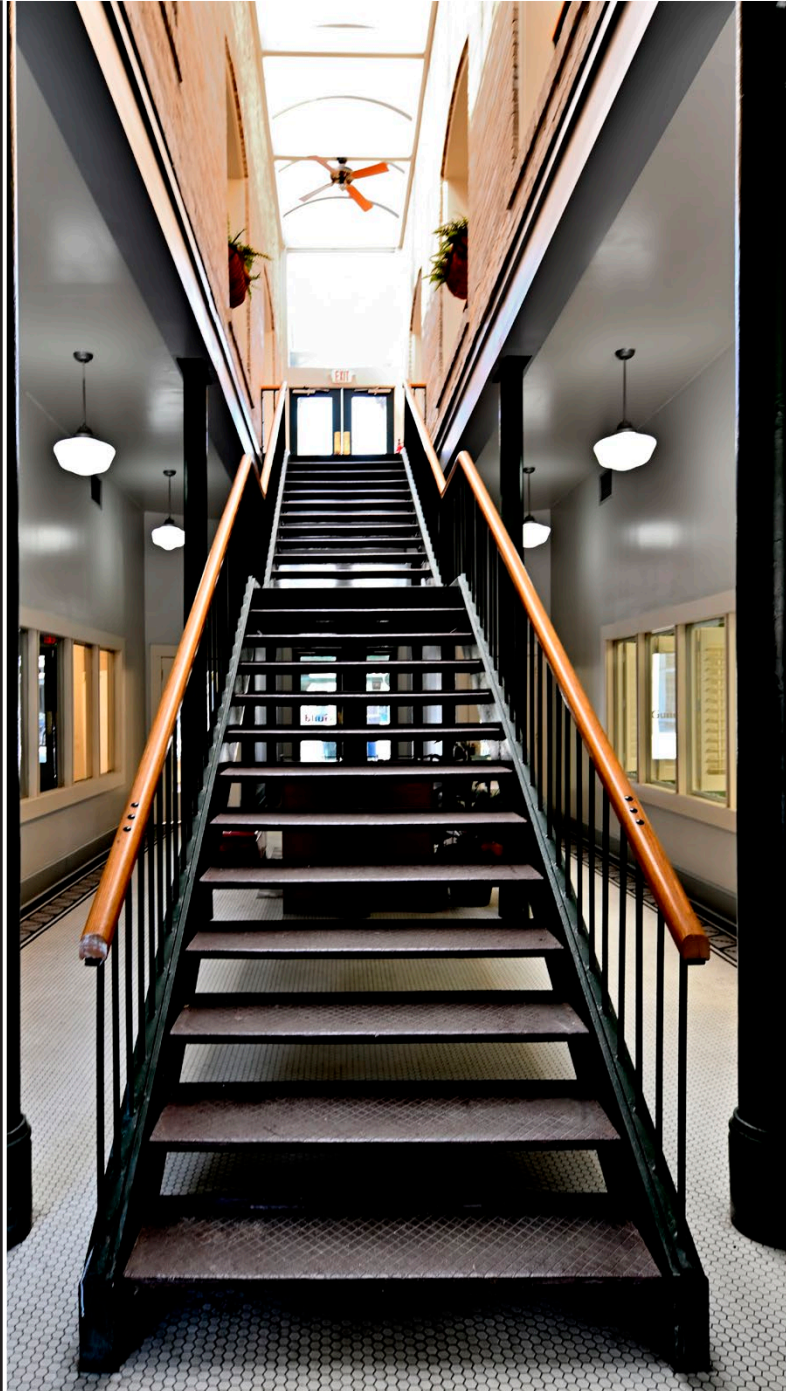
Floor Plan - Level 2



SECOND FLOOR PLAN



Photos



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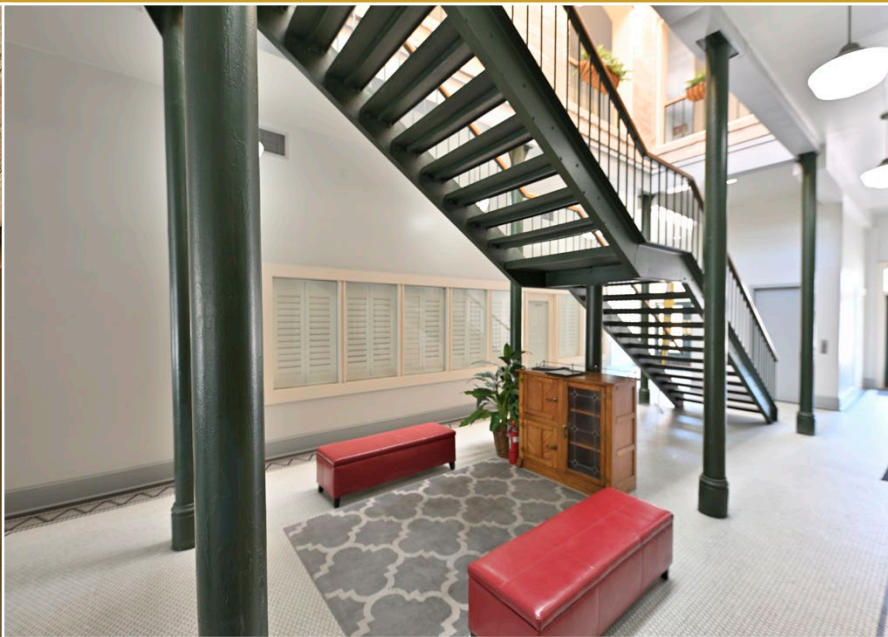
Photos



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Photos





San Antonio Overview

Largest U.S. Cities

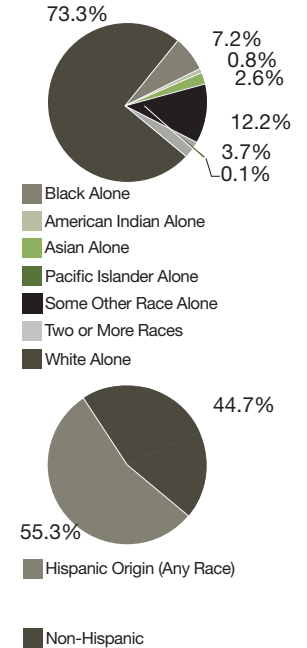
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

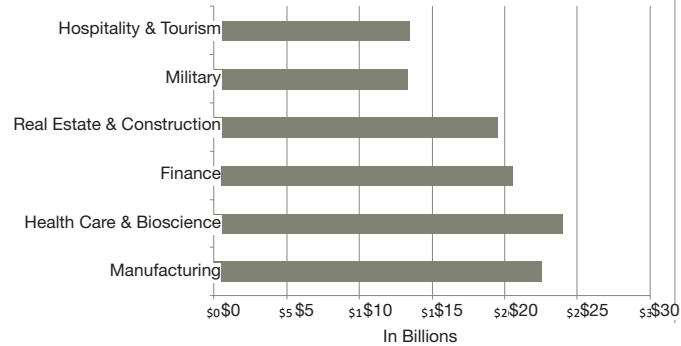
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	10,267		12,745		14,634	
Households	4,007		5,546		6,799	
Families	1,935		2,430		2,787	
Average Household Size	2.38		2.15		2.03	
Owner Occupied Housing Units	1,483		1,519		1,659	
Renter Occupied Housing Units	2,524		4,027		5,140	
Median Age	37.0		38.4		39.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.80%		1.54%		0.71%	
Households	4.16%		1.53%		0.71%	
Families	2.78%		1.49%		0.64%	
Owner HHs	1.78%		1.79%		0.91%	
Median Household Income	2.22%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,137	20.5%	1,239	18.2%	1,239	18.2%
\$15,000 - \$24,999	721	13.0%	819	12.0%	819	12.0%
\$25,000 - \$34,999	545	9.8%	676	9.9%	676	9.9%
\$35,000 - \$49,999	663	12.0%	782	11.5%	782	11.5%
\$50,000 - \$74,999	945	17.0%	1,205	17.7%	1,205	17.7%
\$75,000 - \$99,999	631	11.4%	845	12.4%	845	12.4%
\$100,000 - \$149,999	402	7.2%	596	8.8%	596	8.8%
\$150,000 - \$199,999	224	4.0%	323	4.8%	323	4.8%
\$200,000+	277	5.0%	313	4.6%	313	4.6%
Median Household Income	\$42,251		\$47,161		\$47,161	
Average Household Income	\$65,372		\$70,316		\$70,316	
Per Capita Income	\$28,198		\$32,061		\$32,061	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	786	7.7%	860	6.7%	963	6.6%
5 - 9	683	6.7%	811	6.4%	873	6.0%
10 - 14	651	6.3%	778	6.1%	858	5.9%
15 - 19	579	5.6%	659	5.2%	752	5.1%
20 - 24	717	7.0%	826	6.5%	954	6.5%
25 - 34	1,467	14.3%	1,867	14.6%	2,038	13.9%
35 - 44	1,281	12.5%	1,555	12.2%	1,814	12.4%
45 - 54	1,490	14.5%	1,518	11.9%	1,697	11.6%
55 - 64	1,163	11.3%	1,616	12.7%	1,729	11.8%
65 - 74	741	7.2%	1,274	10.0%	1,651	11.3%
75 - 84	505	4.9%	695	5.5%	950	6.5%
85+	204	2.0%	287	2.3%	354	2.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,332	61.7%	7,836	61.5%	9,151	62.5%
Black Alone	1,460	14.2%	1,739	13.6%	1,964	13.4%
American Indian Alone	153	1.5%	178	1.4%	200	1.4%
Asian Alone	87	0.8%	144	1.1%	201	1.4%
Pacific Islander Alone	4	0.0%	7	0.1%	8	0.1%
Some Other Race Alone	1,864	18.2%	2,353	18.5%	2,543	17.4%
Two or More Races	369	3.6%	488	3.8%	567	3.9%
Hispanic Origin (Any Race)	7,166	69.8%	9,121	71.6%	10,478	71.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	125,333		137,712		147,888	
Households	43,087		48,589		53,106	
Families	25,843		27,857		29,815	
Average Household Size	2.66		2.61		2.58	
Owner Occupied Housing Units	19,922		19,822		21,151	
Renter Occupied Housing Units	23,165		28,768		31,955	
Median Age	33.5		34.9		36.4	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.44%		1.54%		0.71%	
Households	1.79%		1.53%		0.71%	
Families	1.37%		1.49%		0.64%	
Owner HHs	1.31%		1.79%		0.91%	
Median Household Income	2.07%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			10,516	21.6%	10,135	19.1%
\$15,000 - \$24,999			7,244	14.9%	7,235	13.6%
\$25,000 - \$34,999			6,032	12.4%	6,359	12.0%
\$35,000 - \$49,999			6,712	13.8%	7,320	13.8%
\$50,000 - \$74,999			8,106	16.7%	9,456	17.8%
\$75,000 - \$99,999			3,996	8.2%	4,923	9.3%
\$100,000 - \$149,999			3,348	6.9%	4,354	8.2%
\$150,000 - \$199,999			1,318	2.7%	1,812	3.4%
\$200,000+			1,317	2.7%	1,513	2.8%
Median Household Income			\$35,819		\$39,692	
Average Household Income			\$53,974		\$60,334	
Per Capita Income			\$19,398		\$21,961	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,802	7.8%	9,730	7.1%	10,326	7.0%
5 - 9	8,656	6.9%	9,076	6.6%	9,329	6.3%
10 - 14	8,062	6.4%	8,677	6.3%	9,167	6.2%
15 - 19	9,791	7.8%	9,577	7.0%	10,133	6.9%
20 - 24	10,892	8.7%	10,894	7.9%	11,570	7.8%
25 - 34	17,963	14.3%	21,065	15.3%	20,781	14.1%
35 - 44	15,699	12.5%	16,692	12.1%	18,789	12.7%
45 - 54	16,889	13.5%	15,309	11.1%	16,153	10.9%
55 - 64	13,055	10.4%	15,910	11.6%	16,237	11.0%
65 - 74	7,312	5.8%	12,179	8.8%	14,391	9.7%
75 - 84	4,944	3.9%	6,006	4.4%	8,121	5.5%
85+	2,267	1.8%	2,597	1.9%	2,893	2.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	84,178	67.2%	90,534	65.7%	97,942	66.2%
Black Alone	12,214	9.7%	13,574	9.9%	14,586	9.9%
American Indian Alone	1,557	1.2%	1,729	1.3%	1,844	1.2%
Asian Alone	793	0.6%	1,063	0.8%	1,273	0.9%
Pacific Islander Alone	53	0.0%	68	0.0%	75	0.1%
Some Other Race Alone	22,580	18.0%	26,197	19.0%	27,274	18.4%
Two or More Races	3,958	3.2%	4,547	3.3%	4,895	3.3%
Hispanic Origin (Any Race)	96,239	76.8%	108,538	78.8%	117,593	79.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	340,985		357,570		373,382	
Households	115,116		122,613		129,273	
Families	75,722		78,018		81,171	
Average Household Size	2.82		2.77		2.75	
Owner Occupied Housing Units	62,125		61,828		65,253	
Renter Occupied Housing Units	52,991		60,785		64,020	
Median Age	33.6		35.0		36.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.87%		1.54%		0.71%	
Households	1.06%		1.53%		0.71%	
Families	0.80%		1.49%		0.64%	
Owner HHs	1.08%		1.79%		0.91%	
Median Household Income	1.92%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		23,895	19.5%	22,521	17.4%	
\$15,000 - \$24,999		18,165	14.8%	17,510	13.5%	
\$25,000 - \$34,999		15,220	12.4%	15,197	11.8%	
\$35,000 - \$49,999		18,063	14.7%	18,832	14.6%	
\$50,000 - \$74,999		21,172	17.3%	23,996	18.6%	
\$75,000 - \$99,999		10,137	8.3%	12,027	9.3%	
\$100,000 - \$149,999		8,279	6.8%	10,156	7.9%	
\$150,000 - \$199,999		3,423	2.8%	4,360	3.4%	
\$200,000+		4,260	3.5%	4,674	3.6%	
Median Household Income		\$37,542		\$41,285		
Average Household Income		\$58,356		\$64,463		
Per Capita Income		\$20,522		\$22,811		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,893	7.9%	25,604	7.2%	26,537	7.1%
5 - 9	25,321	7.4%	24,927	7.0%	25,029	6.7%
10 - 14	23,990	7.0%	24,124	6.7%	24,741	6.6%
15 - 19	27,068	7.9%	25,224	7.1%	26,000	7.0%
20 - 24	27,447	8.0%	26,736	7.5%	27,178	7.3%
25 - 34	45,609	13.4%	52,180	14.6%	49,875	13.4%
35 - 44	41,542	12.2%	42,205	11.8%	46,856	12.5%
45 - 54	44,921	13.2%	38,708	10.8%	39,843	10.7%
55 - 64	35,576	10.4%	41,328	11.6%	40,883	10.9%
65 - 74	21,128	6.2%	32,173	9.0%	36,537	9.8%
75 - 84	14,996	4.4%	16,936	4.7%	21,822	5.8%
85+	6,494	1.9%	7,424	2.1%	8,079	2.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	239,591	70.3%	245,873	68.8%	257,925	69.1%
Black Alone	25,798	7.6%	28,063	7.8%	29,772	8.0%
American Indian Alone	3,796	1.1%	3,959	1.1%	4,103	1.1%
Asian Alone	1,916	0.6%	2,517	0.7%	2,955	0.8%
Pacific Islander Alone	207	0.1%	258	0.1%	279	0.1%
Some Other Race Alone	59,669	17.5%	65,863	18.4%	66,753	17.9%
Two or More Races	10,008	2.9%	11,037	3.1%	11,596	3.1%
Hispanic Origin (Any Race)	263,945	77.4%	283,301	79.2%	298,281	79.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Information About Brokerage Services

11-2-2015

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:
 - 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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Michael Morse	629643	mmorse@reocsanantonio.com	N/A
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

TAR 2501
REOC San Antonio, 8023 Vantage Dr., Suite 1200 San Antonio, TX 78230
Blake Boomer

Phone: 2105244000
Produced with zipForm® by zipLogix | 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Fax: 2105244029

IABS Form
IABS 1-0