

WESTON CENTRE

112 E. PECAN ST. | SAN ANTONIO, TEXAS



DOWNTOWN'S **BEST** ADDRESS

 **ENDURA**
ADVISORY GROUP
commercial real estate solutions

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.

COMING SOON: THE PLAZA CLUB
A PRIVATE DINING CLUB RELOCATING TO THE TOP
FLOOR AT WESTON CENTRE

OUR NEWEST TENANTS

- » AKIN, GUMP, STRAUSS, HAUER, & FELD LLP
- » MAILGUN TECHNOLOGIES
- » MARTIN & DROUGHT, PC
- » LINEBARGER, GOGGAN, BLAIR & SAMSPON, LLP
- » RYAN, LLC
- » YASH & LUJAN

02/22/2020

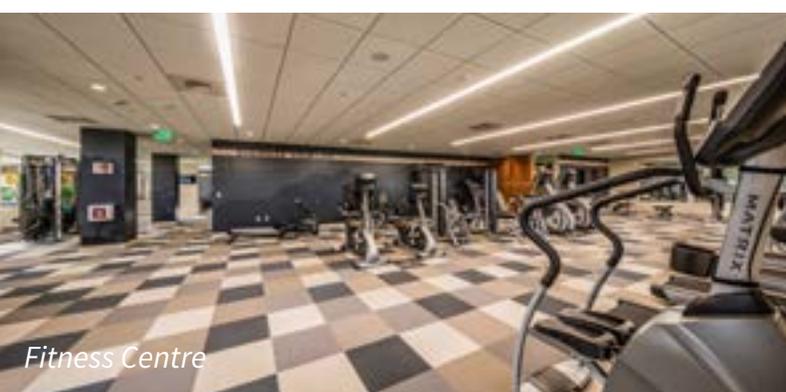
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Exclusive club level amenities



Conference Centre



Fitness Centre



Rooftop Terrace

Availability

1,393 RSF up to 23,389 RSF

Rental Rate

Call for Pricing

Building Features + Amenities

- » 32 stories
- » Attached parking garage for tenants and guests
- » 11 passenger elevators
- » 24-hour building access and 24/7 courtesy officers
- » Exclusive tenant Fitness Centre
- » Locker room and shower facilities
- » Building Conference Centre
- » Rooftop Terrace lounge area
- » Complimentary Wi-Fi hot spots
- » Cafe and coffee shop
- » Full service bank and ATM
- » Dry cleaning services available
- » Tenant Black Card offering exclusive downtown discounts
- » Locally owned with exceptional on-site management
- » Private dining club coming soon to the 30th floor

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*Commonwealth Coffee Shop in
the Weston Centre*



BBVA Bank Lobby

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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

Floor 29 Full Floor - **9,610 RSF** Suite 2900: 4,604 RSF (avail 8/1/20)
Suite 2920: 1,393 RSF (avail 3/1/20); Suite 2950: 3,613 RSF (avail 8/1/20)

Floor 28 Full Floor - **13,779 RSF** Suite 2800: 4,040 RSF (avail 5/1/20)
Suite 2810: 7,778 RSF (avail 8/1/20); Suite 2850: 1,961 RSF (avail 1/1/21)

Floor 23 Suite 2320: 5,133 RSF

Floor 13 Suite 1300: 10,247 RSF; Suite 1360 4,552 RFS (available 8/1/2020)

Floor 4 Suite 400: 14,276 RSF (available 11/1/2020)

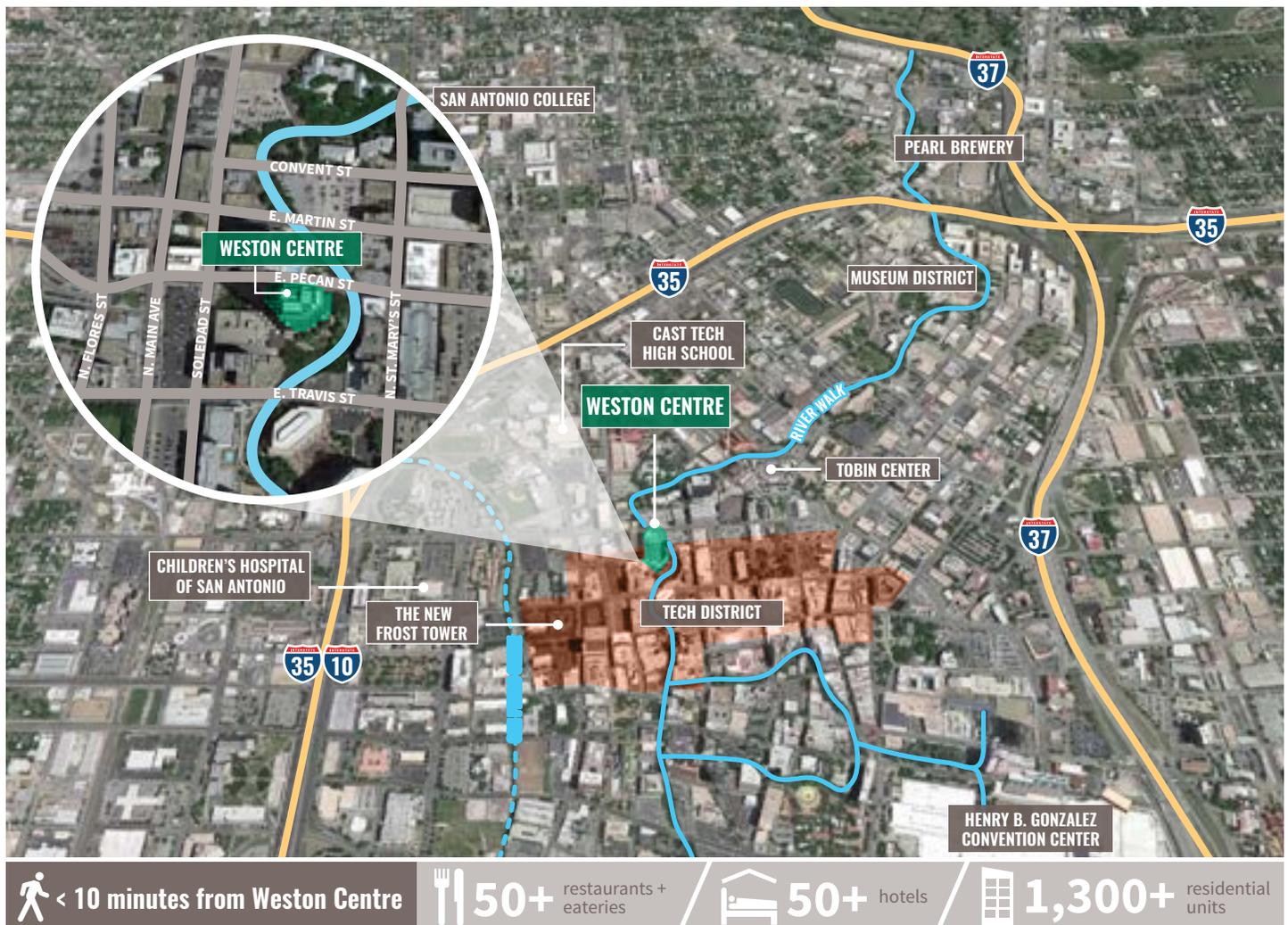
Floor 1 Suite 180: 5,210 RSF



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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. And a world-class performing arts center. All within a 10-minute walk of the iconic Weston Centre.



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The New 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 the Weston Centre - are ideally designed to meet these needs.

The Weston Centre has recently undergone a building modernization that includes extensive lobby renovations, a stunning mosaic mural, upgraded outdoor seating areas and a grand fountain at the building's River Plaza.

24-hour tenant access is provided via an electronic key card for the building and attached parking garage. The building's passenger elevators feature quick response times and each cab is outfitted with television screens that broadcast current events and financial reports. Complimentary Wi-Fi is available in the main lobby and outside plaza areas. The property also features immediate River Walk access and comfortable outdoor seating areas which offer tenants and visitors a peaceful retreat to enjoy the surrounding cityscape.

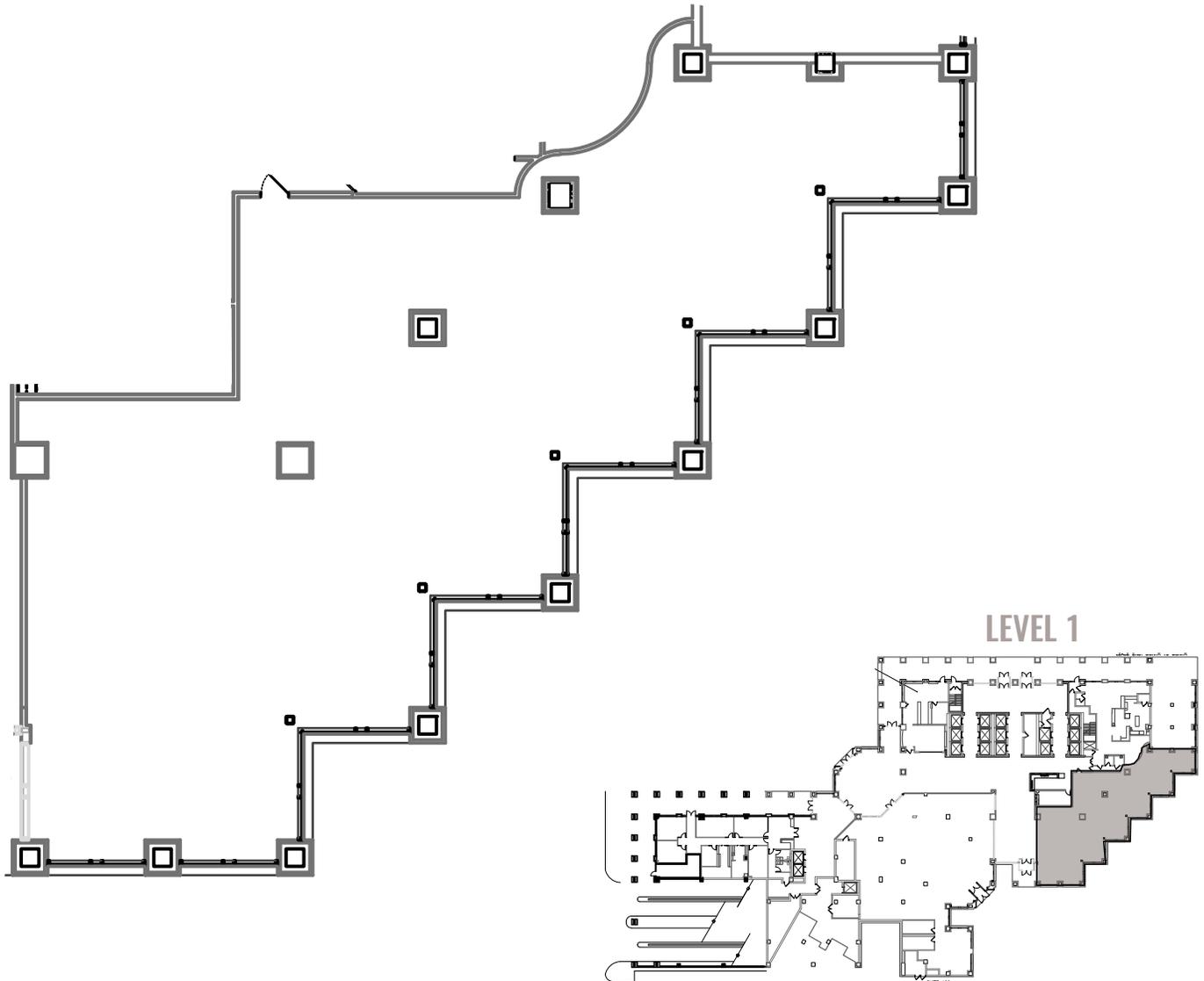
**It's a new day
in Downtown San Antonio.**

Visit westoncentre.com
for more information



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Floor Plan Suite 180: 5,210 RSF



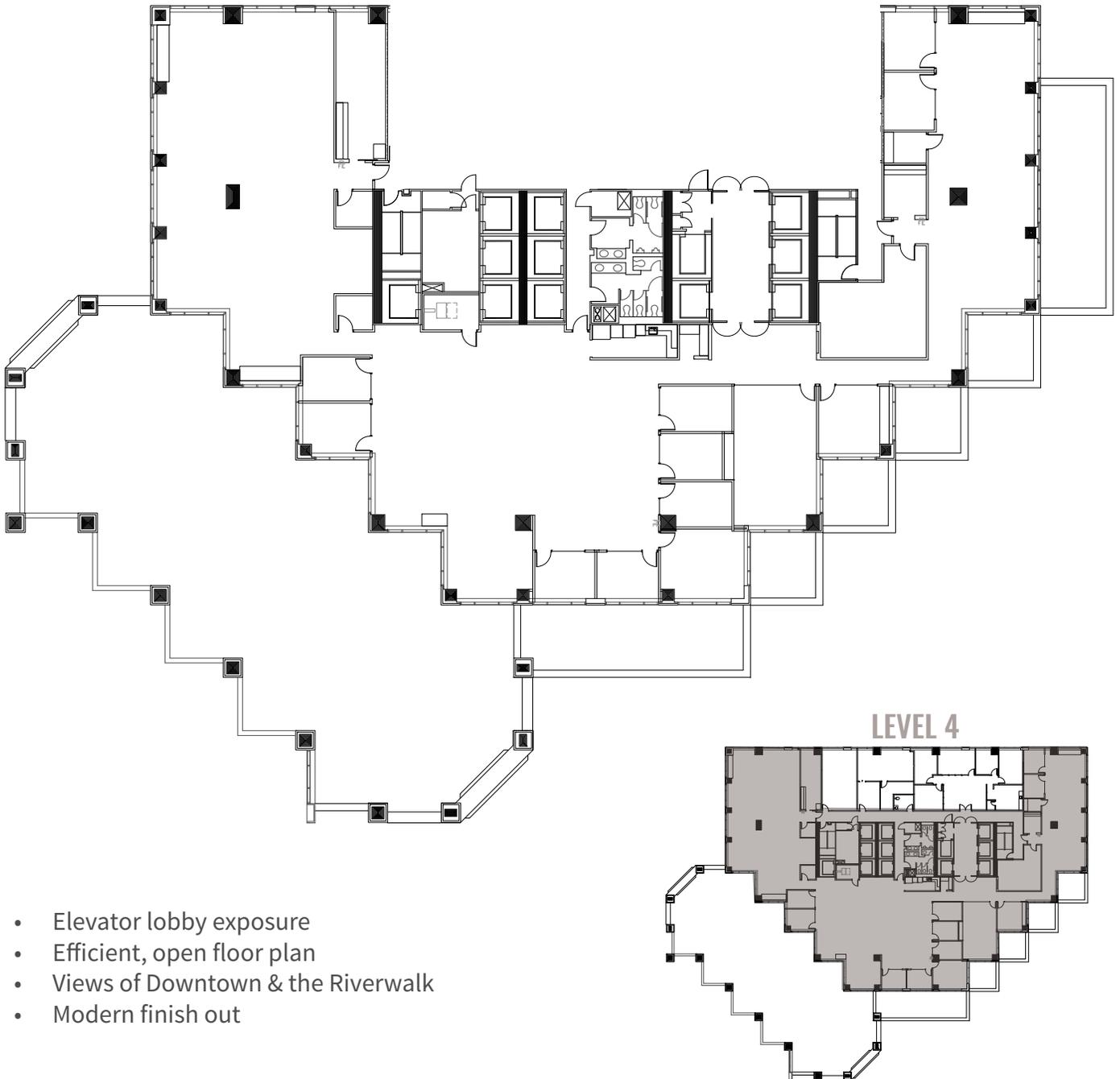
- First floor location - street level retail
- Shell space - ready for build out (designed to tenant's specs)
- View of beautiful outside common area

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Floor Plan

Suite 400: 14,276 RSF

Available 11/1/2020



- Elevator lobby exposure
- Efficient, open floor plan
- Views of Downtown & the Riverwalk
- Modern finish out

WESTON CENTRE | 112 E. PECAN ST. FOR LEASE

Floor Plan

Suite 1300: 10,247 RSF

Available 8/1/2020



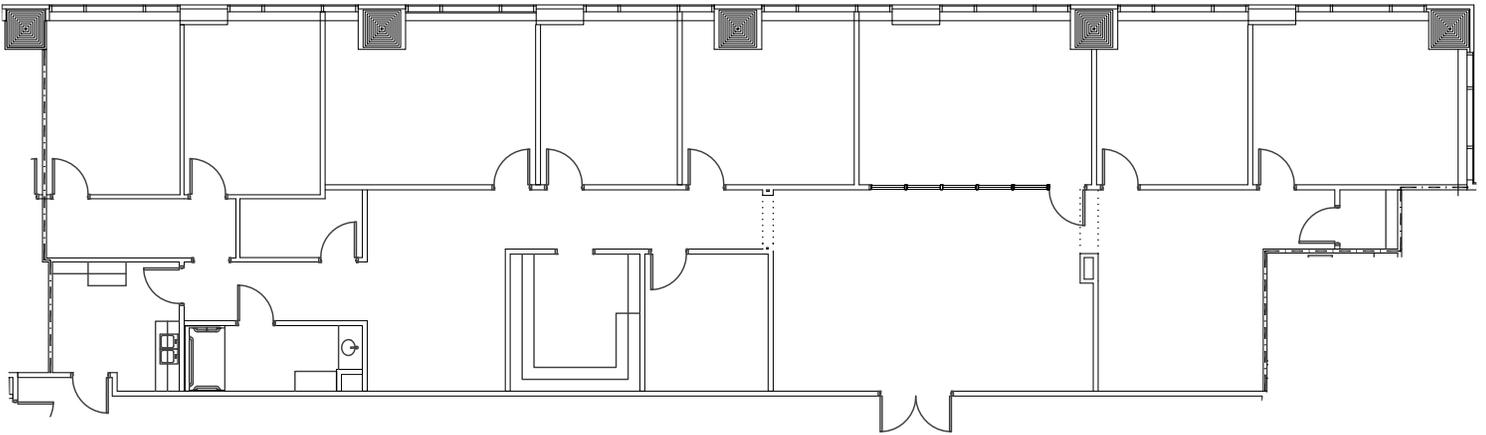
- Elevator lobby exposure
- Southview of the River & downtown San Antonio
- 2nd generation space
- Private perimeter offices, open office space, large reception area, three conference rooms, break room, coffee bar, work rooms, file room, IT room, storage room

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Floor Plan

Suite 1360: 4,552 RSF

Available 8/1/2020



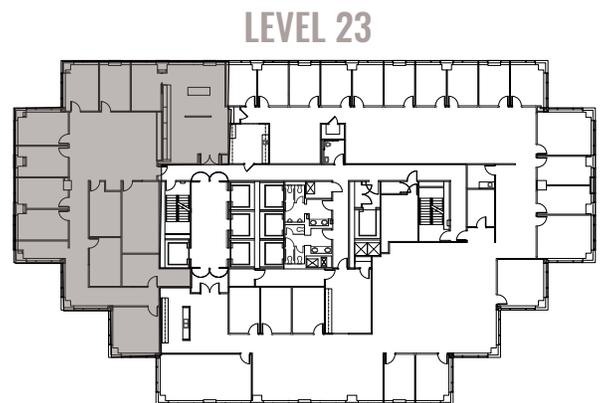
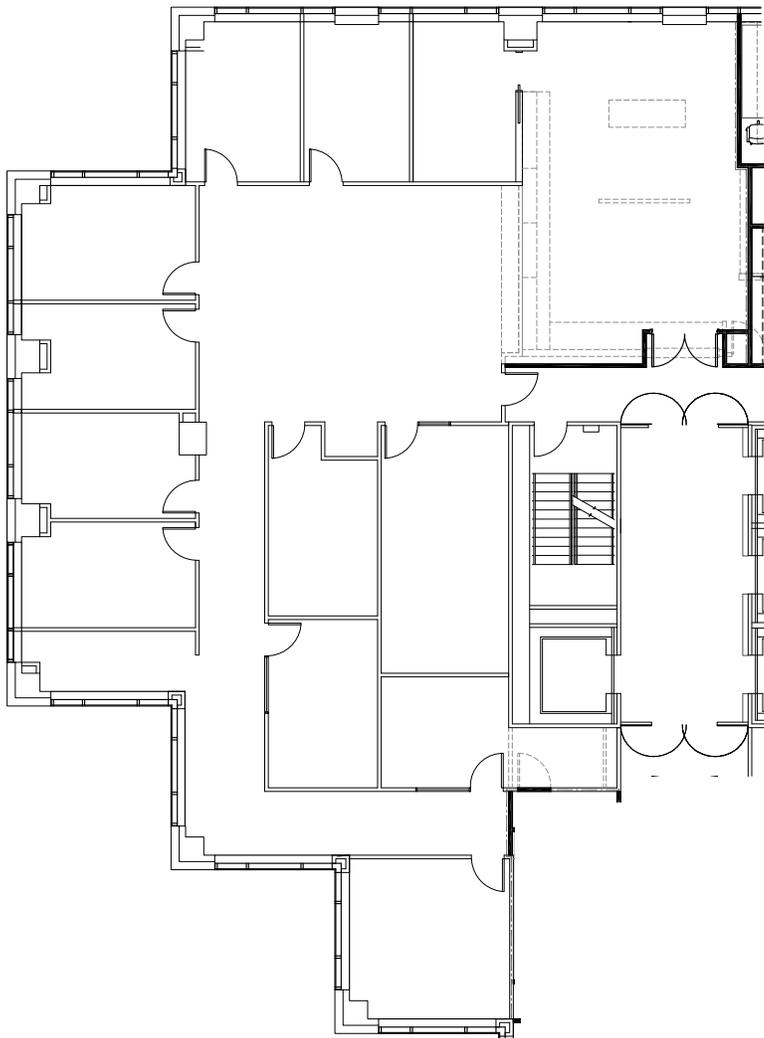
LEVEL 13



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Floor Plan

Suite 2320: 5,133 RSF



- Elevator lobby exposure
- Great view of San Antonio skyline
- Restrooms and common areas completely renovated

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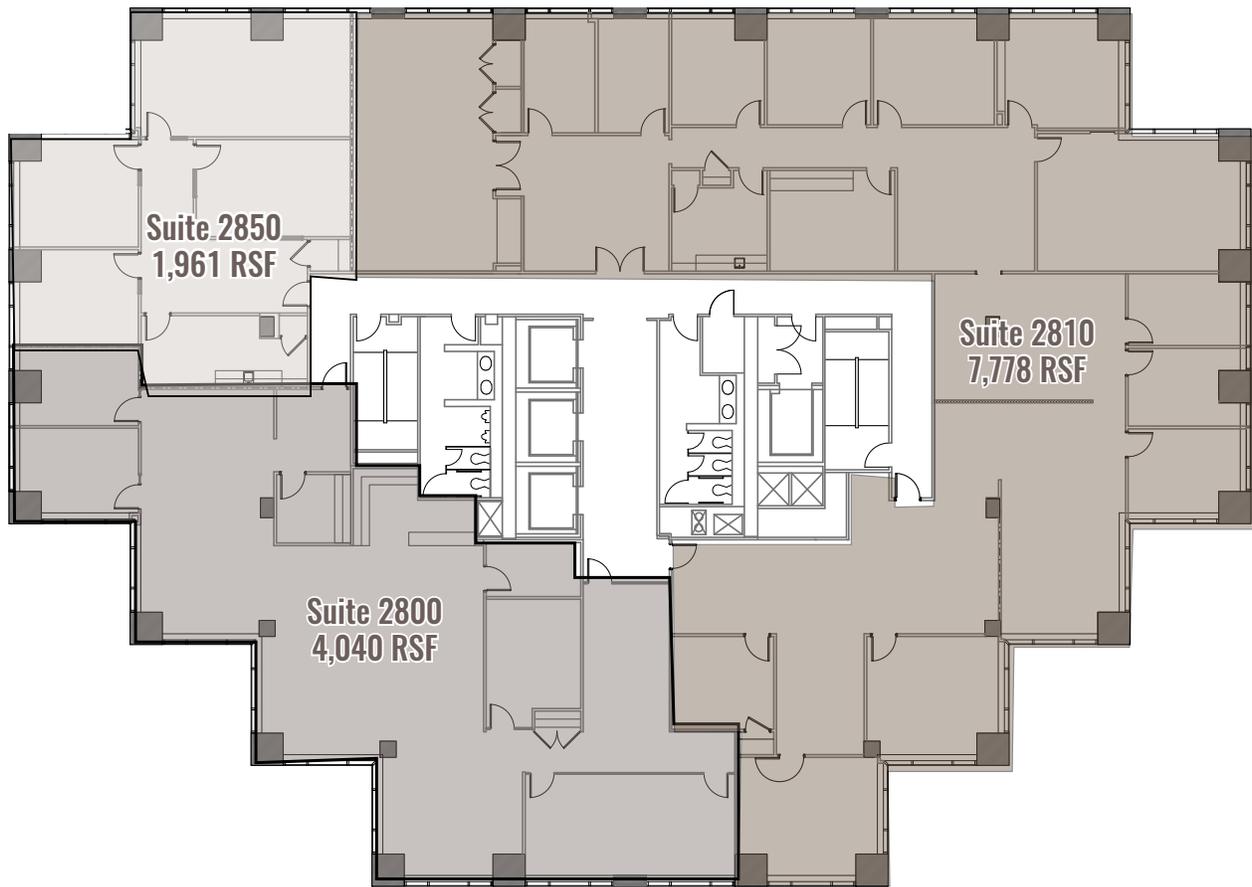
Full Floor Available: 28th Floor - 13,779 RSF

Suite 2800: 4,040 RSF (available 5/1/20)

Suite 2810: 7,778 RSF (available 8/1/20)

Suite 2850: 1,961 RSF (available 1/1/21)

Floors 28 & 29 are contiguous
totaling 23,389 RSF



Suite 2800 (available 5/1/20)

- Newly remodeled with Class A finishes
- Move-in ready for quick occupancy
- Efficient floor plan
- Elevator lobby exposure

Suite 2810 (available 8/1/20)

- Two large conference rooms
- Elevator lobby exposure
- Multiple perimeter offices with great views
- Ideal layout for a law firm

Suite 2850 (available 01/01/21)

- Exterior offices - great view of San Antonio Skyline
- Conference room
- Break room
- Storage area

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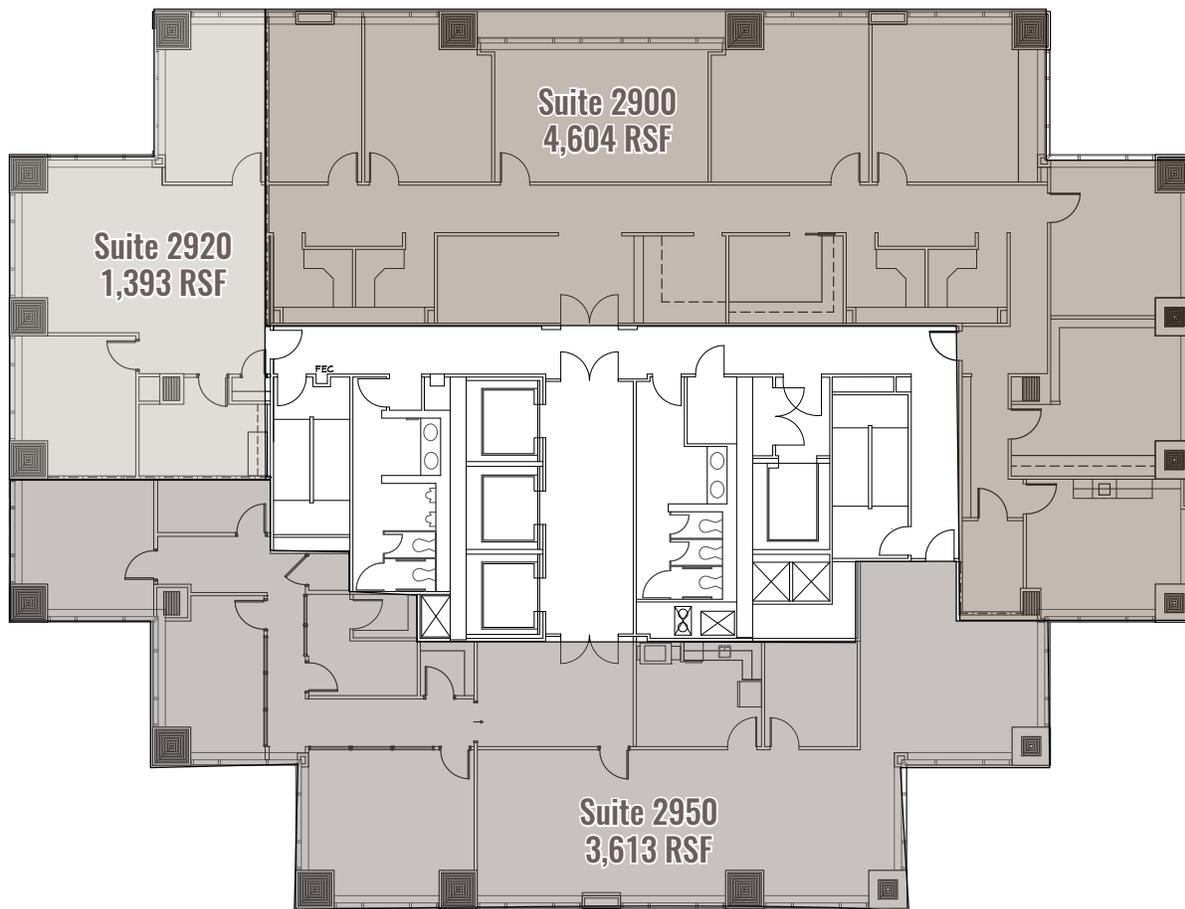
Full Floor Available: 29th Floor - 9,610 RSF

Suite 2900: 4,604 RSF (available 8/1/20)

Suite 2920: 1,393 RSF (available 3/1/20)

Suite 2950: 3,613 RSF (available 8/1/20)

Floors 28 & 29 are contiguous
totaling 23,389 RSF



Suite 2900 (available 8/1/20)

- Elevator lobby exposure
- Ideal for law firm
- Large exterior offices
- Built in work stations

Suite 2920 (available 3/1/20)

- Efficient small suite - can be combined with suite 2900 or 2950
- Open layout with two offices and break/storage room

Suite 2950 (available 8/01/20)

- Panoramic views of downtown and the Riverwalk
- Combination floor plan of open space and offices
- Elevator lobby exposure
- Break room

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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:
 - 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>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
<u>James G. Lundblad</u> Licensed Supervisor of Sales Agent/ Associate	<u>337803</u> License No.	<u>jlundblad@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone
<u>Hayley Ruggles</u> Sales Agent/Associate's Name	<u>654513</u> License No.	<u>hruggles@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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<u>David Held</u> Sales Agent/Associate's Name	<u>319600</u> License No.	<u>dheld@endurasa.com</u> Email	<u>(210) 366-2222</u> Phone

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