

301 Broadway



LEASE

301 BROADWAY // SAN ANTONIO, TEXAS // 78205

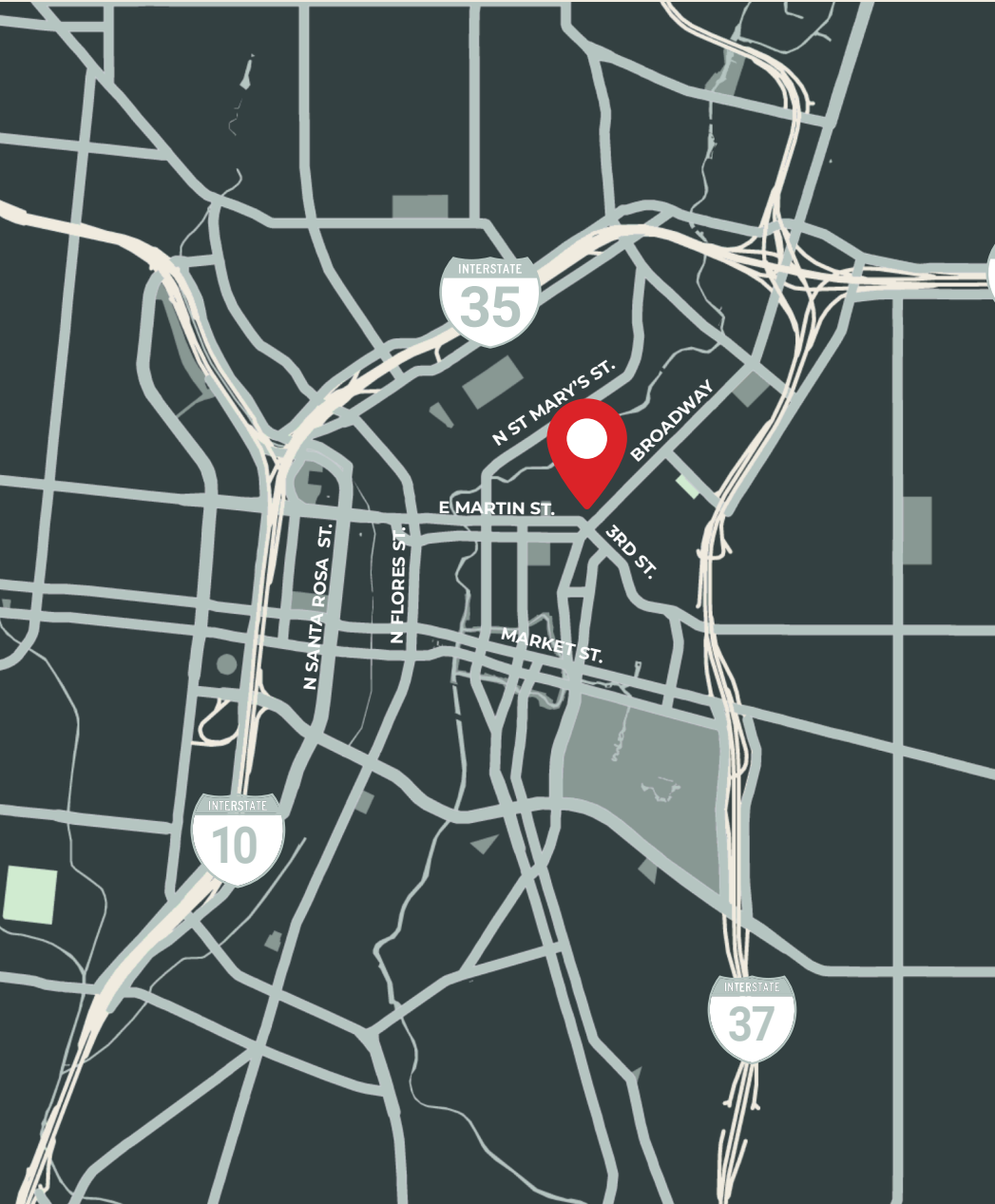
OFFICE

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Prime location on Broadway corridor at the gateway to downtown. 301 Broadway is surrounded by both new and historic redevelopment projects serving San Antonio's growing urban core.

Dedicated parking is available on-site and multiple parking options in surrounding area. 301 Broadway is a short walk to various retail, entertainment, and historic landmarks including The Alamo, Travis Park Plaza and Tobin Center.

AVAILABILITY

Suite 101	1,261 RSF
Suite 103	1,789 RSF
Suite 106	1,577 RSF
Suite 132	2,788 RSF
Suite 133	5,371 RSF

FEATURES

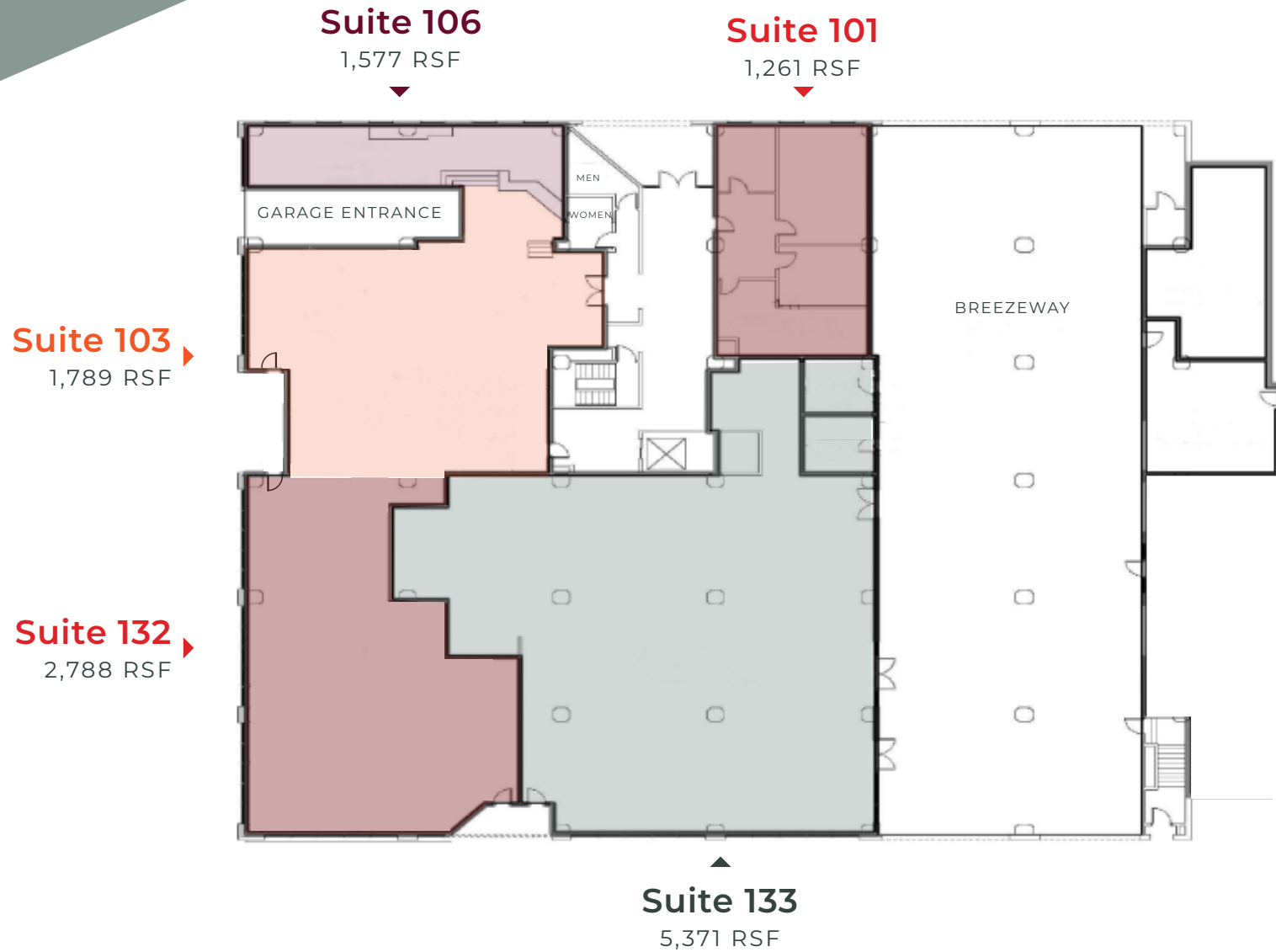
- Up to 12,786 RSF of contiguous space available on the first floor with great window exposure
- Immediate access to Broadway Corridor and gateway to downtown
- Spec suites available
- 1/1,000 SF parking ratio
- Multiple Fiber providers
- Close proximity to major thoroughfares including IH-35 & US 281

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1

LEVEL
ONE



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Parking Options

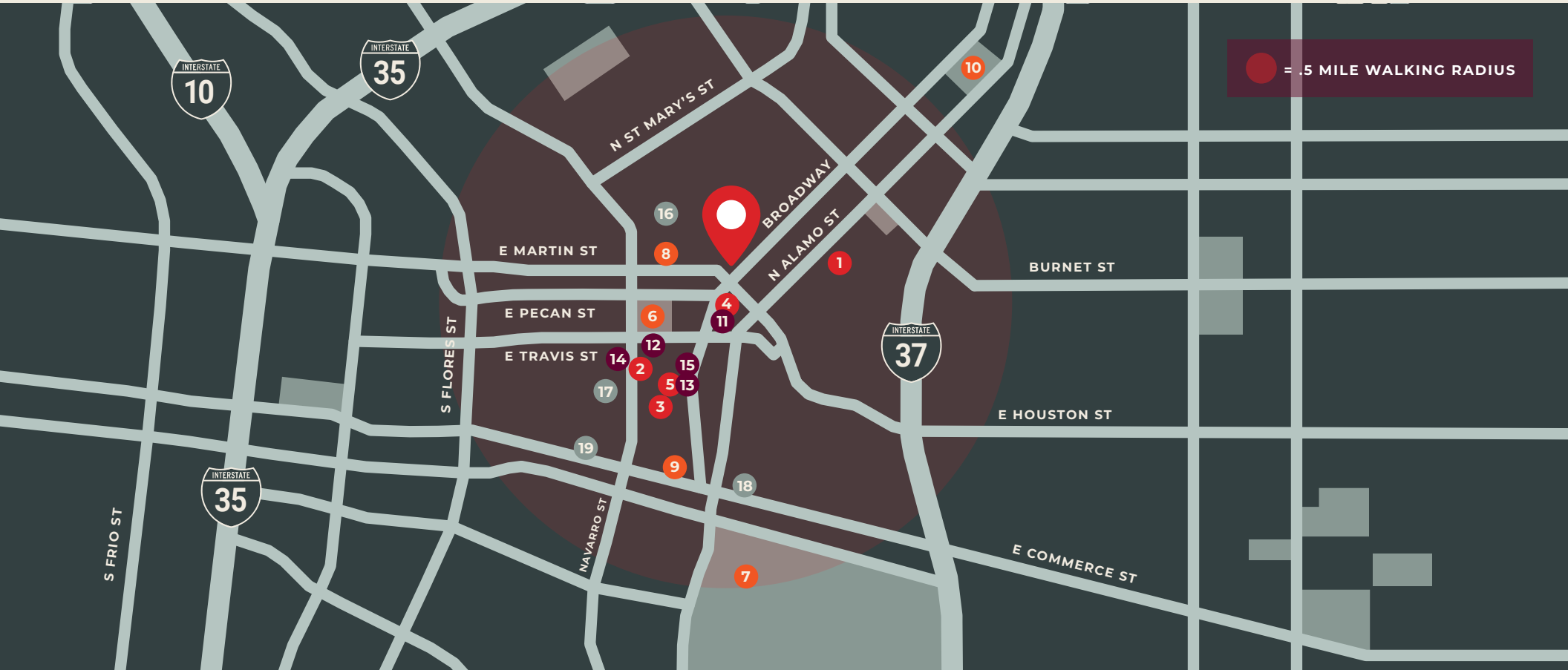
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- 1.** ALAMO PARKING (240 BROADWAY)
- 2.** HOSPITALITY PARKING (415 E MARTIN ST)
- 3.** PARK ONE (318 BROADWAY)
- 4.** 309 N ALAMO ST PARKING (309N N ALAMO ST)
- 5.** TOBIN CENTER PARKING GARAGE (227 4TH ST)
- 6.** ST. MARK'S CHURCH PARKING (403 E PECAN ST)
- 7.** SAN ANTONIO RIVER WALK PARKING (309 N ALAMO ST)
- 8.** AUDITORIUM LOT (142 AUDITORIUM CIRCLE)
- 9.** 420 BROADWAY ST PARKING (420 BROADWAY)

Nearby Amenities

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RESTAURANTS

1. OASIS MEXICAN CAFE
2. LA PANADERIA BAKERY
3. LANDRY'S SEAFOOD HOUSE
4. SPICE GRILL AND BAR
5. PLAYLAND PIZZA

PUBLIC PARKS

6. TRAVIS PARK
7. HEMISFAIR PARK
8. VETERANS MEMORIAL PLAZA
9. SAN ANTONIO RIVERWALK
10. MAVERICK PARK

HOTELS

11. BEST WESTERN
12. THE ST. ANTHONY
13. HILTON GARDEN INN
14. HOME2 SUITES BY HILTON
15. TOWNEPLACE SUITES

THEATERS

16. TOBIN CENTER
17. MAJESTIC THEATER
18. AMC RIVERCENTER 11
19. THE AZTEC THEATER

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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 interest 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 say 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 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 interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date