



partners

W WESTON CENTRE

112 E. Pecan Street

ABOUT WESTON CENTRE

Building Size: 498,136 RSF

Available RSF: 979 RSF - 17,317 RSF

Stories: 32

Year Built: 1988

Year Renovated: 2019-2025

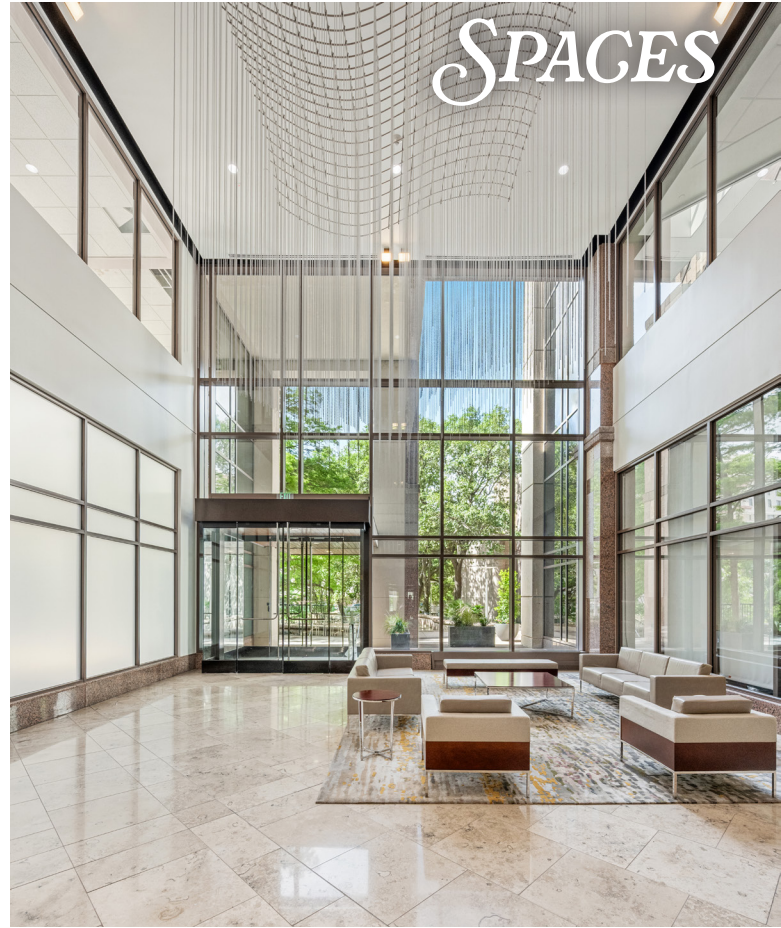
Parking: Covered garages

On-Site Management & Leasing

24/7 Courtesy Officers



CLASSIC



SPACES



BEAUTIFUL



EXTERIORS






CENTRE
CLUB
SAN ANTONIO



Centre
CONNECT

THE
COMMONS

THE
MARKETS



Building Amenities

- CommonWealth Coffee
- Centre Club
- Conference Centre
- Fitness Centre with Personal Trainers, Showers and Lockers
- Produce Market every Tuesday
- Farmers Market every Thursday
- Wellness Centre with DEXA Scan and Chair Massages
- Outdoor Seating Area
- Direct Access to the Riverwalk
- On-site PNC Bank and ATM
- 24/7 Courtesy Officers
- Food Trucks (4 days a week)
- Tenant Events
- On-site Management and Leasing
- Concierge Services
- On-site Car Wash

AVAILABILITY

W

Suite 2930 | 3,847 RSF

Suite 2750 | 6,137 RSF

Suite 2615 | 2,566 RSF

Suite 2500 | 17,317 RSF

Suite 2301 | 5,133 RSF

Suite 1700 | 16,961 RSF

Suite 1530 | 3,834 RSF

Suite 1370 | 1,727 RSF

Suite 1200 | 12,298 RSF

Suite 1000 | 5,873 RSF

Suite 1025 | 3,450 RSF

Suite 800 | 16,684 RSF

Suite 610 | 3,541 RSF

Suite 640 | 3,020 RSF

Suite 565 | 979 RSF

Suite 401 | 3,705 RSF

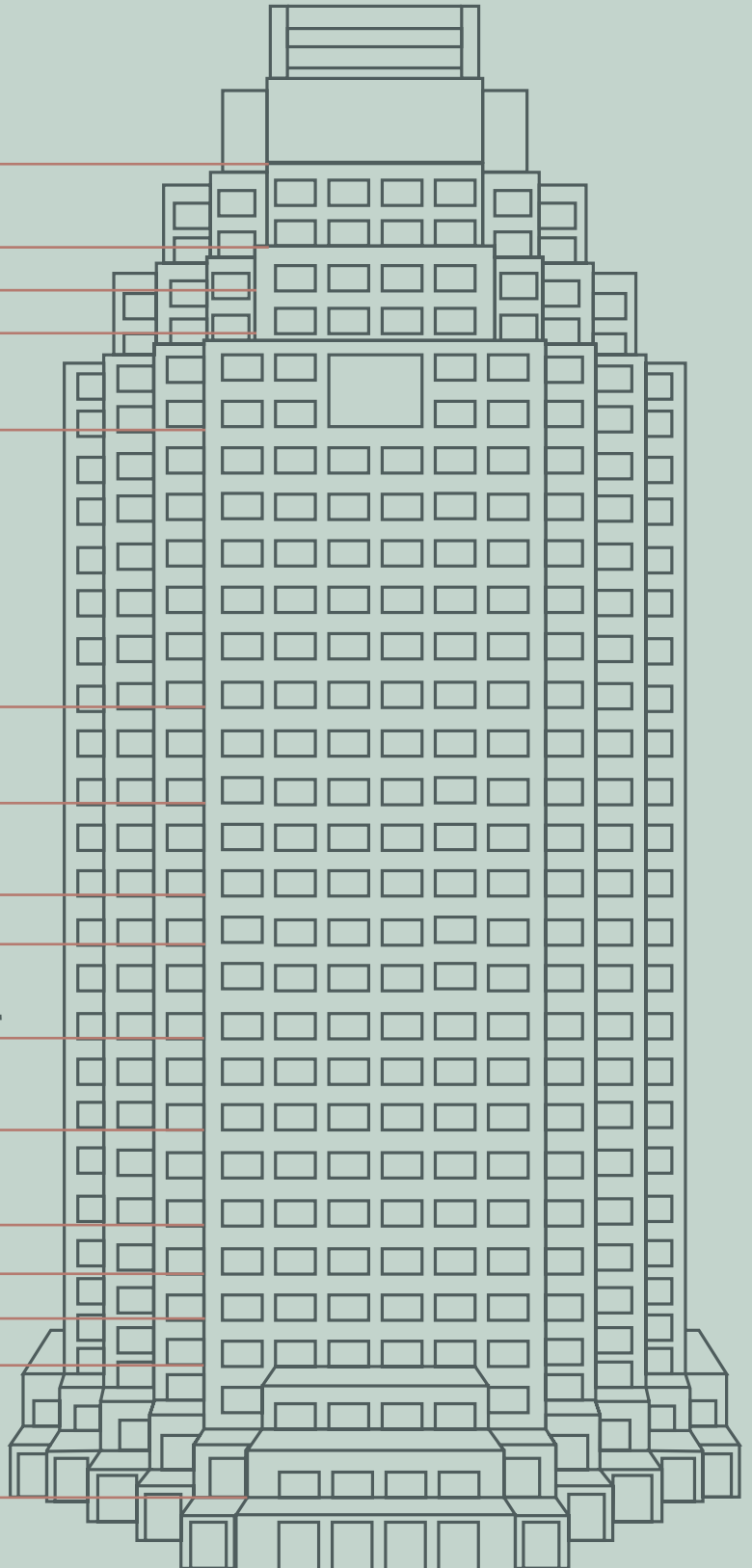
Suite 410 | 3,705 RSF

Suite 300 | 7,043 RSF

Suite 360 | 5,509 RSF

Suite 150 | 2,375 RSF

Suite 180 | 5,210 RSF





FOOD AND DRINK

- | | |
|-------------------|--------------------------|
| 1 Club Giraud | 16 Cafe Alameda |
| 2 Pinkerton's | 17 The Golden Goose |
| 3 Oasis Cafe | 18 Chick-fil-a |
| 4 Gloria's Lounge | 19 Landry's |
| 5 Commonwealth | 20 Leo's Hideout |
| 6 Bohanan's | 21 Garden Grille & Bar |
| 7 The Palm | 22 Mad Dogs |
| 8 La Panaderia | 23 Tokyo Cowboy |
| 9 Range | 24 Bubba Gump Shrimp Co. |
| 10 Revolución | 25 Four Brothers |
| 11 Starbucks | 26 Fajita Ritas |
| 12 Poblanos | 27 Q Kitchen Bar |
| 13 Bunz | 28 Paesanos |
| 14 Royal Blue | 29 Double Standard |
| 15 Rita's | 30 The County Line |

STAY

- | |
|----------------------------|
| 1 InterContinental |
| 2 The St. Anthony |
| 3 Sonesta ES Suites |
| 4 Canopy by Hilton |
| 5 Thompson by Hyatt |
| 6 The Emily Morgan |
| 7 Hilton Garden Inn |
| 8 Hotel Valencia Riverwalk |
| 9 Placemakr |
| 10 Home2 Suites by Hilton |
| 11 Omni La Mansión del Rio |
| 12 Hampton Inn & Suites |
| 13 AC Hotel |
| 14 Hyatt Regency |
| 15 Mokara Hotel & Spa |

MULTIFAMILY

- | |
|-----------------------|
| 1 The Travis Building |
| 2 300 Main Ave |
| 3 Maverick Apartments |
| 4 Inspire Downtown |
| 5 Heritage Plaza |
| 6 Encore SoFlo |
| 7 The Floodgate |
| 8 Continental |



DOWNTOWN

San Antonio



LEASING BY

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112 E. PECAN STREET SAN ANTONIO, TEXAS 78205



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.



11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date