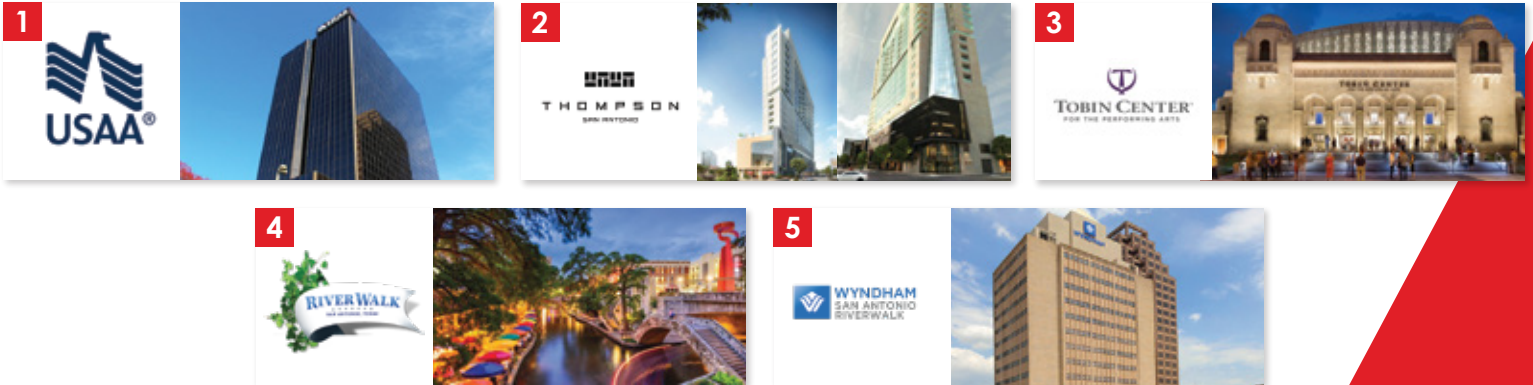


FOR LEASE

601 - 617 N. St. Mary's Street, San Antonio, TX 78025



Uri Villarreal
President

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B.B.A. Real Estate Finance & Development

BE A PART OF DOWNTOWN'S REVITALIZATION!

Retail, restaurant, cafe, rooftop and basement space available for lease. The Real Estate & Voss Building redevelopment will consist of 60 apartments, courtyard/plaza, rooftop lounge, and basement/speakeasy bar.

Call us for additional information.

BUILDING FACTS

THE REAL ESTATE BUILDING

Size: 43,525 sqft
Built: 1935
Floors: 10
Elevators: 2
Available: 3,000 - 5,000 SF
Available Uses: Retail, Restaurant,
Rooftop lounge, Basement Bar

THE VOSS BUILDING

Size: 13,736 sqft
Built 1950
Floors: 3
Elevator: 1
Available space: 2,500 - 6,000 SF
Available Uses: Retail, Restaurant
and Rooftop

**ZONING: RIO -3 & HS RIO 3
REDEVELOPMENT SIZE: .58 ACRES**

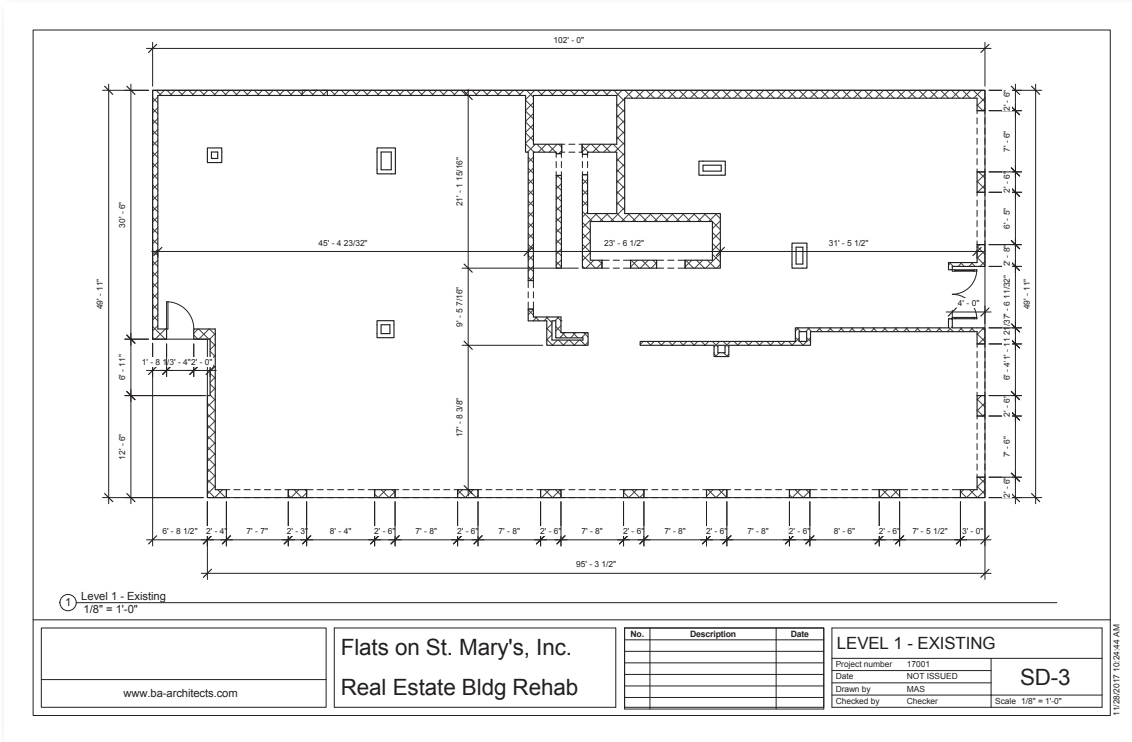
Redevelopment Amenities:

- Caddi - corner to USAA headquarters
- Riverwalk access
- Walking distance to the Tobin Center, Wyndham Riverwalk Hotel, Weston Centre
- In the heart of downtown San Antonio

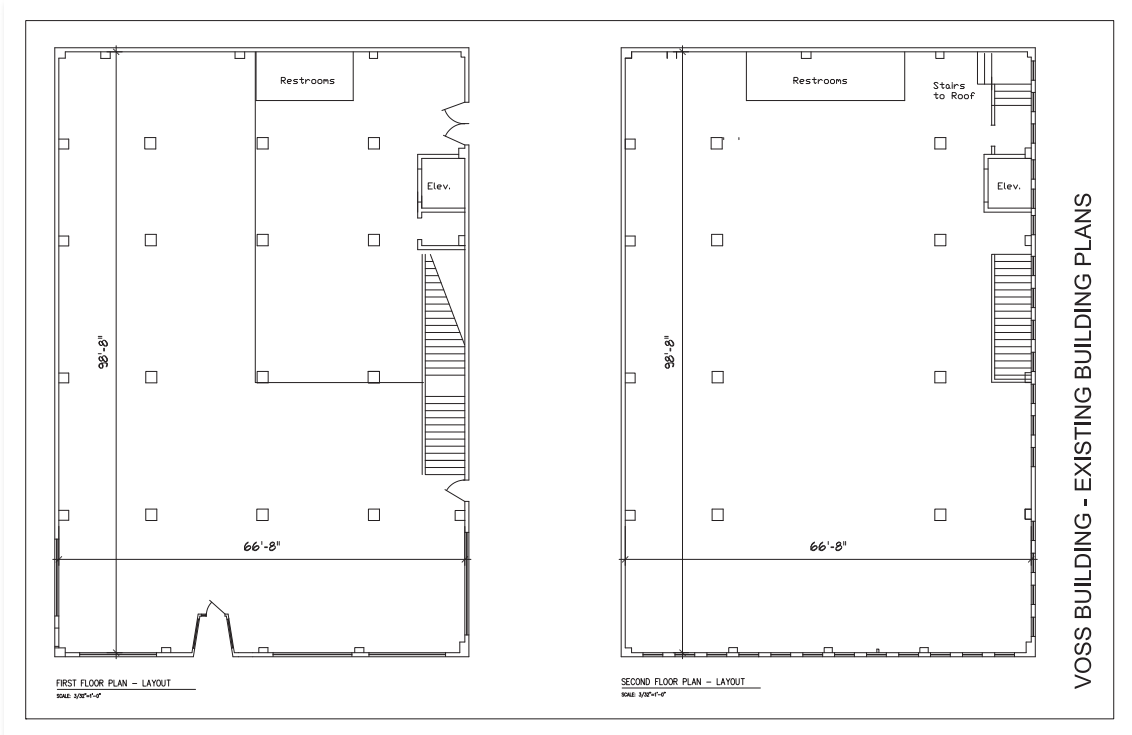
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REAL ESTATE INC.

Ryan Salchert covers commercial real estate, residential real estate, retail and restaurants.

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🐦 @REALESTATESABJ

OFFICE PROPERTIES

2017 absorptions hit lowest mark since 2012

Net office property absorptions for the year hit their lowest mark since 2012 in San Antonio, according to the latest quarterly office report from CBRE. Vacancy rates have continued a steady decline, ending the year at 14.4 percent, down from the third quarter's rate of 14.7 percent. That wraps up a year that saw net absorptions of 81,911 square feet in the fourth quarter and 426,235 square feet of net absorption for the year.

Of the 81,911 square feet of space absorbed during the last quarter of 2017, a majority of it came downtown. That includes the considerable footprint at One Riverwalk Place taken by USAA. The Northwest submarket followed suit with the second most square feet absorbed at 42,243. Of the year's 426,235 square feet of absorptions, 53 percent involved Class A office space.

Both weighted-average asking rents and triple net asking rents rose during the year, with average asking rents rising 3.8 percent over 2017 to finish at \$22.36



USAA's One Riverwalk Place saw the largest absorptions during the fourth quarter with 52,529 total square feet absorbed.

CARLOS JAVIER SANCHEZ | SABI

and Class A triple net rents growing 9 percent since fourth quarter 2016 and ending the year at \$20.43 on average over

all classes. For Robert Kramp, director of research and analysis at CBRE, the rise in triple net asking rents is indicative of San

Antonio's market growing up.

"This trend towards triple net indicates that San Antonio's office market is becoming more competitive with other markets across the South and across the country. San Antonio's office market is on a development streak, and we will continue to see a rise in asking rents and a desire for newer Class A space with additional amenities," Kramp said.

While the fourth quarter saw no completions of new office space, there are currently 894,981 square feet of office space under construction throughout the San Antonio area, and future demand projects a need for 1.2 million square feet. Some of these new projects include the 102,000-square-foot second phase of the Farinon Business Park in the city's Northwest submarket, the Pinnacle Oaks Business Park and, of course, the Frost Tower downtown, which Kramp calls the "jewel" of San Antonio's new office construction.

USAA plans to bring 2,000 additional employees to their downtown location.

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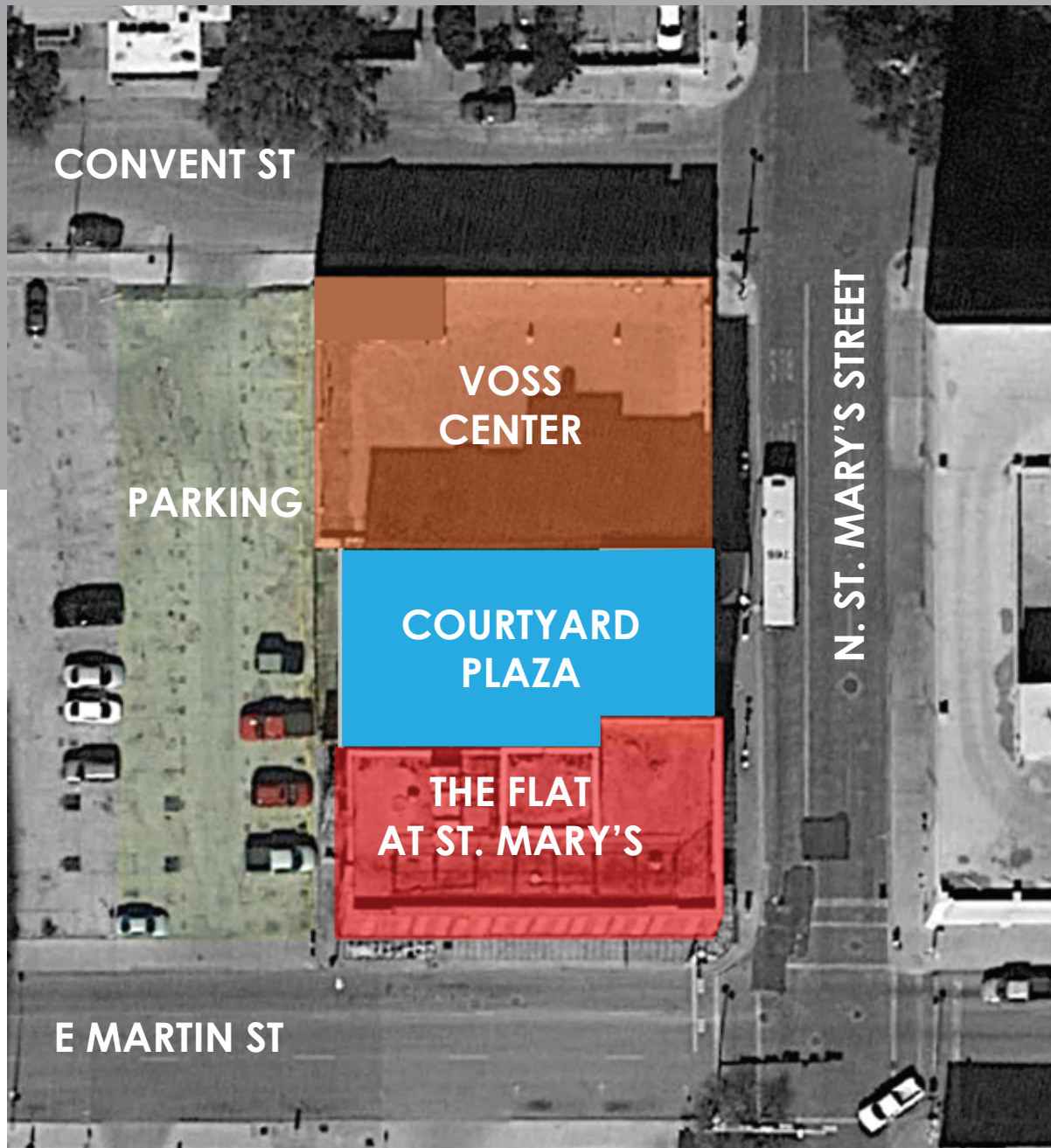


The information contained herein was obtained from sources believed reliable; however Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

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N. ST. MARY'S MIXED-USE PROJECT SITE PLAN



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

URIAH REAL ESTATE ORGANIZATION	9002555	URIVILLARREAL@URIVILLARREAL.COM	(210)315-8885
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
URI VILLARREAL	604991	URIVILLARREAL@URIVILLARREAL.COM	(210)315-8885
Designated Broker of Firm	License No.	Email	Phone
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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

Mission Real Estate Group, 2186 Jackson Keller Rd #310 San Antonio, TX 78213
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Phone: (210)284-1879 Fax:
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IABS 1-0 Date

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