

For Lease



170,000± RSF *8 stories*



24,000± SF *Typical floor size*



Street-level and garage parking



900± to 4,688± SF available



View our drone video



106 South Saint Mary's San Antonio, TX 78205

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Alcide Longoria

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Availabilities:

- Suite 240: 3,759± SF

- Suite 260: 1,651<u>+</u> SF

- Suite 420: 1,903 <u>+</u> SF (spec suite)

- Suite 430: 1,164± SF (spec suite)

- Suite 603: 1,636± SF (spec suite)





Immediate renovations planned



Lobbies and Corridors on multi-tenant floors

- New finishes for common elevators and corridors to include new ceiling, lighting, flooring and painting
- Lobby light fixtures and corridor fixtures
- Renovated restrooms
- Updated atriums on 6, 7 & 8



Main Lobby

- New security desk
- New lighting
- New art
- New configuration including furniture
- New façade on elevator cabs
- New finishes in elevator cabs
- New flooring
- New ceiling
- New directory

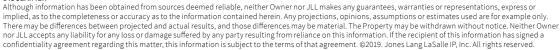


Spec Suites

- Suite 420
- Suite 430
- Suite 603



DISCLAIMER





Area Amenities

Restaurants

- 1 Acenar
- 2 Starbucks
- 3 Bohanan's
- 4 Subway
- 5 Texas de Brazil
- 6 Landry's Seafood
- 7 Joe's Crab Shack
- 8 Hard Rock Cafe
- 9 The County Line
- 10 Saltgrass Steakhouse
- 11 Michelino's
- Boudro's
- 13 Republic of Texas
- 14 Casa Rio
- 15 Biga on the Banks
- Sushi Zushi
- 17 Bella on the River
- 18 Rebelle
- **19** Sip
- 20 Pinch
- 21 Rosella
- 22 Plaza Club

Lodging

- 1 The St. Anthony Hotel
- Sheraton Gunter
- 3 Hyatt Regency San Antonio
- 4 Hotel Contessa
- 5 The Westin Riverwalk
- 6 Hotel Valencia
- 7 Embassy Suites
- 8 Holiday Inn
- The Drury Plaza Hotel

Building Amenities

- Close proximity to San Antonio Riverwalk
- Walking distance from restaurants, hotels,
 retail locations as well as the Federal and
 Bexar County Courthouses.
- On-site Parking garage
- Easy access to major thoroughfares

Attractions

- Majestic Theatre
- 2 Empire Theatre
- 3 The Aztec Theatre
- 4 Main Plaza
- 5 San Fernando Cathedral
- 6 Public Art San Antonio
- 7 Spanish Governor's Palace
- 8 Rivercenter Mall
- The Alamo





Parking options



- 1. Market Street Garage
- 2. Groos Parking Lot
- 3. Central Parking Lot
- 4. Riverbend Parking Garage
- 5. Central Parking Lot
- 6. LAZ Parking Lot
- 7. Central Parking Lot

- 8. One Park-Lot
- 9. One Park-Lot
- 10. Central Parking Lot
- 11. Enter Park Lot
- 12. Enter Park-Lot
- 13. Strumberg Street Parking
- 14. Frost Tower Garage

For more information, please contact:

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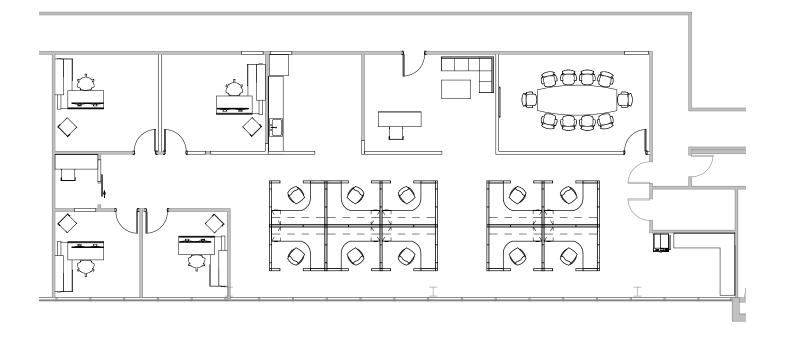
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Suite 240: 3,759± RSF



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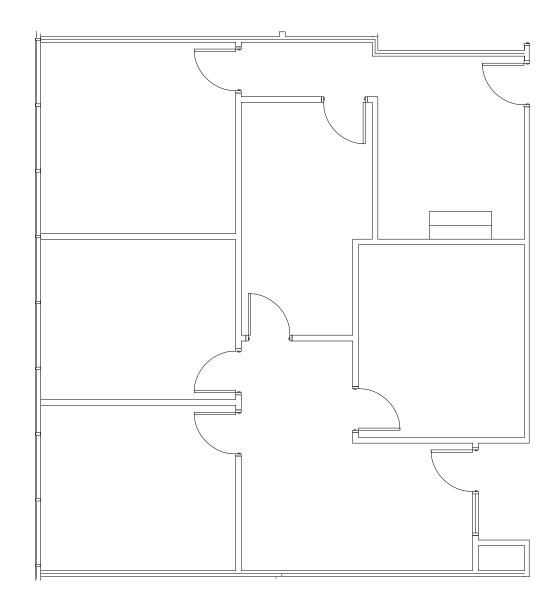
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Suite 260: 1,651± RSF



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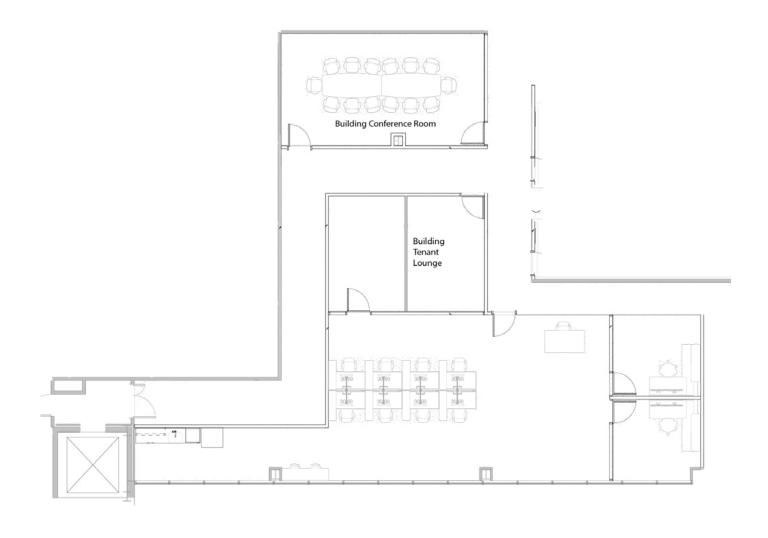


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Suite 420: 1,903± RSF

Spec Suite



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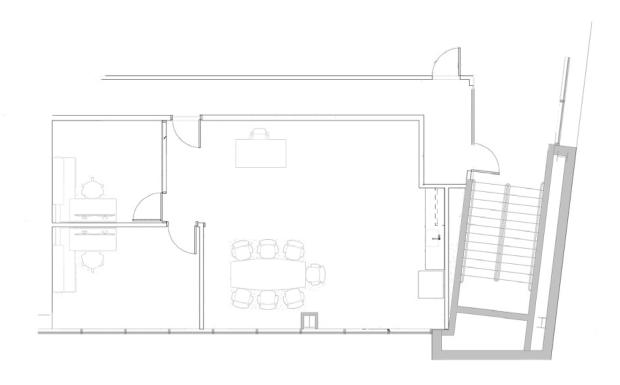


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Suite 430: 1,164± RSF

Spec Suite



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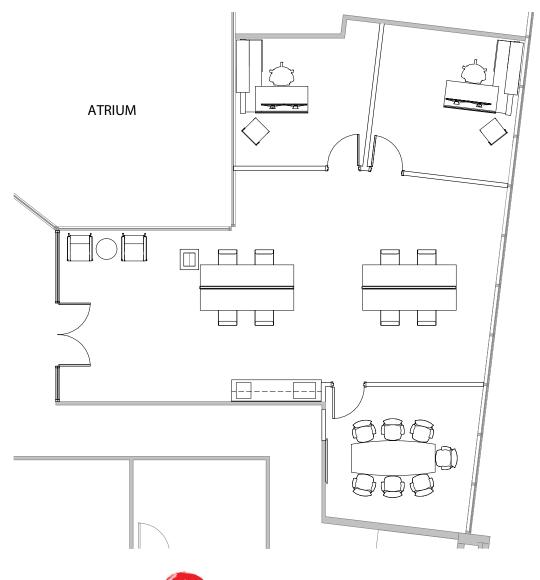
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Suite 603: 1,636± RSF

Spec suite



Take a virtual tour of this space

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Information About Brokerage Services

EQUAL HOUSING OPPORTUNITY

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:
 - 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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			