

THE  
SOTO

A NATURAL PLACE TO WORK



### AVAILABLE SUBLEASE SPACE

All other office floors fully leased

**LEVEL 3**  
**SUITE 355: ±2,614 SF**

LEASED

AVAILABLE



AVAILABLE SPACE



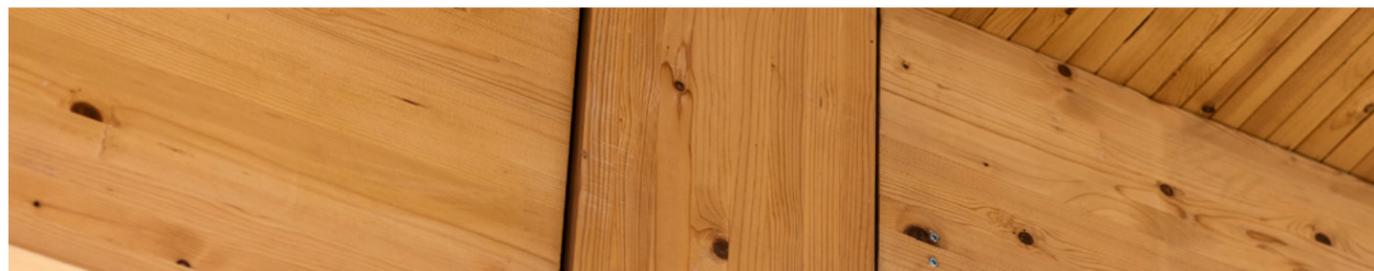
BUILD  
YOUR  
BRAND



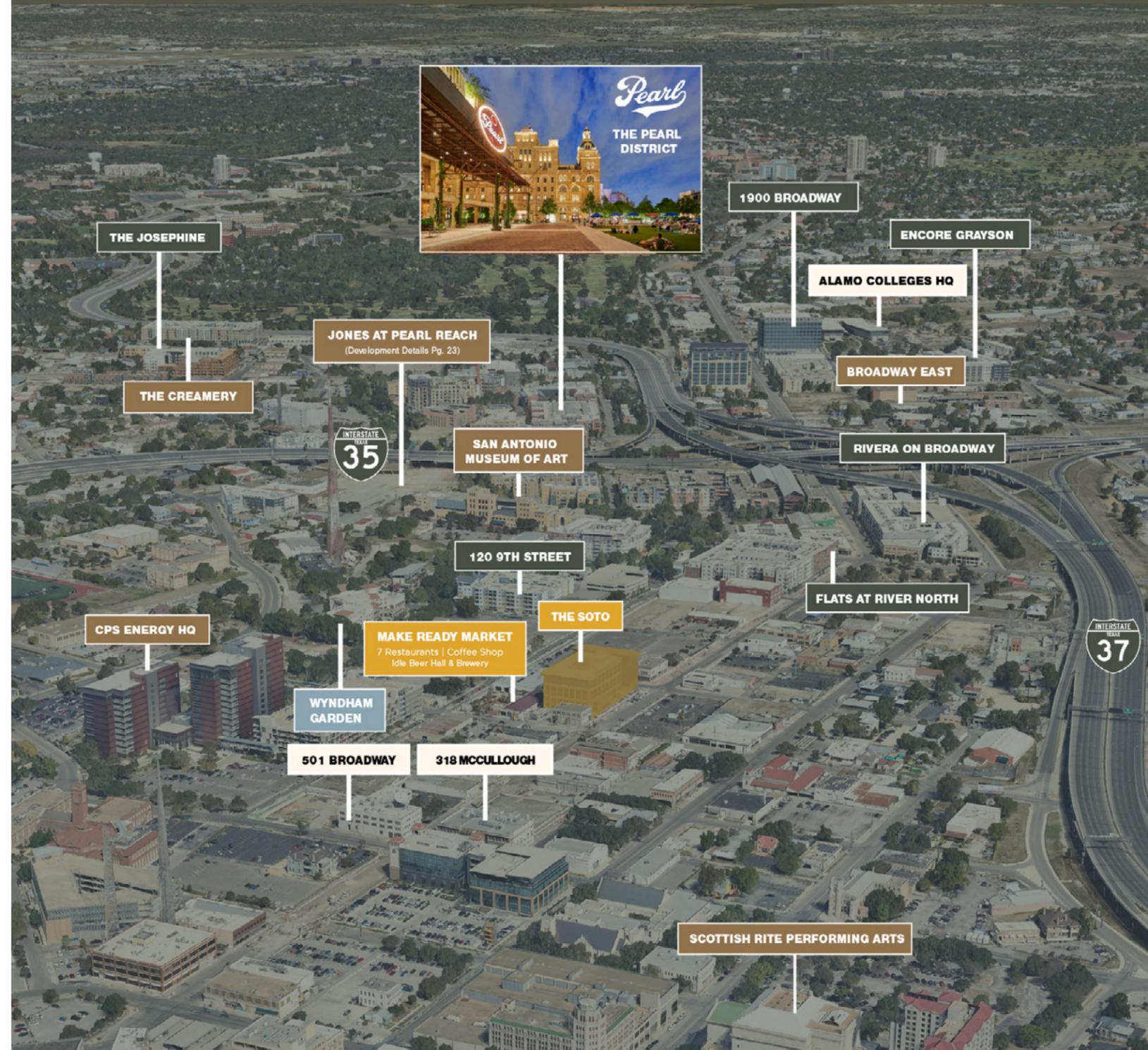
Enhance employee  
wellness & productivity

Maximize space  
& energy efficiency

Reduce operating costs



# FIND OUT WHAT IS NEW IN RIVER NORTH





## REACHING NEW HEIGHTS IN SUSTAINABLE WORK SPACES

The Soto is Texas' first mass timber office building, a harbinger of sustainable design and construction that has proved its strength in Europe, Canada and Australia, and more recently, the United States. The Soto is the anchor for the River North neighborhood, an urban neighborhood near downtown that will offer a full complement of restaurants, retail and entertainment designed for the modern workforce and nearby residents. The Soto is a Class A+ workplace for businesses focused on recruiting and retaining today's top talent.

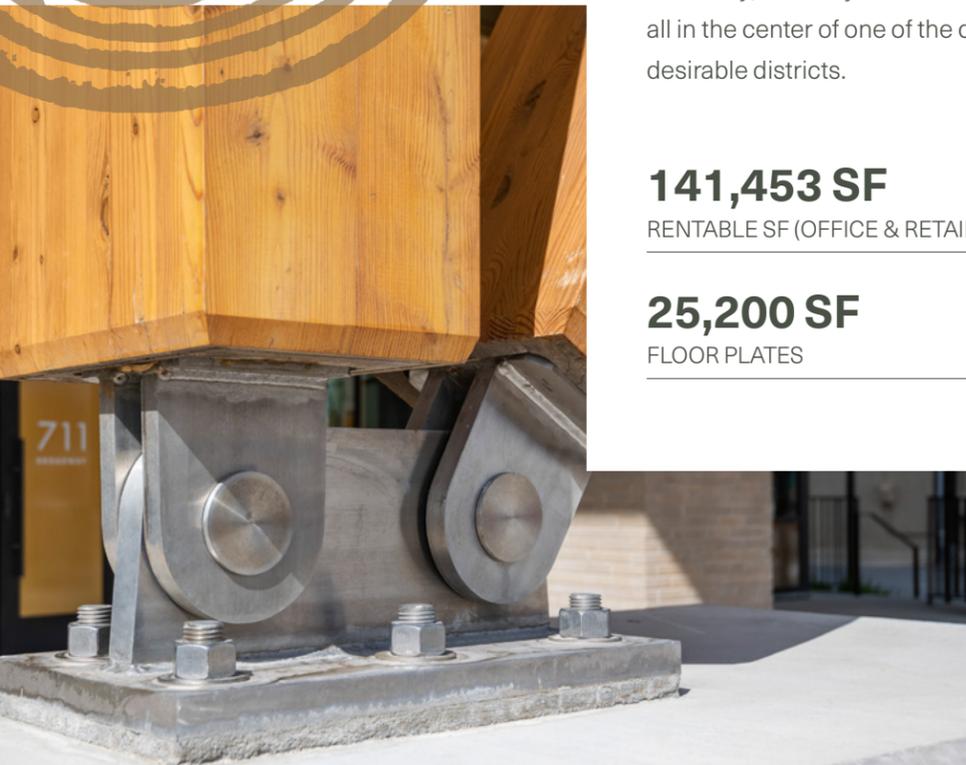
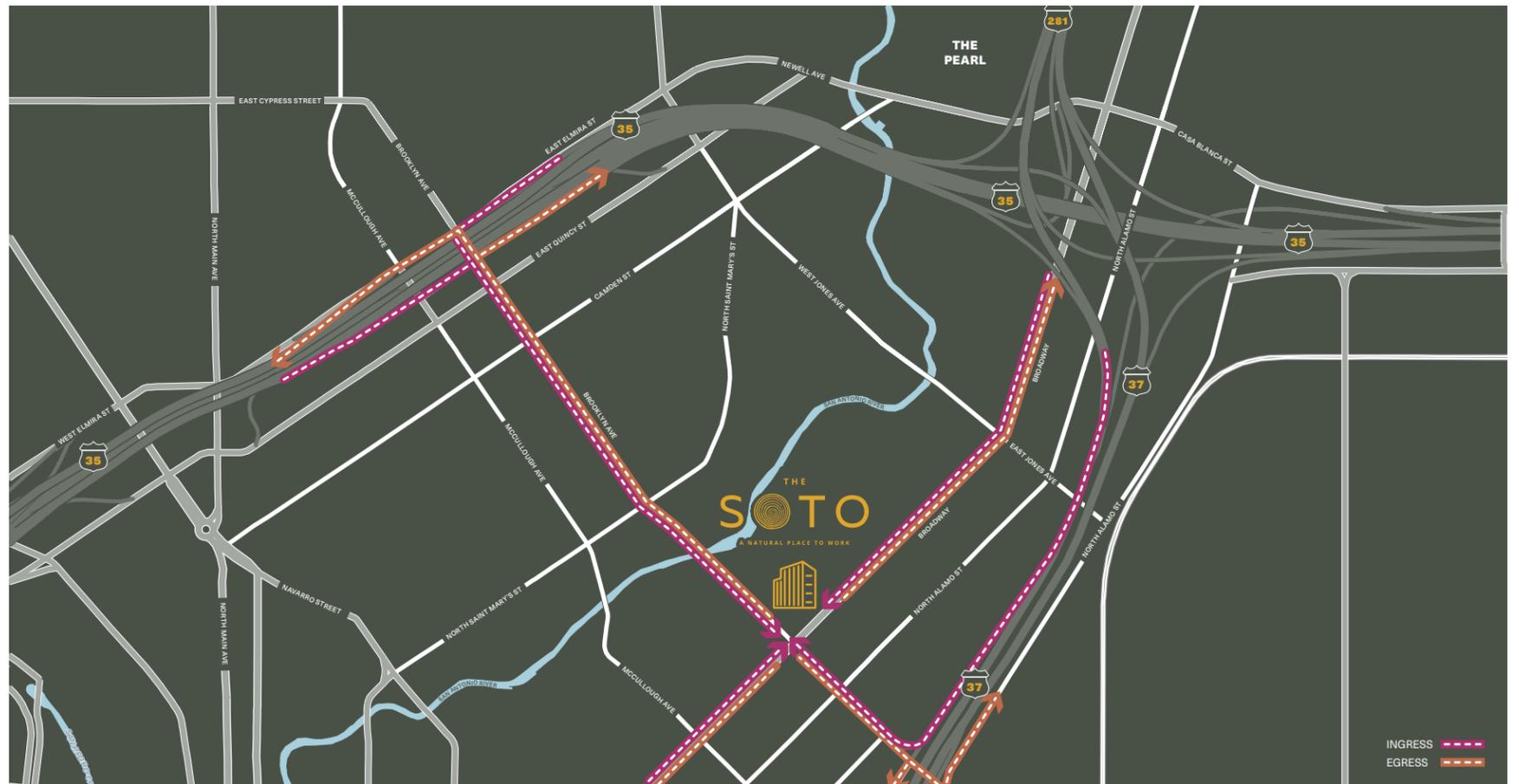
The building is designed to be the most appealing office in San Antonio – offering efficiency, flexibility and innovative design – all in the center of one of the city's most desirable districts.

**141,453 SF**  
RENTABLE SF (OFFICE & RETAIL)

**25,200 SF**  
FLOOR PLATES



- Centered in the dynamic River North District
- Adjacent to the Make Ready Food Hall
- Highly coveted Broadway Street address
- Quick access to HWY 281/ Interstate 37 and Interstate 35
- Minutes from Downtown and Pearl amenities
- Easy access to the Museum Reach of the River Walk trail system
- Within walking distance of city's most appealing apartment communities



**Mass Timber**  
Construction



**3.00:1,000 SF**  
Parking Ratio  
*Sub-level executive parking*



**Raised Floor**  
with Underfloor Air  
Distribution



**12 Ft Ceilings**  
and Significant  
Natural Light



**LEED**  
Certified

# M MAKE READY

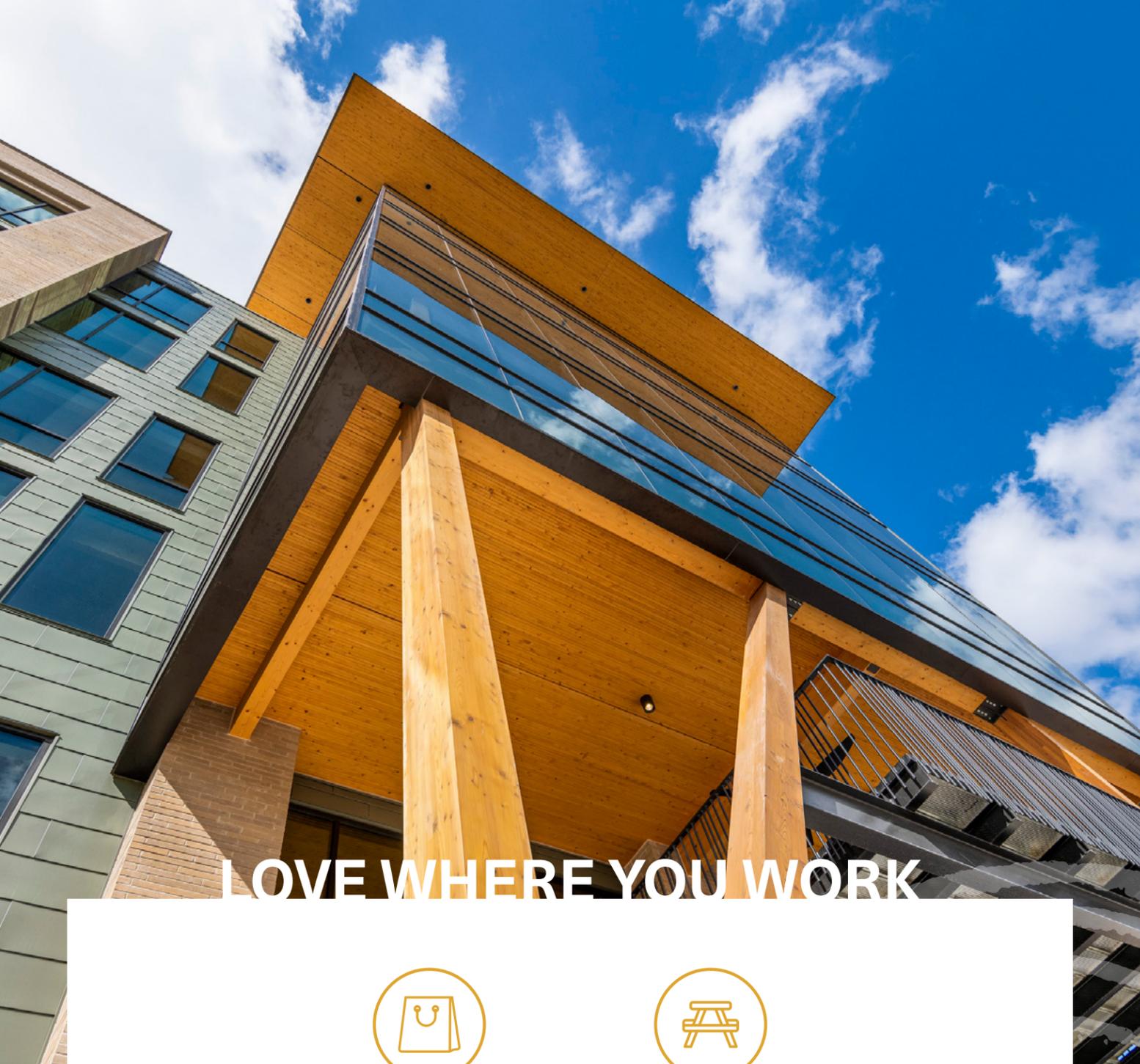
Click to View Website  
or scan below



Pull up a seat and settle into Make Ready Market: River North's neighborhood "glad you're here" spot. Grab a bite, have a drink, and stay a bit. Nestled between Broadway and the San Antonio River, Make Ready Market features eats and treats from San Antonio's epicurean notables and new voices at the table. Come experience what here tastes like.

Our diverse lineup of vendors embodies the spirit of Make Ready Market, offering a tantalizing array of culinary delights. From the zesty flavors of Thai Bird to the comforting allure of Four Brothers Venezuelan Kitchen, each vendor brings its unique flair to our food hall, ensuring there's something for everyone to savor and enjoy.





# LOVE WHERE YOU WORK



On-Campus Restaurants,  
Retail & Entertainment



Activated  
Outdoor Areas



State-Of-The-Art  
Locker Rooms & Showers



Secured  
Bike Racks



Building Tenant  
Conference Room

# THE SOTO

A NATURAL PLACE TO WORK

For leasing information:

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Click or Scan for website



  
thesoto.com

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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 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. **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:
  - 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.

|   |             |                    |              |
|---|-------------|--------------------|--------------|
| Chuck King  | 276776      | chuck.king@jll.com | 210-293-6880 |
| 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               |              |

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1



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|   |             |                          |              |
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| Jones Lang LaSalle Brokerage, Inc.                                | 591725      | renda.hampton@jll.com    | 214-438-6100 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email                    | Phone        |
| Daniel Glyn Bellow  | 183794      | dan.bellow@jll.com       | 713-888-4001 |
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| Buyer/Tenant/Seller/Landlord Initials                             |             | Date                     |              |

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