

the
AZTEC

SAN ANTONIO, TEXAS



201 E COMMERCE STREET | SAN ANTONIO, TEXAS 78205



26,114 RSF Total Availability

SUITE AVAILABILITY

Suite 300	8,806 RSF
Suite 400	8,619 RSF
Suite 500	8,689 RSF



ABOUT THE AZTEC

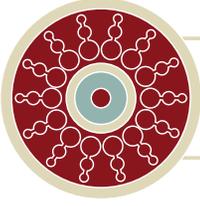
- Rooftop & River Walk View Terrace
- Historic Building with Charm
- Exposed Ceilings & Columns
- Home to the Aztec Theatre
- Creative Office
- New Building Lobby
- Dedicated Tenant Rooftop
- On-Site Restaurants (Iron Cactus) & Retail
- Located on The Riverwalk

Built in 1926, The Aztec has been a focal point of San Antonio's entertainment scene housing various shows and is now home to live entertainment. Over the years, The Aztec has undergone several renovations which have since served various purposes from a retail, office, and entertainment standpoint. With improvements underway, the office portion will undergo extensive capital improvements which will compliment both its historic character and showcase high-end finishes. The Aztec features approximately 26,000 SF of creative office space with exposed ceilings, historic character, newly renovated restrooms, three rooftop terraces including a River Walk view terrace, rooftop lounge, and a dedicated tenant rooftop terrace. Located in the heart of Downtown San Antonio, the Aztec is situated along The River Walk at the corner of E Commerce St & N Saint Marys St with close access to major thoroughfares. In addition to access, there is an abundance of attractive retailers and restaurants within walking distance.

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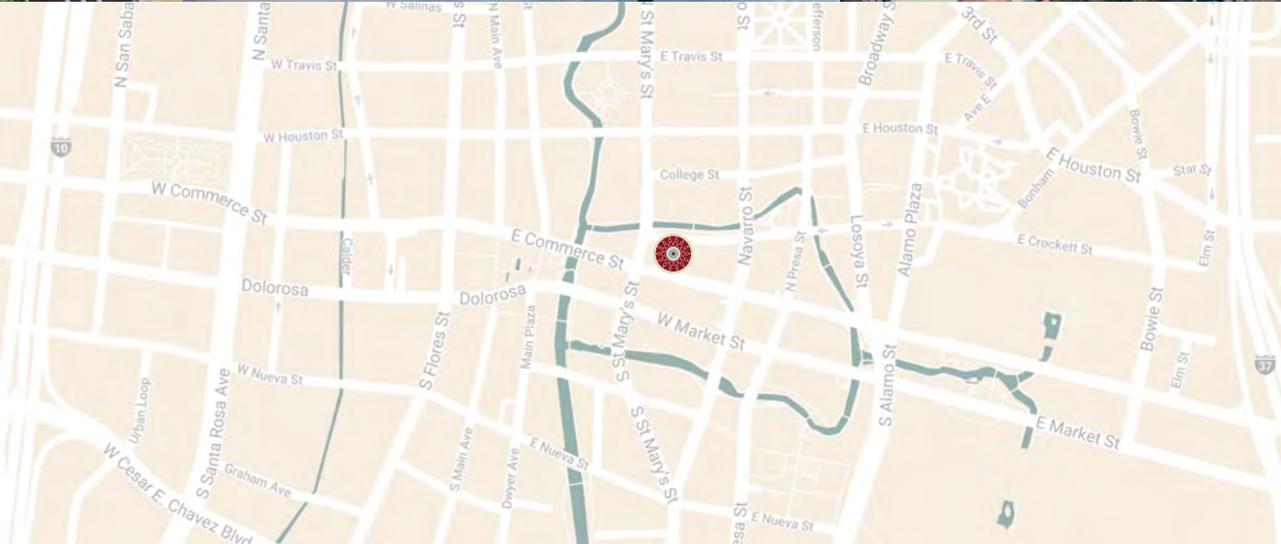
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office
FOR LEASE



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SAN ANTONIO, TEXAS



LOCATION

- Located on The Riverwalk
- Centrally Located Downtown
- Access from S Saint Mary's Street / E Commerce St
- Close to popular restaurants and tourist attractions including Iron Cactus, The Riverwalk, Go Rio Boat Tours, and much more

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FLOOR PLANS
Stacking Plan

ROOFTOP LEVEL	ROOFTOP TERRACE / LOUNGE		
LEVEL 6	DINING / ENTERTAINMENT		
LEVEL 5	OFFICE		
LEVEL 4	OFFICE		
LEVEL 3	OFFICE	AZTEC THEATRE	
LEVEL 2	AZTEC THEATRE		
LEVEL 1	OFFICE LOBBY	RETAIL	AZTEC THEATRE
RIVER LEVEL	RESTAURANTS / RETAIL		

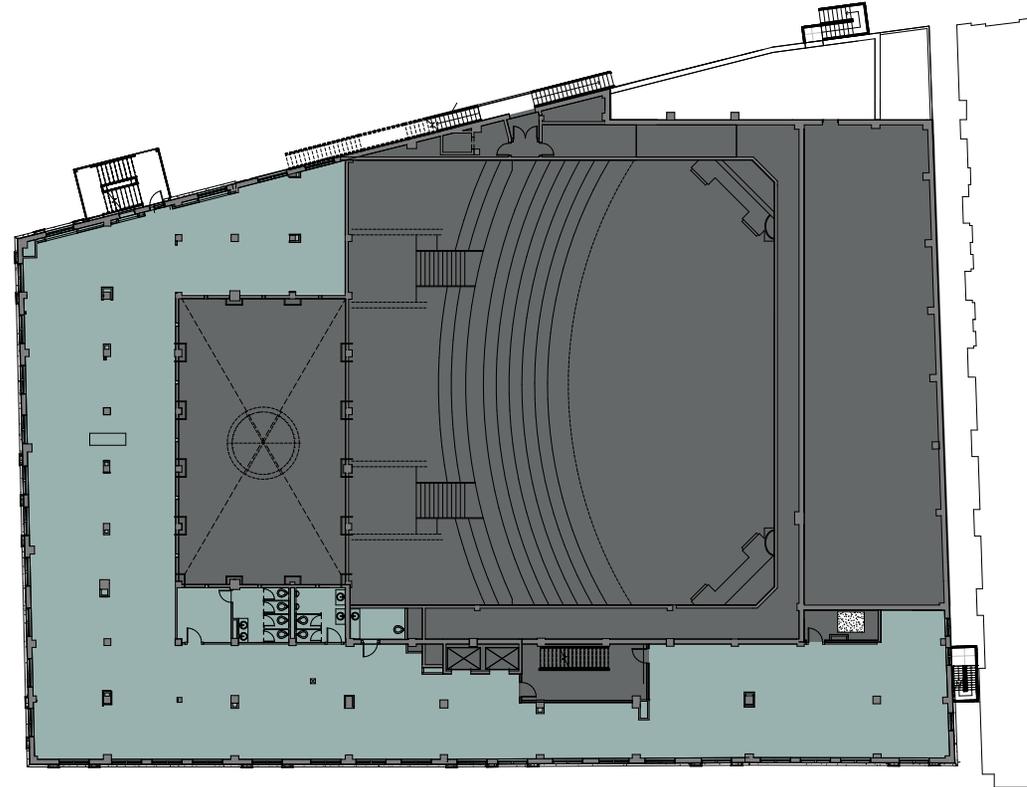


FLOOR PLANS

Level 3

▲ THE RIVER WALK

◀ ST. MARY'S STREET ▶



SUITE 300
8,806 RSF

◀ COMMERCE STREET ▶

SPEC SUITE PLANS ON FOLLOWING PAGE

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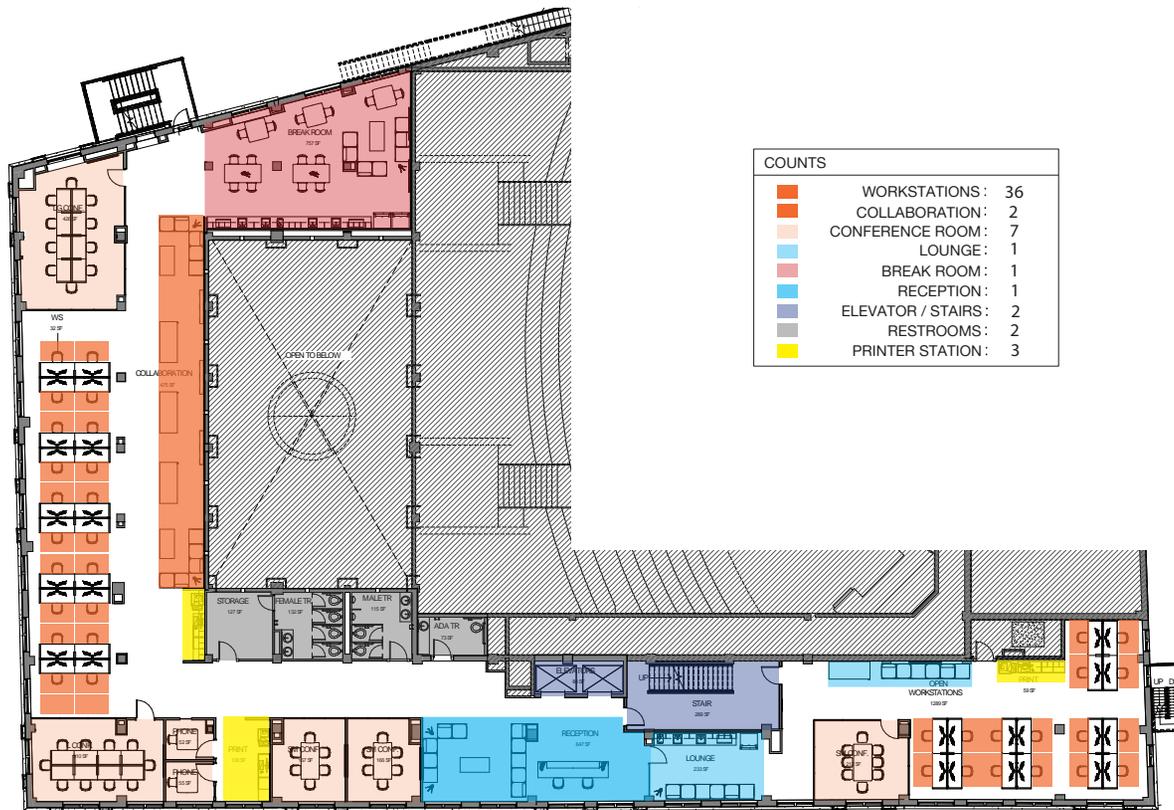


PROPOSED SPACE PLAN

Level 3

SUITE 300

8,806 RSF



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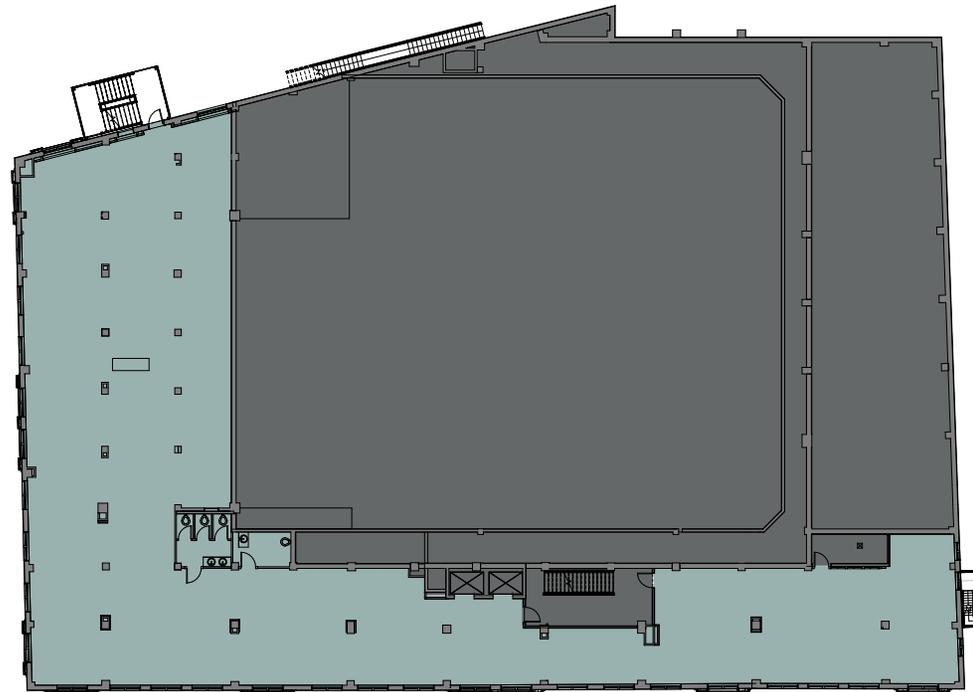


FLOOR PLANS

Level 4

▲ THE RIVER WALK

◀ ST. MARY'S STREET ▶



SUITE 400

8,619 RSF

◀ COMMERCE STREET ▶

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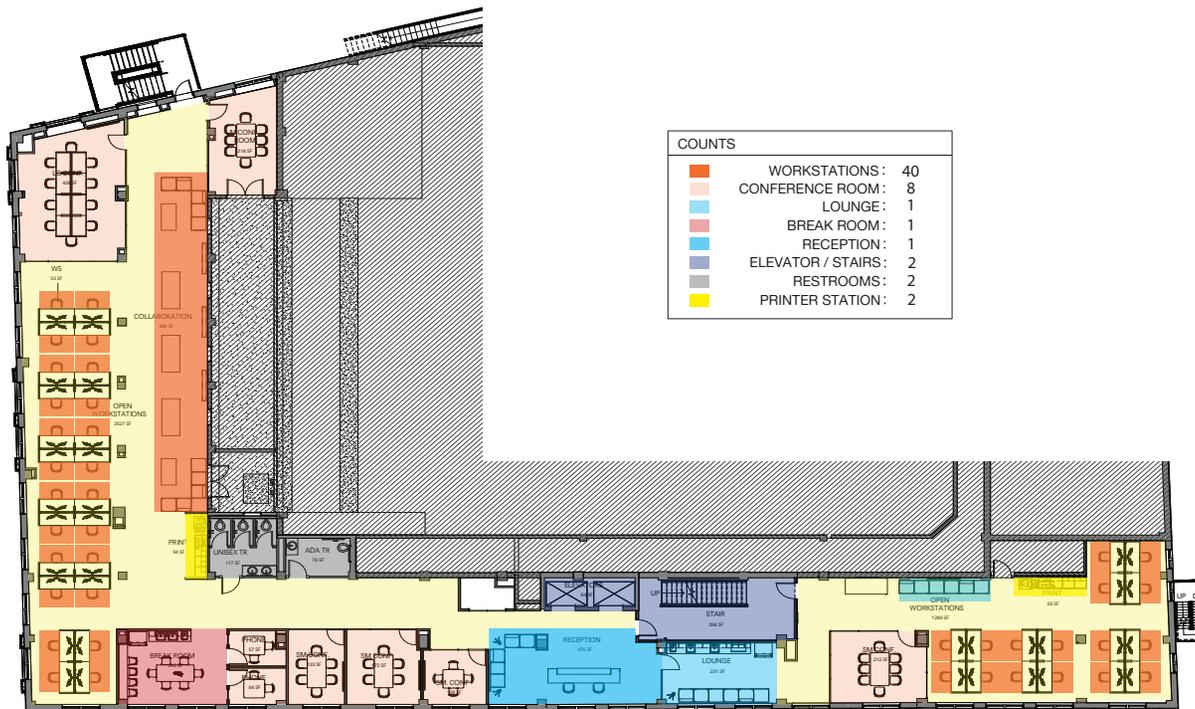


PROPOSED SPACE PLAN

Level 4

SUITE 400

8,619 RSF



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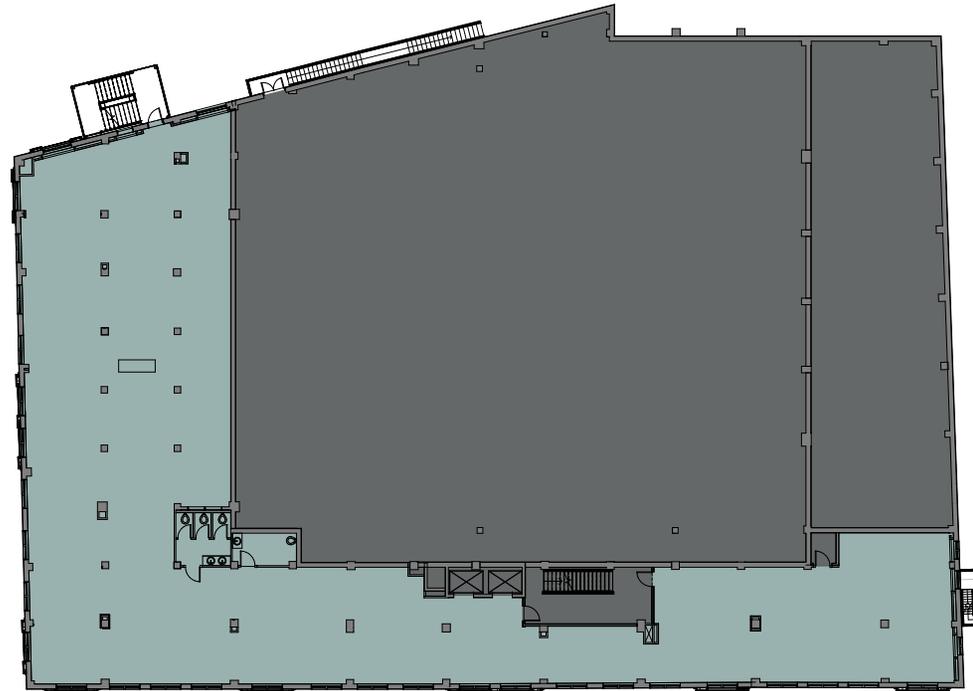


FLOOR PLANS

Level 5

▲ THE RIVER WALK

◀ ST. MARY'S STREET ▶



SUITE 500

8,689 RSF

◀ COMMERCE STREET ▶

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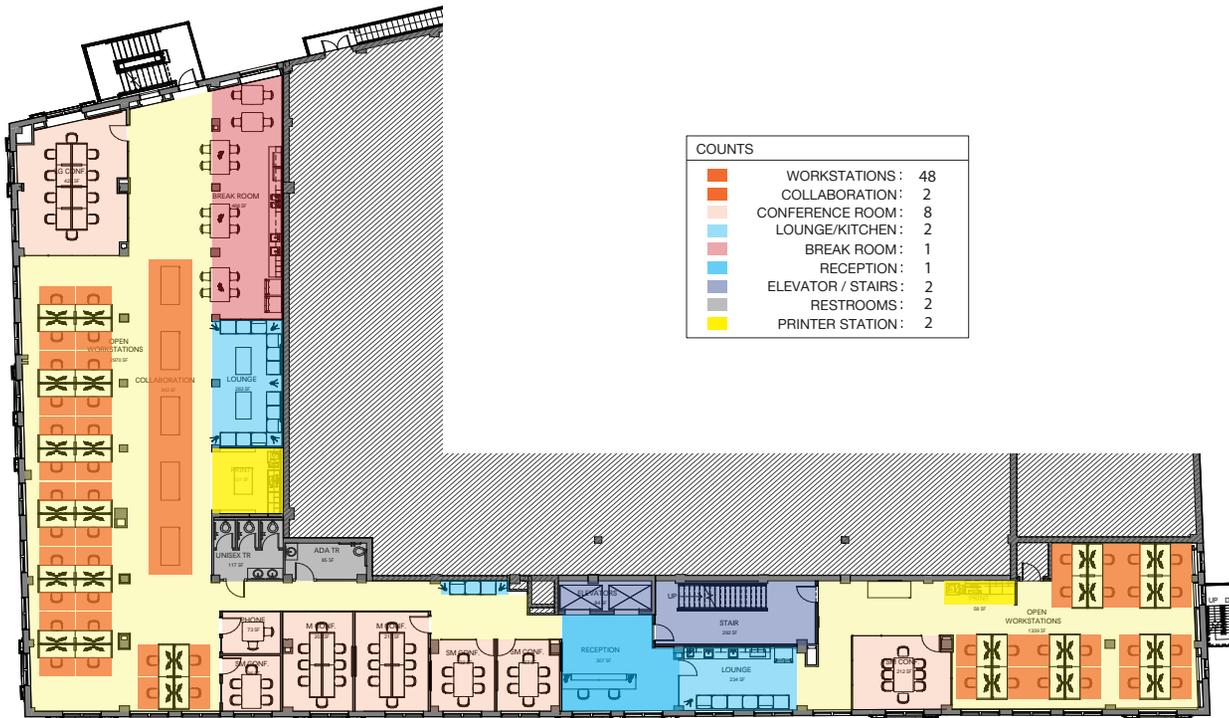


PROPOSED SPACE PLAN

Level 5

SUITE 500

8,689 RSF



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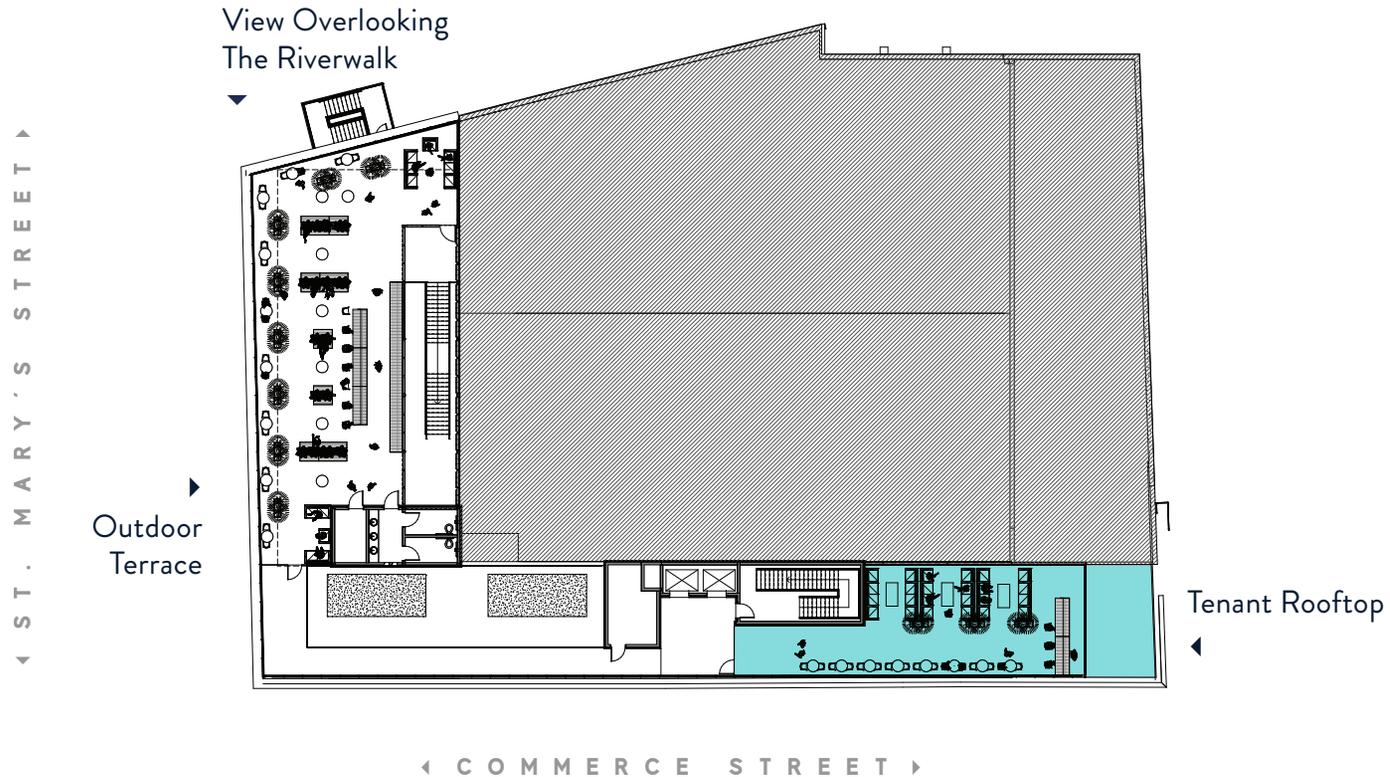
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FLOOR PLANS
Rooftop Level

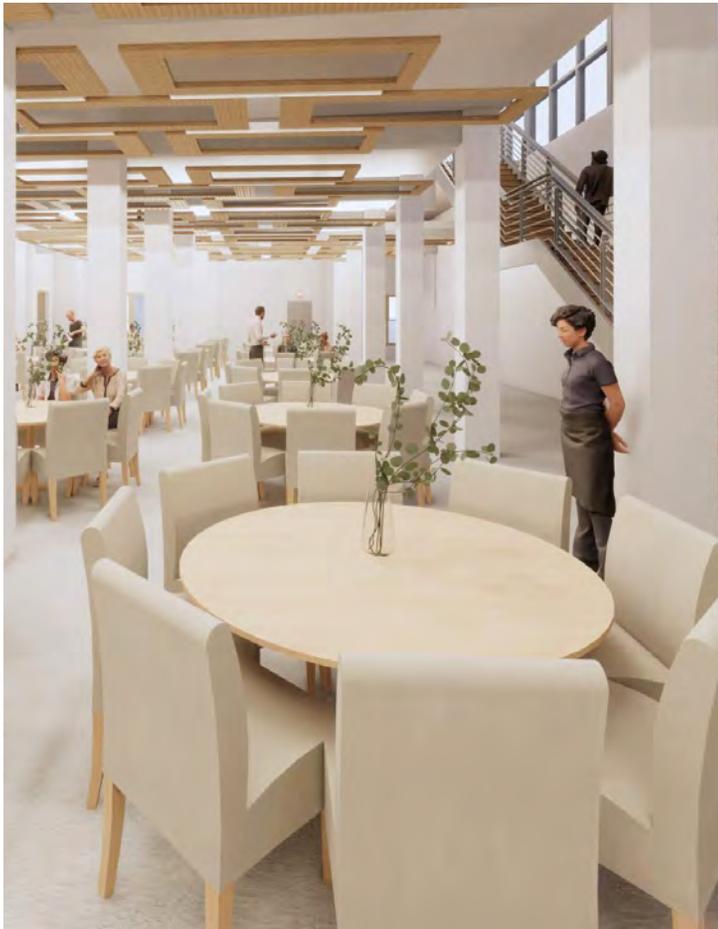
Rooftop Renderings
on following page

▲ THE RIVERWALK





ROOFTOP RENDERINGS



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AZTEC THEATRE



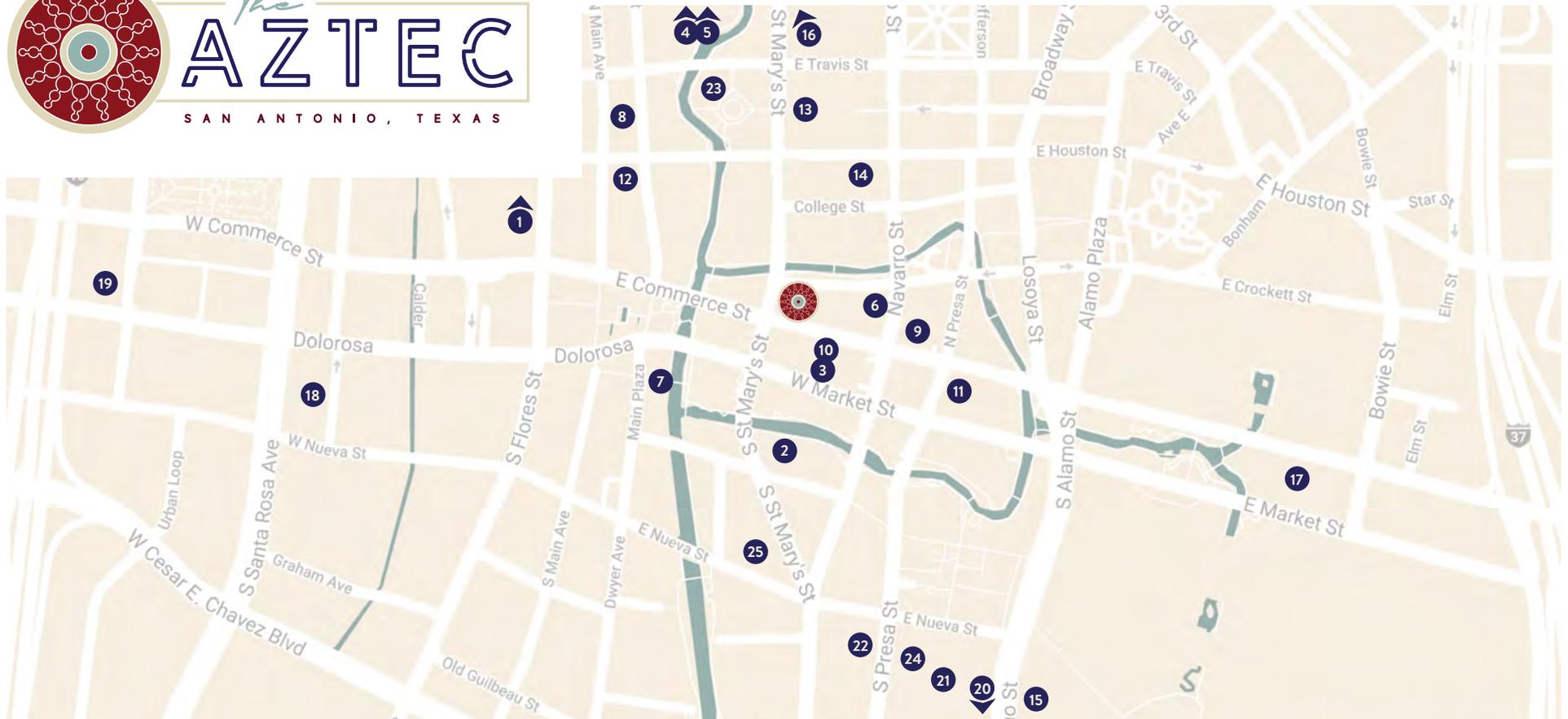
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PARKING OPTIONS



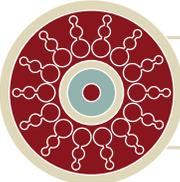
◀ PARKING LOCATIONS

- | | | | | |
|--------------------------|---------------|------------------------------|------------------------------|-------------------------|
| 1. New Frost Tower | 6. Rio Plaza | 11. Riverbend Garage | 16. Library Garage | 21. 508 S St. Mary's St |
| 2. Tower Garage | 7. Carter Lot | 12. The Rand Building | 17. Convention Center Garage | 22. 317 S Presa St |
| 3. Market Street Garage | 8. Mac Lot | 13. St. Mary's Street Garage | 18. Dolorosa Lot | 23. 130 E Travis St |
| 4. Weston Center Parking | 9. South Bank | 14. Houston St Garage | 19. Market Square Lot | 24. Market Square Lot |
| 5. Wyndham Parking | 10. Groos Lot | 15. S Alamo St Lot | 20. Martinez St Lot | 25. 505 S St. Mary's St |

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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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov