

Modern on Main

1017 N Main Ave, San Antonio, TX 78212

For Lease

16,458 sf contiguous available



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Senior Vice President

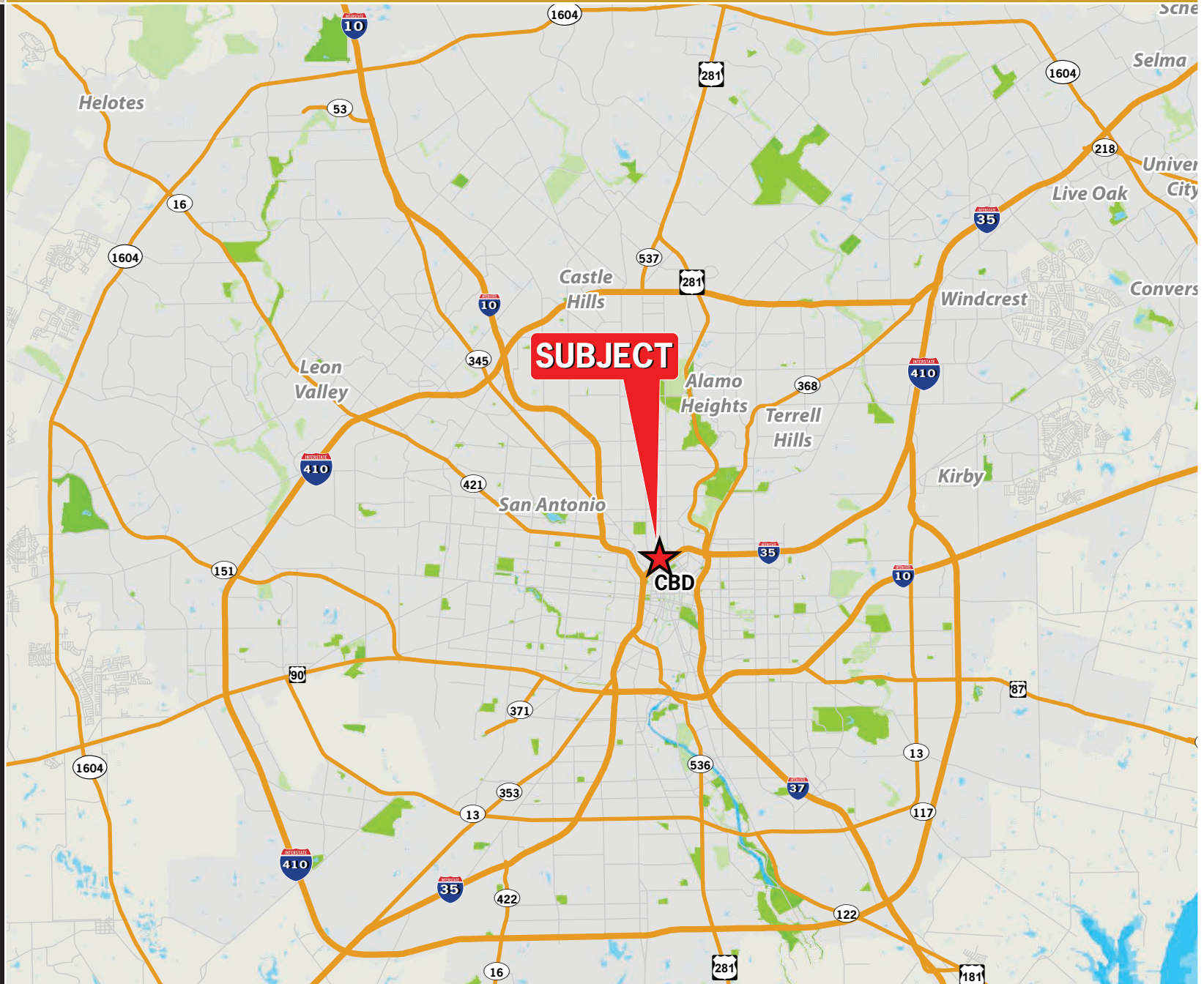
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City Location Map

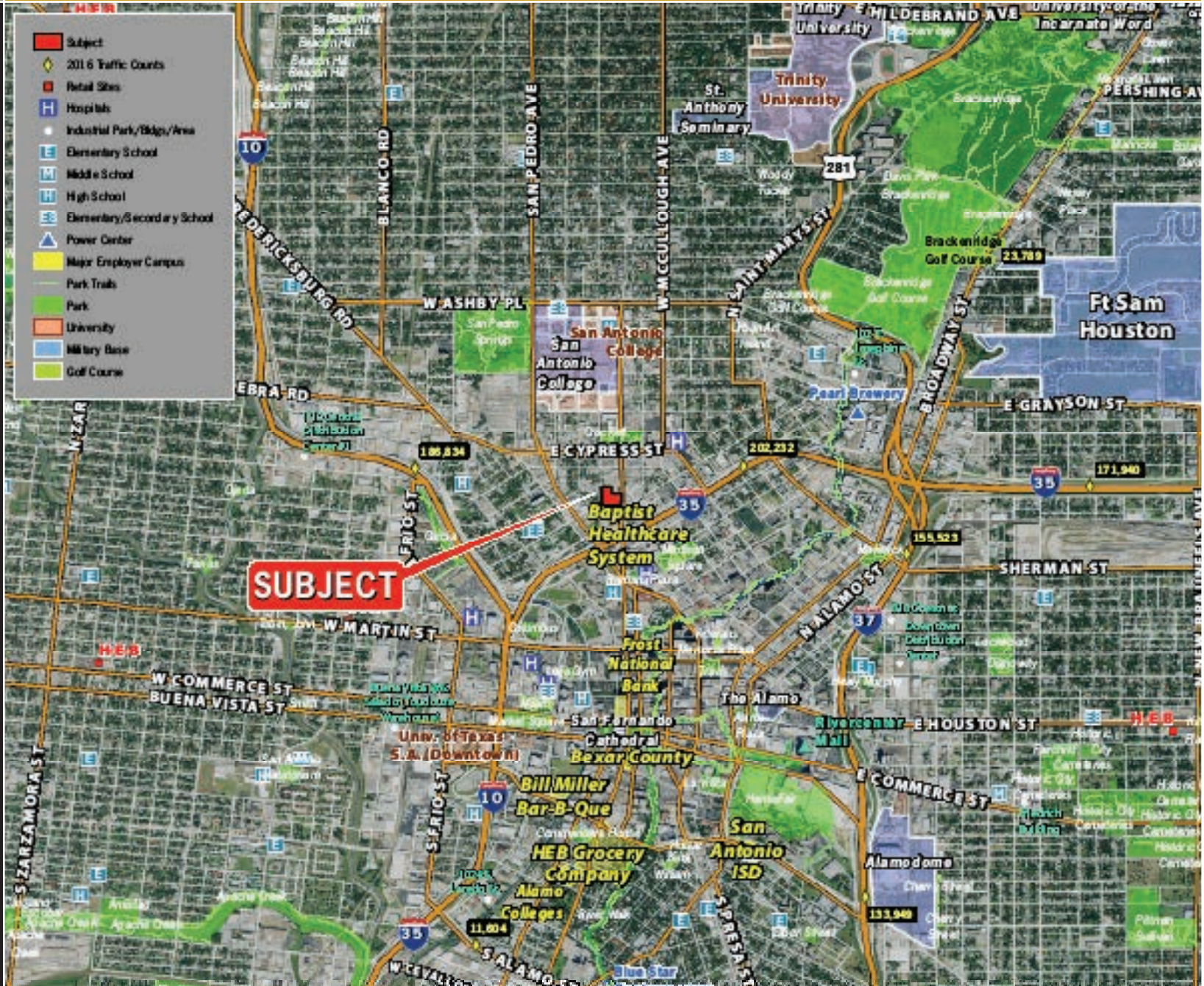


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Aerial Map



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Aerial Map

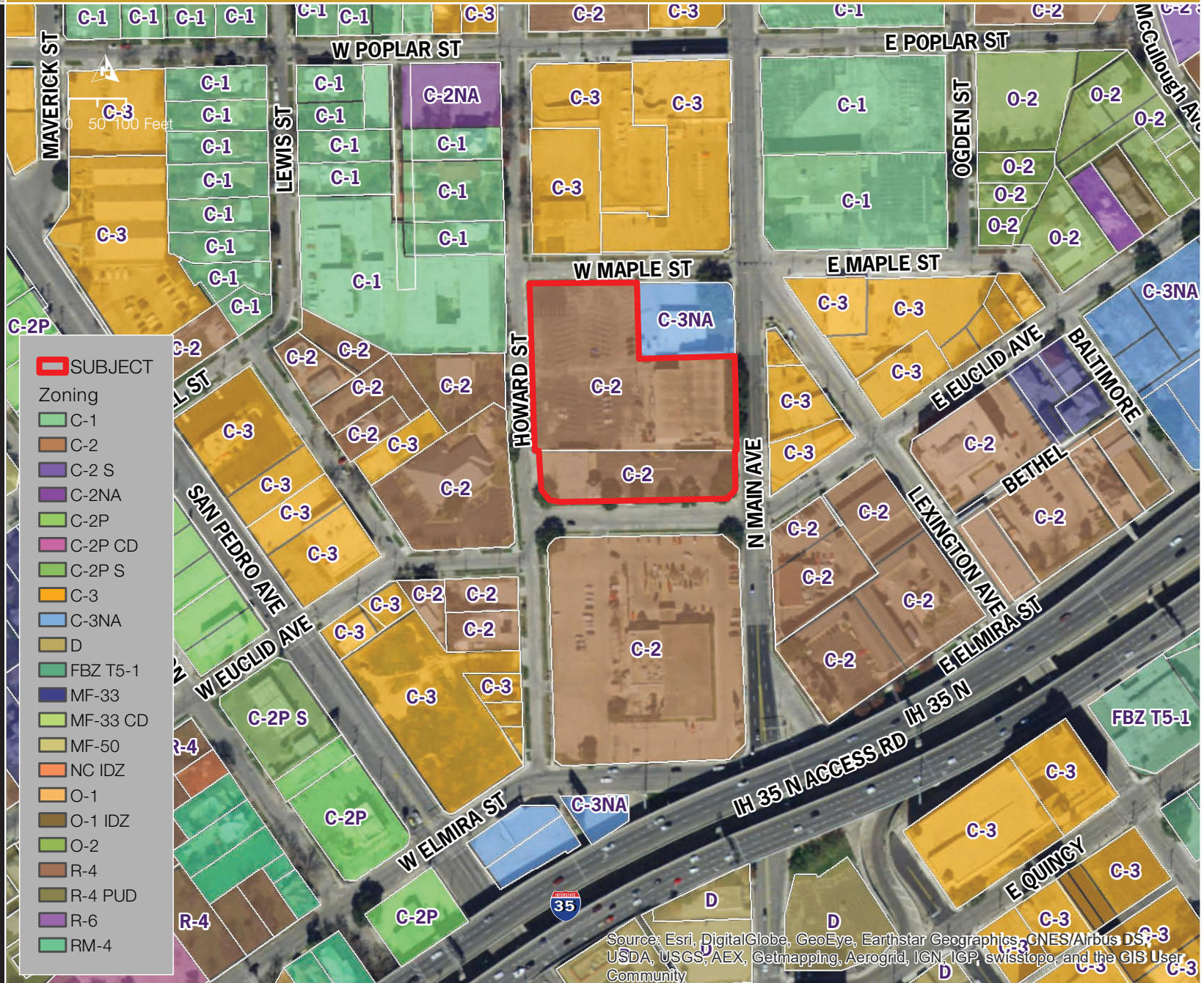


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Zoning Map



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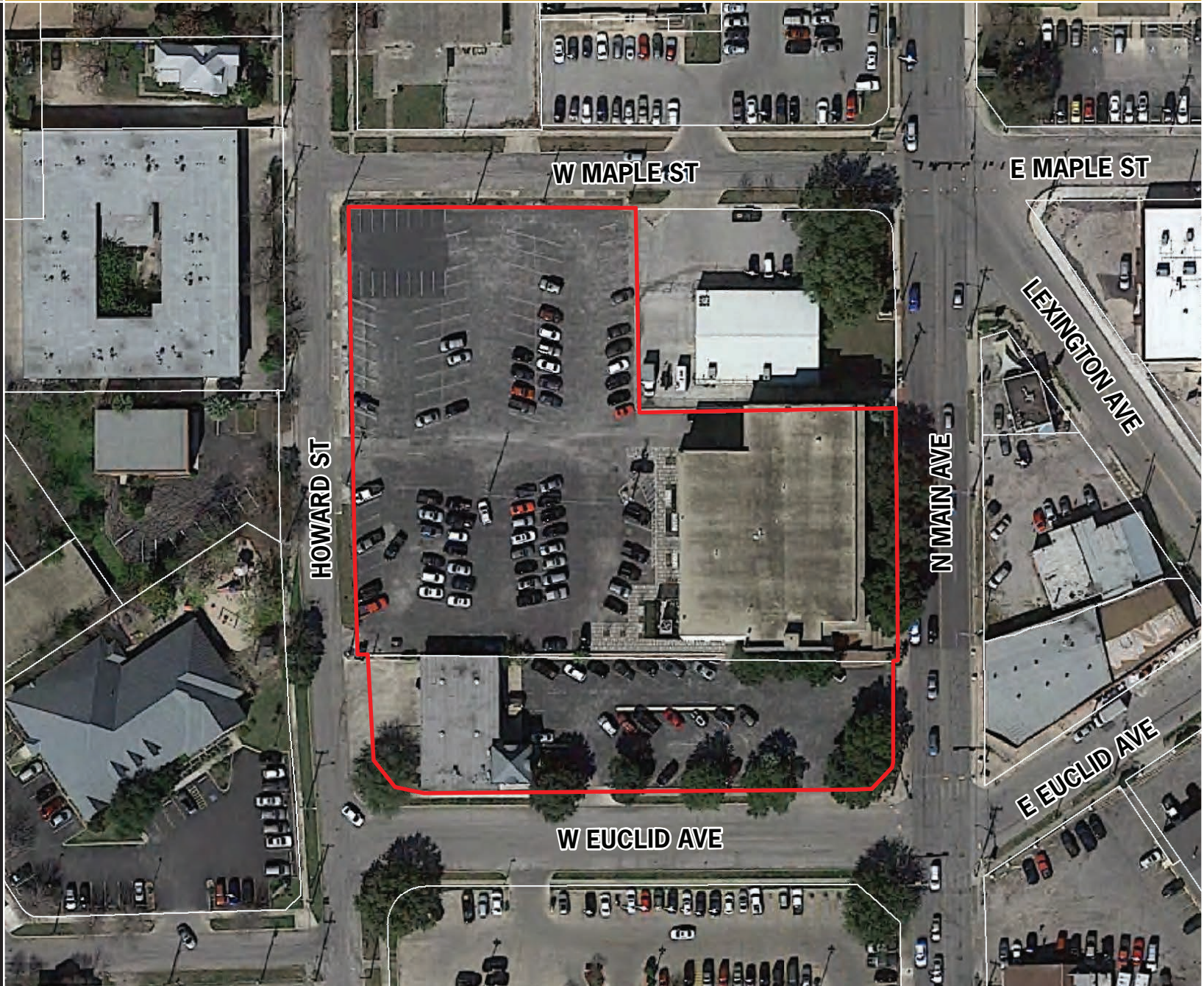
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Site Aerial



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Photos

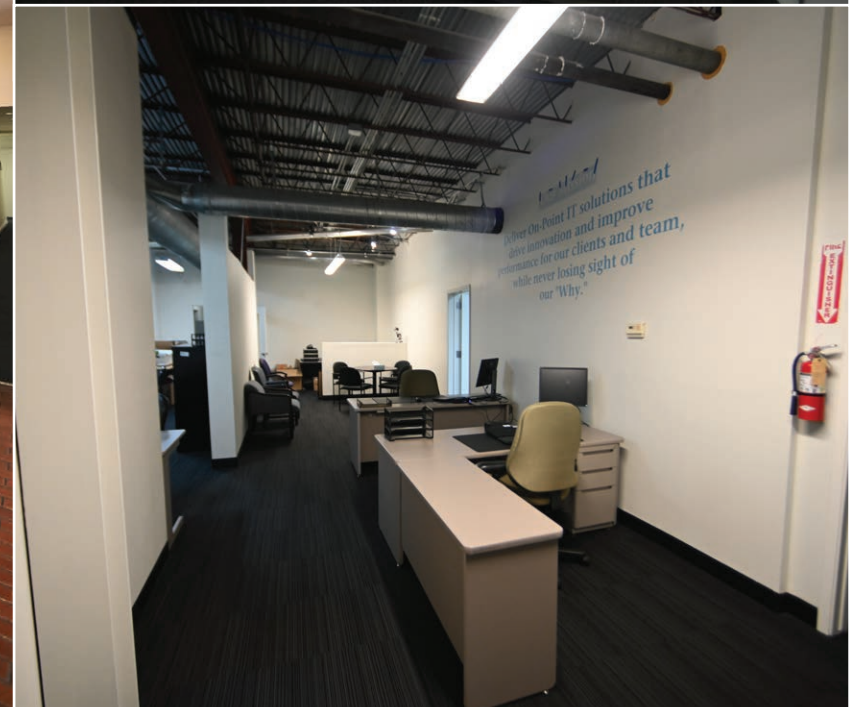


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Photos



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Photos



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Photos - Suite 300



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Property Summary

Address	1017 N Main Ave	Comments
Location	Main and Maple	<ul style="list-style-type: none"> ▪ Excellent visibility
Property Details	46,617 SF Office Building 1.8049 Acres	<ul style="list-style-type: none"> ▪ Quick and easy access to downtown ▪ Minutes from downtown and the courthouse
Legal Description	NCB 381 BLK 4 LOT 1,2,6 THRU 11& S37.9 FT OF 3 & NCB 779 BLK 4, LOTS 1,2,3,4A	<ul style="list-style-type: none"> ▪ Corner location offers convenient ingress and egress ▪ Interesting Mid-Century Modern Architecture
Zoning	C-2	<ul style="list-style-type: none"> ▪ Surface parking free of charge
Year Built	1965	
Floors	3	
Bldg. Class	C	
Road Frontage	164.80	

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Quote Sheet

Square Footage	Suite 202	1,185 SF
	Suite 204	2,264 SF
Available	Suite 300	16,458 SF
	Freestanding Creative Office Building	1,716 SF
(Note: All above figures in Rentable Square Feet)		

Base Rental \$18.50

First Month's Rental Due upon execution of lease document by Tenant

Add-On Factor 15%

Term Five (5) to ten (10) years

Improvements Negotiable

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Disclosure A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

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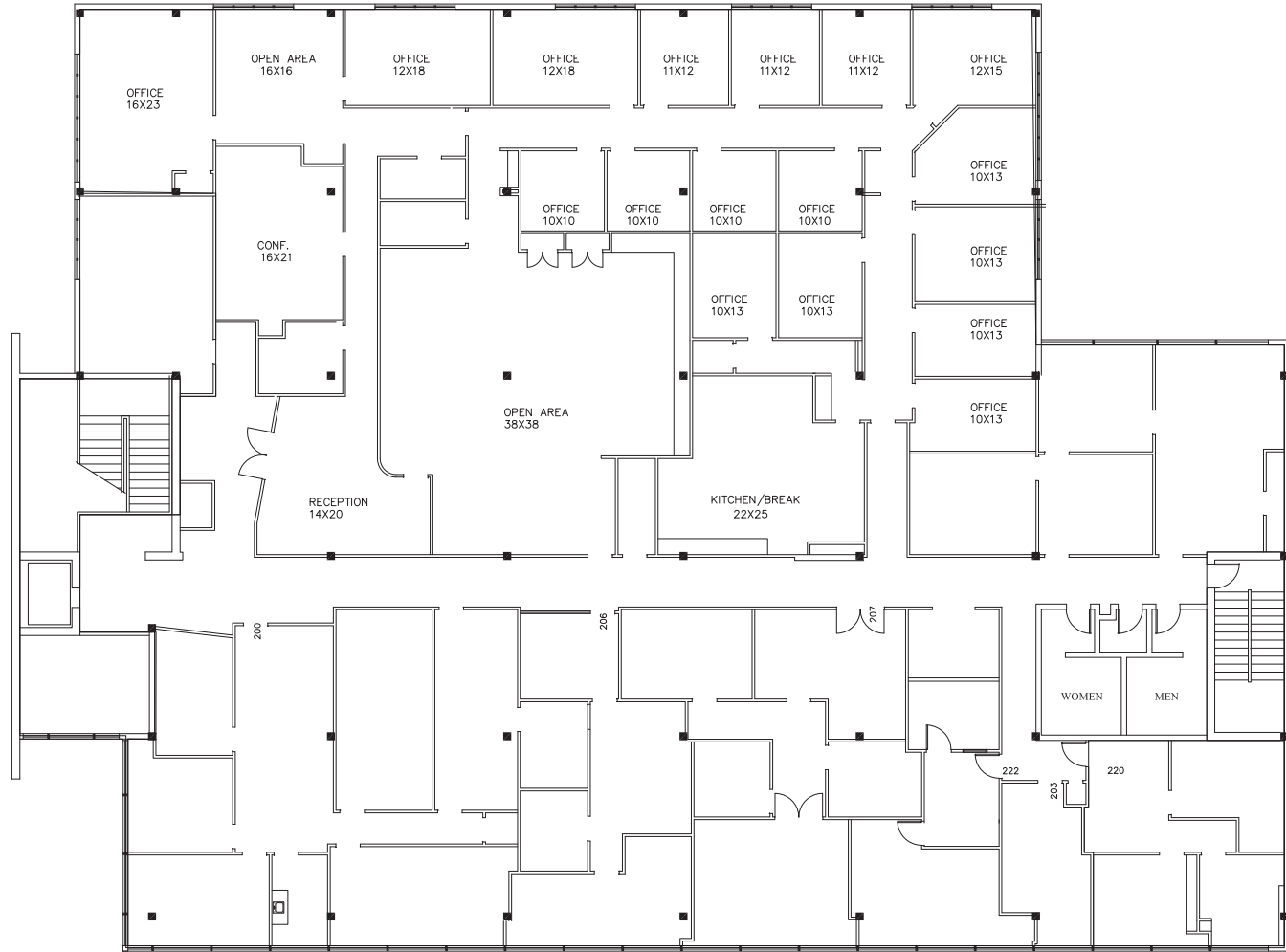
210 524 4000

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



Plans



Suite 300
16,458 sf

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San Antonio Overview

Largest U.S. Cities

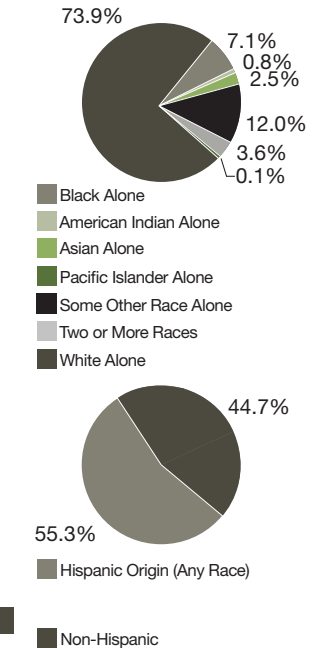
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

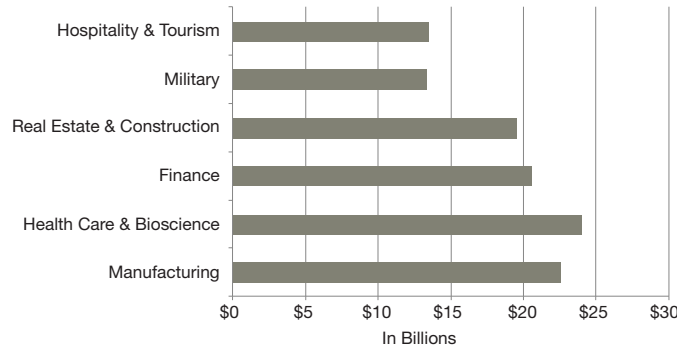
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2016 Estimate	2,392,282	35.0	846,066
2021 Projection	2,632,711	35.8	928,458

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2016 Estimate	\$74,515	\$54,186	\$26,902
2021 Projection	\$80,710	\$59,097	\$28,962

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	32
2	Tesoro Corp	98
3	USAA	114
4	CST Brands, Inc	299
5	iHeartMedia	414

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Demographics: 1-Mile

Summary	Census 2010		2017		2022			
Population	10,346		12,674		13,818			
Households	5,076		6,043		6,639			
Families	1,694		2,085		2,267			
Average Household Size	1.68		1.80		1.81			
Owner Occupied Housing Units	899		987		1,055			
Renter Occupied Housing Units	4,177		5,056		5,584			
Median Age	40.9		40.8		41.2			
Trends: 2017 - 2022 Annual Rate	Area		State		National			
Population	1.74%		1.67%		0.83%			
Households	1.90%		1.63%		0.79%			
Families	1.69%		1.58%		0.71%			
Owner HHs	1.34%		1.58%		0.72%			
Median Household Income	0.97%		2.23%		2.12%			
Households by Income					2017		2022	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			1,997	33.0%	2,148	32.4%	2,148	32.4%
\$15,000 - \$24,999			1,094	18.1%	1,142	17.2%	1,142	17.2%
\$25,000 - \$34,999			752	12.4%	788	11.9%	788	11.9%
\$35,000 - \$49,999			696	11.5%	733	11.0%	733	11.0%
\$50,000 - \$74,999			668	11.1%	739	11.1%	739	11.1%
\$75,000 - \$99,999			342	5.7%	441	6.6%	441	6.6%
\$100,000 - \$149,999			303	5.0%	415	6.3%	415	6.3%
\$150,000 - \$199,999			104	1.7%	134	2.0%	134	2.0%
\$200,000+			88	1.5%	98	1.5%	98	1.5%
Median Household Income			\$24,081		\$25,274			
Average Household Income			\$40,404		\$44,951			
Per Capita Income			\$20,740		\$22,707			
Population by Age	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	474	4.6%	605	4.8%	676	4.9%		
5 - 9	419	4.0%	515	4.1%	542	3.9%		
10 - 14	374	3.6%	499	3.9%	519	3.8%		
15 - 19	429	4.1%	540	4.3%	569	4.1%		
20 - 24	824	8.0%	961	7.6%	1,076	7.8%		
25 - 34	1,821	17.6%	2,241	17.7%	2,400	17.4%		
35 - 44	1,424	13.8%	1,637	12.9%	1,790	13.0%		
45 - 54	1,540	14.9%	1,711	13.5%	1,724	12.5%		
55 - 64	1,295	12.5%	1,692	13.4%	1,831	13.3%		
65 - 74	813	7.9%	1,176	9.3%	1,465	10.6%		
75 - 84	565	5.5%	666	5.3%	797	5.8%		
85+	368	3.6%	431	3.4%	428	3.1%		
Race and Ethnicity	Census 2010		2017		2022			
	Number	Percent	Number	Percent	Number	Percent		
White Alone	7,551	73.0%	8,996	71.0%	9,772	70.7%		
Black Alone	660	6.4%	932	7.4%	1,064	7.7%		
American Indian Alone	139	1.3%	187	1.5%	206	1.5%		
Asian Alone	117	1.1%	145	1.1%	175	1.3%		
Pacific Islander Alone	5	0.0%	7	0.1%	8	0.1%		
Some Other Race Alone	1,527	14.8%	2,009	15.9%	2,161	15.6%		
Two or More Races	347	3.4%	398	3.1%	432	3.1%		
Hispanic Origin (Any Race)	7,166	69.3%	9,047	71.4%	10,032	72.6%		

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-Mile

Summary	Census 2010	2017	2022
Population	138,627	150,897	159,488
Households	47,717	52,212	55,599
Families	28,282	30,188	31,724
Average Household Size	2.66	2.66	2.65
Owner Occupied Housing Units	22,483	22,088	22,992
Renter Occupied Housing Units	25,234	30,124	32,607
Median Age	33.6	34.6	35.9
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.11%	1.67%	0.83%
Households	1.26%	1.63%	0.79%
Families	1.00%	1.58%	0.71%
Owner HHs	0.81%	1.58%	0.72%
Median Household Income	1.48%	2.23%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	11,918	22.8%	12,324	22.2%
\$15,000 - \$24,999	8,469	16.2%	8,375	15.1%
\$25,000 - \$34,999	7,384	14.1%	7,299	13.1%
\$35,000 - \$49,999	7,221	13.8%	7,233	13.0%
\$50,000 - \$74,999	7,928	15.2%	8,454	15.2%
\$75,000 - \$99,999	3,636	7.0%	4,586	8.2%
\$100,000 - \$149,999	3,101	5.9%	4,238	7.6%
\$150,000 - \$199,999	1,031	2.0%	1,310	2.4%
\$200,000+	1,525	2.9%	1,780	3.2%
Median Household Income	\$32,181		\$34,642	
Average Household Income	\$51,816		\$58,364	
Per Capita Income	\$19,646		\$21,966	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,510	7.6%	10,678	7.1%	11,179	7.0%
5 - 9	9,337	6.7%	9,911	6.6%	10,073	6.3%
10 - 14	8,798	6.3%	9,283	6.2%	9,790	6.1%
15 - 19	10,789	7.8%	10,756	7.1%	11,161	7.0%
20 - 24	12,498	9.0%	12,958	8.6%	12,780	8.0%
25 - 34	19,899	14.4%	22,713	15.1%	23,021	14.4%
35 - 44	17,375	12.5%	18,081	12.0%	19,782	12.4%
45 - 54	18,468	13.3%	18,018	11.9%	17,778	11.1%
55 - 64	14,457	10.4%	17,334	11.5%	18,399	11.5%
65 - 74	8,292	6.0%	12,096	8.0%	14,704	9.2%
75 - 84	5,580	4.0%	6,015	4.0%	7,650	4.8%
85+	2,623	1.9%	3,056	2.0%	3,174	2.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,682	70.5%	104,881	69.5%	111,159	69.7%
Black Alone	9,158	6.6%	10,229	6.8%	10,948	6.9%
American Indian Alone	1,793	1.3%	1,986	1.3%	2,106	1.3%
Asian Alone	949	0.7%	1,218	0.8%	1,462	0.9%
Pacific Islander Alone	69	0.0%	81	0.1%	87	0.1%
Some Other Race Alone	24,756	17.9%	27,771	18.4%	28,686	18.0%
Two or More Races	4,219	3.0%	4,731	3.1%	5,040	3.2%
Hispanic Origin (Any Race)	107,581	77.6%	118,792	78.7%	126,943	79.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	371,017		394,647		413,204	
Households	126,694		134,395		141,130	
Families	82,478		85,899		89,302	
Average Household Size	2.79		2.80		2.80	
Owner Occupied Housing Units	68,552		66,812		68,834	
Renter Occupied Housing Units	58,142		67,583		72,296	
Median Age	33.8		34.6		35.9	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.92%		1.67%		0.83%	
Households	0.98%		1.63%		0.79%	
Families	0.78%		1.58%		0.71%	
Owner HHs	0.60%		1.58%		0.72%	
Median Household Income	1.41%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	27,411	20.4%	27,757	19.7%		
\$15,000 - \$24,999	21,029	15.6%	20,387	14.4%		
\$25,000 - \$34,999	18,288	13.6%	17,738	12.6%		
\$35,000 - \$49,999	19,736	14.7%	19,324	13.7%		
\$50,000 - \$74,999	21,646	16.1%	22,624	16.0%		
\$75,000 - \$99,999	10,006	7.4%	12,498	8.9%		
\$100,000 - \$149,999	8,633	6.4%	11,785	8.4%		
\$150,000 - \$199,999	3,029	2.3%	3,753	2.7%		
\$200,000+	4,618	3.4%	5,266	3.7%		
Median Household Income	\$35,253		\$37,810			
Average Household Income	\$56,248		\$63,369			
Per Capita Income	\$20,288		\$22,728			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,785	7.8%	28,615	7.3%	29,557	7.2%
5 - 9	27,378	7.4%	27,886	7.1%	27,921	6.8%
10 - 14	25,882	7.0%	26,914	6.8%	27,774	6.7%
15 - 19	29,542	8.0%	28,395	7.2%	29,352	7.1%
20 - 24	29,937	8.1%	31,280	7.9%	30,227	7.3%
25 - 34	49,715	13.4%	56,265	14.3%	56,924	13.8%
35 - 44	45,511	12.3%	45,876	11.6%	49,860	12.1%
45 - 54	48,764	13.1%	46,405	11.8%	45,286	11.0%
55 - 64	38,575	10.4%	45,292	11.5%	47,682	11.5%
65 - 74	22,823	6.2%	31,907	8.1%	38,443	9.3%
75 - 84	16,365	4.4%	16,949	4.3%	20,965	5.1%
85+	7,741	2.1%	8,861	2.2%	9,212	2.2%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	267,767	72.2%	281,325	71.3%	295,477	71.5%
Black Alone	21,100	5.7%	23,091	5.9%	24,598	6.0%
American Indian Alone	4,202	1.1%	4,473	1.1%	4,663	1.1%
Asian Alone	2,280	0.6%	2,882	0.7%	3,434	0.8%
Pacific Islander Alone	242	0.1%	280	0.1%	300	0.1%
Some Other Race Alone	64,464	17.4%	70,567	17.9%	72,065	17.4%
Two or More Races	10,960	3.0%	12,029	3.0%	12,667	3.1%
Hispanic Origin (Any Race)	289,386	78.0%	311,979	79.1%	329,847	79.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Information About Brokerage Services

11-2-2015

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:
 - 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.

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.

<u>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Paul Geoffrey Fagan</u> Sales Agent/Associate's Name	<u>312087</u> License No.	<u>pfagan@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

REOC San Antonio, 8023 Vantage Dr, Suite 1200 San Antonio, TX 78230

Blake Bonner

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