

110 BROADWAY

SAN ANTONIO, TEXAS 78205

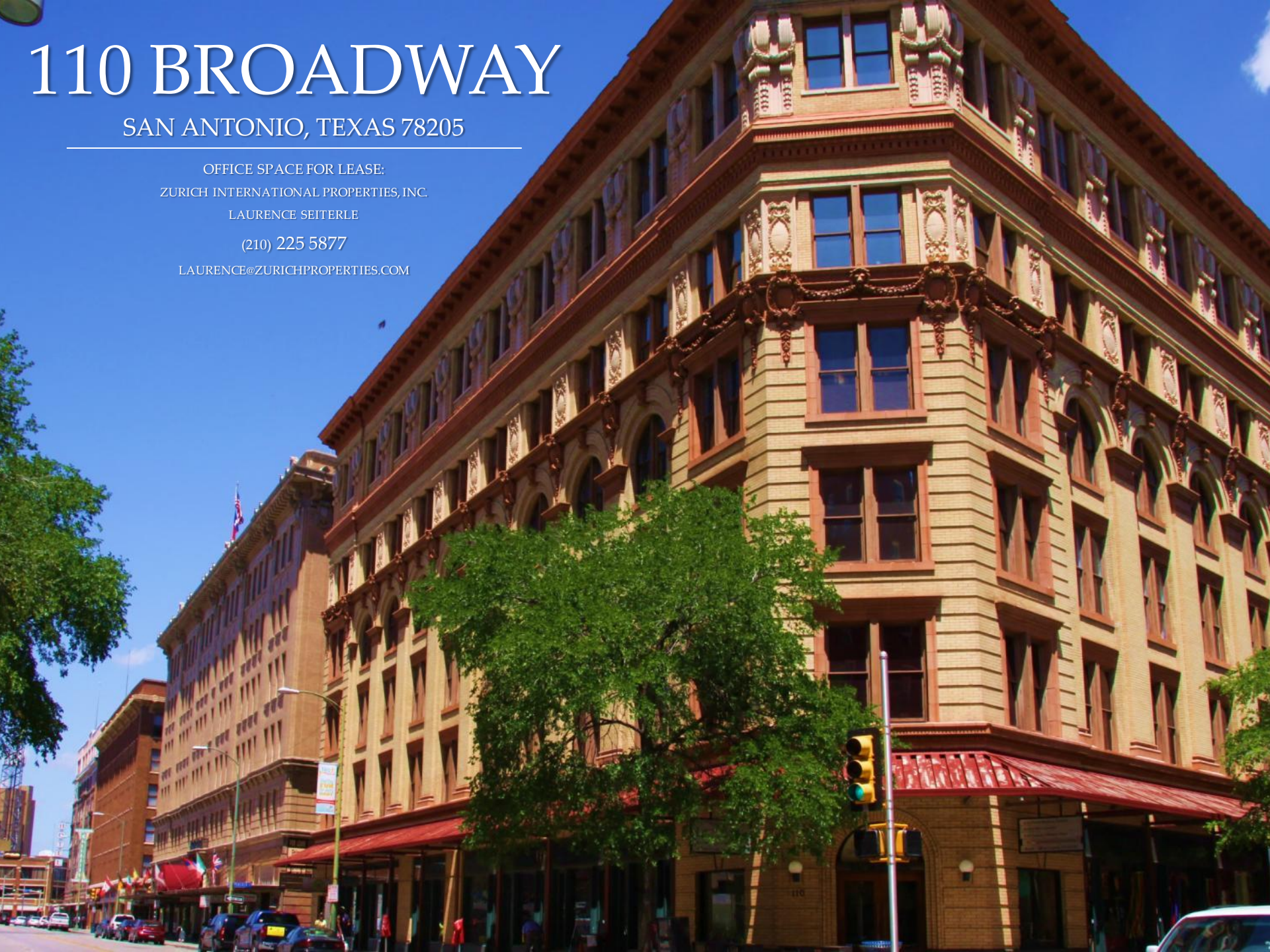
OFFICE SPACE FOR LEASE:

ZURICH INTERNATIONAL PROPERTIES, INC.

LAURENCE SEITERLE

(210) 225 5877

LAURENCE@ZURICHPROPERTIES.COM





ATRIUM





CREATIVE SPACES





TRADITIONAL SPACES



ARCHITECT

Atlee B. Ayres Built in 1904

STORIES

6

SPACE

284 - 14,500 +/- RSF. (some spaces are furnished)
Traditional, LOFT & Modern Contemporary style spaces available.

Contact our office for the latest availability and additional details.

Sustainable & "Green" renovations/finish outs available.

LEASE TERMS

Month to Month up to 10 years.

LEASE RATES

\$1.25—\$1.50 per RSF, per month. (Gross Lease)

ACCESS

24 hrs. via electronic key.

PARKING

Fee based Valet Garage and surface lots.

INTERNET

High speed TelCo w/ fiber via major carriers.

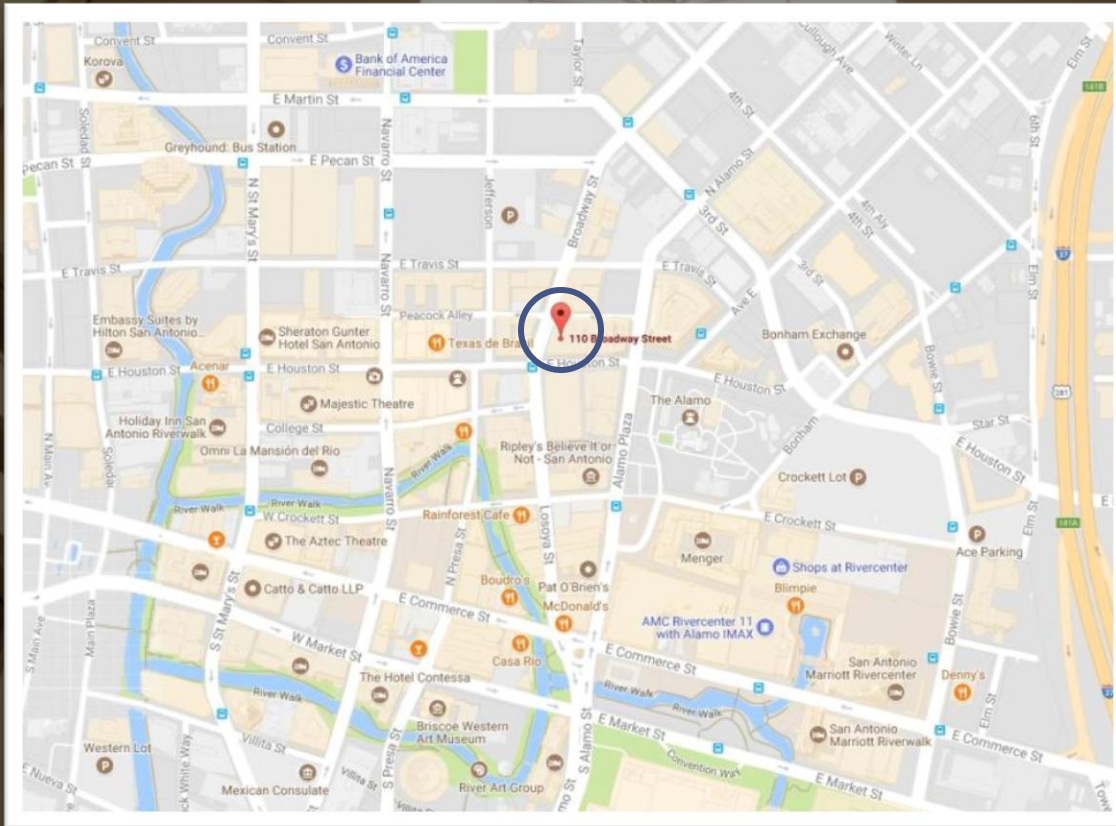
AMENITIES

At no charge, Tenant Conf. Room w/digital projector, free WiFi and conf. call phone system (VOIP), individual Mail Boxes, Lunch / Break Room w/ Vending Machines and private outdoor cedar patio.



RESTAURANTS:

- ❖ Pho Bo
- ❖ Thai Lao Orchid
- ❖ Schokolad Chocolate Shop
- ❖ La Panaderia
- ❖ Texas De Brazil
- ❖ Bohanan's Prime Steaks & Seafood
- ❖ Las Canarias
- ❖ Zocalo
- ❖ La Boulangerie
- ❖ Boudro's
- ❖ Casa Rio
- ❖ Morton's Steakhouse
- ❖ The Q Café
- ❖ Rita's on the River
- ❖ Starbucks
- ❖ Sip Brew Bar & Eatery
- ❖ Houston Street Bistro



ENTERTAINMENT:

- ❖ Tobin Center for the Performing Arts
- ❖ Tower of the Americas
- ❖ Shops at Rivercenter
- ❖ Briscoe Western Art Museum
- ❖ Lila Cockrell Theatre
- ❖ Henry B. Gonzalez Convention Center
- ❖ Aztec Theatre
- ❖ Majestic Theatre

PARKS & RECREATION:

- ❖ The Alamo
- ❖ Travis Park
- ❖ Little Patch Garden
- ❖ La Villita
- ❖ Hemisfair Park
- ❖ The Riverwalk
- ❖ Yanaguana Garden & Playground



Community:

Come see our updated creative spaces for lease and take a walk through our collaborative hallways. Stop by our lobby and lower levels, perfect for a gathering. Ask our tenants a bit about their experience here. Our on-site property management is some of the best around. Have a problem? Simply walk down the hall to speak to the landlord. Need something fixed? Give our friendly on-site maintenance a call.

Attractive Leases:

Most companies these days are afraid of being locked into a long lease term. Simply explain your situation to us and we can work together on a lease that best caters to your needs. Be sure to ask about our furnished spaces. Need something temporary for a few months? We can work with you to figure something out.

Incubator:

We have been home to many successful startups in their early days: *Alamo Beer*, *SolarSA*, *Scaleworks*, among many others. Now our building is commonly referred to as an *incubator* as it is a perfect mix of an inspired community with secluded space when needed. Does your company require a distraction-free environment? Or would they prefer a more open, synergized space? Let's discuss your needs.

The Perfect Fit for:

- ❖ Retail
- ❖ Sales
- ❖ Finance
- ❖ Law
- ❖ Advertising
- ❖ Venture Capital
- ❖ Tech
- ❖ Personal Office Space
- ❖ Startups
- ❖ Architects
- ❖ Designers
- ❖ Photographers
- ❖ Insurance
- ❖ Food Service
- ❖ Real Estate
- ❖ Education
- ❖ Video Production
- ❖ Stylists
- ❖ Contractors
- ❖ Creatives
- ❖ Nonprofits



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FOR LEASING INFO CONTACT:

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O: (210) 225-5877

F: (210) 225-5846

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