



**REATA**  
REAL ESTATE

# OFFICE SPACE AVAILABLE FOR LEASE AT 126 GONZALES STREET – LONE STAR HOTEL ST. PAUL SQUARE @ SUNSET STATION IN SAN ANTONIO, TEXAS 78205



### PROJECT HIGHLIGHTS

126 Gonzales Street is an historic building originally built as a residential hotel. It enjoys a highly visible position directly across from Sunset Station in St. Paul Square.

St. Paul Square is an historic 10 acre dining, entertainment and event complex in downtown San Antonio, anchored by Sunset Station.

This project is located just one hundred yards North of the Alamodome and a short walk from the Henry B. Gonzalez Convention Center and HemisFair Park. It is ideally positioned to benefit from the spillover effect of the Henry B. Gonzalez Convention Center expansion and HemisFair Park Area redevelopment.

### SIZE AVAILABLE

Basement 1,785 SF

### PRICING

Please contact Brokers.

### AREA BUSINESSES

Henry B. Gonzales Convention Center, Grand Hyatt Hotel, HemisFair Park, Tower of the Americas, Rivercenter Mall, Alamodome, Vidorra Condominiums, Staybridge Suites, The RK Group, University of Houston – Conrad N. Hilton School of Hotel & Restaurant Management, Smoke and Tony G's Soul Food

### TRAFFIC COUNTS

IH-37 131,000 CPD  
East Commerce Street 15,361 CPD

### DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
2017 Population	143,542	376,441	640,750
Estimated Households	47,854	123,077	212,376
Daytime Population	128,766	196,299	326,480

### CONTACT US

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Vice President  
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### OUR OFFICES



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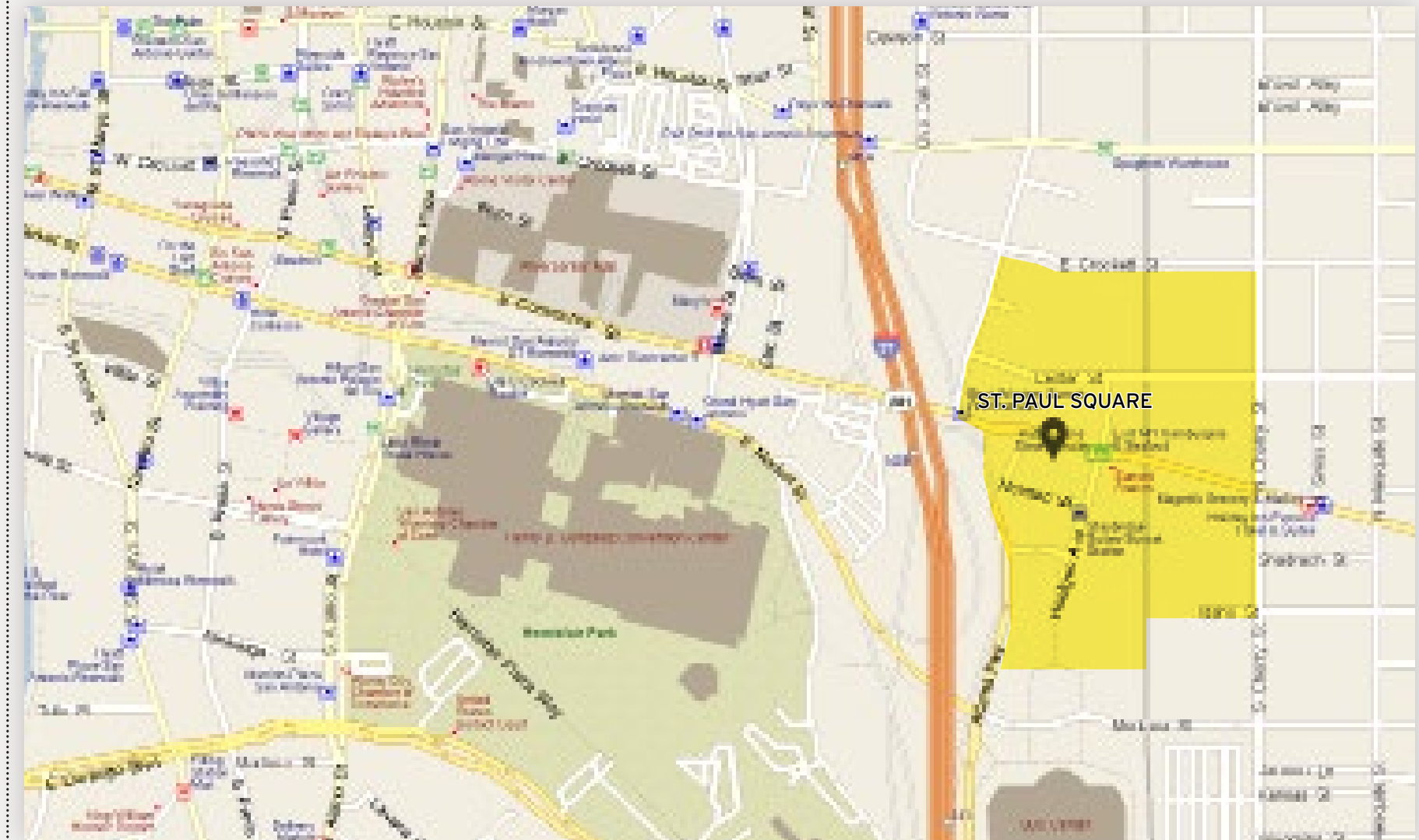
[REATAREALESTATE.COM](http://REATAREALESTATE.COM)

It is the policy of East Commerce Realty, LLC to promote full and equal opportunity for all businesses in leasing, purchasing and contracting operations. ©REATA Real Estate Services, LP



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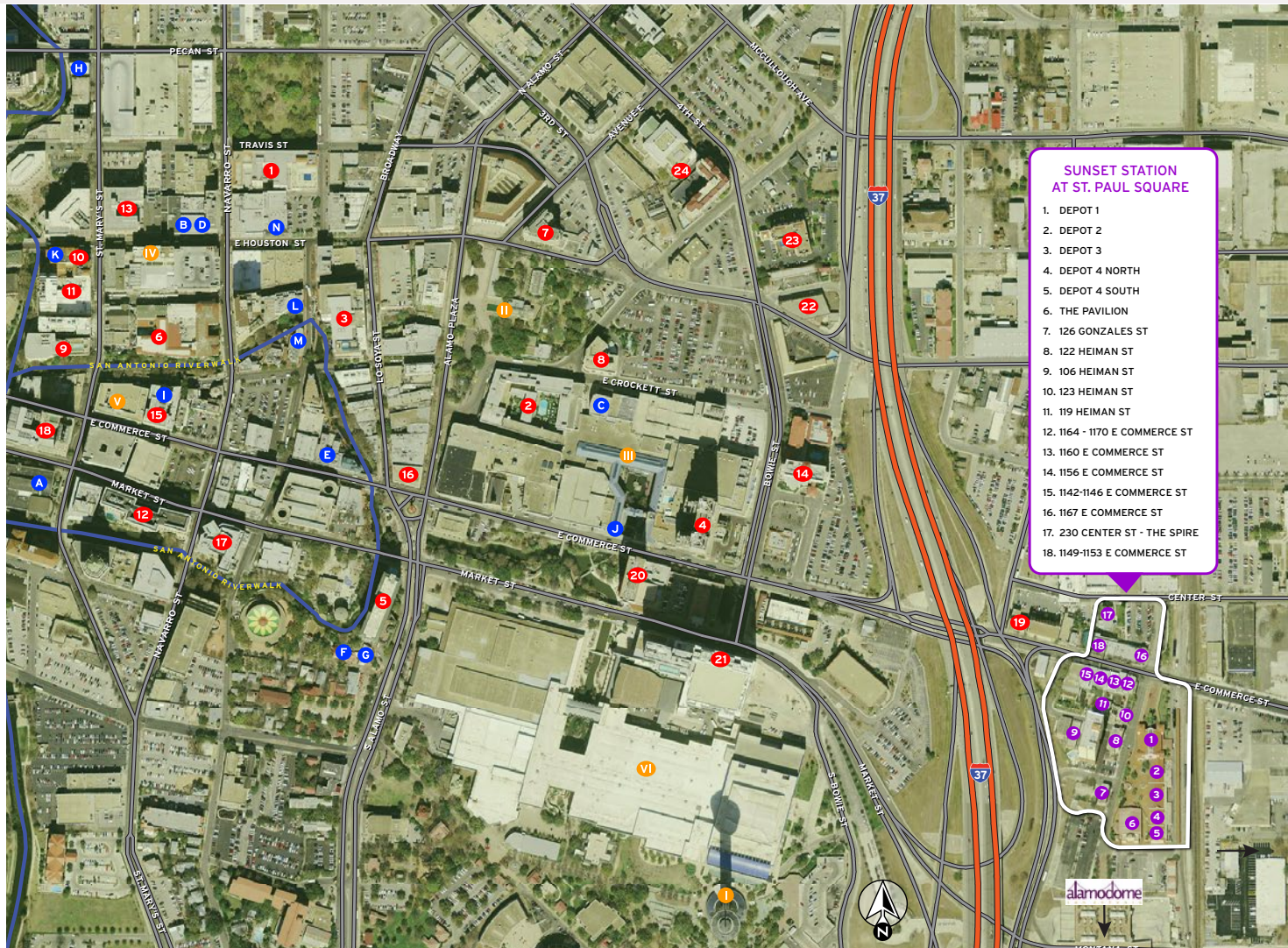




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- HOTELS**
- 1 ST. ANTHONY
  - 2 MENGER HOTEL
  - 3 HYATT REGENCY
  - 4 MARRIOTT RIVERCENTER
  - 5 HOTEL PALACIO DEL RIO
  - 6 OMNI LA MANSION DEL RIO
  - 7 EMILY MORGAN
  - 8 CROCKETT HOTEL (HOLIDAY INN)
  - 9 DRURY INN & SUITES
  - 10 HOTEL VALENCIA
  - 11 HOLIDAY INN RIVERWALK
  - 12 THE WESTIN
  - 13 SHERATON GUNTER
  - 14 LA QUINTA INN & SUITES
  - 15 MOKARA HOTEL & SPA
  - 16 RIVERWALK VISTA
  - 17 HOTEL CONTESSA
  - 18 DRURY PLAZA HOTEL
  - 19 BEST WESTERN PLUS SUNSET SUITES
  - 20 MARRIOTT RIVERWALK
  - 21 GRAND HYATT
  - 22 TRU BY HILTON
  - 23 HAMPTON INN
  - 24 FAIRFIELD INN / SPRINGHILL SUITES
- RESTAURANTS**
- A BIGA ON THE BANKS
  - B BOHANAN'S PRIME STEAKS & SEAFOOD
  - C MORTON'S STEAK HOUSE
  - D THE PALM STEAK HOUSE RESTAURANT
  - E BOUDRO'S TEXAS BISTRO
  - F FIG TREE RESTAURANT
  - G LITTLE RHEIN STEAK HOUSE
  - H RESTAURANT GWENDOLYN
  - I OSTRA
  - J FOGO DE CHAO
  - K ACENAR HOTMEX, COOL BAR AND CITRUS RESTAURANT
  - L LANDRY'S SEAFOOD
  - M SALTGRASS STEAK HOUSE
  - N TEXAS DE BRAZIL
- ATTRACTIONS**
- I TOWER OF THE AMERICAS
  - II THE ALAMO
  - III RIVERCENTER MALL
  - IV THE MAJESTIC AND CHARLINE MCCOMBS EMPIRE THEATRES
  - V AZTEC THEATER
  - VI HENRY B. GONZALEZ CONVENTION CENTER



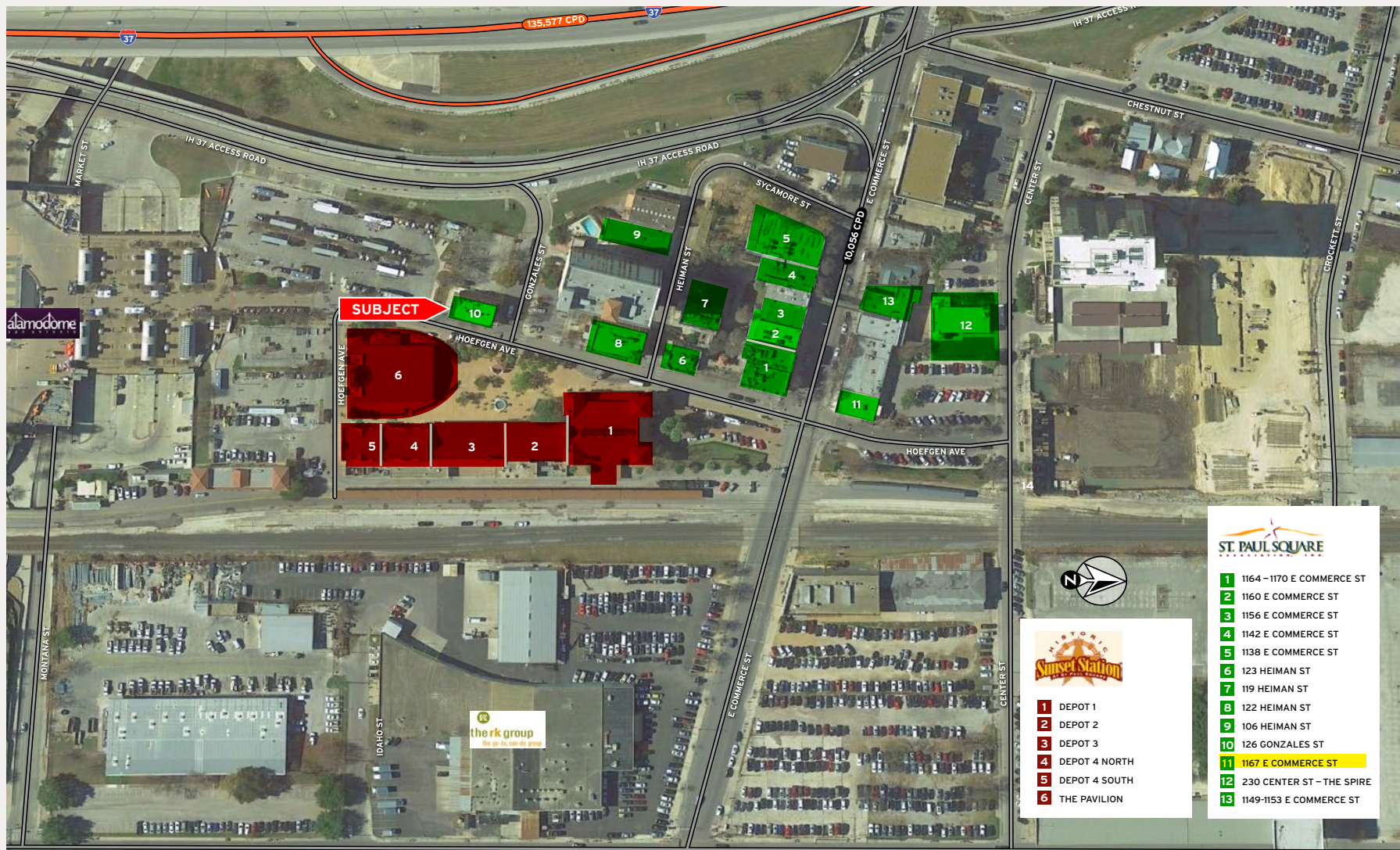
- SUNSET STATION AT ST. PAUL SQUARE**
- 1. DEPOT 1
  - 2. DEPOT 2
  - 3. DEPOT 3
  - 4. DEPOT 4 NORTH
  - 5. DEPOT 4 SOUTH
  - 6. THE PAVILION
  - 7. 126 GONZALES ST
  - 8. 122 HEIMAN ST
  - 9. 106 HEIMAN ST
  - 10. 123 HEIMAN ST
  - 11. 119 HEIMAN ST
  - 12. 1164 - 1170 E COMMERCE ST
  - 13. 1160 E COMMERCE ST
  - 14. 1156 E COMMERCE ST
  - 15. 1142-1146 E COMMERCE ST
  - 16. 1167 E COMMERCE ST
  - 17. 230 CENTER ST - THE SPIRE
  - 18. 1149-1153 E COMMERCE ST



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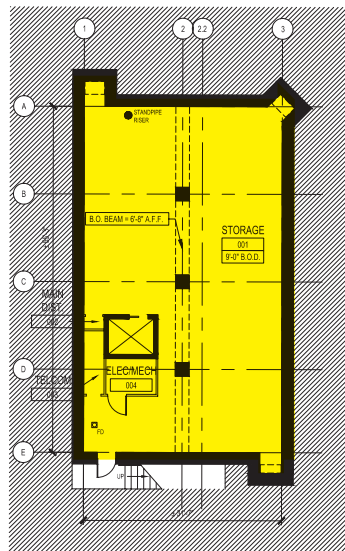
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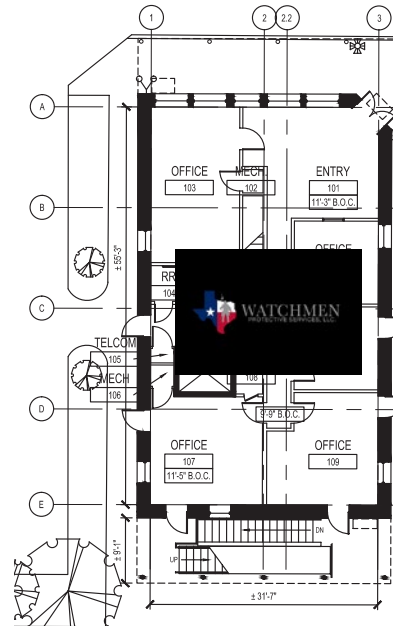
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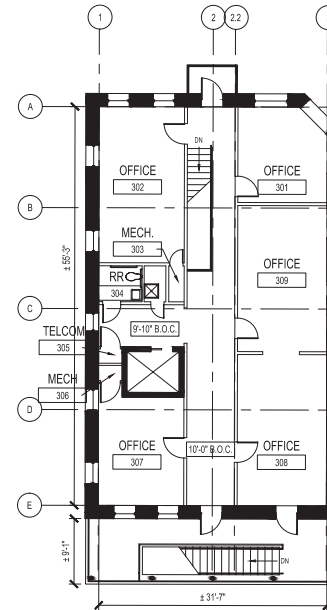
**BASEMENT LEVEL – 1785 SF**



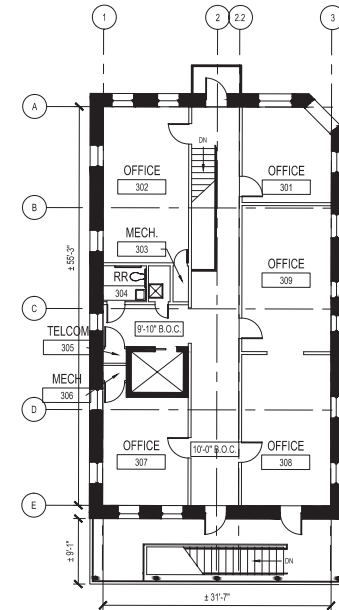
**STREET LEVEL – 1725 SF**



**SECOND FLOOR – 1785 SF**



**THIRD FLOOR – 1785 SF**



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## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The information contained was obtained from sources believed reliable, however, REATA Real Estate Services, LP, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this project is submitted subject to the errors, omissions and change of price or conditions prior to lease or withdrawal.



### 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0 02/16/16

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Buyer/Tenant/Seller/Landlord Initials		Date	