



REATA
REAL ESTATE

OFFICE SPACE AVAILABLE FOR LEASE AT 8018 BROADWAY STREET NORTH OF SUNSET ROAD IN SAN ANTONIO, TX 78209



PROPERTY HIGHLIGHTS

Executive office suites are available for lease in the Crockett National Bank building at 8018 Broadway Street. This building is located just south of Loop 410, minutes away from US 281 and Alamo Heights.

Alamo Heights is one of the most established, affluent areas of San Antonio and is a much desired office market due to its strong demographics.

- Unlimited access
- Professionally managed and maintained
- Ample parking
- Close to San Antonio International Airport

BUILDING SIZE

10,583 SF

AVAILABLE SPACE

- Suite 201 - 195 SF
- Suite 202 - 195 SF
- Suite 203 - 235 SF

RENTAL RATE

Please contact Brokers.

TRAFFIC COUNTS

Broadway Street, north of Sunset Road	21,413 CPD
Broadway Street, south of Sunset Road	15,868 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	12,768	95,295	306,904
Estimated Households	5,441	38,704	118,735
Daytime Population	20,508	87,724	205,827
Average HH Income	\$113,272	\$104,722	\$81,923

CONTACT US

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OUR OFFICES



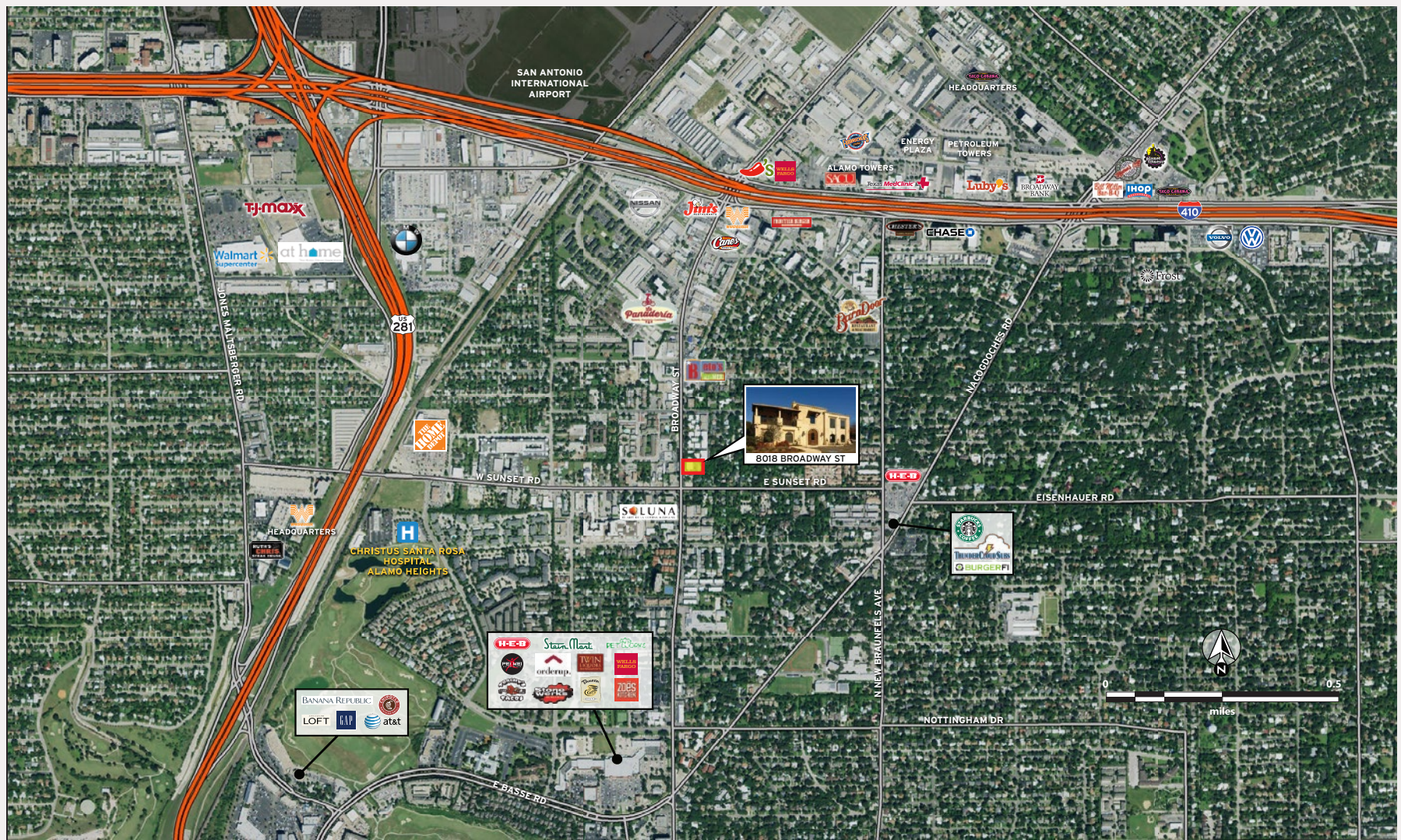
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SAN ANTONIO, TX 78209
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REATAREALESTATE.COM



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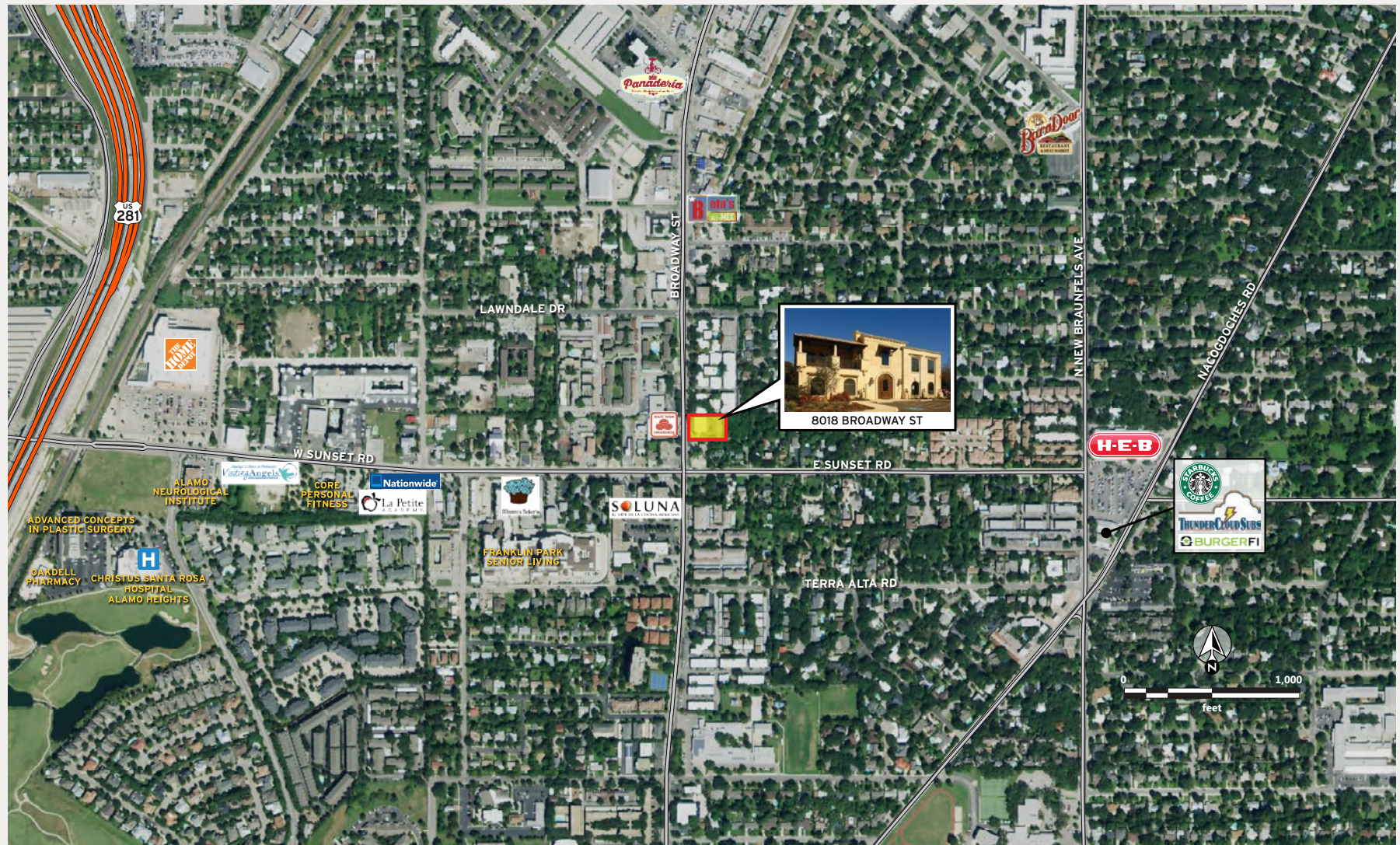
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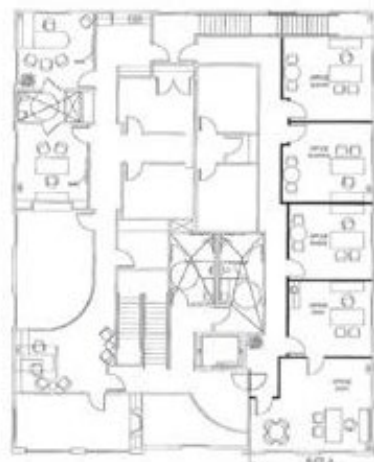
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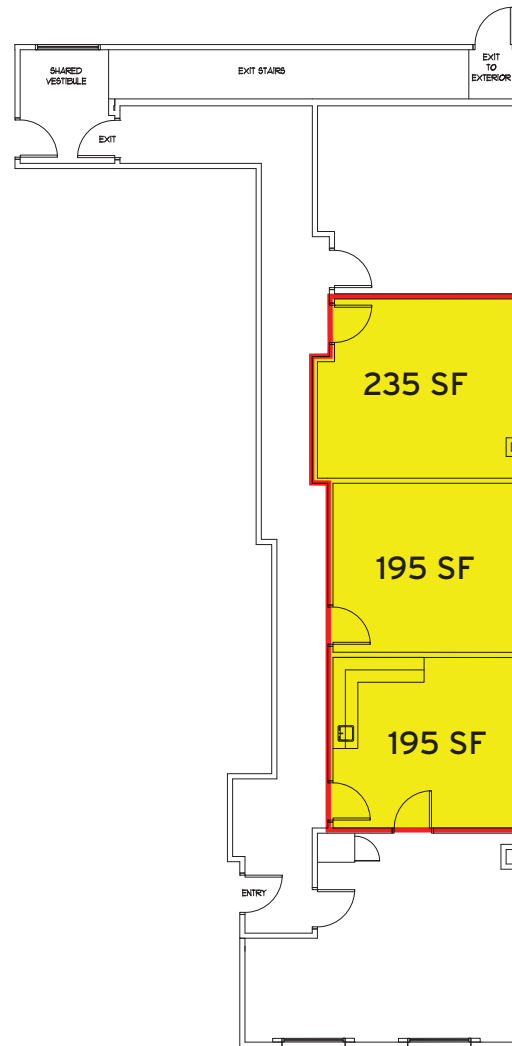


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SECOND FLOOR



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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 IABS 1-0 02/16/16

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