

819 E ELMIRA STREET

FOR LEASE



LOCATED IN
MIDTOWN
SAN ANTONIO
AT E ELMIRA
STREET

819
E ELMIRA
STREET

RENTAL RATE
CALL FOR PRICING





PROPERTY OVERVIEW

The property has great potential as a development or rehab opportunity. St. Mary's Corner consists of a 10,443 sf office/retail building, an ideal location to establish a long-term presence in the burgeoning area of River North. Large, open interior space allows for flexible configuration. St. Mary's Corner is located 3 blocks from Pearl, the Riverwalk & Art Museum, an area currently experiencing remarkable transformation. With numerous high-end residential and office developments already in the works, the population of upscale consumers within walkable distance is set to double in the next 3 years. The property is located on the intersection of two highly trafficked neighborhood arterials and has convenient access to IH-35.

ADDRESS

819 & 827 E Elmira St
San Antonio, Texas 78212

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|-----------------------|----------|----------|----------|
| Population: | 12,190 | 143,715 | 389,236 |
| Avg HH Income: | \$51,559 | \$53,072 | \$51,276 |
| Households: | 5,305 | 50,110 | 135,039 |
| Employees: | 11,129 | 108,813 | 297,297 |

AVAILABLE SPACE

Up to 10,443 SF

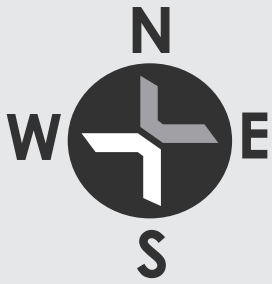
AMENITIES

- Midtown San Antonio District
- High growth residential area
- Easy access to I-35
- Near San Antonio River

FOR MORE INFORMATION CONTACT:

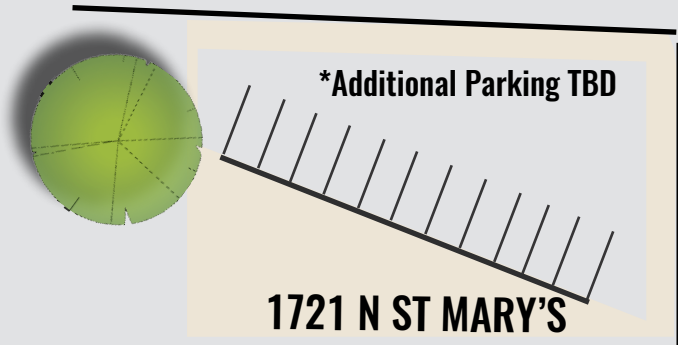
CHARLIE MALMBERG
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LEGACY LOFTS

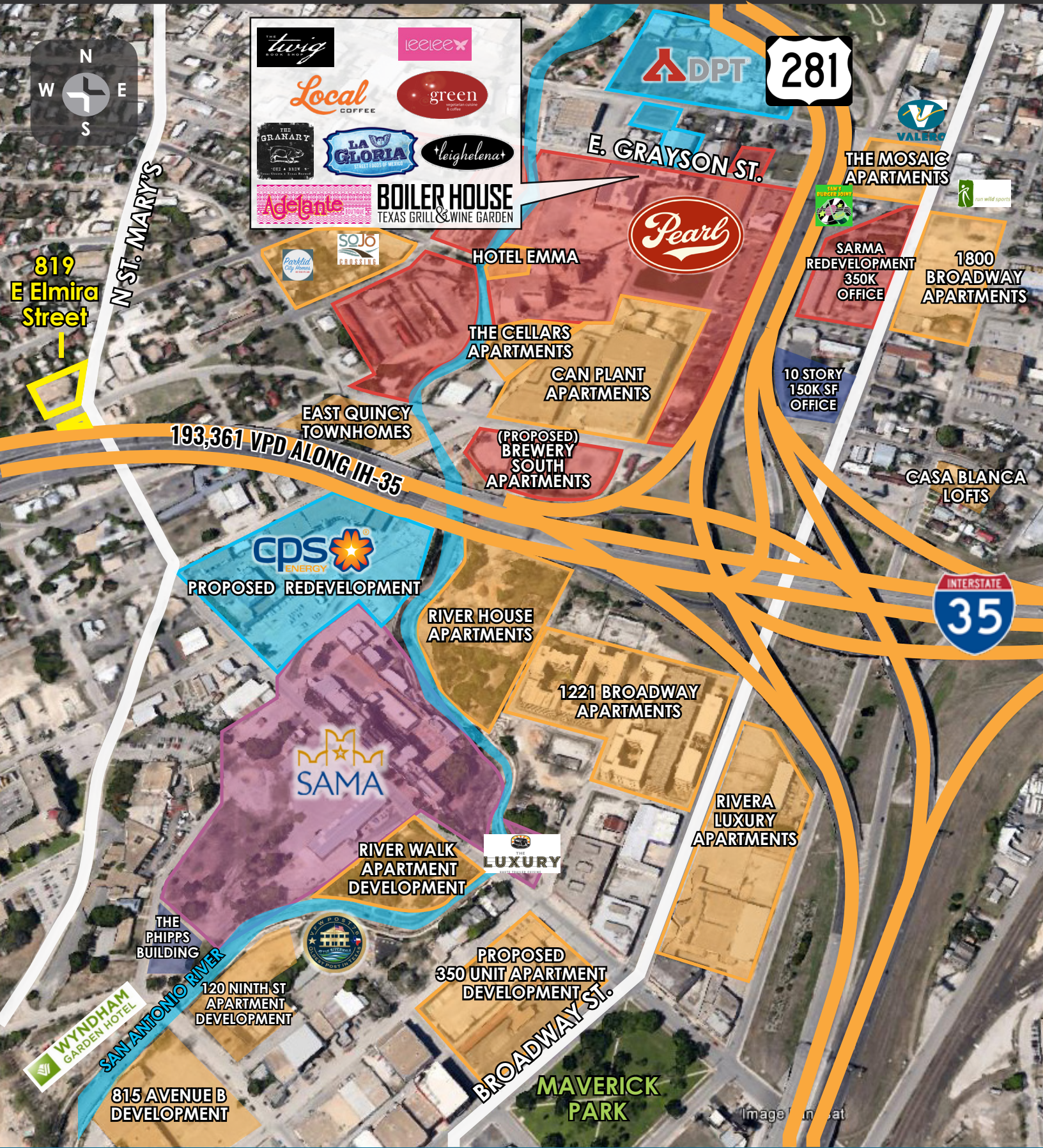
PROXIMITY TOWNHOMES



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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.

11-2-2015



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.

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|--------------------------------------------------------------------|-------------|------------------------|--------------|
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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Charlie Malmberg | 601207 | charlie@valcorcre.com | 210.824.4242 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date