



CLASS A RIVER FRONT OFFICE SPACE FOR LEASE

IBC CENTRE I & II

175 E HOUSTON & 130 E TRAVIS | SAN ANTONIO, TEXAS 78205

LARRY MENDEZ

210.253.2924 | larry.mendez@transwestern.com

KELLY RALSTON

210.253.2928 | kelly.ralston@transwestern.com

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T TRANSWESTERN®

8200 IH-10 West
Suite 800
San Antonio, Texas 78230

T 210.341.1344
F 210.377.2797
www.transwestern.com



ABOUT THE PROPERTY

- Large exterior and recently renovated courtyard with seating and river access
- Beautiful River Walk views
- On the banks of the San Antonio Riverwalk with balconies overlooking the river
- River taxi stop at courtyard
- Energy Star Certified Building
- Elevator portal system
- 24-hour lobby security available 7 days a week
- On-site banking
- Prominent restaurants, 5-star hotels, and entertainment all within walking distance

AVAILABILITIES

- Suites Ranging from ±1,740 - 17,734 RSF
- Largest Contiguous: ±17,734 RSF
- 3-10 Year Terms
- Full Service Gross

CONTACT INFORMATION

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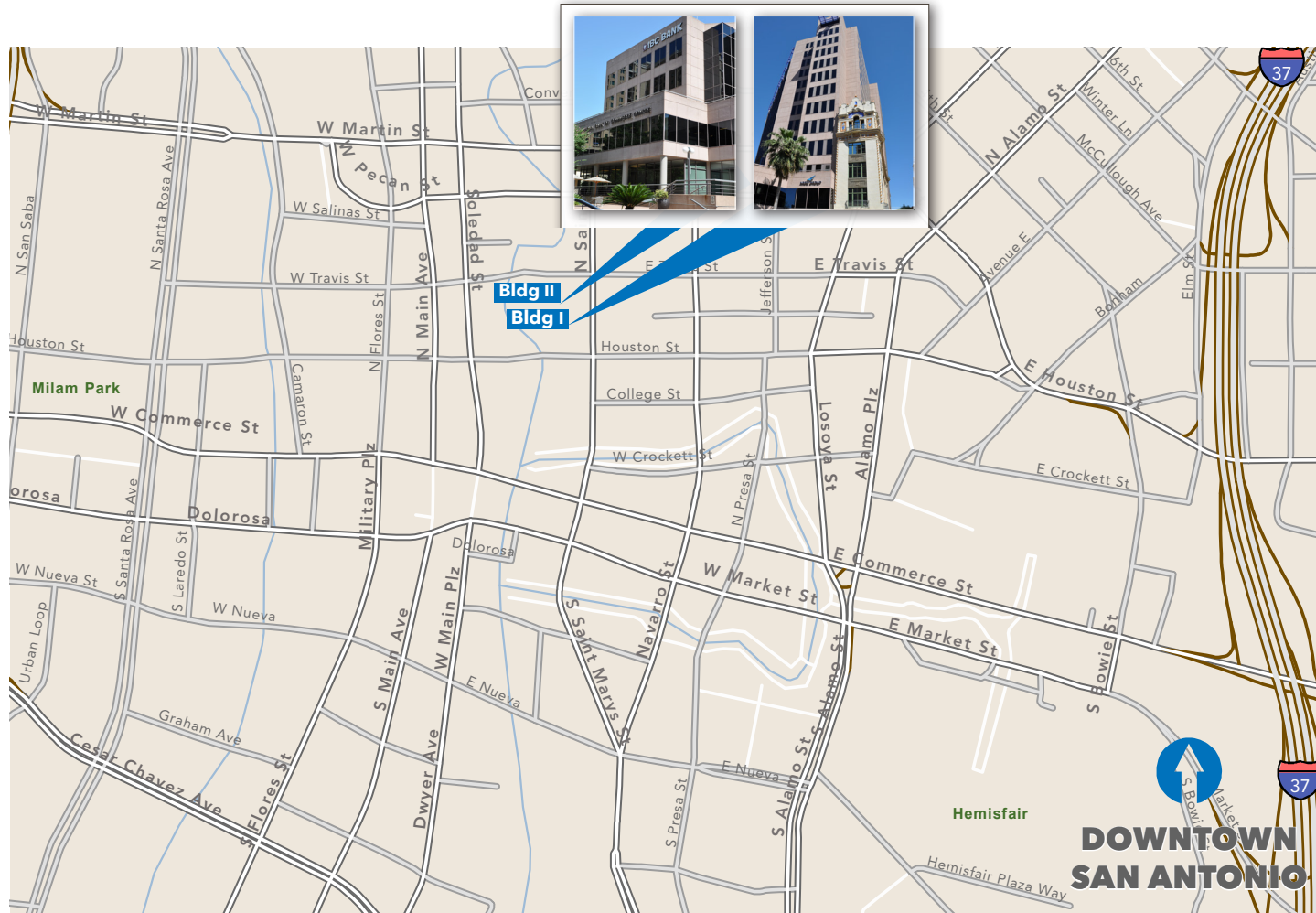
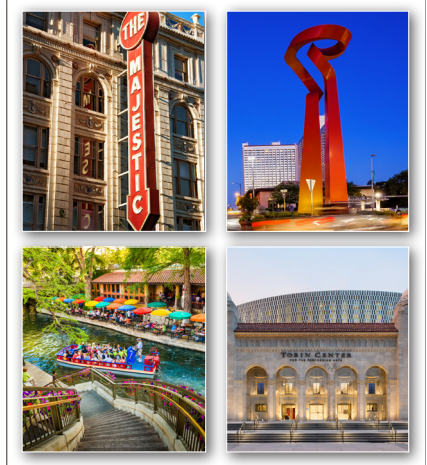
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DOWNTOWN LOCATION



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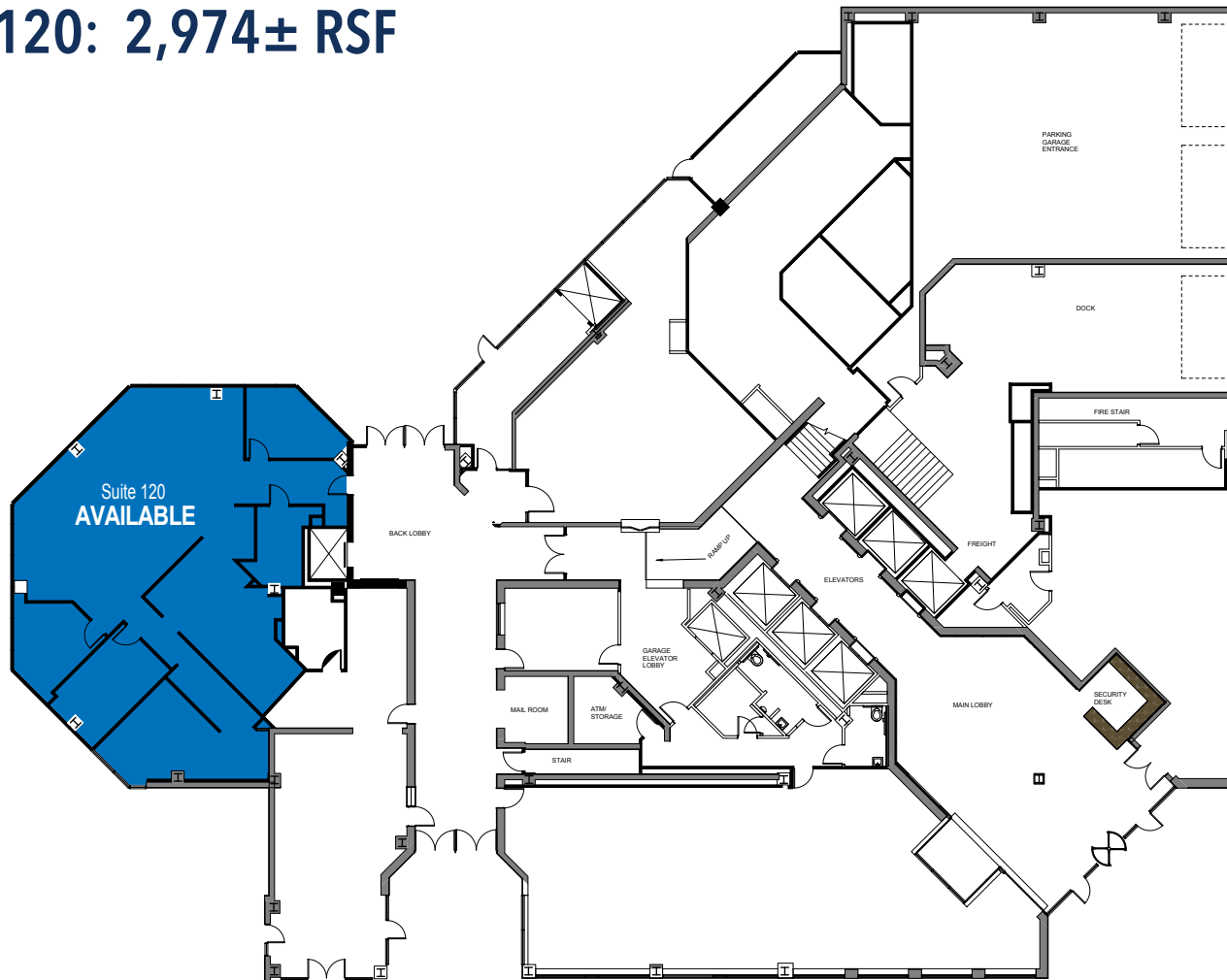
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BLDG I: 175 E HOUSTON

SUITE 120: 2,974± RSF



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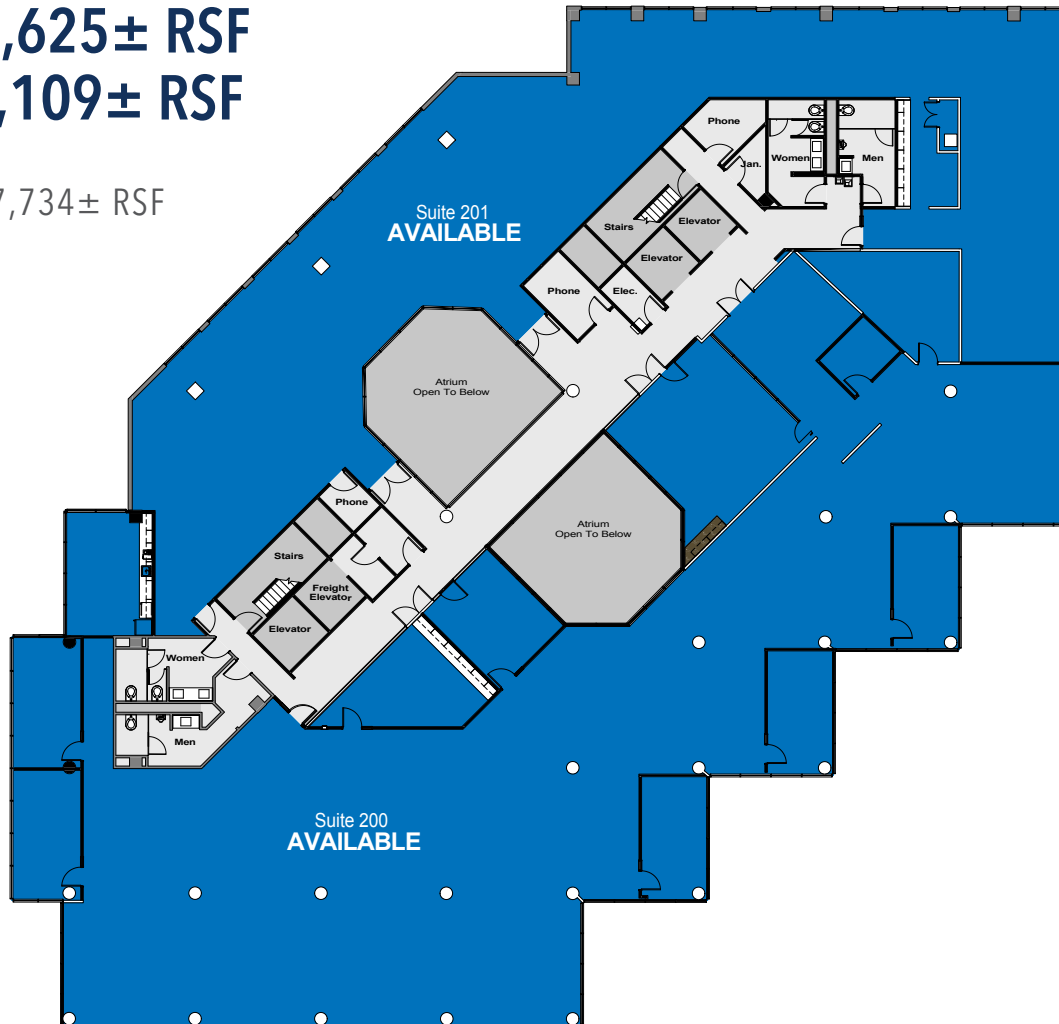
BLDG II: 130 E TRAVIS

SUITE 200: 11,625± RSF

SUITE 201: 6,109± RSF

FULL FLOOR AVAILABLE

TOTAL CONTIGUOUS: 17,734± RSF



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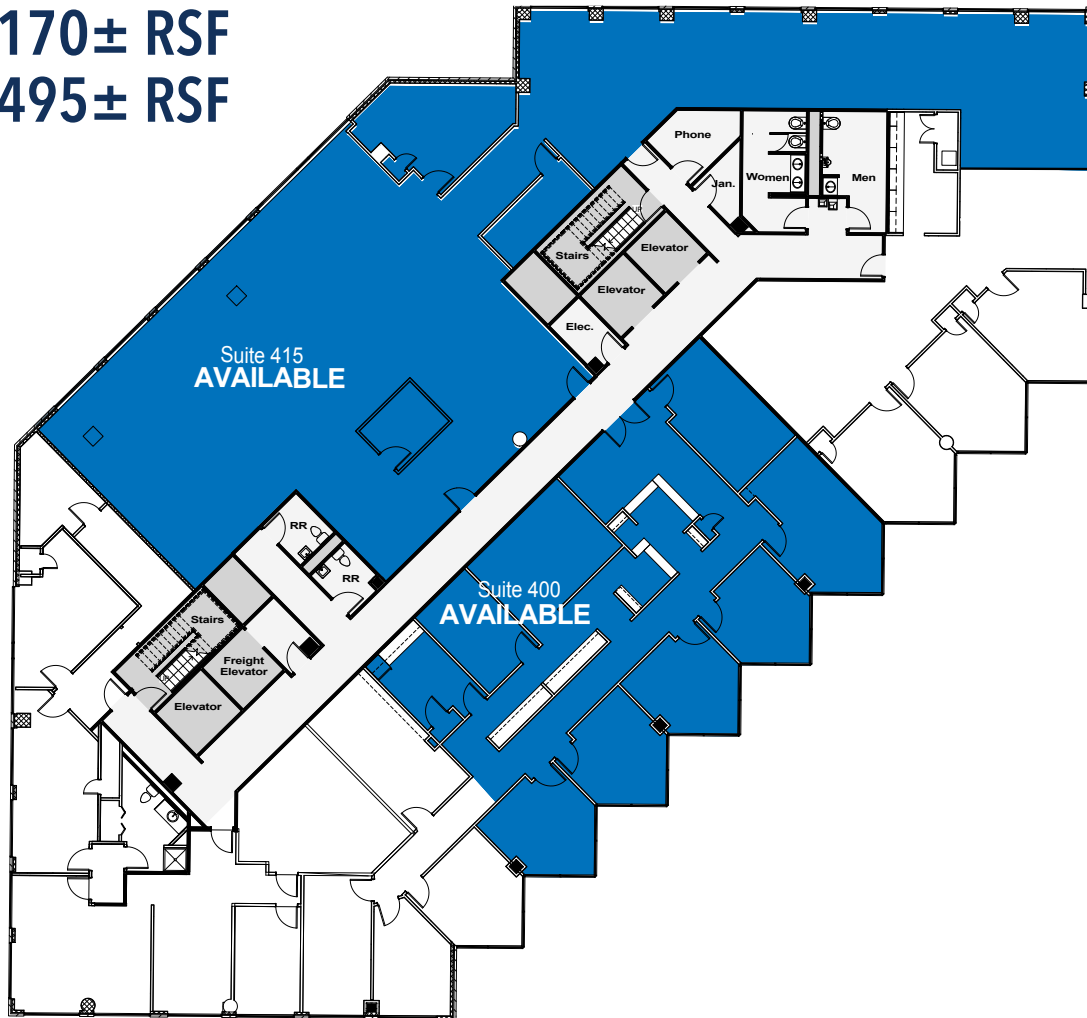
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BLDG II: 130 E TRAVIS

SUITE 400: 3,170± RSF

SUITE 415: 5,495± RSF



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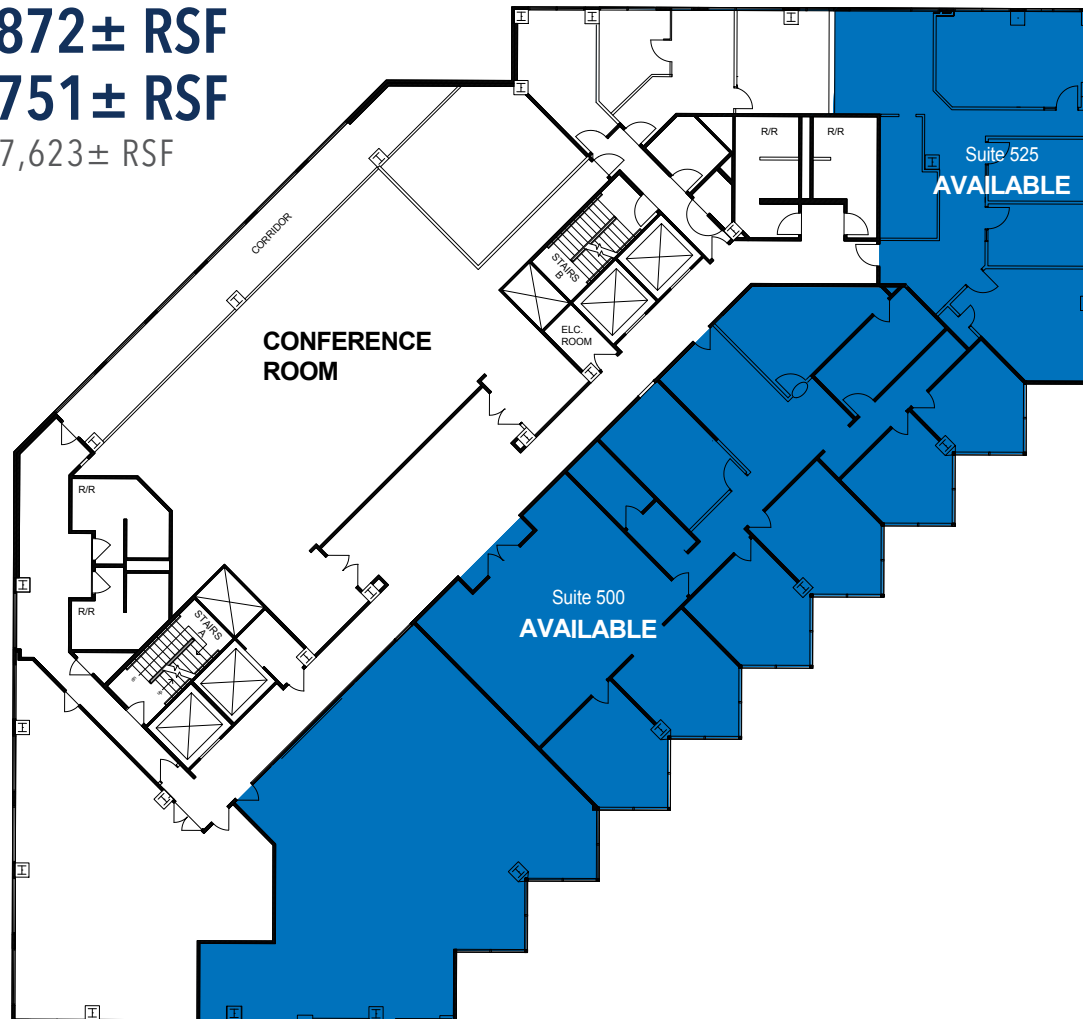
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BLDG II: 130 E TRAVIS

SUITE 500: 5,872± RSF

SUITE 525: 1,751± RSF

TOTAL CONTIGUOUS: 7,623± RSF



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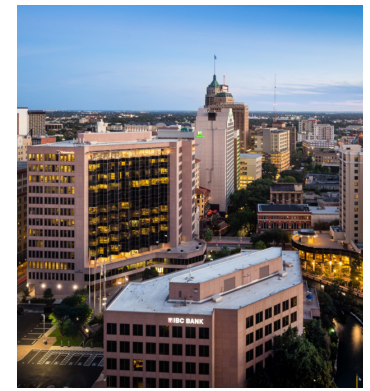
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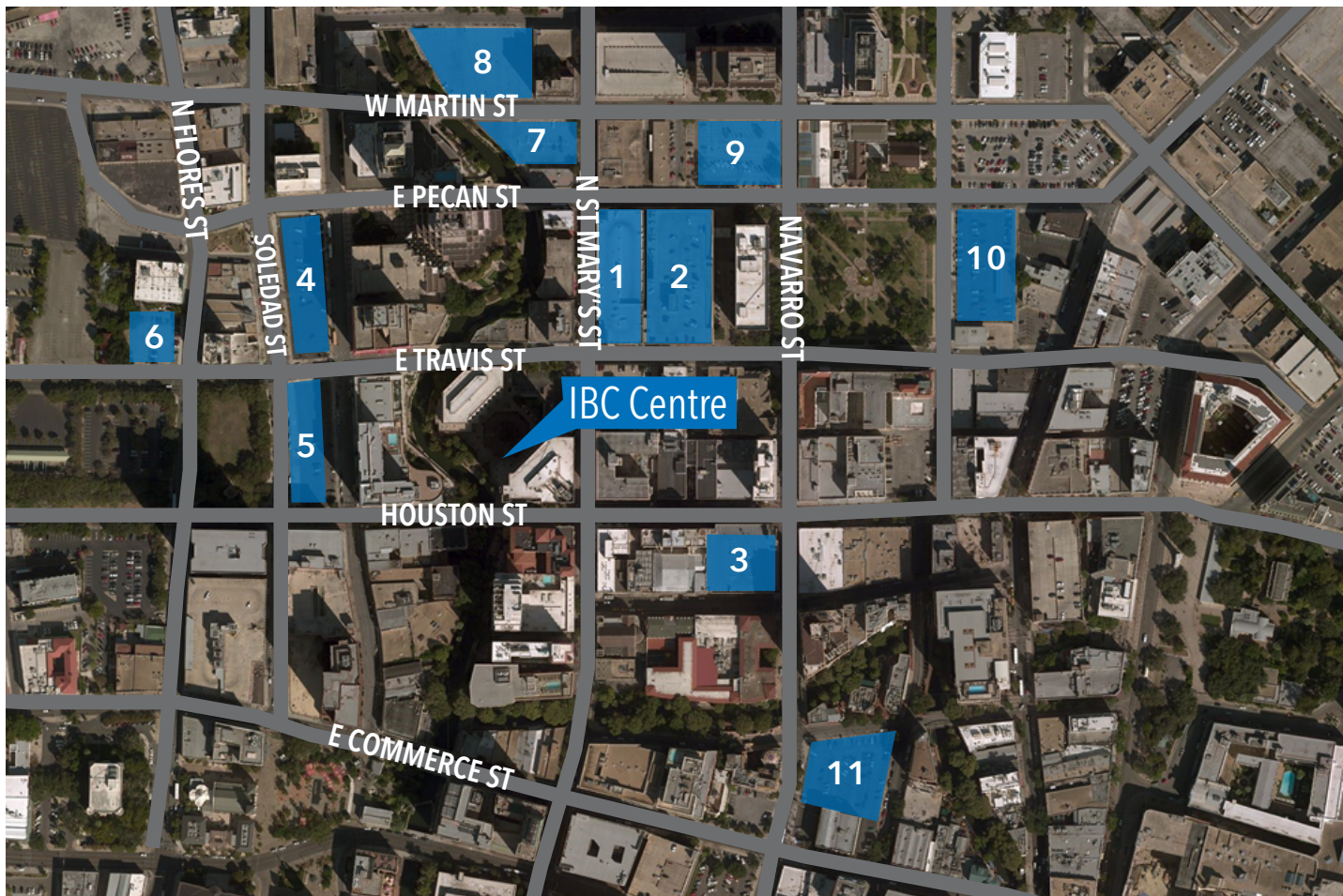
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PARKING SOLUTIONS



GARAGES

- 1 St. Mary's Parking Garage
400 N St. Mary's St
- 2 Travis Park Plaza Garage
213 E Travis St
- 3 Houston Street Garage
240 E Houston St

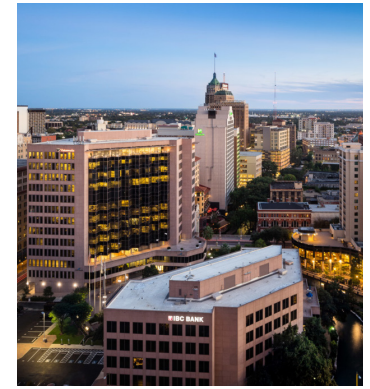
SURFACE LOTS

- 4 LAZ Parking
400 Soledad St
- 5 SP+ Parking
200 N Main Ave
- 6 Travis Lot
211W E Travis St
- 7 505 St. Mary's Lot
210.226.5328
- 8 SP+ Parking
115 E Martin St
- 9 E Martin St Parking
286 E Martin St
- 10 Hospitality Parking
202 Jefferson
- 11 South Bank Parking
303 E Commerce St

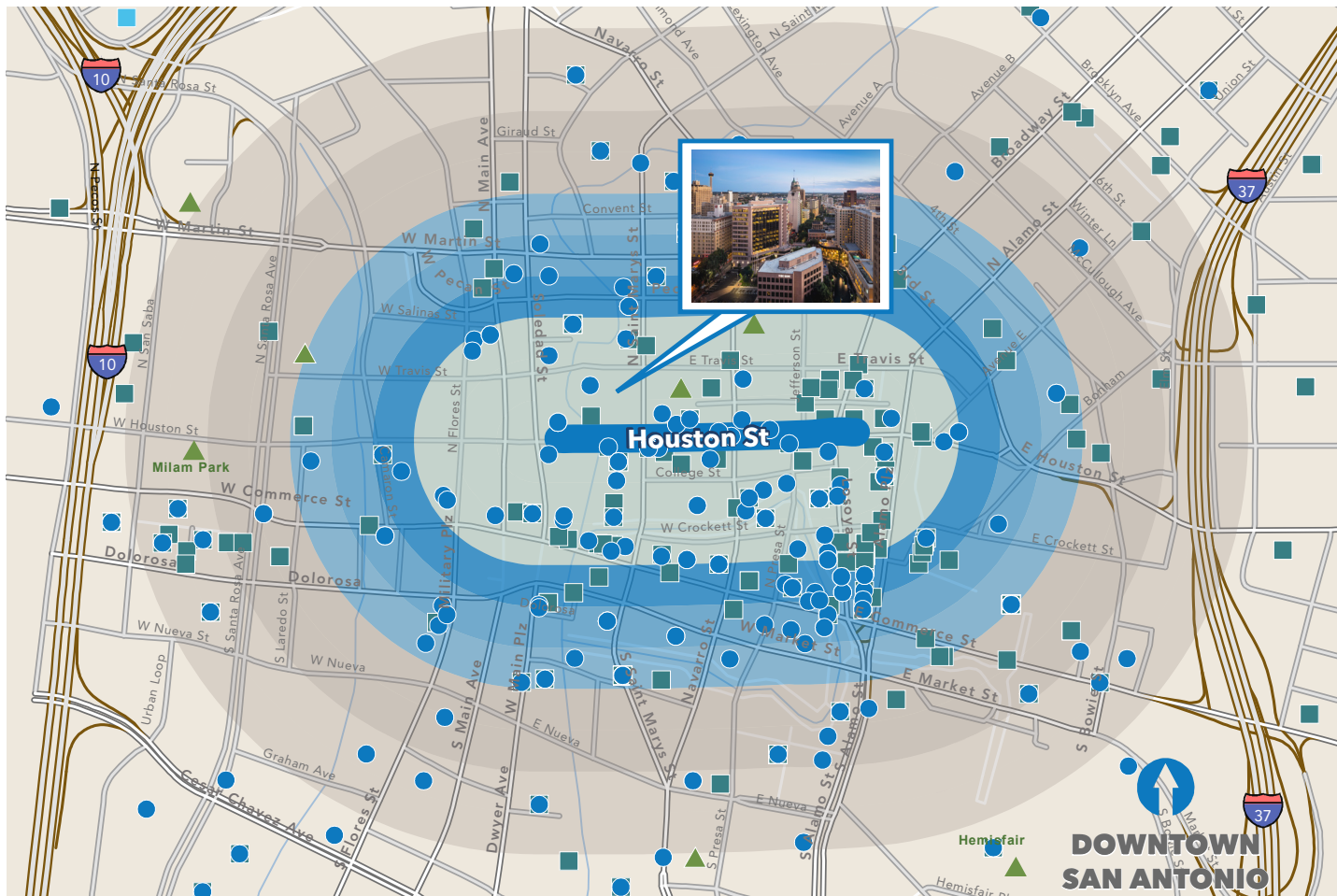
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AREA AMENITIES



WALK TIME AREAS
IN MINUTES

1-3 MINUTES

4-7 MINUTES

8-11 MINUTES

AREA AMENITIES

CAFES & DINING

SHOPPING

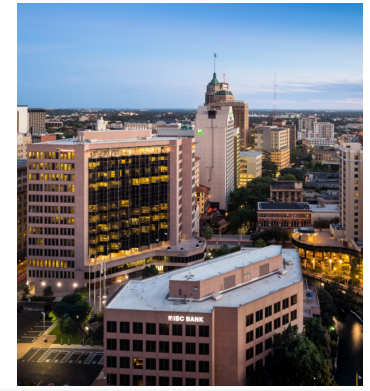
GYMS & PUBLIC PARKS

**DOWNTOWN
SAN ANTONIO**

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LIST OF DOWNTOWN AMENITIES

RESTAURANTS

- Acenar
- Azuca
- Bella on the River
- Biga on the Banks
- Bliss
- Boudro's
- Bohanan's
- Buckhorn Saloon Cafe
- Casa Rio
- Eaquire Tavern
- Fig Tree
- Fogo De Chao
- Guenther House
- Houston Street Bistro
- Ibiza
- Iron Cactus
- La Margarita
- La Panaderia
- Landry's
- Little Rhein Steakhouse
- Lone Star Cafe
- Michelino's
- Mi Tierra
- Morton's
- Monterey
- Ocho
- Original Mexican Restaurant
- Oro
- The Palm

RESTAURANTS, cont'd.

- Paesano's
- Rainforest Cafe
- Range
- Republic of Texas
- Rio Rio Cantina
- Rita's on the River
- Rosario's
- Ruth's Chris
- Sazo's Latin Grill
- Schilo's Deli
- Steers and Beers
- Sushi Zushi
- Tower of the Americas
- Texas de Brazil
- Zocalo
- Zocca Cuisine D'Italia

COFFEE HOUSES

- Rosella
- SIP
- Starbucks

HOTELS

- Crockett Hotel
- Drury Inn & Suites
- Drury Plaza Hotel
- El Tropicano
- Embassy Suites
- Emily Morgan
- Fairmount Hotel
- Four Points Sheraton
- Grand Hyatt
- Havana Hotel
- Hilton Palacio del Rio
- Holiday Inn Riverwalk
- Hotel Contessa
- Hotel Indigo
- Hotel Valencia Riverwalk
- Hyatt Place Riverwalk
- Hyatt Regency

HOTELS, cont'd.

- Marriott Plaza
- Marriott River Center Hotel
- Menger Hotel
- Mokara Hotel & Spa
- O'Brien Historic Hotel
- Omni La Mansion del Rio
- Riverwalk Plaza Hotel
- Riverwalk Vista
- Sheraton Gunter Hotel
- The St. Anthony
- The Westin Riverwalk

NIGHTLIFE

- Barriba Cantina
- Coyote Ugly
- Dicks Last Resort
- Drink Texas Bar
- Dirty Nelly's
- Esquire Tavern
- Howl at the Moon
- Kremlin
- Leapin' Lizard Pub
- Menger Bar
- Naked Iguana Lounge
- Pat O'Brien's
- SoHo Wine & Martini Bar
- V Bar
- Waxy O'Connor's Irish Pub
- Zinc

MUSEUMS/HISTORICAL SITES

- The Alamo
- Alameda Museum
- Blue Star
- Briscoe Western Art Museum
- Buckhorn Saloon & Museum
- El Mercado (Market Square)
- Hemisfair Park
- Institute of Texan Cultures
- King William Historic District

MUSEUMS/HISTORICAL SITES cont'd

- La Villita
- Milam Park
- Mission Trail Tours
- San Antonio Museum of Art
- San Antonio River Walk
- San Antonio Zoo
- San Fernando Cathedral
- Spanish Governor's Palace
- Texas Ranger Museum
- Travis Park

ENTERTAINMENT/SHOPPING

- Alamodome
- Arneson River Theatre
- Aztec on the River
- Cameo Theatre
- Empire Theatre
- Henry B. Gonzales Convention Center
- IMAX
- Lila Cockrell Theatre
- Majestic Theatre
- Pearl Brewery
- Ripley's Believe It or Not
- Rivercenter Mall
- San Antonio Central Library
- San Antonio Spurs Basketball
- San Antonio Rampage Hockey
- Tobin Center
- UTSA Roadrunners Football

MEDICAL FACILITIES

- Baptist Medical Center
- CHRISTUS Santa Rosa Medical Center
- Methodist Hospital
- Nix Hospital

EDUCATIONAL FACILITIES

- San Antonio College
- UTSA Downtown Campus



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.

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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Larry Mendez	499500	larry.mendez@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kelly Ralston	538964	kelly.ralston@transwestern.com	210-341-1344
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