

OFFICE // FOR LEASE

# Century Heights

84 NORTHEAST LOOP 410 | SAN ANTONIO, TX 78216



*Century Heights*

YOUR  
OFFICE  
OASIS



**BRAUN  
ENTERPRISES**  
REAL ESTATE DEVELOPMENT  
*be*

SAN  
ANTONIO

WELL-POSITIONED  
IN AN AMENITY  
RICH CORRIDOR

# Century Heights

Century Heights is a four-story office project which has recently undergone a major capital redevelopment including new restrooms, common areas, interior elevator cabs, lobby and common area amenities. Under new ownership and management, tenants can enjoy a responsive staff with on-site management and maintenance. Amenities include a bright open atrium with multiple games and lounge areas, a tenant break room lounge that's stocked with food and beverage options for purchase, complimentary WiFi access, conference rooms and covered parking.

The ease of access conveniently allows access to major highway thoroughfares to be just minutes away from popular destinations and nearby restaurant amenities.



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LEASE

Century Heights

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### ON-SITE AMENITIES

- NEW TENANT BREAK ROOM LOUNGE & CONFERENCE ROOMS
- INDOOR SPACIOUS ATRIUM OUTFITTED WITH LOUNGE AREAS AND MULTIPLE GAMES

# Century Heights

## ABOUT

- ON-SITE PROPERTY MANAGEMENT & MAINTENANCE
- ABUNDANT ATRIUM AMENITIES
- LARGE OPEN FLOOR PLANS
- EXECUTIVE SUITES AVAILABLE
- ABUNDANT PARKING (4.5 PER 1,000 SF)
- COMMON AREA CONFERENCE ROOM
- COMPLETE RENOVATIONS THROUGHOUT THE PROPERTY

## LOCATION

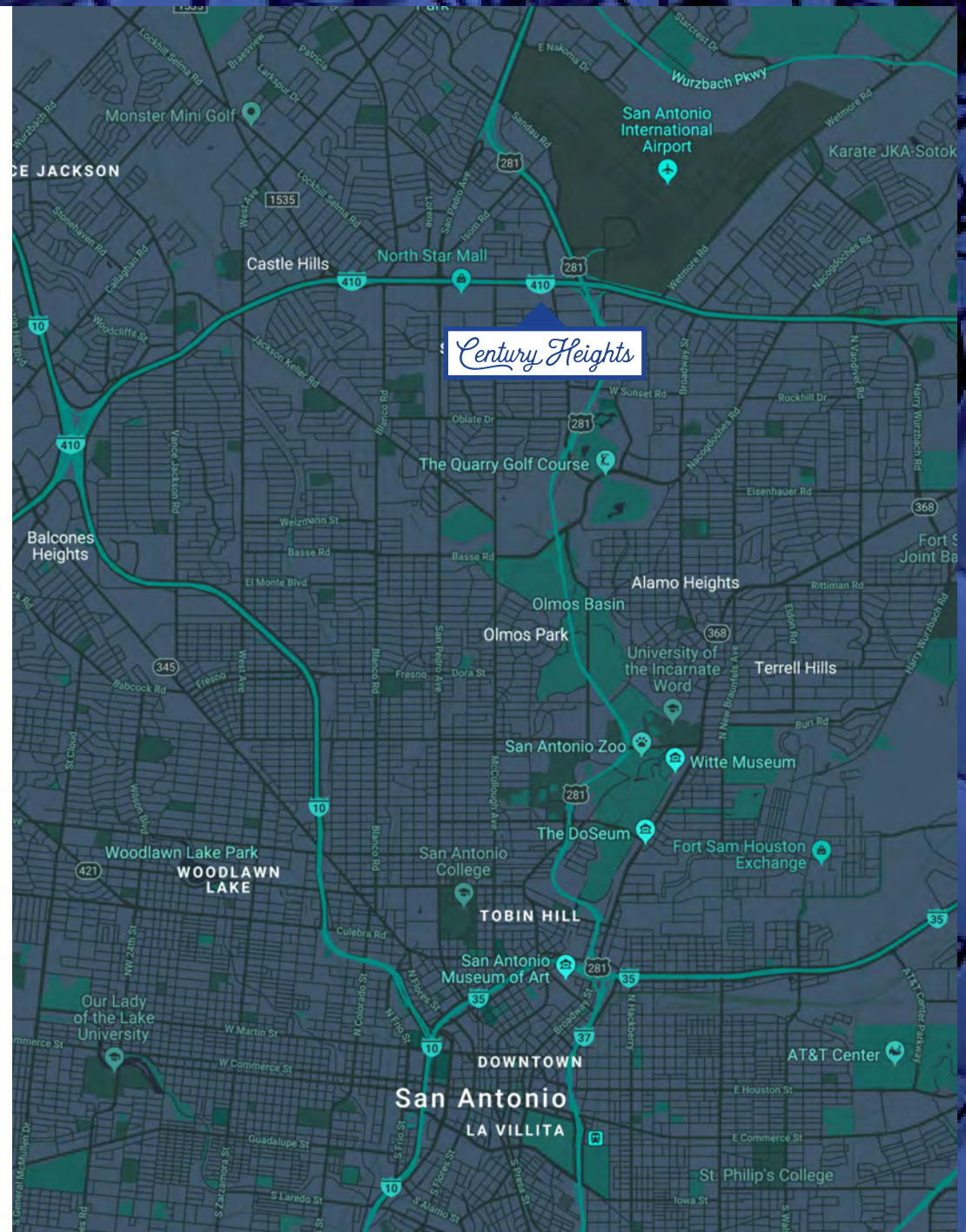
- NUMEROUS WALKABLE RESTAURANTS + RETAIL
- CLOSE PROXIMITY TO NORTH STAR MALL
- DIRECT ACCESS TO LOOP 410 AND HIGHWAY 281

2.5  
MILES TO  
AIRPORT

2.5  
MILES TO  
THE QUARRY

10  
MINUTES TO  
THE PEARL

15  
MINUTES TO  
DOWNTOWN



# Century Heights

## AVAILABILITY

### FIRST FLOOR

**SUITE 170 - 2,839 SF**

**SUITE 180 - 5,959 SF**

*(Available 1/1/2021; Divisible to 3,000 SF)*

**SUITE 195 - 598 SF**

*(Available 10/1/2020)*

### SECOND FLOOR

**SUITES 251, 253, 259, 265 & 275: 107 SF**

**SUITE 264 - 264 SF**

**SUITE 266 - 269 SF**

**SUITE 272 - 235 SF**

**SUITE 278 - 726 SF**

**SUITE 279 - 172 SF**

**SUITE 283 - 224 SF**

**SUITE 285 - 95 SF**

**SUITE 287 - 95 SF**

**SUITE 298 - 2,400 SF**

### THIRD FLOOR

**SUITE 315 - 5,325 SF\***

**SUITE 325 - 4,572 SF\*\***

**SUITE 340 - 7,510 SF\***

**SUITE 345 - 2,398 SF\*\***

*\*Contiguous up to 12,835 SF*

*\*\*Contiguous up to 6,970 SF*

### FOURTH FLOOR

**SUITE 400 - 47,489 SF\***

*\*Divisible down to 10,000 SF*



360° VIRTUAL TOUR

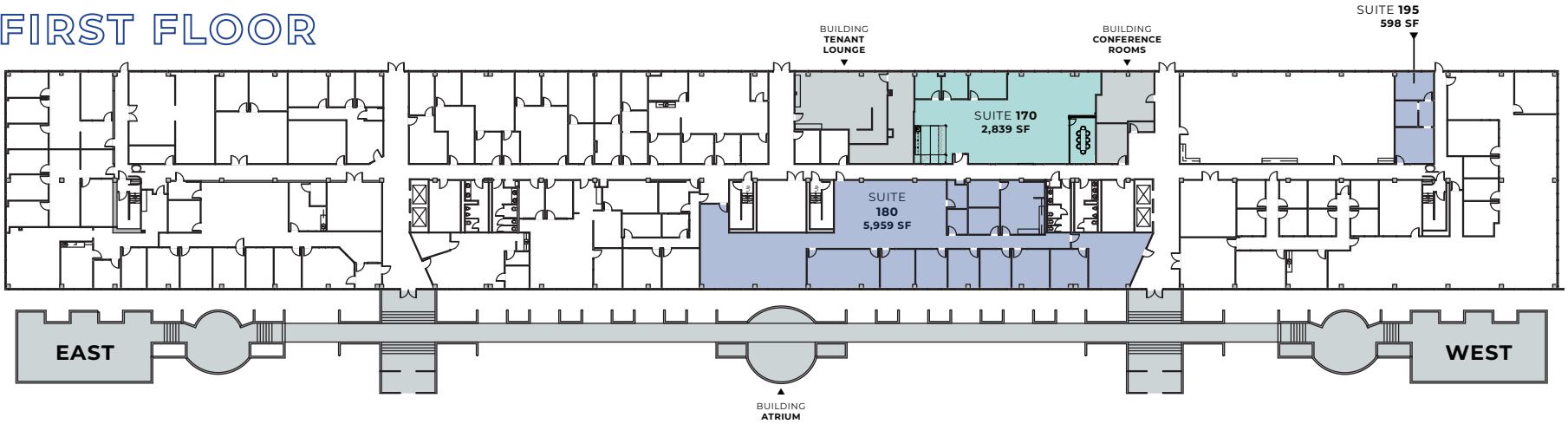


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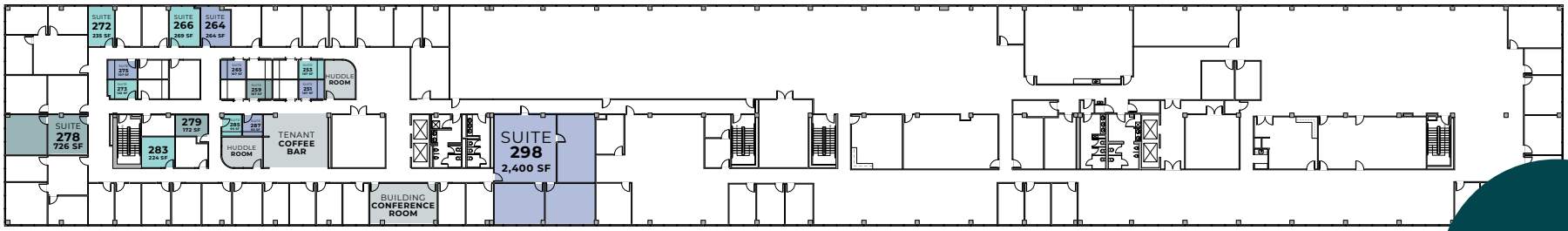
Executive  
Suites  
Available!



FIRST FLOOR



SECOND FLOOR



Executive Suites Available!

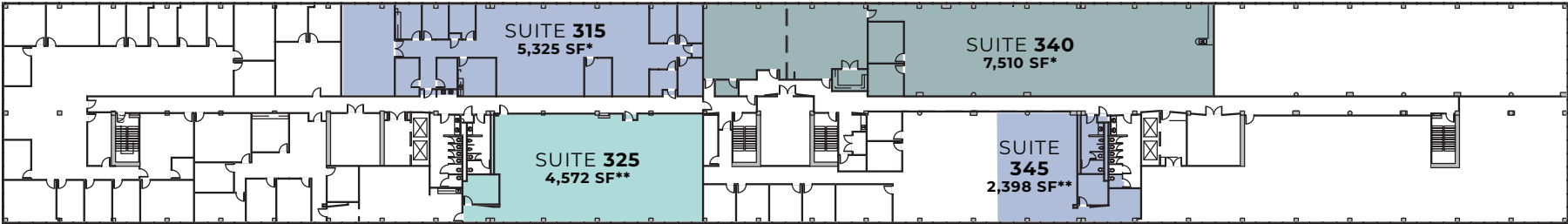
FIRST FLOOR

- SUITE 170 - 2,839 SF
- SUITE 180 - 5,959 SF  
*(Available 1/1/2021)*
- SUITE 195 - 598 SF  
*(Available 10/1/2020)*

SECOND FLOOR

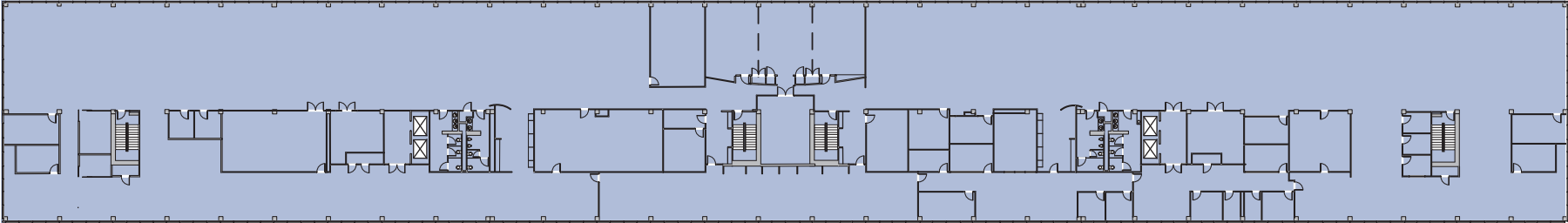
- SUITES 251, 253, 259, 265 & 275: 107 SF
- SUITE 264 - 264 SF
- SUITE 266 - 269 SF
- SUITE 272 - 235 SF
- SUITE 273 - 122 SF
- SUITE 278 - 726 SF
- SUITE 279 - 172 SF
- SUITE 283 - 224 SF
- SUITE 285 - 95 SF
- SUITE 287 - 95 SF
- SUITE 298 - 2,400 SF

THIRD FLOOR



FOURTH FLOOR

SUITE 400  
47,489 SF



THIRD  
FLOOR

- SUITE 315 - 5,325 SF\*
- SUITE 325 - 4,572 SF\*\*
- SUITE 340 - 7,510 SF\*
- SUITE 345 - 2,398 SF\*\*

\*Contiguous up to 12,835 SF (Suite 315 & 340)  
\*\*Contiguous up to 6,970 SF (Suite 325 & 345)

FOURTH  
FLOOR

SUITE 400 - 47,489 SF\*  
\*Divisible down to 10,000 SF

AVAILABILITY

Executive  
Suites  
Available!





## RESTAURANTS

1. PAPPADÉAUX SEAFOOD KITCHEN
2. WILD GOJI RESTAURANT & BAR
3. SALATA
4. CHICK-FIL-A
5. FREEBIRDS WORLD BURRITO
6. GODAI SUSHI BAR & JAPANESE RESTAURANT
7. PALOMA BLANCA MEXICAN CUISINE
8. TOMMY'S RESTAURANT
9. REVOLUCION COFFEE + JUICE
10. MERIT COFFEE

## HOTELS

11. HOME 2 SUITES BY HILTON
12. HOLIDAY INN EXPRESS
13. FAIRFIELD INN & SUITES BY MARRIOTT
14. DRURY INN & SUITES
15. LA QUINTA INN & SUITES BY WYNDHAM

## GYMS

16. GOLD'S GYM QUARRY
17. LA FITNESS
18. ANYTIME FITNESS
19. ORANGETHEORY FITNESS
20. JESSE JAMES LEIJA GYM

## GROCERIES

21. WHOLE FOODS MARKET
22. H-E-B

## SHOPPING

23. ALAMO QUARRY MARKET
24. NORTH STAR MALL

## THEATERS

25. REGAL ALAMO QUARRY
26. ALAMO DRAFTHOUSE



# AMENITIES

*Century Heights*

*20,000 SF Proposed Retail Development*



## 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 interest 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 say 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential 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 interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND 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.

<b>Equitable Commercial Realty</b>	<b>603700</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0000</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matt Levin</b>	<b>548312</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0001</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Matt Levin</b>	<b>548312</b>	<b>mlevin@ecrtx.com</b>	<b>512.505.0001</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Albert Vazquez</b>	<b>609091</b>	<b>avazquez@ecrtx.com</b>	<b>210.600.9092</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_