




# *Historic Cattleman Square*

Move-In Ready Office Space & Redevelopment Opportunities



The Property is comprised of multiple parcels totaling 1.302 Acres in the Cattleman Square Historic District of downtown San Antonio. The Property is prime for redevelopment activity given its location just one block from the downtown campus of The University of Texas at San Antonio and across the street from VIA Metropolitan Transit's headquarters building and flagship Centro Plaza transit hub. Cattleman Square is in the midst of a revitalization, with the area included in the recently-designated Zona Cultural district and the subject of reinvestment by entities both public and private. The Property is primed for future development due to historic high demand for downtown housing, retail and office space and the lack of supply to fill those needs.

**Lot Size: Multiple parcels totaling 1.302 Acres**



# Availabilities

## HEIMANN BUILDING

*118 N Medina*

19,329 RSF

Available Space:

- 1st Floor: up to 6,919 RSF\* - office
- 2nd Floor: up to 7,885 RSF\* - office

## 908 W HOUSTON STREET

5,052 RSF

- office/retail for lease

## RICH BOOK BUILDING SITE

*900 W Houston St*

14,306 to 80,000 RSF

- for lease
- redevelopment opportunity

\*Available June 1st



# Heimann Building



The Heimann Building was once home to a hotel that was the first with both a telephone system and air conditioning, according to the National Trust for Historic Preservation. The three-story brick building was constructed in 1909 by noted San Antonio architect Atlee B. Ayres. With restored New Orleans-style balconies and Spanish red tile roof, the refurbished Heimann building has become a prominent landmark for the Cattleman Square Historic District and the building is now listed in the National Register of Historic Places.

The Heimann Building has abundant balcony and gated outdoor spaces available. Gated, surface parking surrounding Building is available at a ratio of 2.00 / 1,000 RSF

# Heimann Building

Existing training room

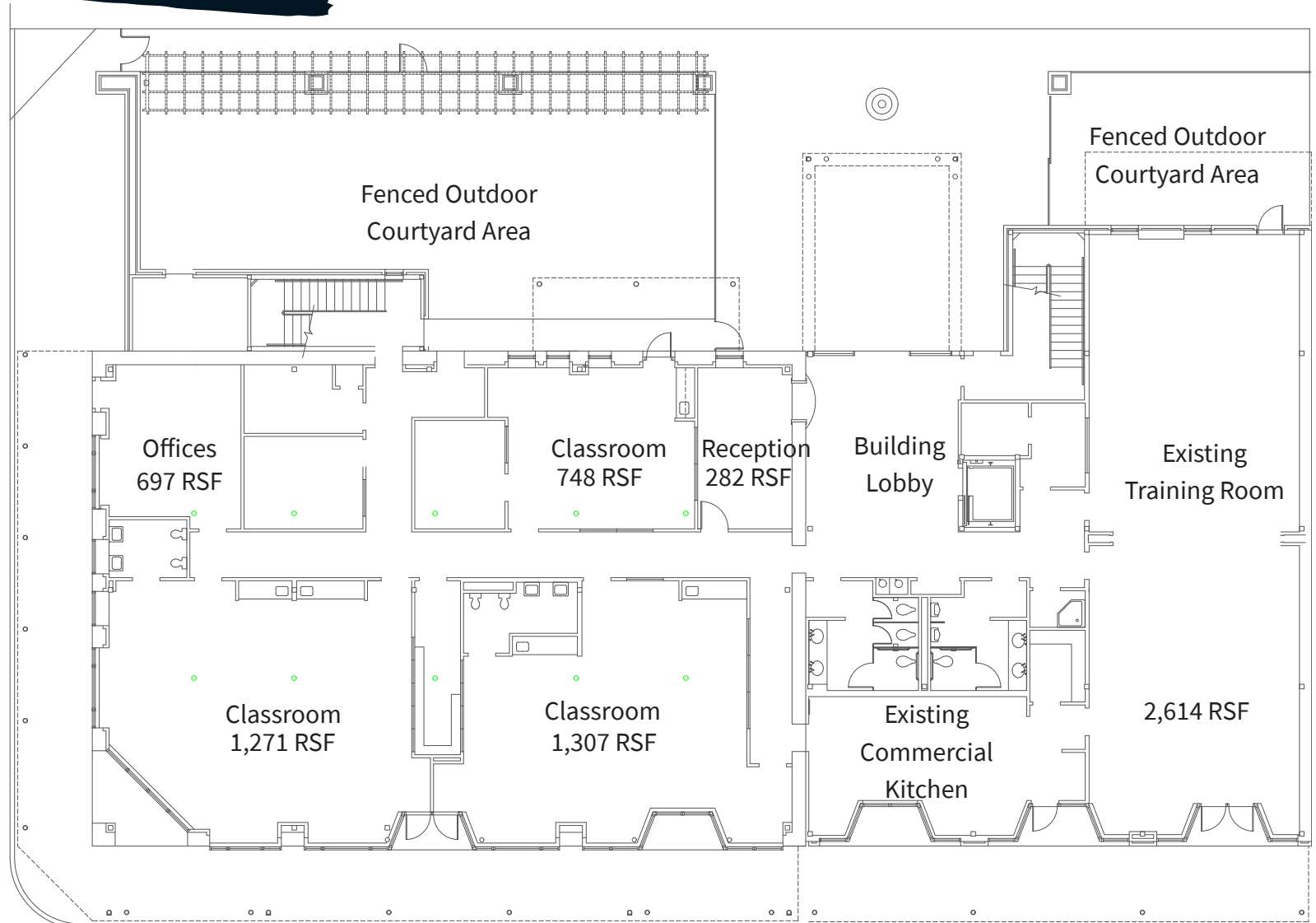


# Heimann Building



1st floor - up to 6,919\* RSF

- Three classrooms
- One large classroom
- Commercial kitchen
- Offices with two private outdoor courtyards



\*Available June 1st

# Heimann Building

2nd floor - Full floor opportunity

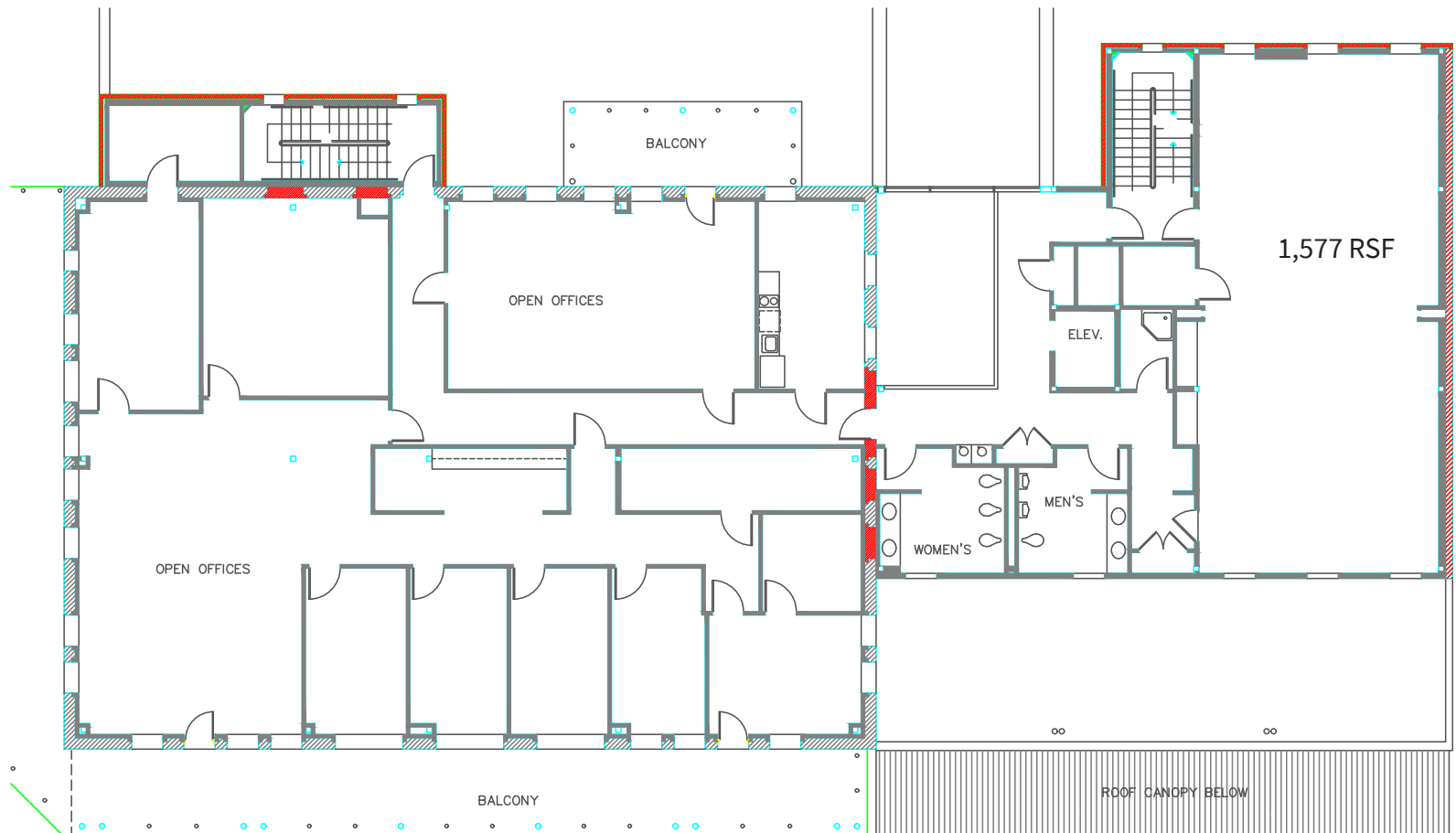


# Heimann Building



2nd floor - Up to 7,885 RSF \*

- Private office space with training room
- Training room has furniture in-place



\*Available June 1st



# Redevelopment opportunities

908 W HOUSTON STREET  
5,052 RSF

**RICH BOOK BUILDING SITE**  
*900 W Houston St*  
14,306 to 80,000 RSF



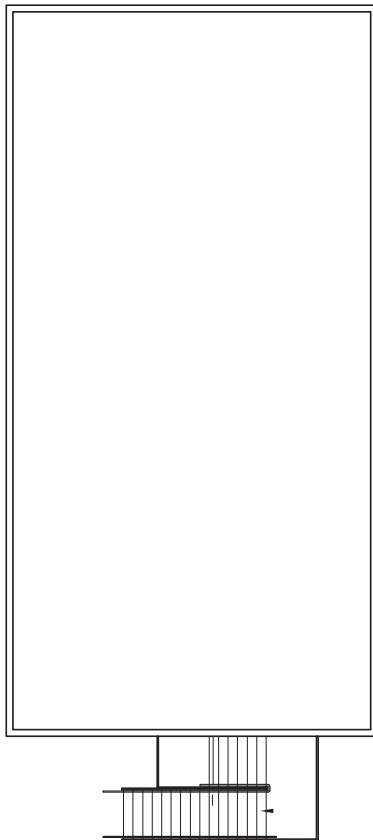
# 908 West Houston

1st floor - 2,526 RSF

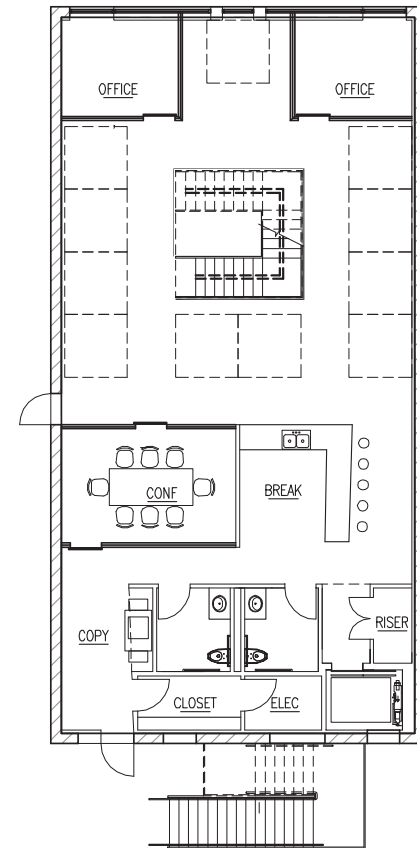
- Office/ retail space



As built plan



Sample Test Fit



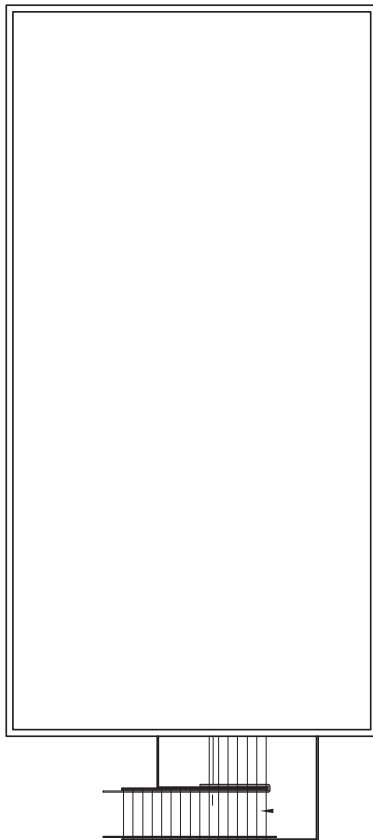
# 908 West Houston

2nd floor - 2,526 RSF

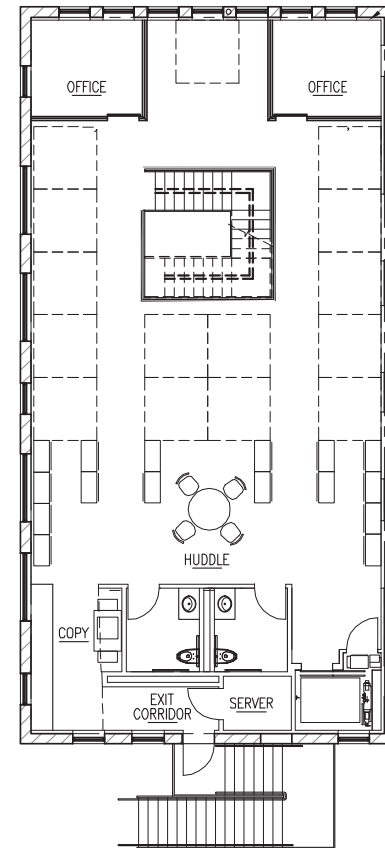
- Office/ retail space



As built plan



Sample Test Fit



## CATTLEMAN SQUARE HISTORIC DISTRICT

Cattleman Square, named for its proximity to the Union Stockyards, is one of the oldest neighborhoods in San Antonio. The Cattleman Square Historic District is a small collection of streets on the west side of IH-35 immediately west of downtown. The buildings within the district include a variety of late 19th and early 20th century commercial and industrial structures.

Both the VIA Metropolitan Transit Headquarters campus and the newly-opened, \$35 million Centro Plaza transit hub are located across the street from the property. In addition, the property is one block from UTSA's downtown campus, where over 6,000 students currently attend classes and an expansion of the downtown campus and student housing is currently being planned with UTSA's leadership.

## ZONA CULTURAL

The property is located within the Zona Cultural, the state's newest metro cultural district. The Zona Cultural is comprised of 44 contiguous blocks of historic structures and places, including the site on which the city of San Antonio was founded in 1718. Zona Cultural is one of just three officially designated cultural districts in San Antonio. With the new designation, a revitalization and reinvestment program is underway to allocate funds to the Zona Cultural's continued growth and development.



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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.*



**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 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name      License No.      Email      Phone

**Bradley Stone Selner**      **399206**      **brad.selner@am.jll.com**      **214-438-6169**

Designated Broker of Firm      License No.      Email      Phone

Licensed Supervisor of Sales Agent/Associate      License No.      Phone

**Meredith Sheeder**      **631025**      **meredith.sheeder@am.jll.com**      **210-293-6835**

Sales Agent/Associate's Name      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials      Date