



FOR LEASE - WITTIGS BUILDING

Offices and Retail Spaces Available near The Pearl

2018 Avenue B

San Antonio, Texas 78215



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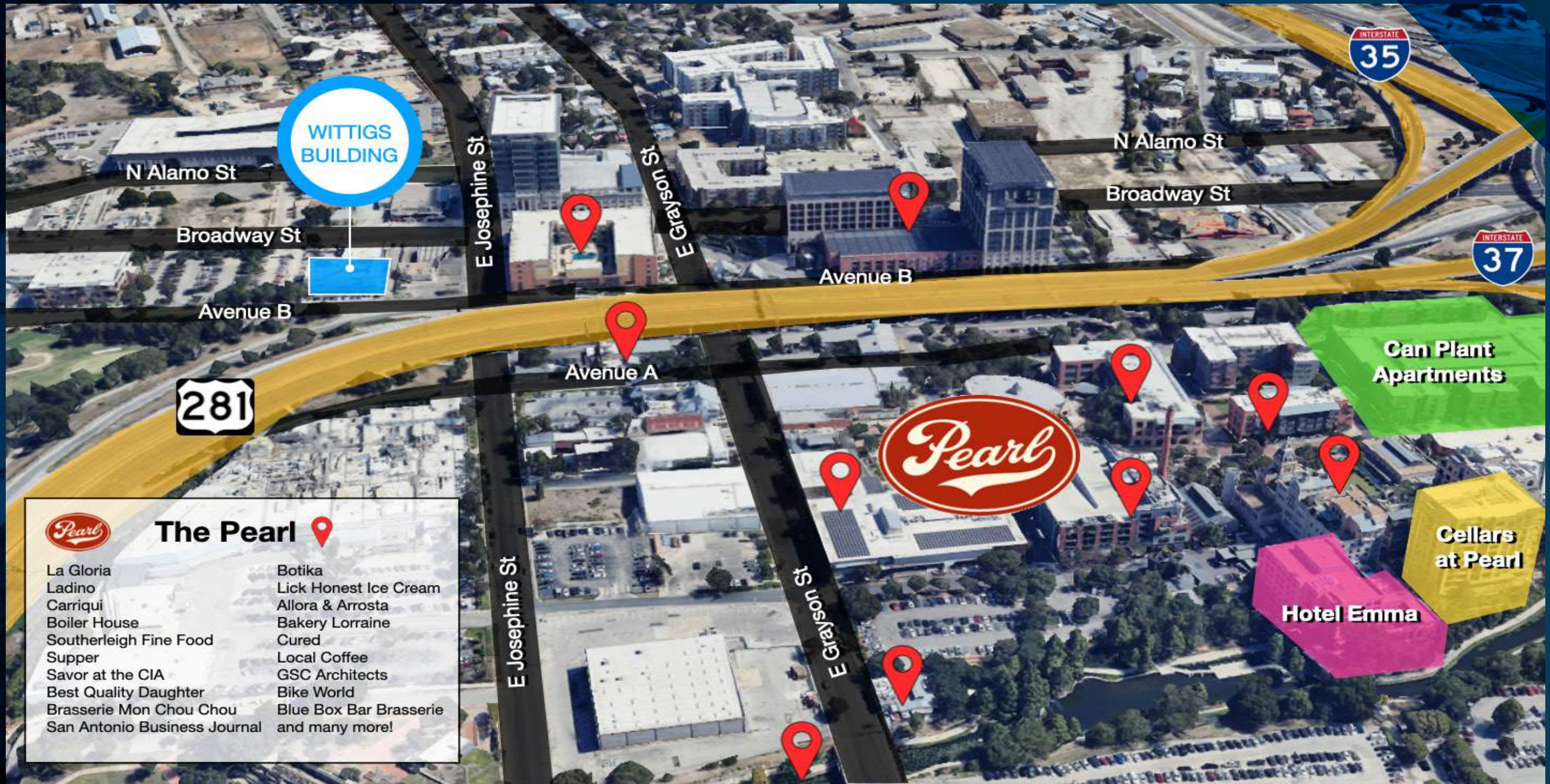
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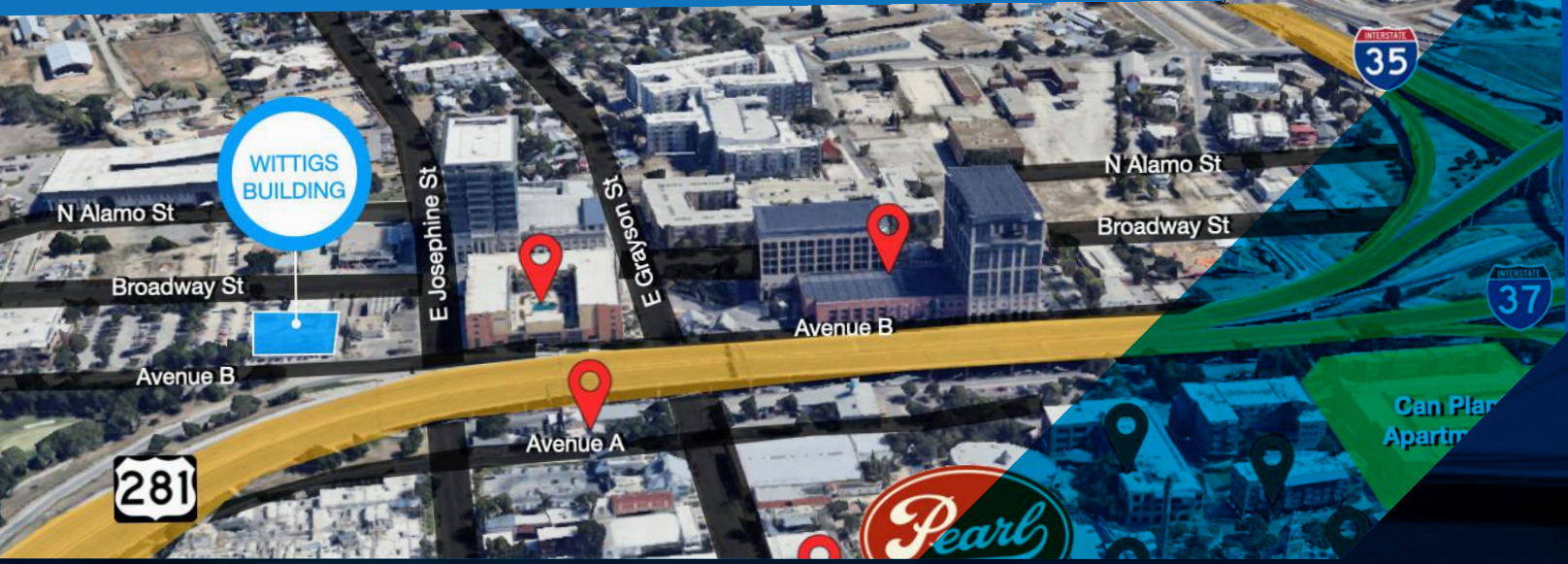
The Pearl

La Gloria	Botika
Ladino	Lick Honest Ice Cream
Carriqui	Allora & Arrosta
Boiler House	Bakery Lorraine
Southerleigh Fine Food	Cured
Supper	Local Coffee
Savor at the CIA	GSC Architects
Best Quality Daughter	Bike World
Brasserie Mon Chou Chou	Blue Box Bar Brasserie
San Antonio Business Journal	and many more!



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PROPERTY INFORMATION

- Rental Rate: Call for pricing
- Building Size: 29,453 RSF; 3 Floors
- Available Space: 19,636 RSF; 1st & 2nd Floor
- Space Sizes: 800 RSF - 9,818 RSF
- Amenities:
 - Adjustable Floor Plan(s)
 - Flexible Lease Terms
 - 1 Dock Door, 1 Elevator
 - Located in the Pearl District
 - Excellent Accessibility & Visibility

*see 1st & 2nd Floor Layouts for space options

CALL FOR SPACE OPTIONS & PRICING

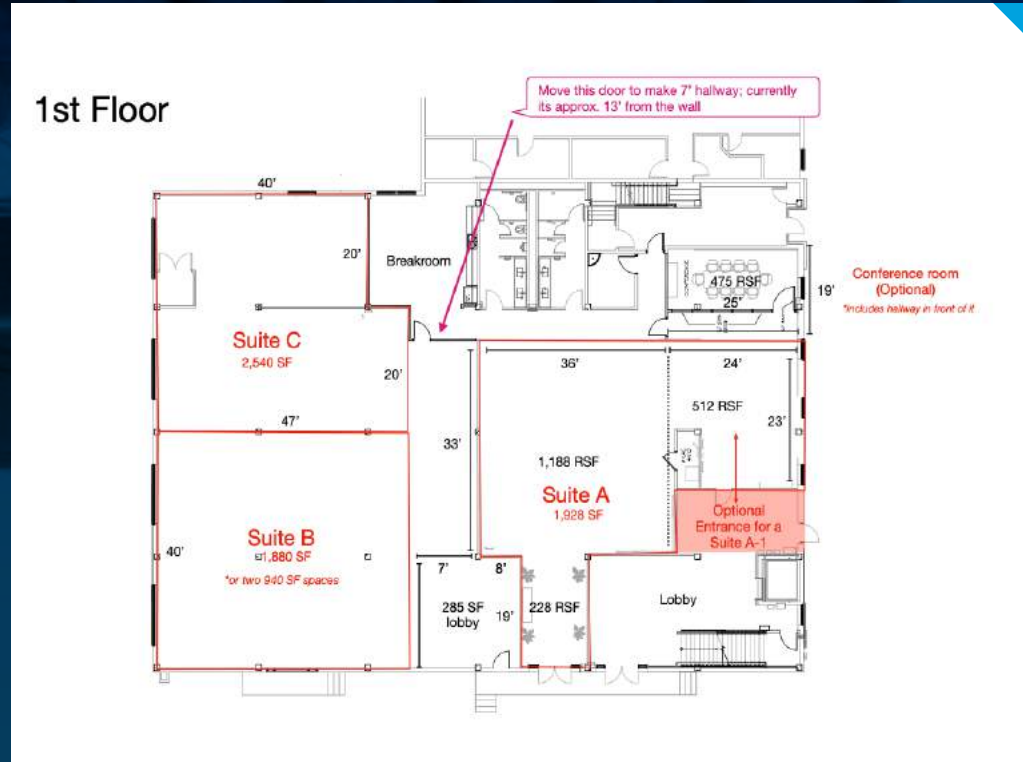


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1st FLOOR - LAYOUT

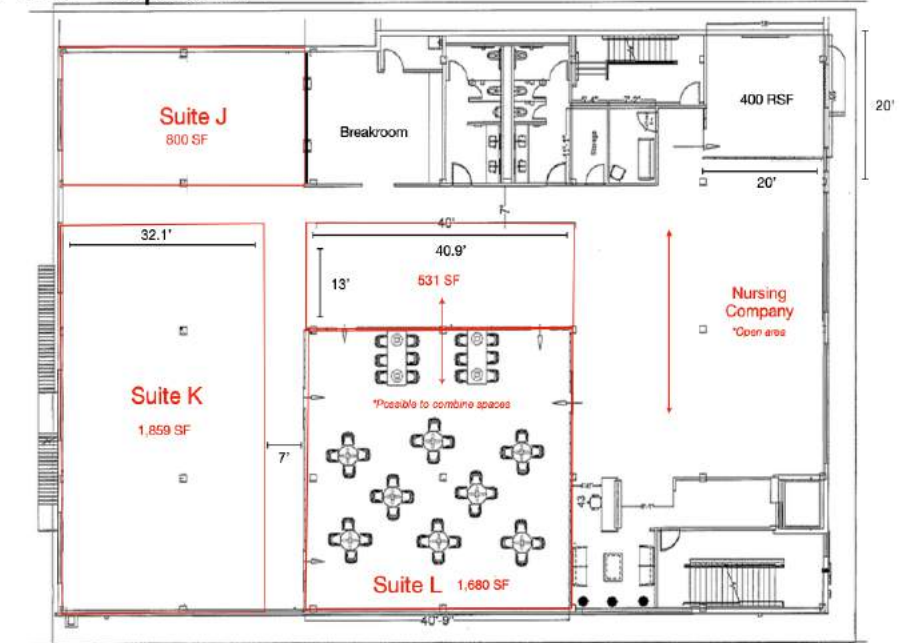


Rental Rate: Starting from \$24 PSF Full Service
 Space Sizes: 800 RSF - 9,818 RSF

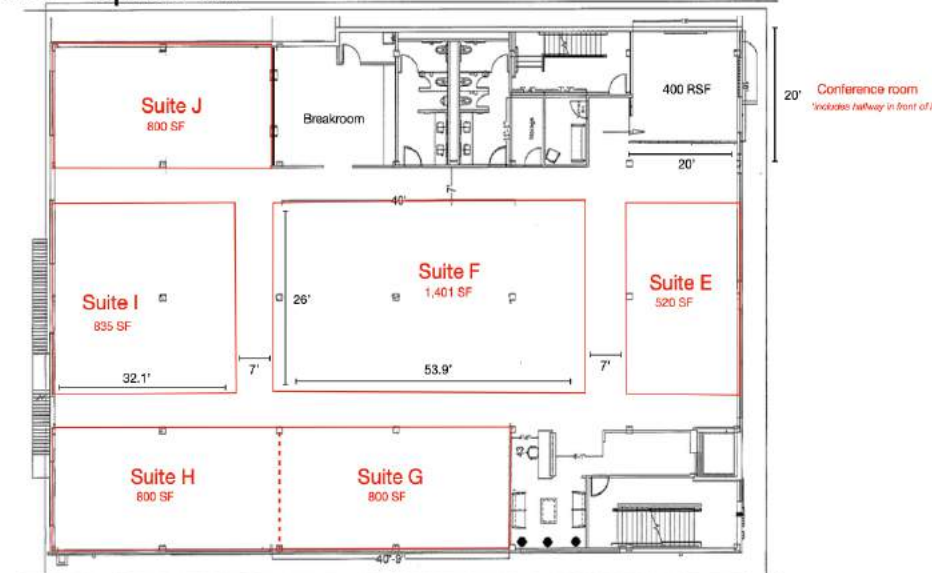
Most of the Suites on each floor are easily divisible to accommodate smaller or larger spaces. For example, on the 1st Floor, Suite B & C can be combined to create a larger space. Also, Suite A has the potential to be slightly smaller as needed.

2nd FLOOR - LAYOUT

2nd Floor - Option #1



2nd Floor - Option #2



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WITTIGS BUILDING

Parking

Parking

Parking

Parking

Avenue B

Avenue B

Parking

Parking

Parking

access here

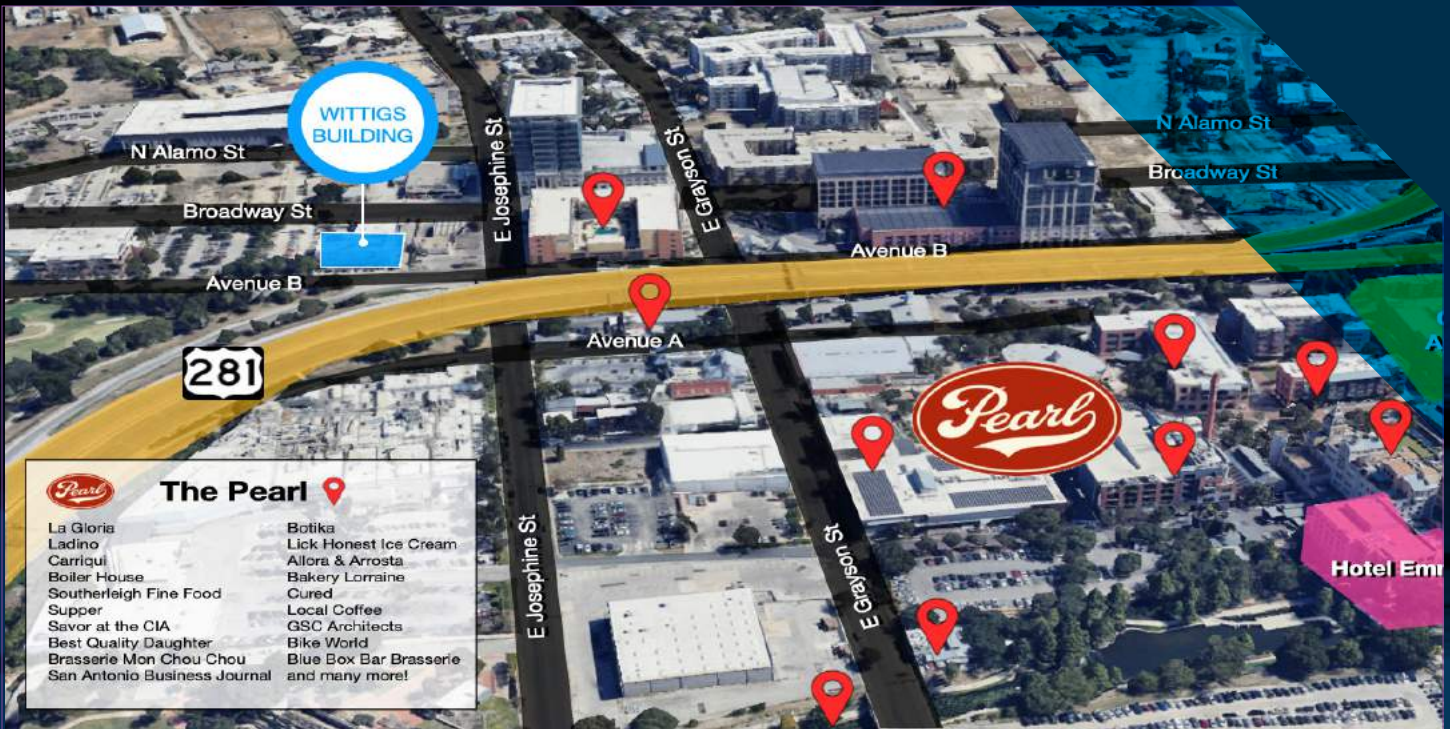
Broadway St

Broadway St



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SAN ANTONIO



Wittig Building, located just north of San Antonio's Central Business District, offers 19,636 RSF for lease in a three-story building with immediate access to Hwy. 281 via Josephine Street and IH-10/I-35 within half a mile. The property features two dock doors, one elevator, and ample parking. The area boasts numerous restaurants and retail centers, with excellent billboard signage visible from Hwy. 281. For more details, refer to the attached floor plan, site plan, and aerial map.

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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 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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Buyer/Tenant/Seller/Landlord Initials

Date