

EXCLUSIVE

The Continental Building – Office Suites

6836 San Pedro Ave, San Antonio, TX 78216



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Suites For Lease

261 – 1,830 SF

Full-Service Gross



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This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, is marketing available office suites at The Continental Building, located at 6836 San Pedro Ave in San Antonio, Texas. This established two-story office property provides a convenient and professional setting for businesses seeking space in North Central San Antonio.

Positioned along the highly traveled San Pedro Avenue corridor, the property offers flexible suite configurations for small businesses, medical providers, consultants, administrative offices, and other professional users. Additionally, it is located directly across from H-E-B and near North Star Mall, Loop 410, US 281, and San Antonio International Airport. These nearby destinations provide tenants and visitors with convenient access to shopping, dining, services, and major transportation routes.

Current availability ranges from 261 to 1,830 SF*. Suites start at \$18.00/SF/YR under a Full-Service Gross lease structure.

PROJECT HIGHLIGHTS

- Suites From 261 To 1,830 SF
- Full-Service Gross Lease
- Across From H-E-B Grocery
- Near North Star Mall
- Easy Loop 410 & US 281 Access
- Minutes From San Antonio Airport



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



6836 San Pedro Ave



AVAILABLE BUILDING AREA

261 – 1,830 SF



TOTAL AVAILABILITY

9,534 SF



LEASE RATE

\$18.00/SF/YR



LEASE STRUCTURE

Full-Service Gross



PROPERTY TYPE

Office



STORIES

2



YEAR BUILT

1963



SUBMARKET

North Central



COUNTY

Bexar



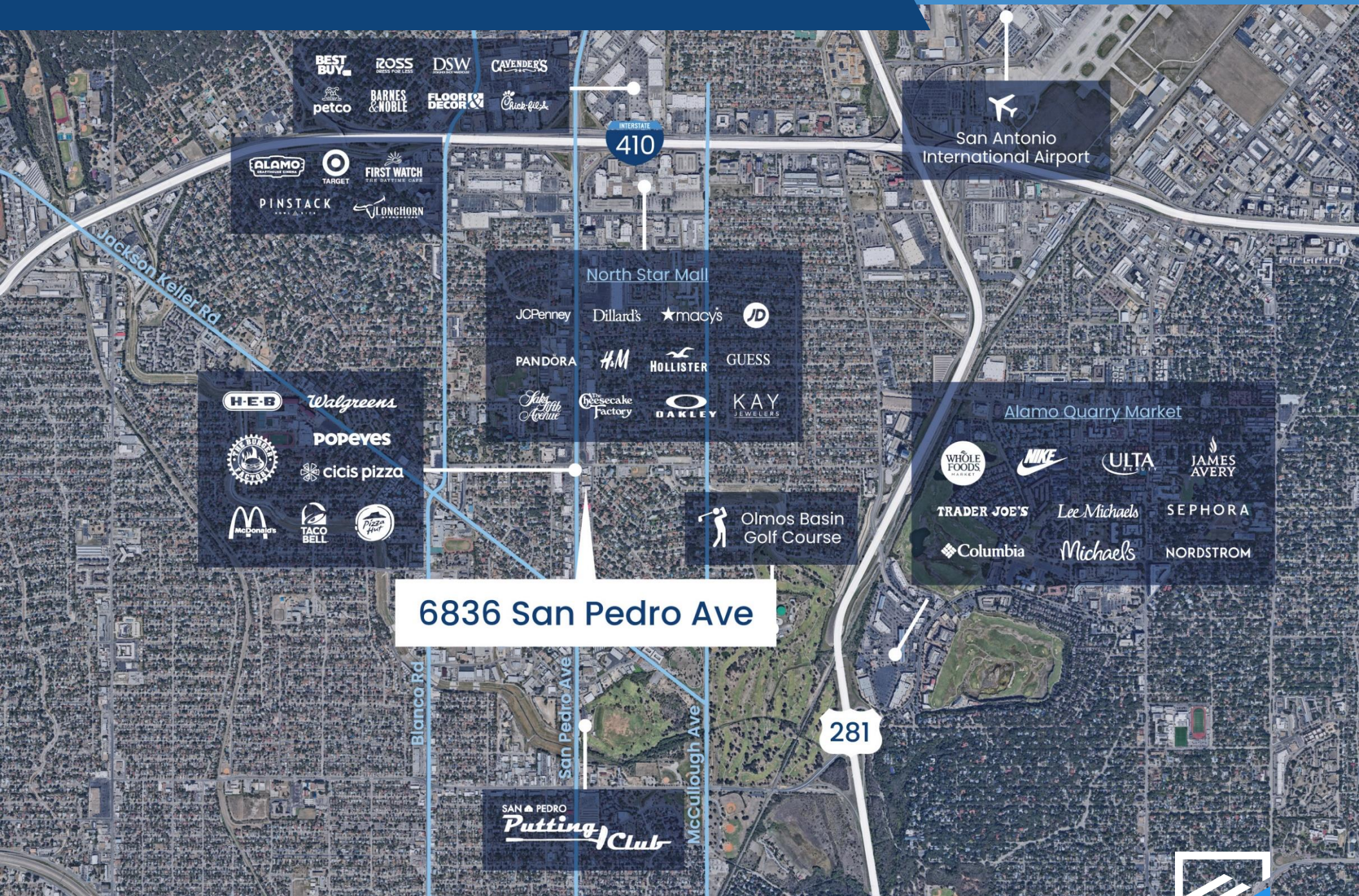
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AERIAL MAP



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



AERIAL



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6836 San Pedro Ave



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AERIAL

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6836 San Pedro Ave

El Montan

MIDAS

FACTORYMATTRESS

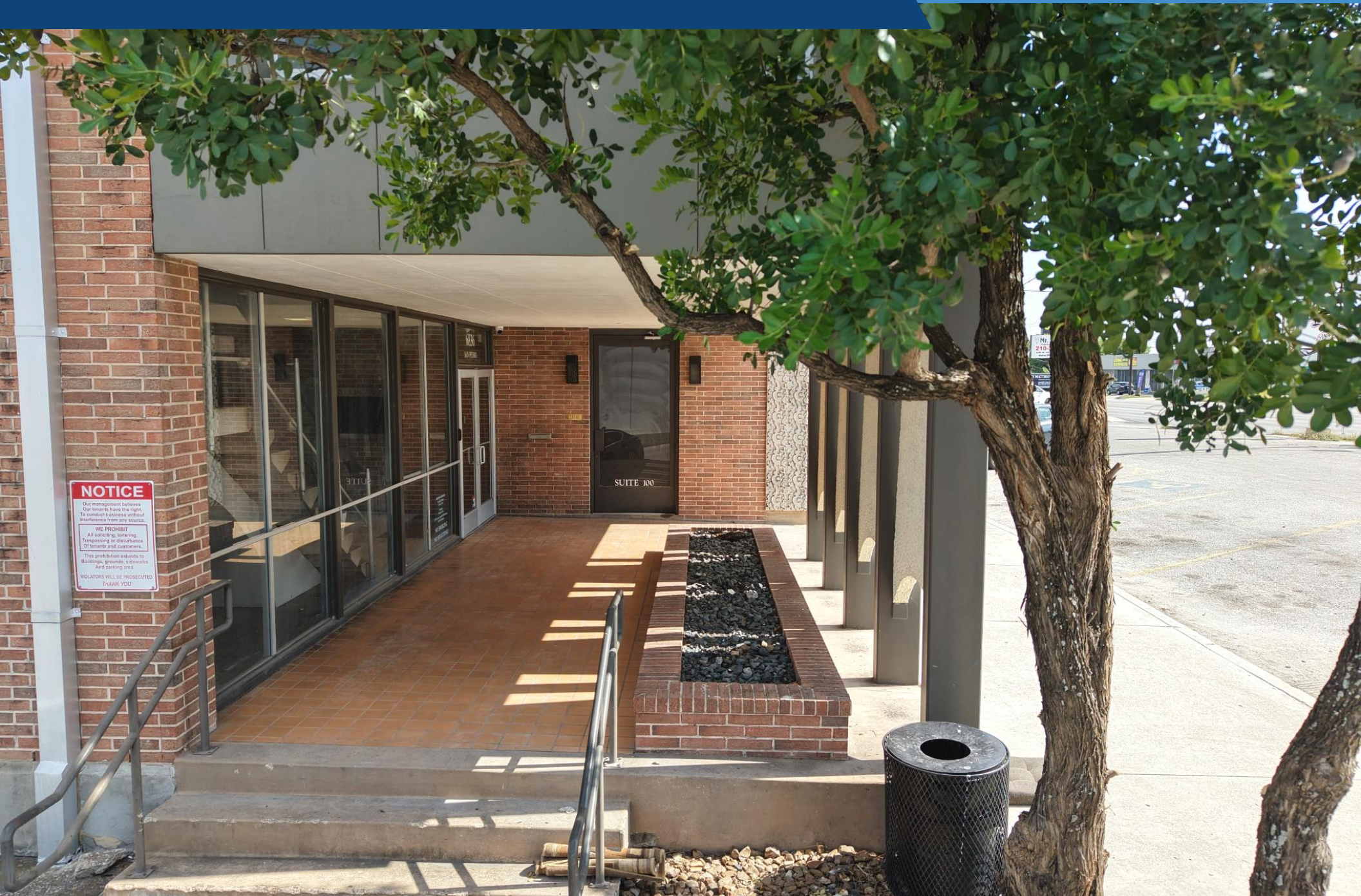
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EXTERIOR PHOTOS



EXTERIOR

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INTERIOR PHOTOS



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AVAILABILITY



6836 San Pedro Ave



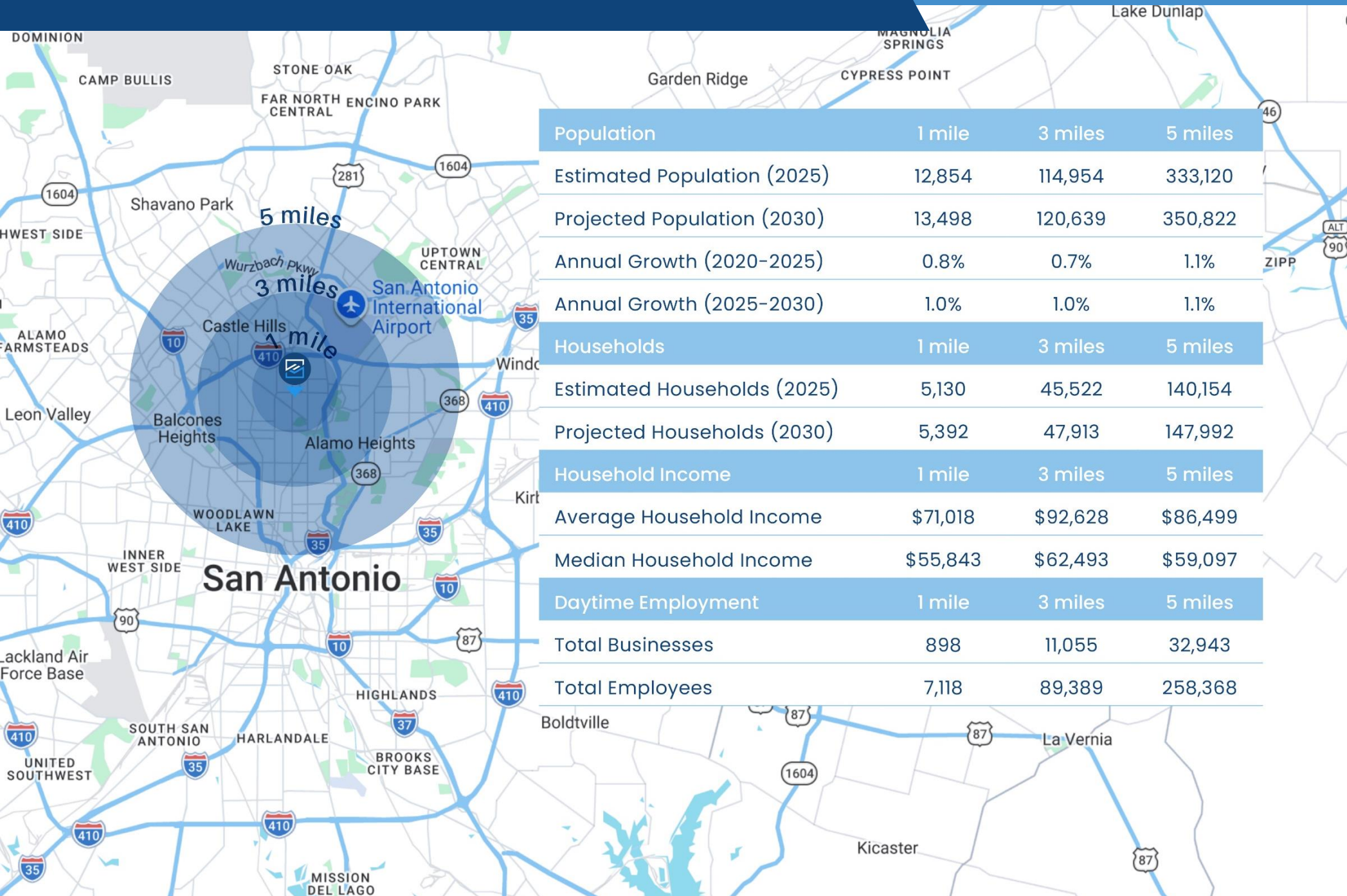
Suite	Square Feet	Rent Per SF	Gross Rent Per Mo.
113	261	\$22.00	\$479
115	326	\$22.00	\$598
200	339	\$22.00	\$622
114	414	\$22.00	\$759
110	673	\$18.00	\$1,010
203	770	\$18.00	\$1,155
206-207	881	\$18.00	\$1,322
111	928	\$18.00	\$1,392
211	978	\$18.00	\$1,467
106-107	1,203	\$18.00	\$1,805
108-109	1,234	\$18.00	\$1,851
201-202	1,374	\$18.00	\$2,061
204-205	1,830	\$18.00	\$2,745

DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY





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.

<u>Keller Willis San Antonio, Inc</u>	<u>54794</u>	<u>legal@kwcityview.com</u>	<u>210 696-9996</u>
Licensed Broker /Broker Firm	License No.	E-Mail	Phone
Name or Primary Assumed Business Name			
<u>Joseph H. Sloan III</u>	<u>526284</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	E-Mail	Phone
<u>Heather Elizondo</u>	<u>680541</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
<u>Gustavo Torres</u>	<u>681940</u>	<u>gus@entrust-ca.com</u>	<u>210.960.8614</u>
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov