

SPACE AVAILABLE

2520 BROADWAY

2520 BROADWAY ST. | SAN ANTONIO, TEXAS | 78215

2520 Broadway is a prominent 2-story 17,631 rentable square feet, class-A medical office building conveniently located in Uptown San Antonio on Broadway St. The property is in close proximity to Downtown and the Pearl Brewery.

UPTOWN 2520

VITAL LIFE WELLNESS CENTER

NEUROSTIMULATION CENTERS

DERMATOLOGY SPECIALISTS OF SA

FOCAL POINT VISION

MARY HASTINGS ARNO, M.D.



FORESITE
COMMERCIAL REAL ESTATE

BILL COATS

ASSOCIATE

(210) 816-2734

BCOATS@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

This property is a home run for anyone looking to serve the Midtown community.

Bill Coats

”

2520 BROADWAY

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,956	106,491	323,922
Total Households	3,220	37,899	114,908
Household Income	\$62,039	\$67,448	\$53,333
Median Age	35.4	37.1	36.4

DESIRED USES

- Optometrist
- Pediatrician
- Obgyn
- Plastic Surgeon

PROPERTY HIGHLIGHTS

- 1 3,539 square feet, second-generation medical space move-in ready
- 2 Conveniently located in Uptown San Antonio with quick access to 281 Highway
- 3 Class A medical office space



2520 BROADWAY

SAN ANTONIO, TEXAS



PROPERTY DESCRIPTION

Building Size: 17,631 SF

Available SF: 3,539

Lot Size: 1 Acres

Year Built: 2007

Zoning: RIO-1, C-2



2520 BROADWAY

SAN ANTONIO, TEXAS



ALTA VISTA

MIDTOWN

TRINITY UNIVERSITY

ALAMO STADIUM

UNIVERSITY OF INCARNATE WORD

SAN ANTONIO COUNTRY CLUB

JAPANESE TEA GARDEN

SAN ANTONIO ZOO

BRACKENRIDGE PARK

MAHNCKE PARK

nola
BRUNCH & BEIGNETS



SHAKE SHACK

WAGBINGER

CHIPOTLE MEXICAN GRILL

SAN ANTONIO BOTANICAL GARDEN

281

THE DO SEUM

SAN ANTONIO COLLEGE

— HOTEL —
E M M A
Pearl

281 (141,585 CPD)
BROADWAY (19,484 CPD)

DOLLAR TREE

FORT SAM HOUSTON

METHODIST HOSPITAL METROPOLITAN

INTERSTATE TEXAS 35

IH-35 (164,373 CPD)

THE PEARL

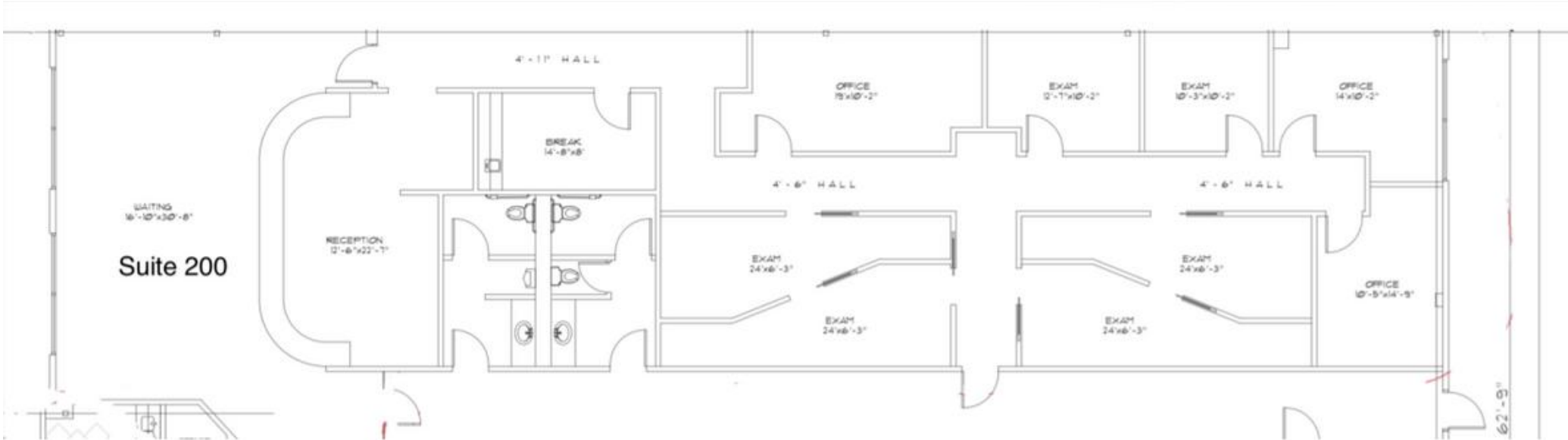
GOVERNMENT HILL

BUTTON STADIUM
SA MA San Antonio Museum of Art

FORESITE
COMMERCIAL REAL ESTATE

2520 BROADWAY

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite Number	SF
Suite 200	3.539





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>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
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<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
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<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Bill Coats</u>	<u>710200</u>	<u>bcoats@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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