

# WESTON CENTRE

112 E. PECAN ST | SAN ANTONIO, TEXAS



DOWNTOWN'S **BEST** ADDRESS

 **ENDURA**  
ADVISORY GROUP  
commercial real estate solutions

# WESTON CENTRE | 112 E. PECAN ST FOR LEASE

Newly renovated lobby



## Downtown's Best Address

An unmistakable landmark on the city skyline since 1989, Weston Centre is San Antonio's tallest office building. It occupies a prime location on the city's famed River Walk, with ample covered parking and convenient access to major highways. Weston Centre is within walking distance of county and municipal offices, restaurants, shopping, hotels and the city's burgeoning tech district.

### New in 2017!



COMMONWEALTH  
COFFEE

NOW OPEN!



BBVA COMPASS  
LOBBY BANK

NOW OPEN!



TENANT  
FITNESS CENTRE

NOW OPEN!



BUILDING  
CONFERENCE CENTRE

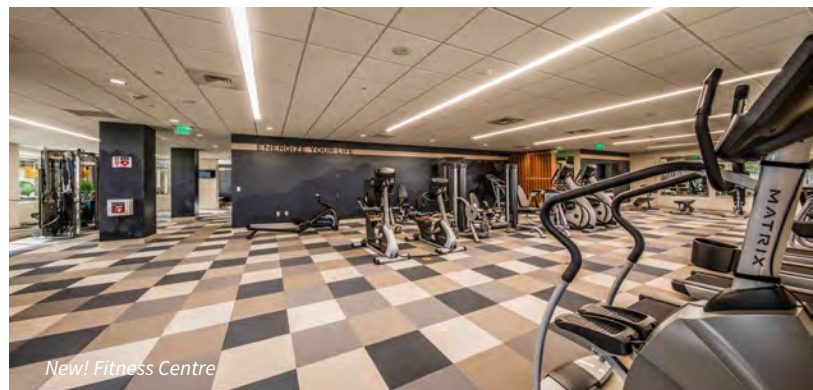
NOW OPEN!

1.15.18

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New! Exclusive club level amenities



New! Fitness Centre



New! Conference Centre



New! Rooftop Terrace

## Building Features + Amenities

- » 32 stories
- » Attached parking garage for tenants and guests
- » 11 passenger elevators
- » 24-hour building access and 24/7 courtesy officers
- » Exclusive tenant Fitness Centre
- » Locker room and shower facilities
- » Building Conference Centre
- » Rooftop Terrace lounge area
- » Complimentary Wi-Fi hot spots
- » Cafe and coffee shop on the premises
- » Full service bank and ATM on site
- » Dry cleaning services available
- » Tenant Black Card offering exclusive downtown discounts
- » Locally owned with excellent on-site management

## Availability

1,393 RSF to 28,647 RSF

## Rental Rate

\$28.00 - \$30.00 FSG

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## FOR LEASE



Your office address is a reflection of your business success, and Weston Centre tenants include some of the best-known and highly regarded companies in San Antonio. These firms understand how important a first class, professional environment is to the success of their business.

### Space Availability

**Floor 30** Suite 3050: 4,056 RSF

**Floor 29** Suite 2920: 1,393 RSF

**Floor 26** Suite 2615: 1,529 RSF

**Floor 23** Suite 2300: 16,961 RSF

**Floor 17** Suite 1700: 16,961 RSF [full floor]

**Floor 16** Suite 1600: 11,686 RSF

**Floor 11** Suite 1135: 13,621 RSF

**Floor 10** Suite 1010: 7,347 RSF

**Floor 8** Suite 810: 1,969 RSF

**Floor 7** Suite 725: 4,592 RSF

**Floor 6** Suite 625: 2,289 RSF

**Floor 5** Suite 555: 2,772 RSF

**Floor 1** Suite 180: 5,210 RSF

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## Downtown San Antonio Revitalized. Rejuvenated. Ready for your business.

Weston Centre is located in the heart of downtown San Antonio's most exciting corridor. New developments are underway and more projects are announced on a now-constant basis: The San Pedro Creek restoration. A new headquarters facility for Frost Bank. An emerging tech district. A forward-thinking technology charter high school. A Tier 1 children's hospital. Innovative hotel projects. An array of residential options. And a world-class performing arts center. All within a 10-minute walk of the iconic Weston Centre.



 < 10 minutes from Weston Centre

 50+ restaurants + eateries

 50+ hotels

 1,300+ residential units



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## The new Weston Centre

A vibrant office environment is an important tool for companies to recruit and retain the best talent. Tenants are increasingly seeking walkable amenities, contact with nature and a feeling of connectivity with the surrounding business ecosystem. The downtown office market - and the Weston Centre - are ideally designed to meet these needs.

The Weston Centre has recently undergone a building modernization that includes extensive lobby renovations, a stunning mosaic mural, upgraded outdoor seating areas and a grand fountain at the building's entrance.

24-hour tenant access is provided via an electronic key card for the building and attached parking garage. The building's passenger elevators feature quick response times and each cab is outfitted with television screens that broadcast current events and financial reports. Complimentary Wi-Fi is available in the main lobby and outside plaza areas. The property also features immediate River Walk access and comfortable outdoor seating areas which offer tenants and visitors a peaceful retreat to enjoy the surrounding cityscape.

It's a new day  
in **Downtown San Antonio.**

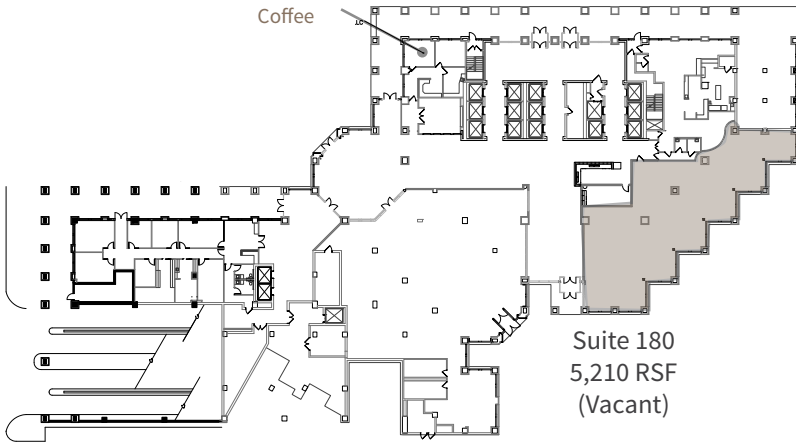
Visit [westoncentre.com](http://westoncentre.com)  
for more information



# WESTON CENTRE | 112 E. PECAN ST FOR LEASE

## Floor Plans - 1 | 3 | 5 | 6

Commonwealth  
Coffee



Ground Floor



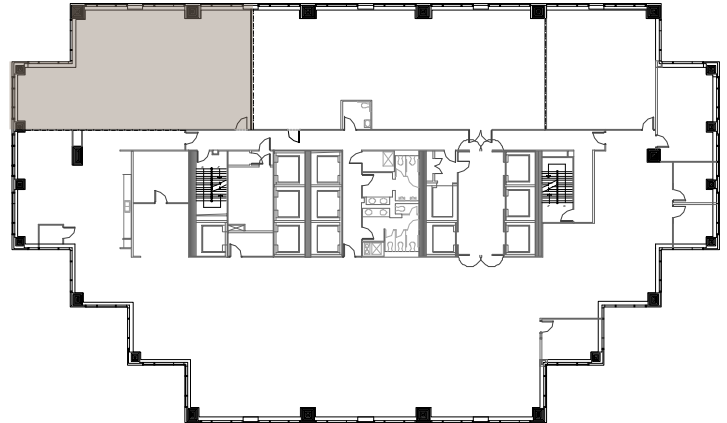
Third Floor

Suite 555  
2772 RSF  
(Available 4/30/18)



Fifth Floor

Suite 625  
2,289 RSF  
(Vacant)

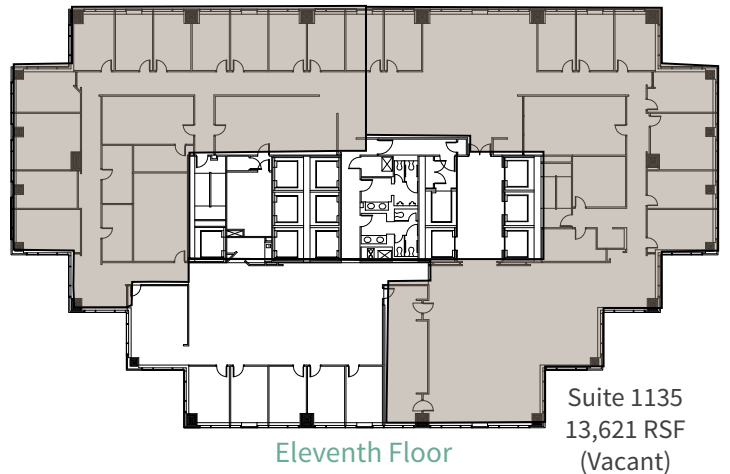
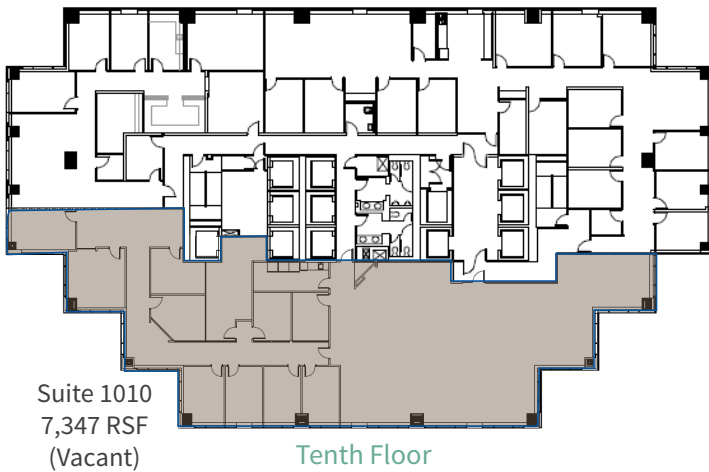
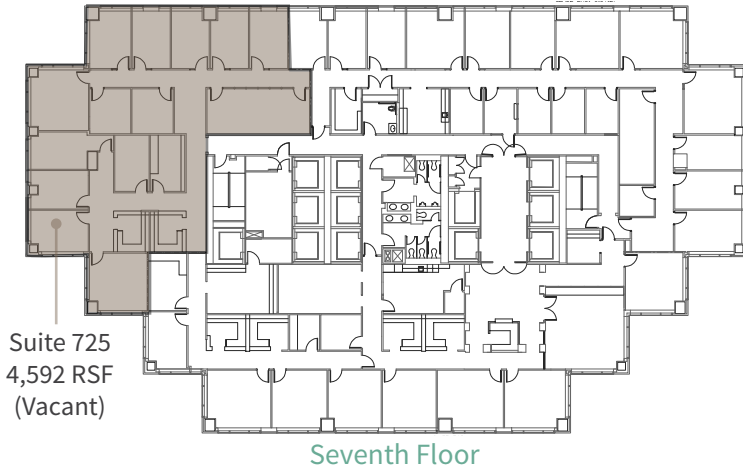


Sixth Floor

*The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*

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## Floor Plans - 7 | 8 | 10 | 11

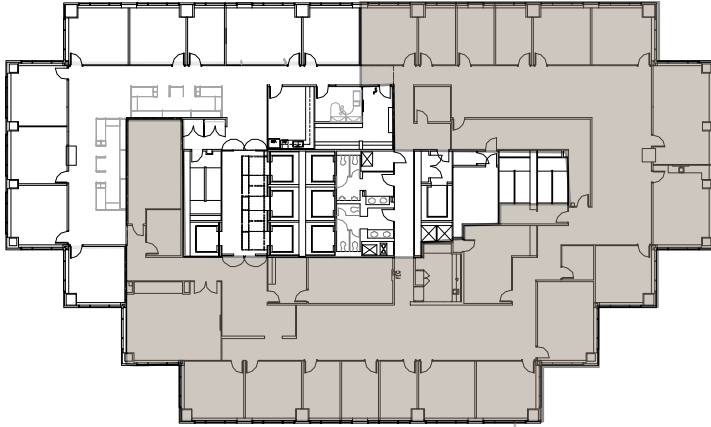


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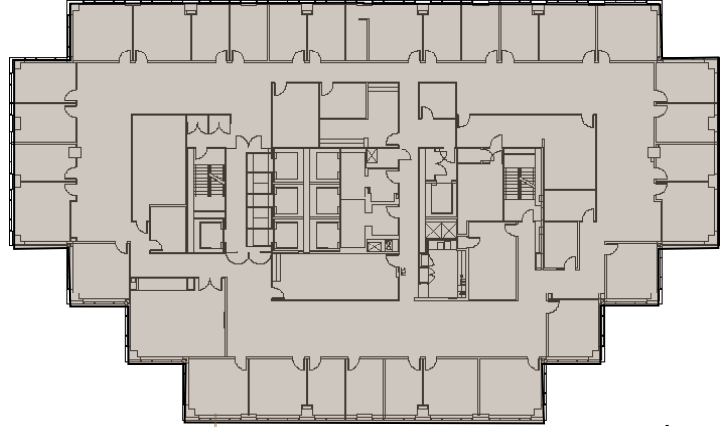
## Floor Plans - 16 | 17 | 23 | 26

Suite 1600  
11,686 RSF  
(Vacant)



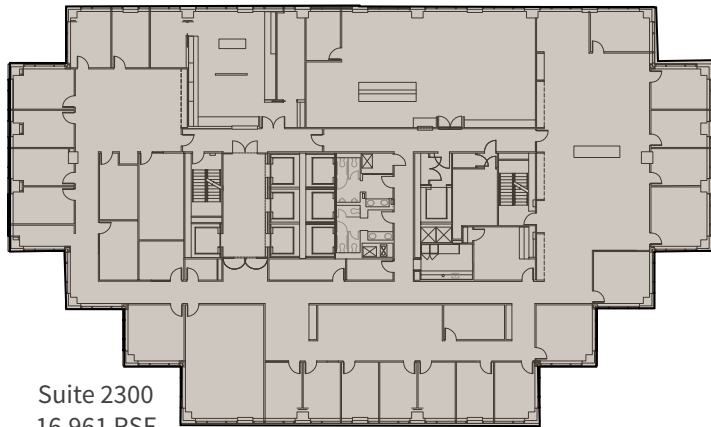
Sixteenth Floor

Suite 1700  
16,961 RSF  
(Vacant)



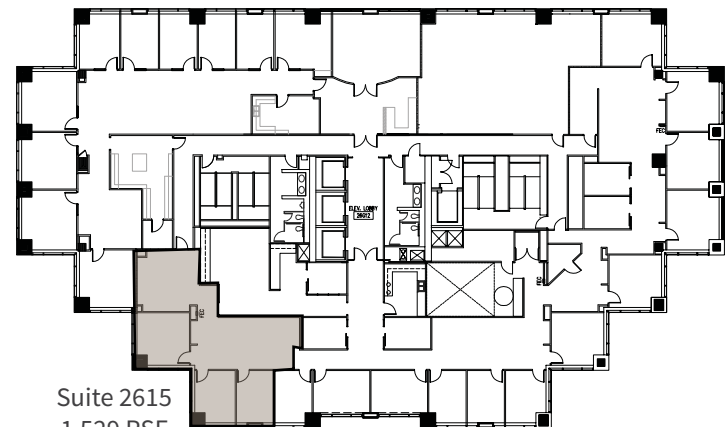
Seventeenth Floor

(Contiguous to 28,647 RSF)



Suite 2300  
16,961 RSF  
(Available 05/01/2018)

Twenty-third Floor



Suite 2615  
1,529 RSF  
(Vacant)

Twenty-sixth Floor

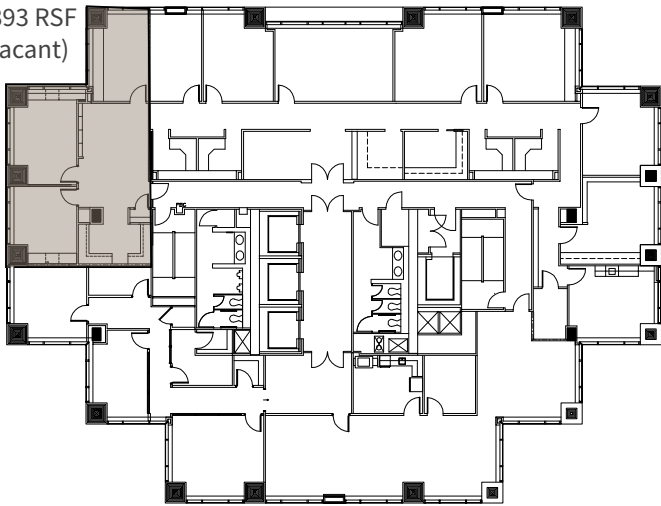
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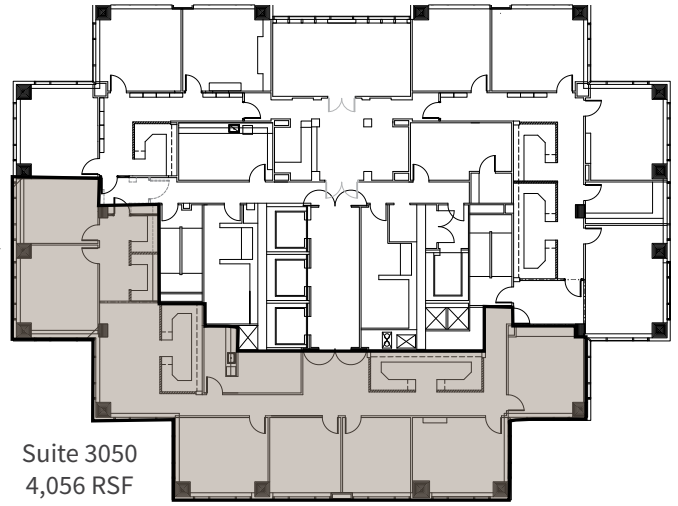
## FOR LEASE

### Floor Plans - 29 | 30

Suite 2920  
1,393 RSF  
(Vacant)



Twenty-ninth Floor



Suite 3050  
4,056 RSF  
(Vacant)

Thirtieth Floor

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## Highway Access

Situated in the northwestern quadrant of downtown San Antonio, Weston Centre is easily accessible via Interstate 10, Interstate 35 and US Highway 281/Interstate 37, providing superior transit to all of the city's enclaves and suburbs. Major thoroughfares including San Pedro Avenue and Broadway Street also conveniently deposit tenants at the front door of Weston Centre, offering multiple options for ingress and egress at the property.

[CLICK ON HIGHWAY TO VIEW SPECIFIC ROUTE OR HERE TO VIEW ALL ROUTES](#)





# 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:
  - 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 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date