



DOWNTOWN VICTORIAN OFFICE PROPERTY

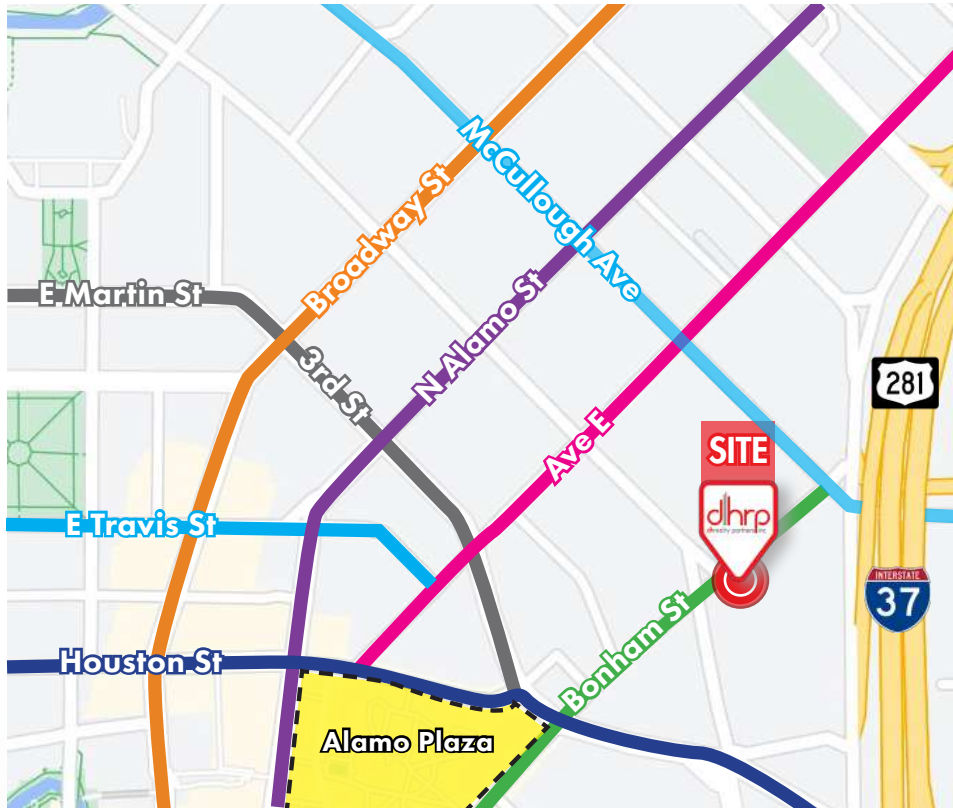
506 Bonham St | San Antonio, TX 78205



FOR LEASE

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205



LOCATION

Property is located in Downtown San Antonio, on Bonham Street, at the intersection of Bonham Street, Bowie Street, and 4th Street. Immediate access to Highway 281/Interstate 37. Great ingress/egress via McCullough/Nolan exit.

DESCRIPTION

Charming Victorian freestanding office building with endless possibilities! Great location. Approximately 900 square feet. Comes with private, fenced parking as well as street parking. ADA Compliant bathroom. Signage available. Come see this gorgeous property!

HIGHLIGHTS

- PRIME downtown location
- **Freestanding office building**
- Easy access to and from: I-37, Hwy 281, I-35, and I-10
- Exposed limestone walls
- **Private, fenced parking** as well as street parking
- Signage available
- Close proximity to Downtown restaurants, the Tobin Center for Performing Arts, Alamo Plaza, The Riverwalk, and other major Downtown attractions

ZONING

Downtown, City of San Antonio

SPACE AVAILABLE

± 918 SF

LEASE RATE

\$1,750 Per Month

LEASE TERM

3 to 5 Years

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205

PHOTOGRAPHY

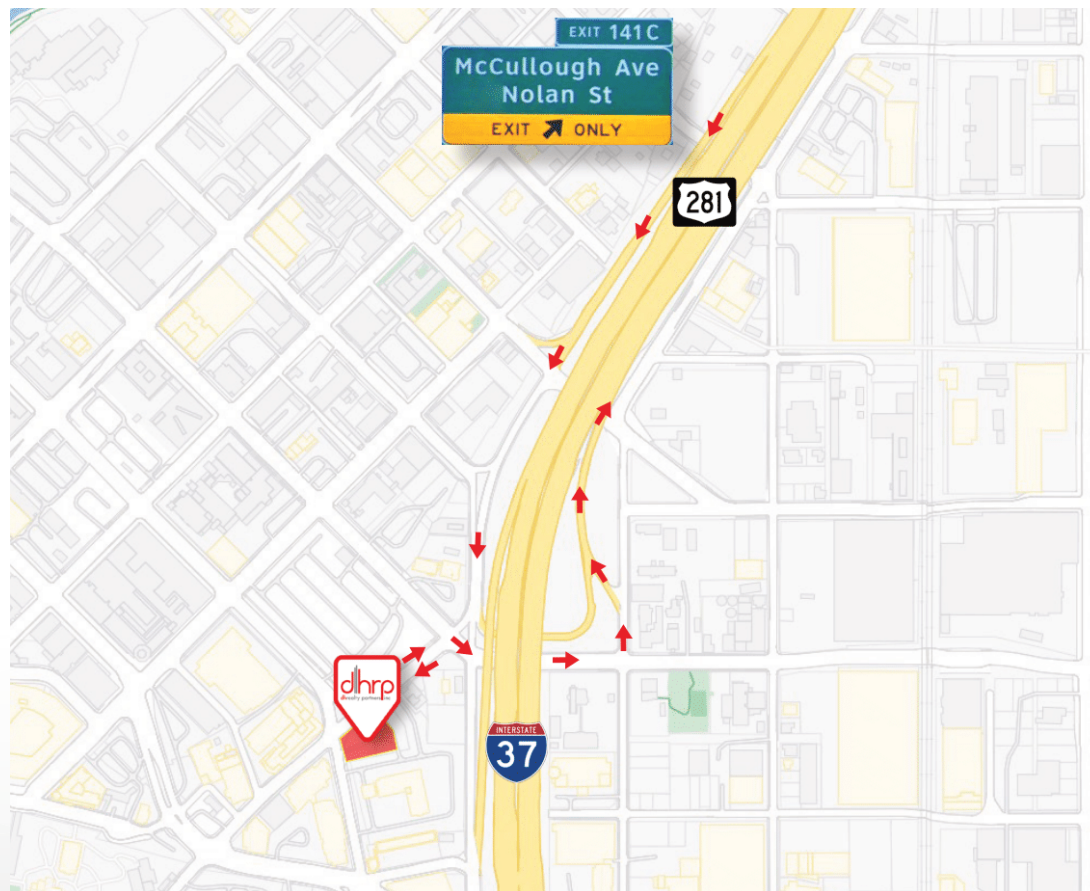


The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205

IMMEDIATE ACCESS TO HIGHWAY 281/I-37

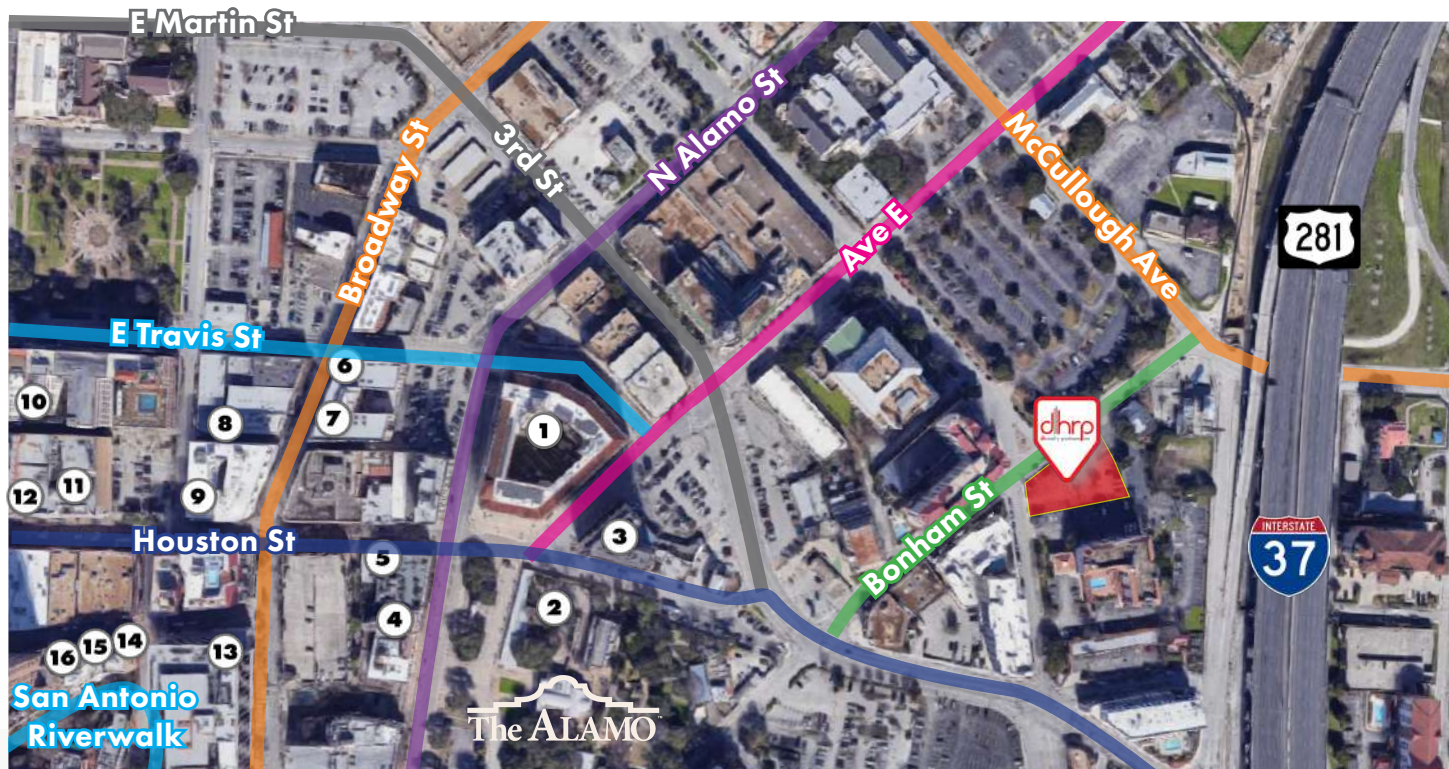


The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205

POINTS OF INTEREST



1. Federal Building & U.S. Courthouse
2. The Alamo/Alamo Plaza
3. Oro Restaurant & Bar
4. La Vista Terrace
5. Jimmy John's
6. Broadway Delicatessen
7. Thai Lao Orchid Restaurant
8. Maverick
9. Commonwealth Coffeehouse
10. Rebelle
11. Texas de Brazil
12. La Panadería Bakery Café
13. On The Bend Oyster Bar
14. Landry's Seafood House
15. Joe's Crab Shack
16. Bubba Gump Shrimp Co.

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205

DOWNTOWN SAN ANTONIO

Due to its thriving tourism industry, Downtown San Antonio continues to attract millions of visitors each year. The area's most popular tourist attraction, The Riverwalk, brings in over 14 million people each year alone. Its tree-lined walkways trace the path of the San Antonio River along with numerous restaurants, hotels, and retailers. The iconic river boats float up and down the river, live music plays, and events are held year-round including the annual Ford Holiday River Parade. Other notable Downtown attractions include The Alamo, Hemisfair Park, Historic Market Square, and La Villita Historic Arts Village.

POINTS OF INTEREST

- The San Antonio Riverwalk
- The Alamo
- Hemisfair Park
- Historic Market Square
- La Villita Historic Arts Village
- The Aztec Theater
- Tower of the Americas
- San Antonio Museum of Art
- San Fernando Cathedral
- UTSA Institute of Texan Cultures
- Henry B. Gonzalez Convention Center
- The Alamodome
- Tobin Center for Performing Arts
- Majestic Theatre
- Shops at Rivercenter
- H-E-B Headquarters
- CPS Energy Headquarters
- United States Federal Courthouse
- Bexar County Courthouse
- Weston Centre
- Frost Bank



76

**HOTELS &
LODGING**

62,746

**TOTAL
EMPLOYEES**

245

**BARS &
RESTAURANTS**

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

DOWNTOWN VICTORIAN OFFICE PROPERTY

506 Bonham St | San Antonio, TX 78205

SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience** and **healthcare**, **aerospace**, **IT** and **cybersecurity**.

2.3M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

3RD

FASTEST
GROWING
ECONOMY

28%

PROJECTED
POPULATION
GROWTH

12

ACCREDITED
UNIVERSITIES &
COLLEGES

120

NEW RESIDENTS
PER DAY



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2023. A Texas Corporation.

Information About Brokerage Services

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
John Cannon, CCIM	618616	cannon@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Cory Stephens	756849	cstephens@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

DH Realty Partners, Inc. 801 N Saint Mary's St San Antonio, TX 78205
John Cannon CCIM

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: (210)222-2424 Fax: (210)271-0183
www.lwtr.com

Unaffiliated