

BEAUTIFULLY RESTORED

Historic Office & Restaurant Space

200
MAIN PLAZA

LEGAL PROFESSIONAL BLDG.

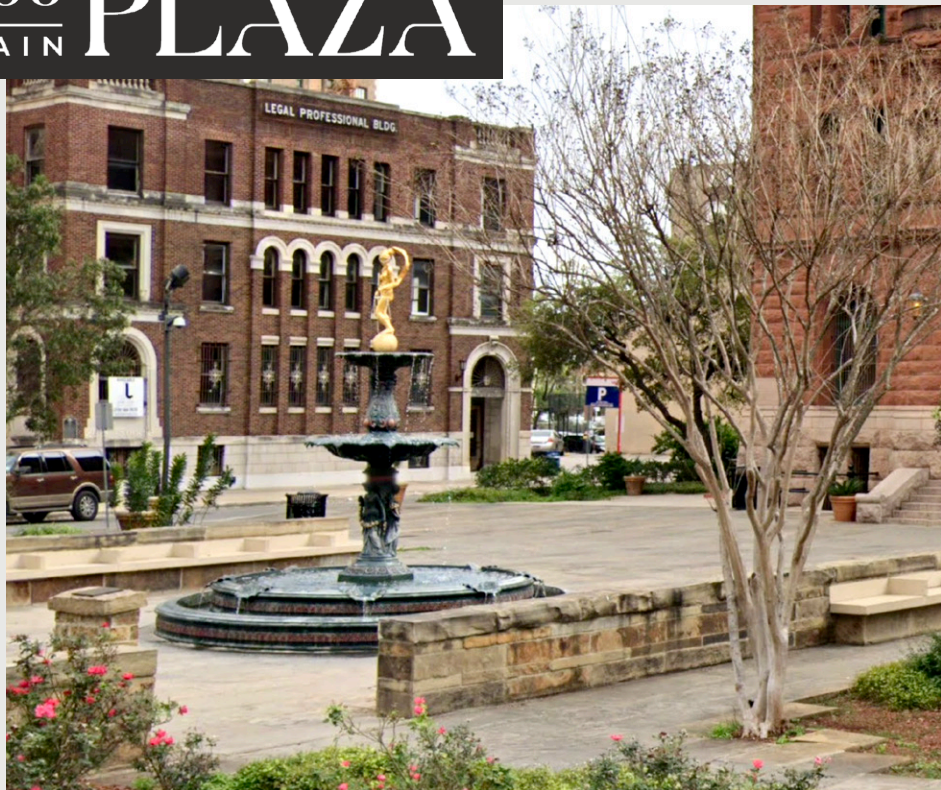


Adjacent to San Antonio's Iconic Riverwalk

SAN ANTONIO, TEXAS



200 MAIN PLAZA





100 Years of Riverwalk History - Beautifully Restored

.....

Four-story historic office building containing 26,874 SF

.....

Three upper floors of office space, ground level restaurant / bar space

.....

Surrounded by government offices, hotels, restaurants and mixed-use residential

.....

39 million people visit San Antonio annually and the Riverwalk is Texas' number one tourist attraction.

.....

SAN ANTONIO
CITY HALL

SAN FERNANDO
CATHEDRAL

PLAZA DE LAS
ISLAS CANARIAS

CADENA REEVES
JUSTICE CENTER

BEXAR COUNTY
COURTHOUSE

S FLORES ST

MARKET STREET

MAIN ST

COMMERCE STREET

200
MAIN **PLAZA**

DIRECTLY ACROSS FROM
BEXAR COUNTY COURTHOUSE

WITHIN BLOCKS OF MANY
**FEDERAL, COUNTY AND CITY
GOVERNMENT OFFICES**

ONE BLOCK
FROM MARKET STREET

WALKING DISTANCE TO
**NUMEROUS HOTELS
AND RESTAURANTS**

AMPLE
PARKING

RESTAURANT AND OFFICE VIEWS
OVERLOOKING RIVERWALK

PRIME SAN ANTONIO RIVERWALK LOCATION

200 MAIN PLAZA

Cadena Reeves
Justice Center

Bexar
County
Courthouse

Drury Plaza
Hotel

Riverwalk Plaza
Hotel

Granada
Homes

Tower Li
Building



fe

IMAX Theatre

The Alamo

Hemisfair Park

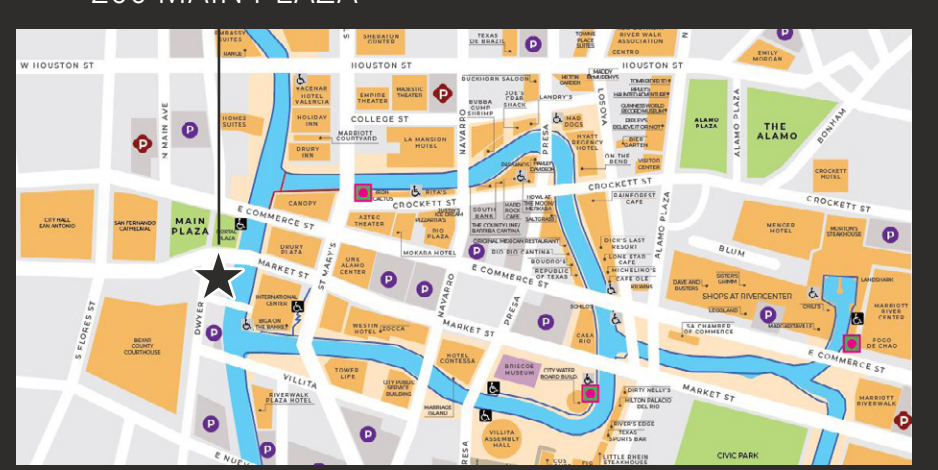
Henry B. Gonzalez Convention Center

Tower of the Americas

Alamodome



200 MAIN PLAZA



200 MAIN PLAZA



THE CHILDREN'S HOSPITAL OF SAN ANTONIO

MILAM PARK

HISTORIC MARKET SQUARE

HOUSTON ST

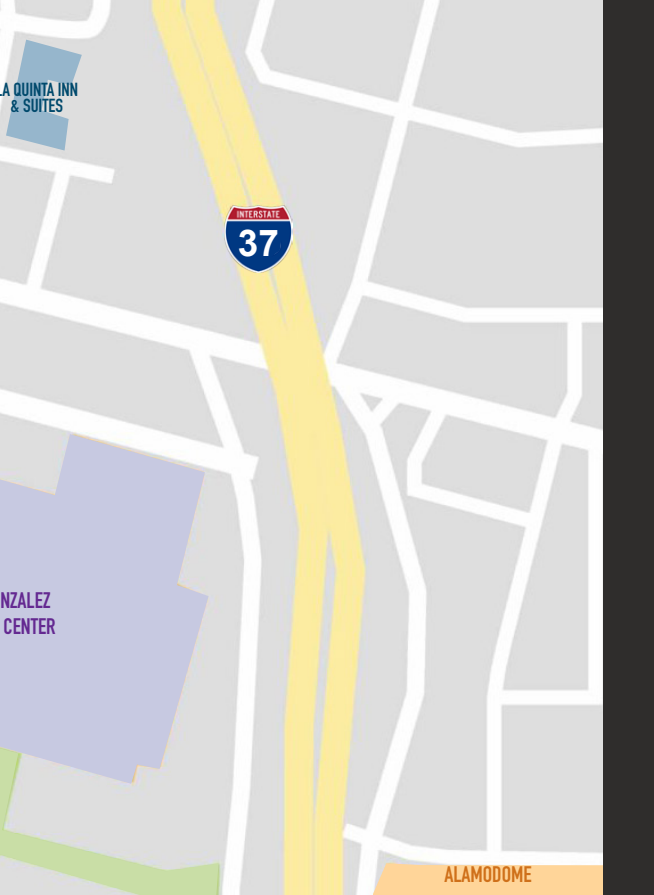
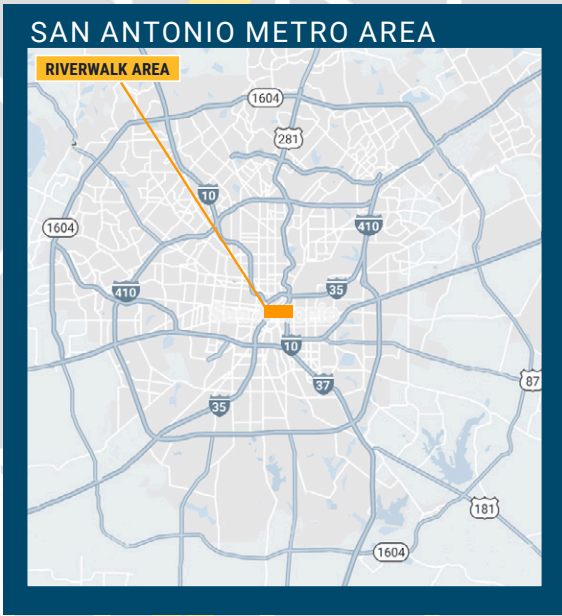
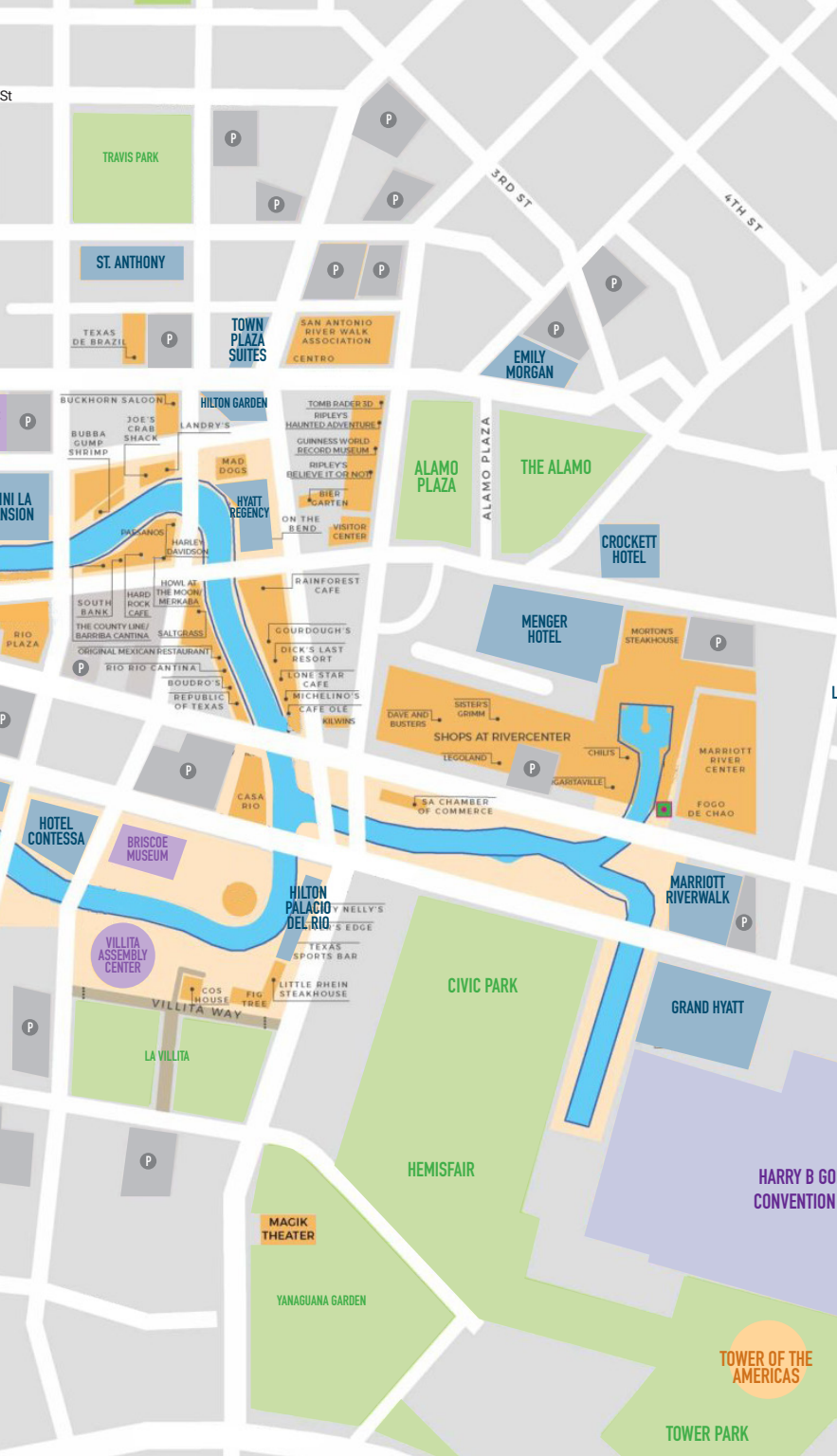
CITY HALL SAN ANTONIO

BEXAR COUNTY COURTHOUSE

39 MILLION
VISITORS ANNUALLY

CENTRALLY LOCATED
EASY ACCESS TO ENTIRE METRO

- Hotels
- Office
- Government
- Medical
- Attractions
- Landmarks





• OFFICE OF
• SAN ANTONIO
• SAN ANTONIO

• SAN ANTONIO CITY H...

• SAN ANTONIO MAYOR'S OFFICE

• CA...

• BEXAR COUNTY DISTRICT
• BEXAR COUNTY COMM...

• US DEPT. OF HOUSING AND URBAN DEVELOPMENT
• SAN ANTONIO IMMIGRATION COURT

• UNITED STATES FEDERAL COURTHOUSE



S SANTA ROSA AVE

W CESAR CHAVEZ BLVD

S FLORES ST

FEDERAL, COUNTY AND CITY OFFICES
Near 200 Main Plaza

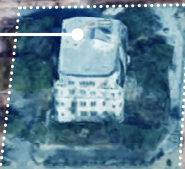


- SAN ANTONIO METROPOLITAN HEALTH OFFICES
- SAN ANTONIO PLANNING DEPARTMENT

MANAGEMENT & BUDGET
 COUNTY PUBLIC AFFAIRS
 COUNTY COUNCIL MEMBERS OFFICES

200 MAIN PLAZA

COURT HOUSE



Plaza de las Islas Canarias

MARKET ST

ADENA REEVES JUSTICE CENTER



DISTRICT ATTORNEY'S OFFICE
 COMMISSIONER'S OFFICE

- BEXAR COUNTY COURTHOUSE
- ECONOMIC & COMMUNITY DEVELOPMENT
- CIVIL SERVICES COMMISSION
- DEPARTMENT OF BEHAVIORAL AND MENTAL HEALTH

NUEVA ST

MAIN PLAZA

• BEXAR COUNTY HUMAN RESOURCES



- BEXAR COUNTY FAMILY JUSTICE CENTER
- BEXAR COUNTY AUDITOR

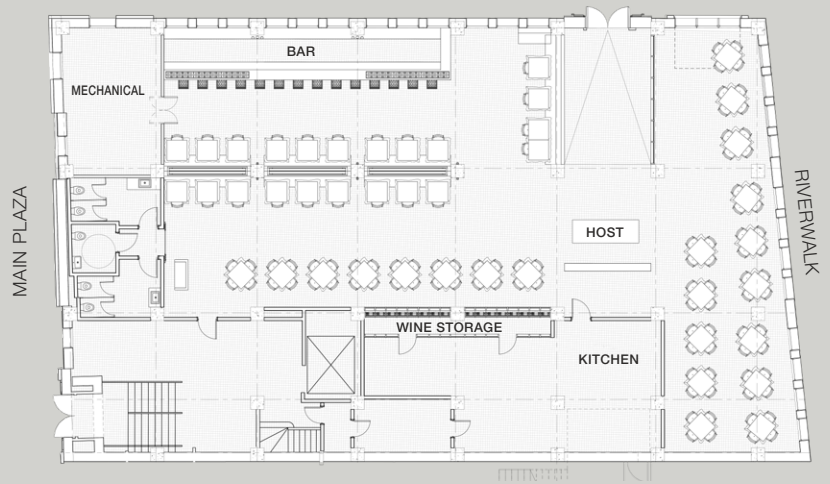


200
MAIN PLAZA



STREET LEVEL

Restaurant Space



5,421 SF

Beautiful Riverwalk Views

TWO HUNDRED • MAIN PLAZA

200 MAIN PLAZA





2ND - 4TH FLOOR

Office Space

7,400 SF
FLOOR PLATES

Suite 201 - 2,152 SF

Suite 202 - 2,152 SF

Suite 301 - 6,407 SF

Suite 401 - 6,407 SF

TWO HUNDRED • MAIN PLAZA

7th

LARGEST CITY IN THE US

3rd

FASTEST GROWING ECONOMY

1.5M

RESIDENTS

60

NEW RESIDENTS PER DAY



SAN ANTONIO



SAN ANTONIO MARKET OVERVIEW

When many people think of the San Antonio economy, they understandably think of the large military presence near the city. However, as the seventh-largest city in the United States, **San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies.** Mixing the Lone Star State's light regulatory touch with the inherently entrepreneurial spirit of domestic and international migrants, San Antonio and other Texas cities have shot to the top of a variety of rankings. For example, **San Antonio maintains a AAA General Obligation Bond rating**, the only U.S. city with more than 1 million people to do so through the three leading financial rating agencies: Standard & Poor, Fitch, and Moody.

Supplementing this healthy, emergent economic development has been a deluge of existing companies arriving in Texas from high tax, high regulation states like California and Illinois. **Between 2008 and 2014 alone, 219 California companies moved to or expanded in Texas.** San Antonio is recognized as the #1 City for Economic Growth Potential by Business Facilities. The Brookings Institution also named **San Antonio one of the strongest-performing economies** among the 100 largest metropolitan areas in the nation and **#1 in overall performance based on employment and unemployment levels.**

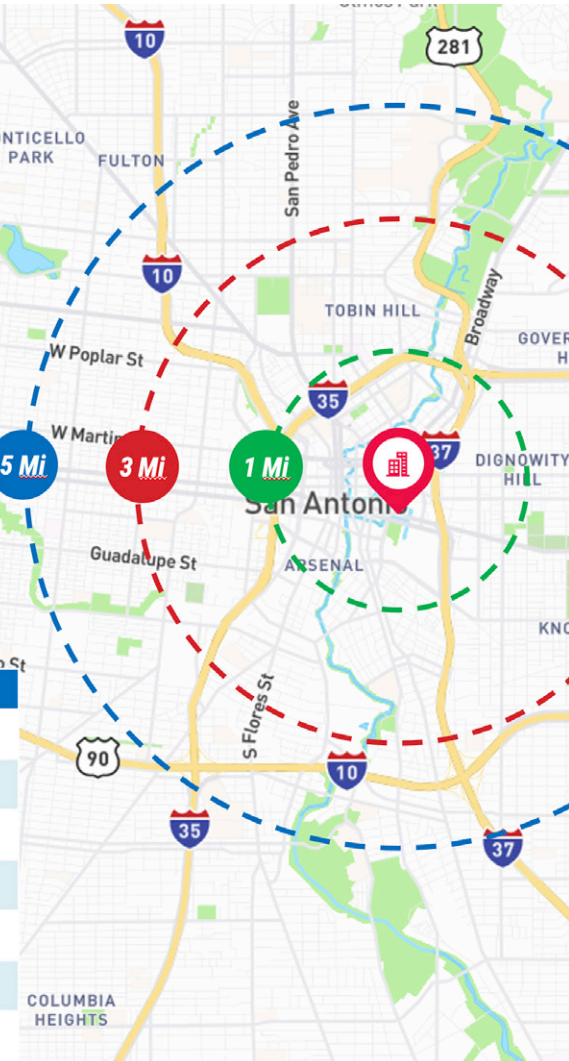
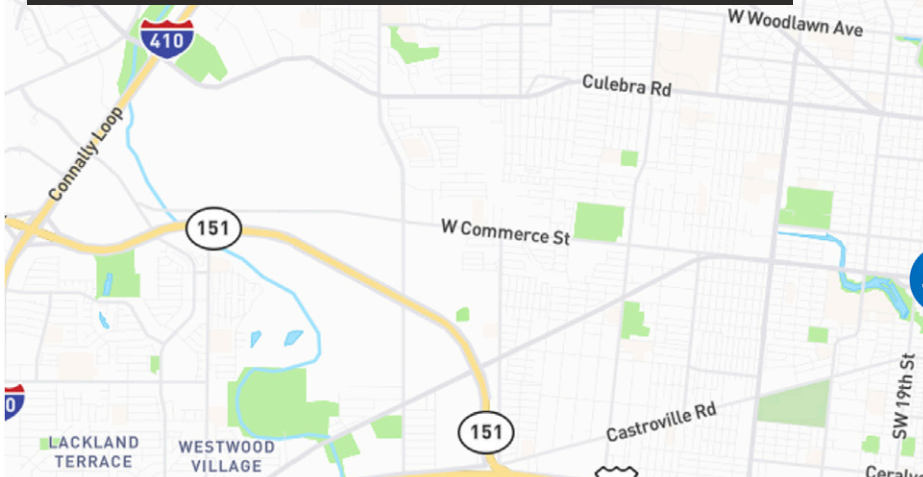
San Antonio's powerhouse employers support a healthy and diverse economy – a blend of well-

established financial services, rapidly growing biomedical and biotech sectors, a booming new energy sphere, a flourishing IT, and cybersecurity field and a robust manufacturing sector that produces everything from aircrafts to Toyota trucks. The city's central location has made it the hub for economies in the South Central Texas region and Mexico.

Along with a strong local economy, San Antonio is known for its **low cost of living and tremendous wage growth**, making it a desirable live/work/play environment for both established professionals and millennial entrants in to the workforce. Per the Council for Community and Economic Research Cost of Living Index, **San Antonio ranks below the national average in terms of cost of housing, grocery, utilities, transportation, and other goods and services.** Also, the metro is the most desirable within the state of Texas per those metrics. In turn, this low cost of living, combined with wages that have grown nearly 4% per year, gives the residents and visitors to San Antonio additional disposable income.

This combination of economic stability and wage growth has also triggered a sustained period of population growth within the San Antonio MSA. With a population that has passed 1.5 million residents and growth of roughly 60 new residents per day per US Census Bureau statistics, San Antonio saw a growth spurt from 2016 to 2018 that **outnumbered the strong gains seen in Dallas, Los Angeles, Seattle, Atlanta and Austin.**

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

	1-Mile	3-Mile	5-Mile
2020 Total Population	14,128	161,179	380,297
2025 Total Population Projection	16,019	172,355	396,202
Population Growth 2020-2025	2.54%	1.64%	0.82%
2020 Households	4,897	55,057	128,090
2025 Households Projection	6,233	59,729	134,486
2020 Median Household Income	\$30,930	\$31,489	\$34,700
2020 Average Household Income	\$54,565	\$49,398	\$54,823



**NEW DEVELOPMENTS
WITHIN ONE MILE OF
200 MAIN PLAZA**

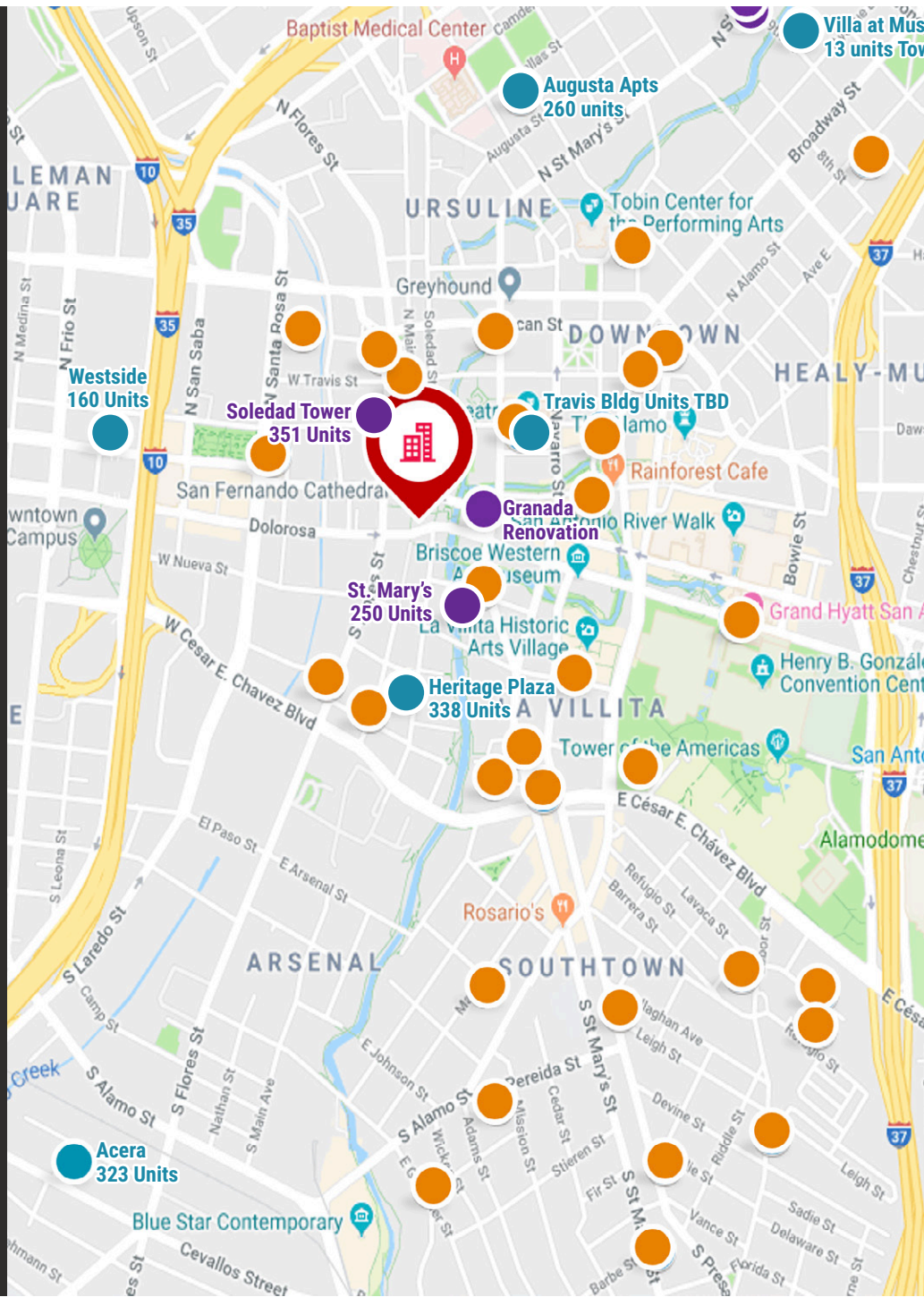
MULTIFAMILY UNITS

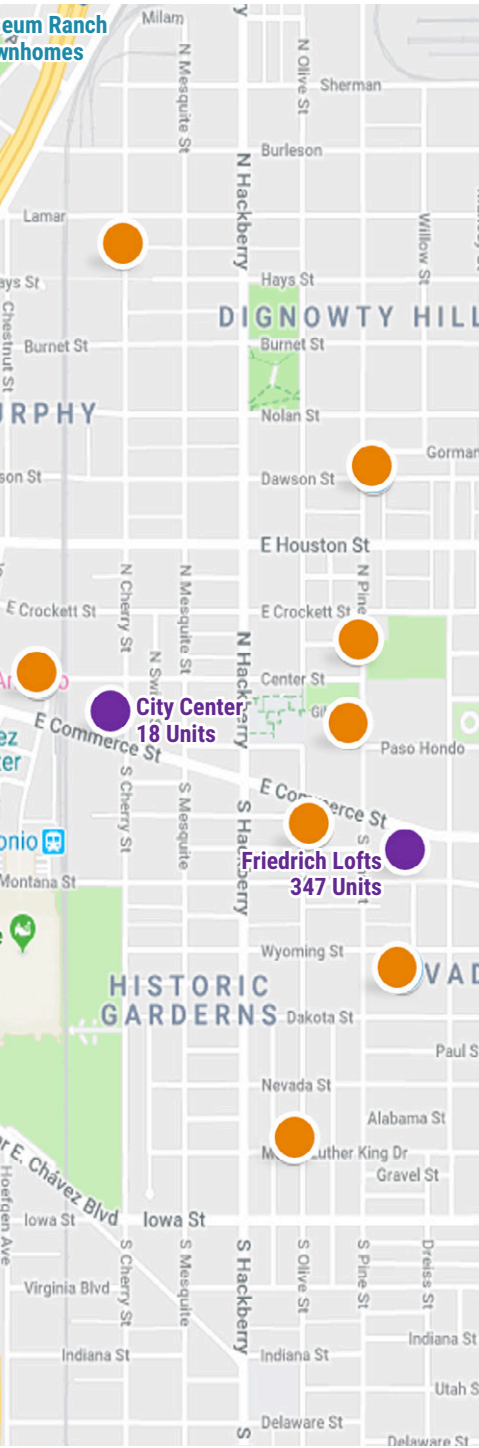
Existing	3,857
Under Construction	1,094
Proposed	966
TOTAL	5,917

RETAIL SF

not shown on map

Existing	4.8M
Under Construction	50K
Proposed	35K
TOTAL	4.9M



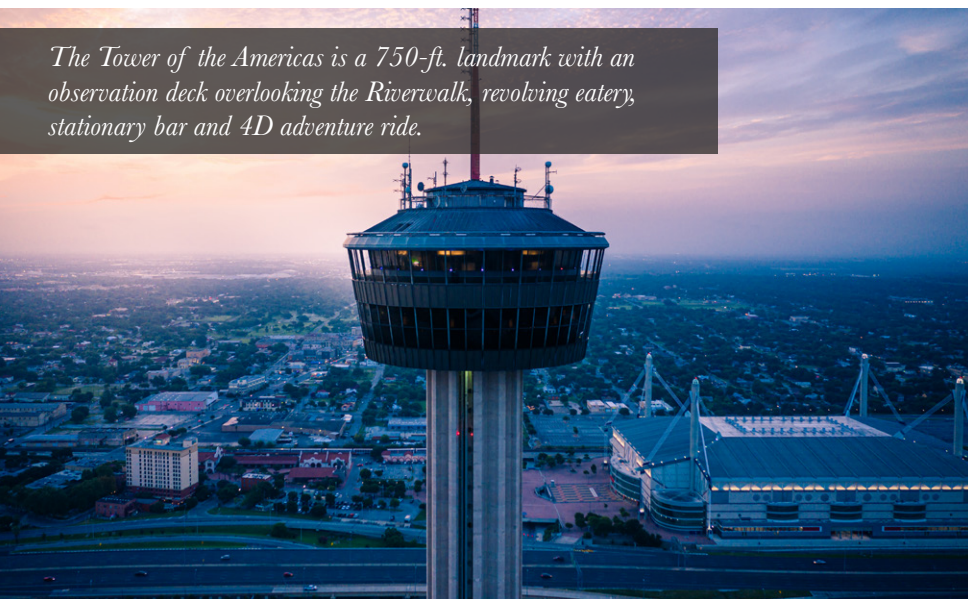


AREA ATTRACTIONS

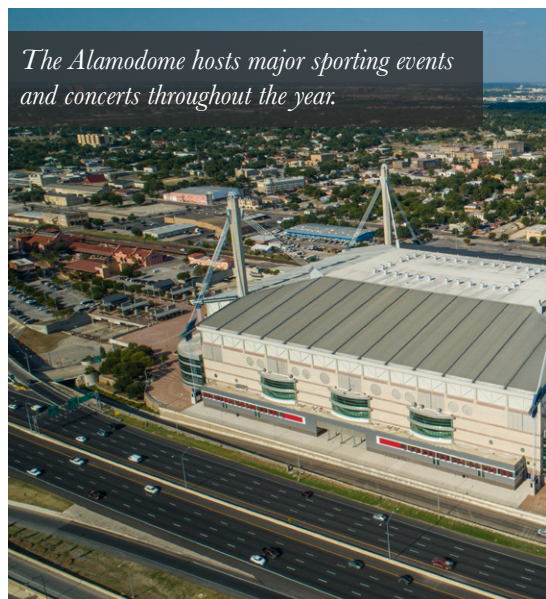


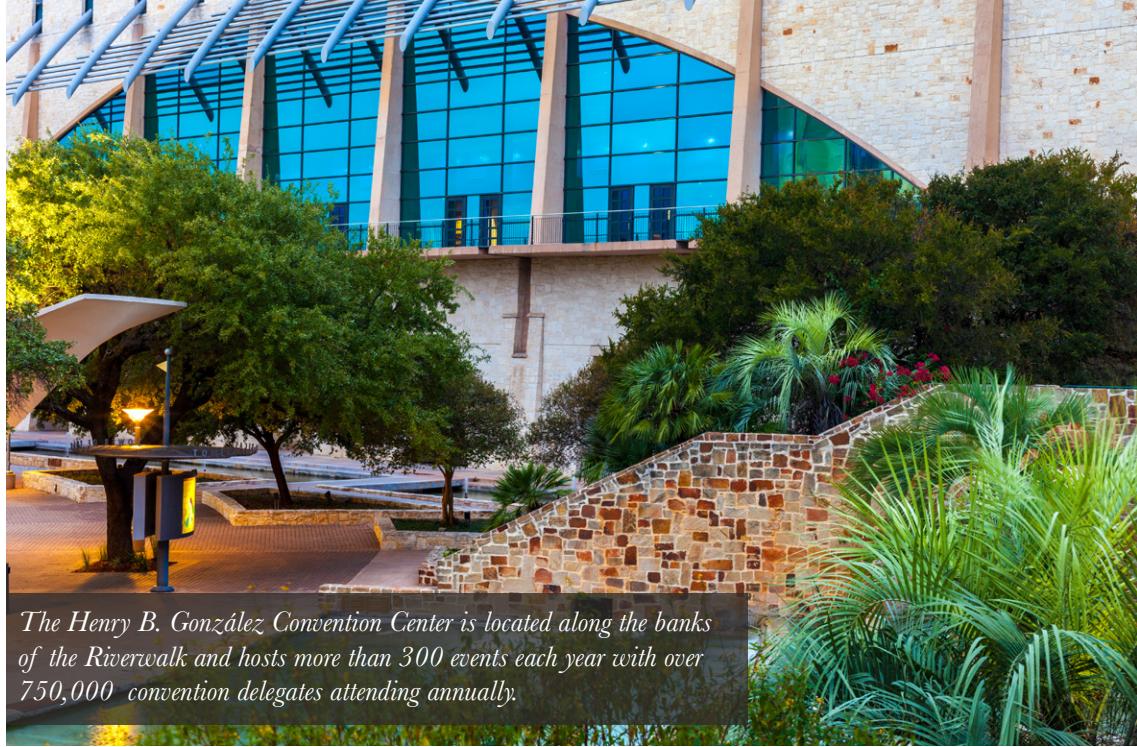
In addition to outdoor restaurants, hotels and retailers, the Riverwalk is lined with beautiful trees and a lush park-like atmosphere.

The Tower of the Americas is a 750-ft. landmark with an observation deck overlooking the Riverwalk, revolving eatery, stationary bar and 4D adventure ride.



The Alamodome hosts major sporting events and concerts throughout the year.





The Henry B. González Convention Center is located along the banks of the Riverwalk and hosts more than 300 events each year with over 750,000 convention delegates attending annually.



The Alamo - San Antonio's most well-known historic landmark - boasts 2.5 million visitors annually.



200 MAIN PLAZA

EVA HORTON
Managing Director
713.599.5188
eva.horton@nmrk.com

STEWART SKLOSS
Managing Director
830.998.8798
stewart.skloss@nmrk.com

NEWMARK

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INFORMATION ABOUT BROKERAGE SERVICES

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark	537005	lispah.hogan@nmrk.com	713-626-8888
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Eva Horton	714610	eva.horton@nmrk.com	678-447-4041
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date