

414 Navarro Street

SAN ANTONIO, TEXAS RIVERWALK



FOR LEASE

Rare Opportunity
on the Riverwalk

BLACK ROCK
COMMERCIAL REAL ESTATE

Rare Opportunity

AVAILABLE FOR LEASE

310,000 SF

TOTAL AREA

0.3722 AC

SITE AREA ACRES

1930

BUILT

1970

RENOVATED

24

STORIES

3 Floor

PARKING GARAGE



THE RIVERWALK IS AN HISTORIC DESTINATION WITH 37 MILLION YEARLY VISITORS

A new report from San Antonio-based hotel consulting and research firm Source Strategies Inc. indicates nine of last year's top 100 Texas hotels for revenue per available room (RevPAR), a key metric of financial performance in the hotel industry, were in San Antonio. Topping the revenue list for local hotels was Hotel Emma, which ranked No. 3 state-wide, with RevPAR of \$287.27. It's hardly surprising, considering the Emma's reputation as one of the best hotels in the world.

Property Highlights

Optimal Conversion Space

Built in 1930, the Nix building encompasses 310,000 SF spanning across 24 floors complemented with a 3-floor parking garage. The parking garage has since been converted to a 3-floor parking structure that has a 70-car capacity, with the upper 4 floors reconfigured for medical office space. In addition, the front of the building downs a covered valet driveway.

Prime Service Opportunity

The Riverwalk district is a focal point for hospitality and tourism which leads to a citywide economic impact of over \$15.3 billion annually and averaging 37 million visitors (The Rivard Report, Nonprofit Journalism for a Better San Antonio). The immediate block of Nix to the Riverwalk creates a prime conversion opportunity from an iconic medical office building to hospitality/ mixed-use to service tourism and retail.

Mixed Use Development

Perfect for mixed use retail street frontage with additional sublevel space at the Riverwalk bank that would be ideal to complete the already existing retail.

Iconic Recognition

Nix Health has been honored a Historic Designation due to its impact and trans-formation of the structure of healthcare throughout South Texas and the United States as a whole over the past 90 years within the major crossings of three highly trafficked interstates: I-10 (122,589 VPD), I-37 (137,000 VPD), and I-35 (196,000 VPD). These highways bring direct access from the Texas Gulf Coast, Houston, Austin, and Dallas.

Dynamic Location

Set directly on the world-famous Riverwalk in the heart of downtown, Nix sits at the South East corner of the Navarro St. and College St. intersection. Nix is a 7-minute walk to the new Zachary Hemisfair development, that offer visitors a unique experience of entertainment and food options, while enjoying the outdoor greenspace. A 10 minute walk south east is the 600,000 SF Henry B. Gonzalez Convention. Nix is centrally positioned within the major crossings of three highly trafficked interstates: I-10 (122,589 VPD), I-37 (137,000 VPD), and I-35 (196,000 VPD). These highways bring direct access from the Texas Gulf Coast, Houston, Austin, and Dallas.



Property Highlights

Strong Economic Growth

San Antonio has been awarded the #1 City for Economic Growth Potential by Business Facilities and is the 3rd fastest growing economy in the U.S..

Extensive Tourism Opportunities

The Nix Building is a 10 minute walk from the 600,000 SF Henry B. Gonzalez Convention that sees more than 300 events each year and over 750,000 convention delegates from around the world. The convenient 1-mile from the Alamodome allows additional tourism opportunity for the area. The Alamodome is a domed 65,000 seat, multi-purpose facility that is primarily used as a football/basketball stadium (football primarily) and convention center in San Antonio, Texas. The Alamo-dome serves as the home field of the UTSA Road-runners. Nix sits just 3 miles away from the AT&T Center, multi- purpose indoor arena on the east side of San Antonio. It is the home of two professional sports teams: the San Antonio Spurs (National Basketball Association), and the San Antonio Rampage (American Hockey League). The arena seats 18,418 for basketball, 16,151 for ice hockey, and 19,000 for concerts or gatherings, and contains 2,018 club seats, 50 luxury suites and 32 bathrooms.

Robust Demographics

Over the next 5 years there is projected to be a 6.05% population growth within a 3-mile radius of the property.

Sturdy Real Estate Market

Across the CBD/Riverwalk Submarket, there is a 3% vacancy rate with real estate assets.

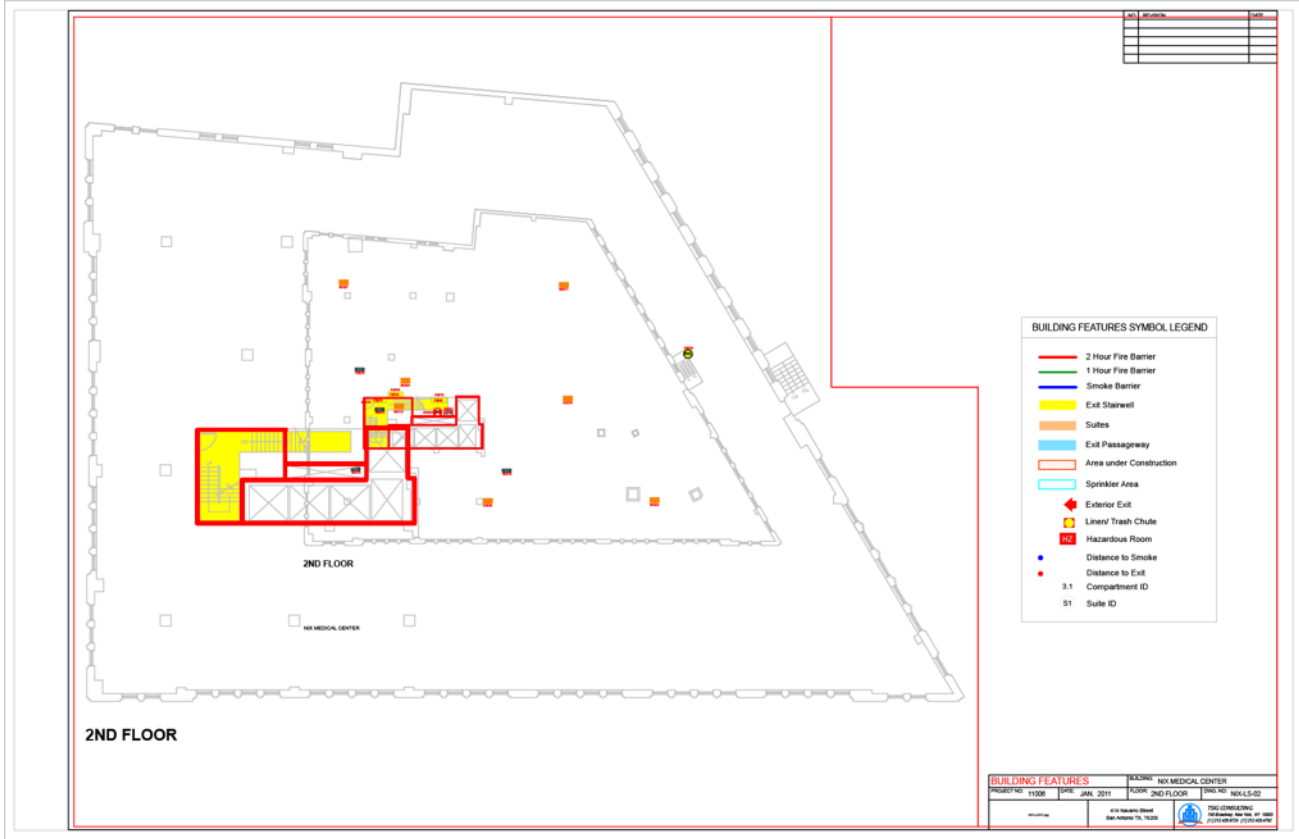
New Development

Just a 7-minute walk south east from Nix is the new Zachary Hemisfair development, set to bring an iconic impact on San Antonio that will frame the ideal live, work, play atmosphere.

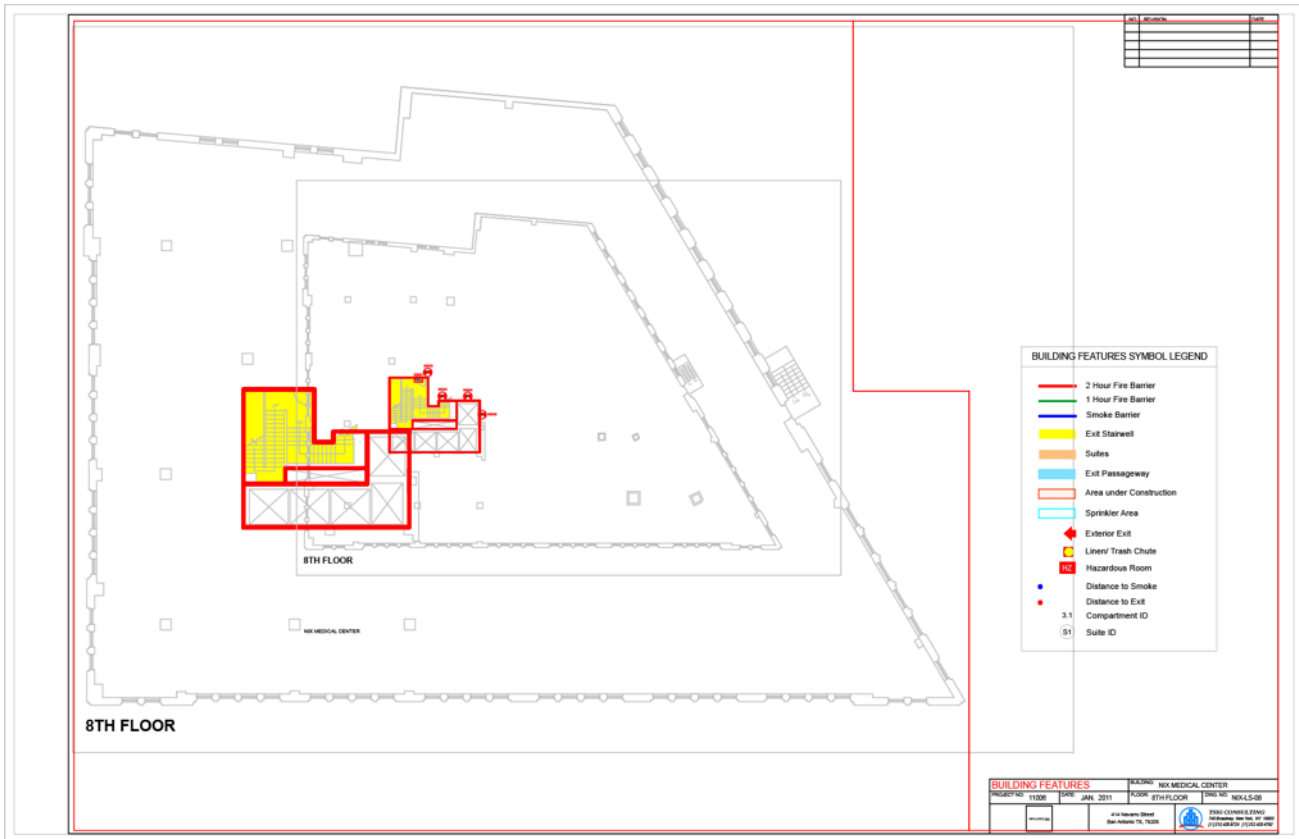
- 4.4 acres located at the intersection of South Alamo and East Market St. adjacent to the Henry B. Gonzalez Convention Center.
- Fully integrated, mixed-use venture offering a new destination of choice that combines working, shopping, living, and entertainment.
- Direct access to the Riverwalk.



Representative Floor Plans



NIX MEDICAL CENTER



NIX MEDICAL CENTER

Local Area Highlights



Approved by the Texas Real Estate Commission for Voluntary Use. Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a sub-agent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of sub-agency from the listing broker. A sub-agent may work in a different real estate office. A listing broker or sub-agent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written

consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer;
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant	Date
-----------------------------------	------



Adrian Ramirez

832.838.7625

adrian@blackrockcre.com

Galleria Office Tower 1
2700 Post Oak Blvd, 21st Floor
Houston, TX 77056

BLACK ROCK
COMMERCIAL REAL ESTATE