

THE  
SOTO

A NATURAL PLACE TO WORK



## REACHING NEW HEIGHTS IN SUSTAINABLE WORK SPACES

The Soto is Texas' first mass timber office building, a harbinger of sustainable design and construction that has proved its strength in Europe, Canada and Australia, and more recently, the United States. The Soto is the anchor for the River North neighborhood, an urban neighborhood near downtown that will offer a full complement of restaurants, retail and entertainment designed for the modern workforce and nearby residents. The Soto is a Class A+ workplace for businesses focused on recruiting and retaining today's top talent.

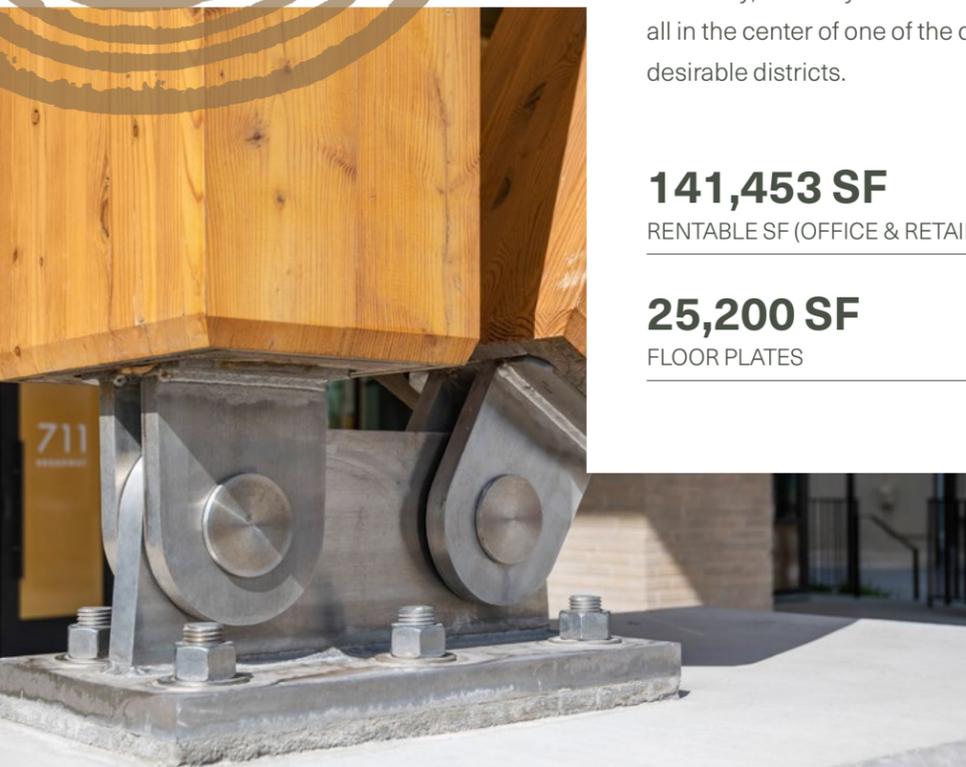
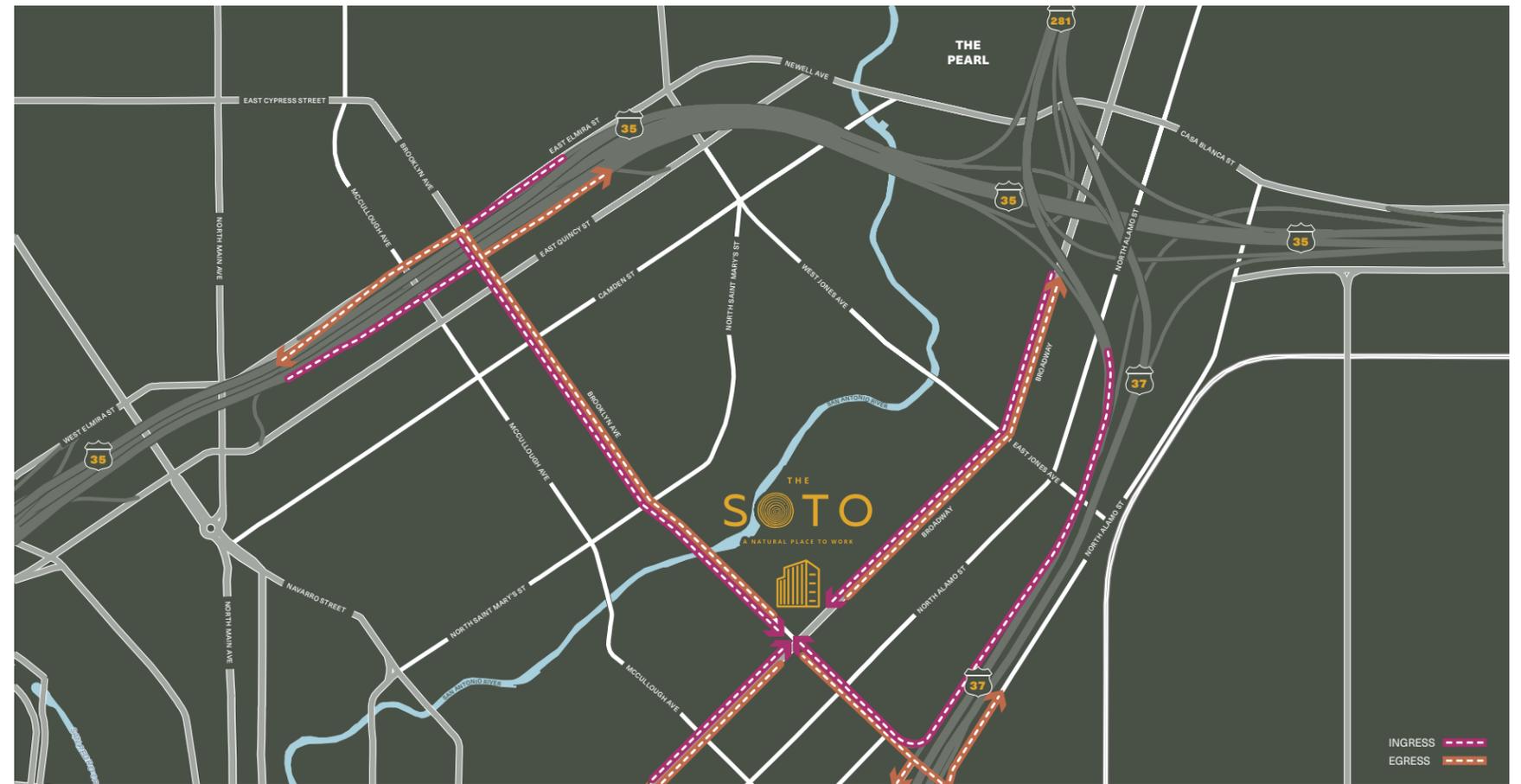
The building is designed to be the most appealing office in San Antonio – offering efficiency, flexibility and innovative design – all in the center of one of the city's most desirable districts.

**141,453 SF**  
RENTABLE SF (OFFICE & RETAIL)

**25,200 SF**  
FLOOR PLATES



- Centered in the dynamic River North District
- Highly coveted Broadway Street address
- Quick access to HWY 281 / Interstate 37 and Interstate 35
- Minutes from Downtown and Pearl amenities
- Easy access to the Museum Reach of the River Walk trail system
- Within walking distance of city's most appealing apartment communities



**Mass Timber**  
Construction



**3.00:1,000 SF**  
Parking Ratio  
*Sub-level executive parking*



**Raised Floor**  
with Underfloor Air  
Distribution



**12 Ft Ceilings**  
and Significant  
Natural Light



**LEED**  
Certified



**BUILD  
YOUR  
BRAND**



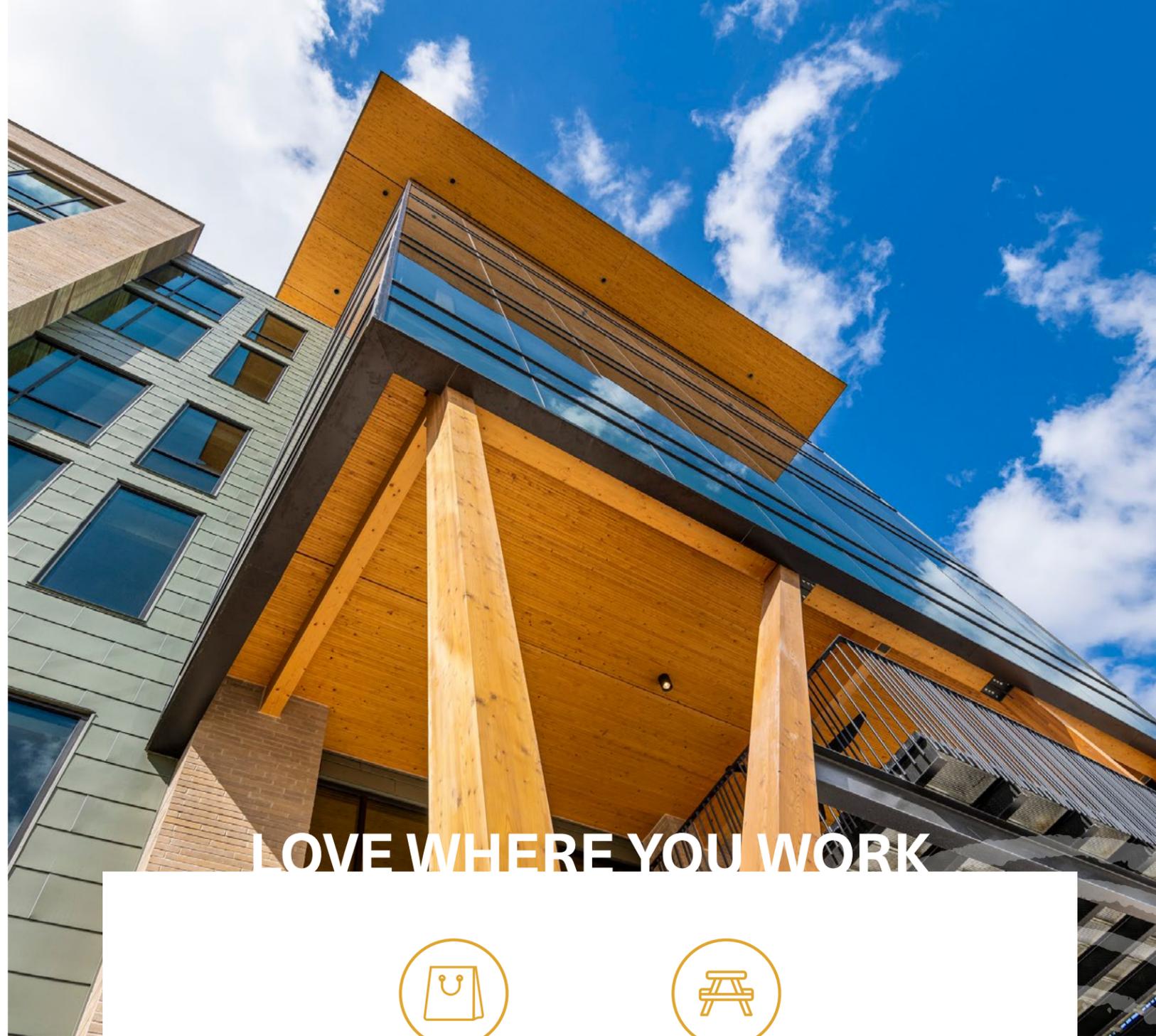
Enhance employee  
wellness & productivity

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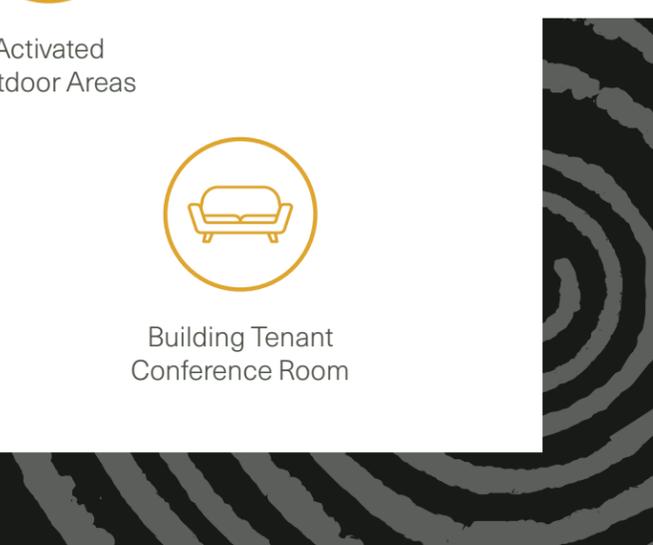
Maximize space  
& energy efficiency

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Reduce operating costs



**LOVE WHERE YOU WORK**



- 

On-Campus Restaurants,  
Retail & Entertainment
- 

Activated  
Outdoor Areas
- 

State-Of-The-Art  
Locker Rooms & Showers
- 

Secured  
Bike Racks
- 

Building Tenant  
Conference Room

# MASS TIMBER CONSTRUCTION

With welcoming timber columns, beams and ceilings, The Soto brings a calming charm and wellness of nature into the workplace. Not only is timber construction beautiful, it is exceptionally sustainable. Concrete and steel buildings have large carbon footprints, whereas The Soto's timber structure is carbon negative. Through responsible forestry practices, young growth trees were harvested for the building's construction. The carbon dioxide absorbed into the wood as these trees grow is captured and harvested. New trees are then planted and the cycle of carbon-banking is repeated.



## SUSTAINABLE & CARBON NEGATIVE

Volume of wood in The Soto's construction: **640 Cubic Meters**

U.S. and Canadian forests grow 640 cubic meters of wood in **2 minutes**

Carbon stored in The Soto's timber: **490 Metric Tons of Carbon Dioxide**

Greenhouse gases negated: **1,030 Metric Tons of Carbon Dioxide**

## THESE TIMBER METRICS ARE EQUIVALENT TO:

Taking **290 cars** off the road for a year

Enough energy to operate **129 homes** for a year

## AVAILABLE SPACE

All other office floors fully leased

### LEVEL 5 - ±7,026 SF



# M MAKE READY

Click to View Website  
or scan below



Pull up a seat and settle into Make Ready Market: River North's neighborhood "glad you're here" spot. Grab a bite, have a drink, and stay a bit. Nestled between Broadway and the San Antonio River, Make Ready Market features eats and treats from San Antonio's epicurean notables and new voices at the table. Come experience what here tastes like.

Before the end of the year, the Los Angeles-based Pouring With Heart is set to open Idle Beer Hall and Brewery at 414 Brooklyn facing the same shared courtyard. Other vendors planned for Make Ready include Sofia's Pizzeria, Four Brothers, Venezuelan Kitchen and Thai Bird. Tiny Pies and Buje Juice Co. — two newcomers from Austin — are also on the menu, as well as a burger concept from San Antonio's Order Up called Eet-up.



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## 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.

11-2-2015



### 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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Chuck King	<u>276776</u>	<u>chuck.king@jll.com</u>	<u>210-293-6880</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	_____	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____

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

\_\_\_\_\_  
Date