

SALES . LEASING - OWNER REP
PROPERTY OWNERS ASSOCIATION . PROPERTY MANAGEMENT

PROJECT 425 SOLEDAD - Falcon Condominium Association
REAL ESTATE TYPE Office condominium
SQUARE FOOTAGE 69,931 SF
SERVICES PROVIDED POA representative, management of office project and condominium association
Exclusive sale/lease agent of Falcon Intl Bank (ownership portion - 18,000+ SF)
Seller representative of Blue Clover Studios (ownership portion - 8,609 SF)
Exclusive sale/lease agent of multiple condo unit owners

PROJECT OVERVIEW

425 Soledad, an eight-story, 69,000+ sf office condominium strategically located in downtown San Antonio, at the corner of Soledad and Martin.

RESULTS ACHIEVED

Sullivan has successfully negotiated in several condo sales and leases on behalf of condo owners, etc :

Unit 1 (12,352 SF) - consisting of Level 1 (approx 7,888 SF bank lobby area & drive-thru) and Sublevel (approx 4,464 SF open area offices)
Sale Transaction date 3Q2016

Unit 2 (8,609 SF) - consisting of Level 2 together with all of the common elements attributable to the Unit, including use of adjacent parking garage spaces and any and all improvements, etc.
Sale Transaction date 3Q2018

Units 3 & 4 (8,609 SF each) - consisting of Level 3 & 4 together with all of the common elements attributable to the Unit, including use of adjacent parking garage spaces and any and all improvements, etc.
Sale Transaction date 2Q2018

Unit 5 (8,609 SF) - consisting of Level 5, Sullivan successfully negotiated a sale and subsequent leaseback of a portion of the space on behalf of the Seller, Blue Clover Studios. Transaction date 3Q2011
Sullivan successfully negotiated a purchase of Unit 5 on behalf of Buyer, Transaction date 2Q2019

Unit 6 (8,609 SF) - consisting of Level 6, Sullivan successfully negotiated a lease of a portion of the space on behalf of the Owner. Transaction date 1Q2020

Sullivan efficiently and successfully managed the office project and condominium association on behalf of the Falcon Condominium Association in excess of ten years.

