

MIXED-USE DEVELOPMENT OPPORTUNITY

**221 & 225**  
w poplar st

**210**  
lewis st

SAN ANTONIO, TEXAS



**CBRE**



## PROPERTY OVERVIEW

221 & 225 W Poplar St & 210 Lewis St, is a group of five office buildings, each are renovated and well-maintained. This complex was formerly known as “The Workery”, coworking space turned office complex with a common courtyard.

This property is offered to both investors and users looking in the Tobin Hill District. San Antonio’s Tobin Hill District has experienced rapid redevelopment over the last few years with the surrounding properties now occupied by attorneys and other professional firms. Fronting W Poplar and Lewis St, the property is a quick drive to downtown and the Pearl entertainment and office district.



EXISTING SQUARE  
FOOTAGE  
*TOTAL OF 6,504 SF*



LAND AREA  
*0.67 AC*



ZONING  
*IDZ-2*



AMPLE PARKING  
*14 DEDICATED SPACES, STREET  
PARKING, & CIRCLE DRIVE*

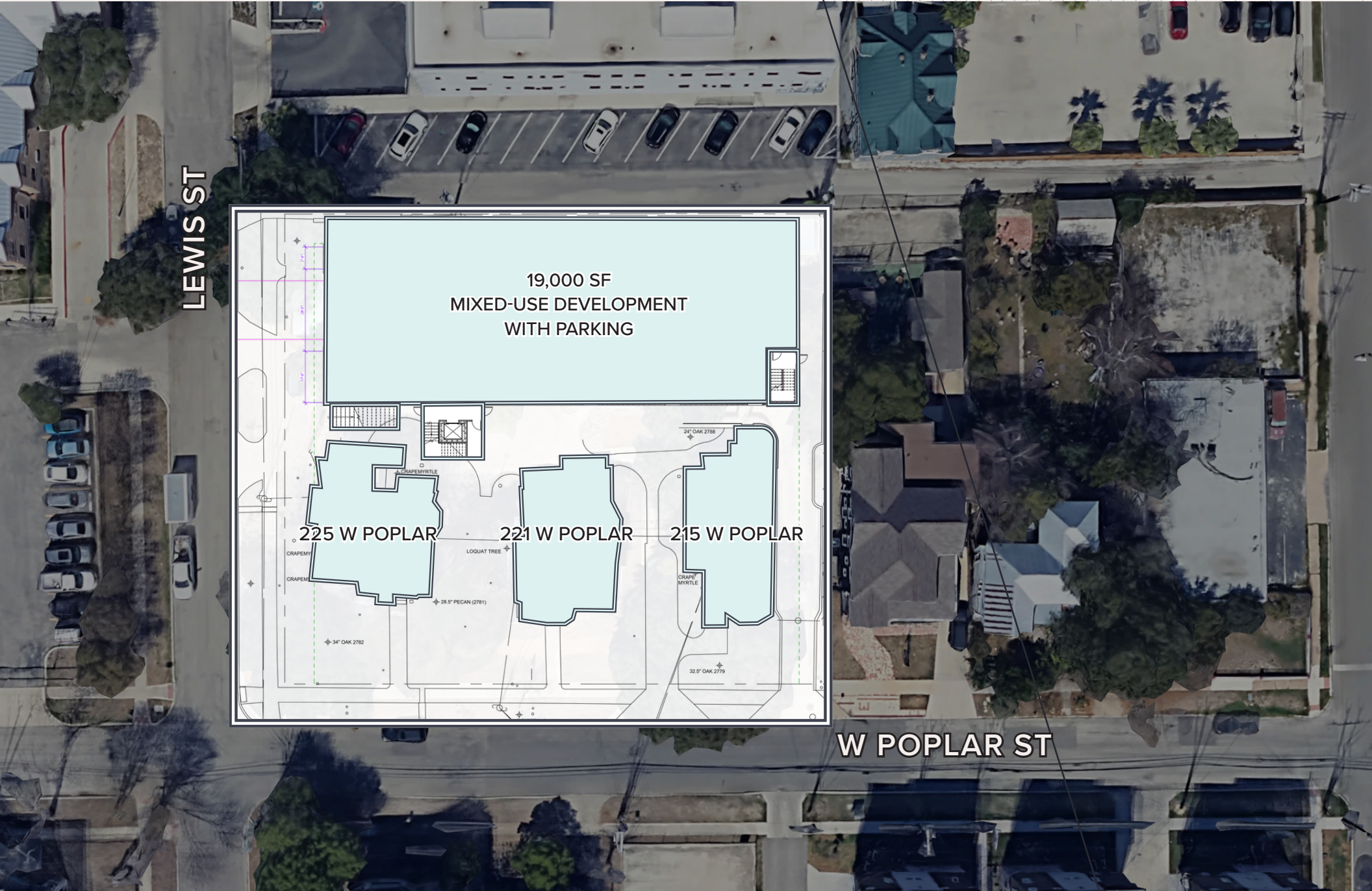


NUMBER OF BUILDINGS  
*FIVE*

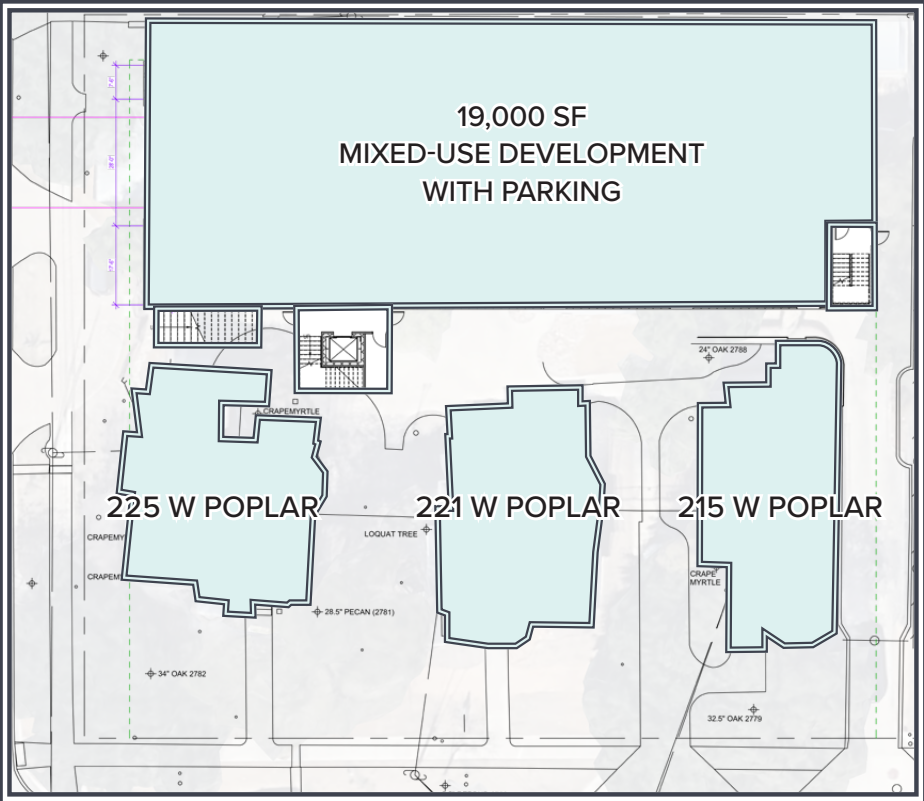


PRICING  
*CONTACT BROKER*

PROPOSED MIXED-USE DEVELOPMENT

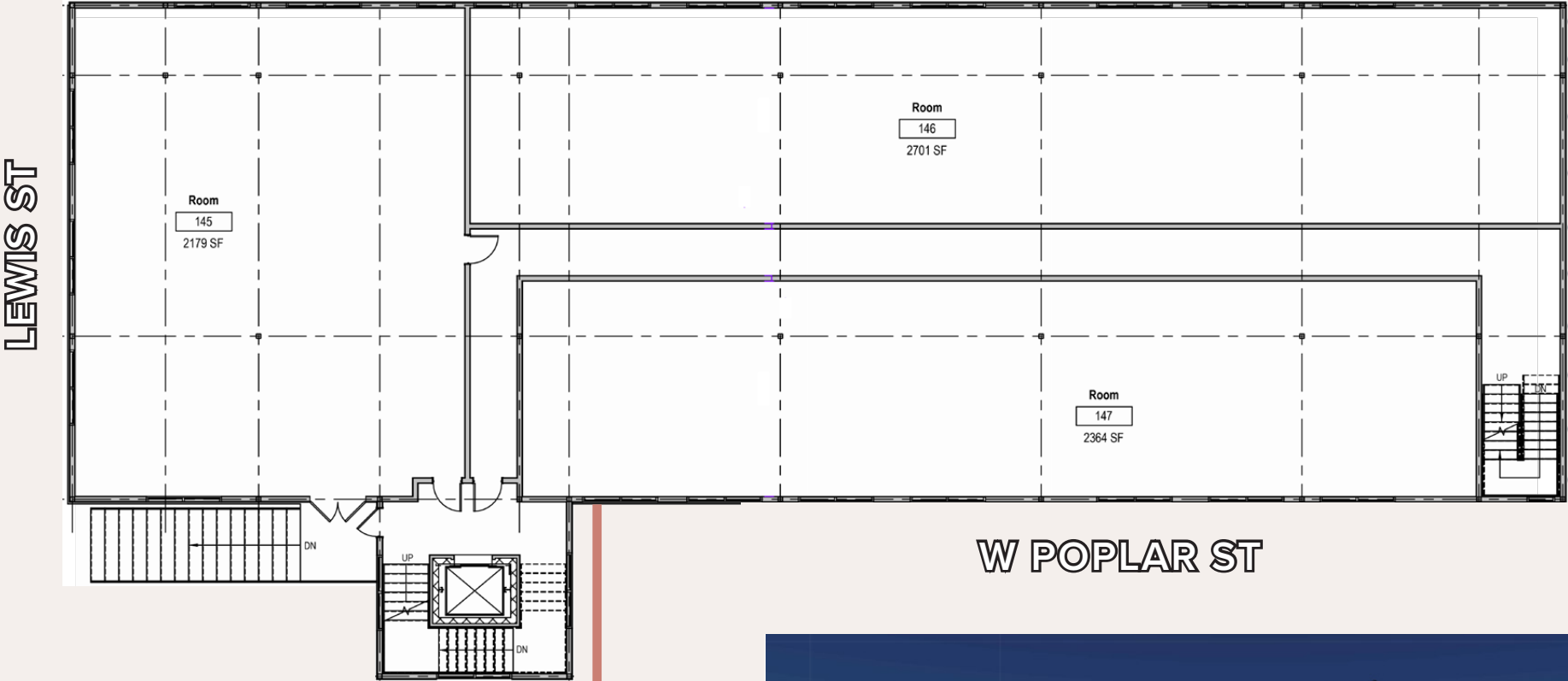


LEWIS ST



W POPLAR ST

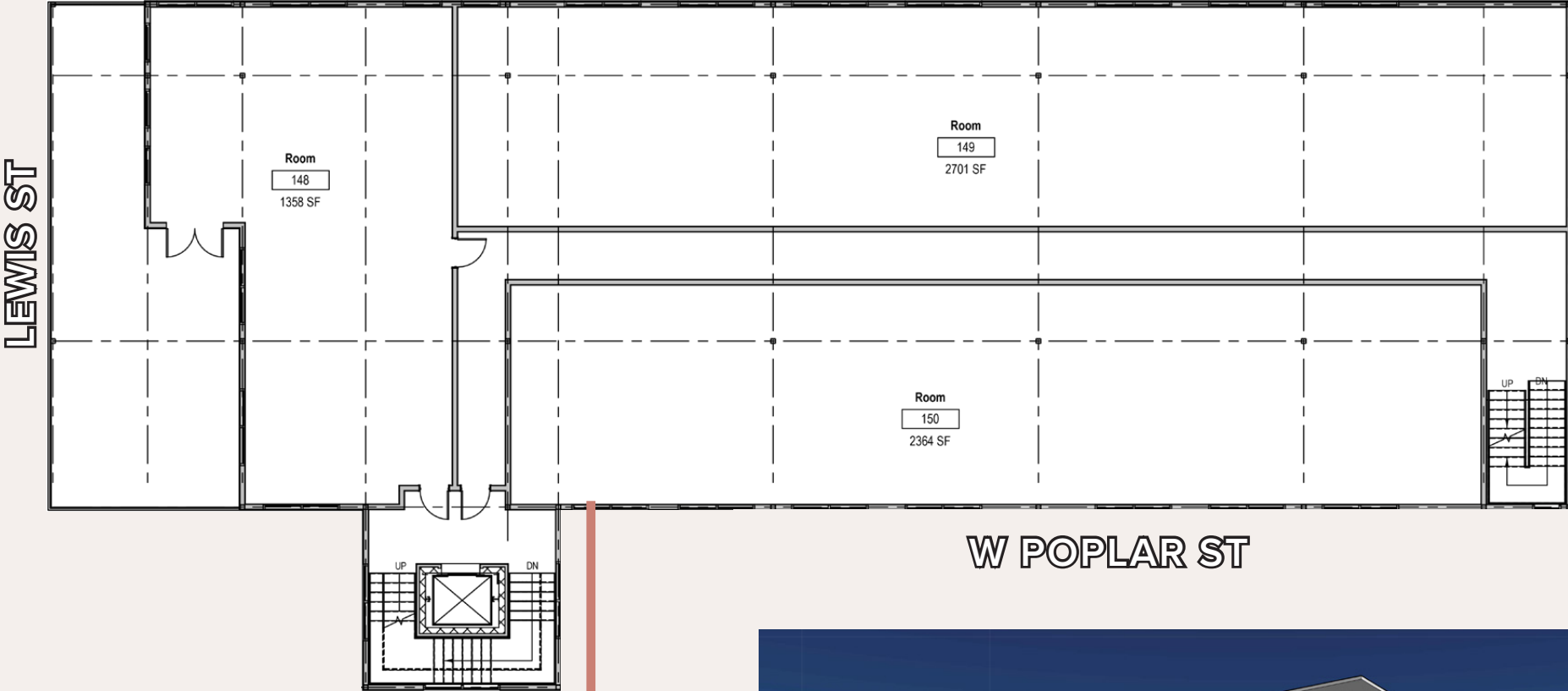
PROPOSED MIXED-USE DEVELOPMENT  
LEVEL 2 - 8,725 RSF



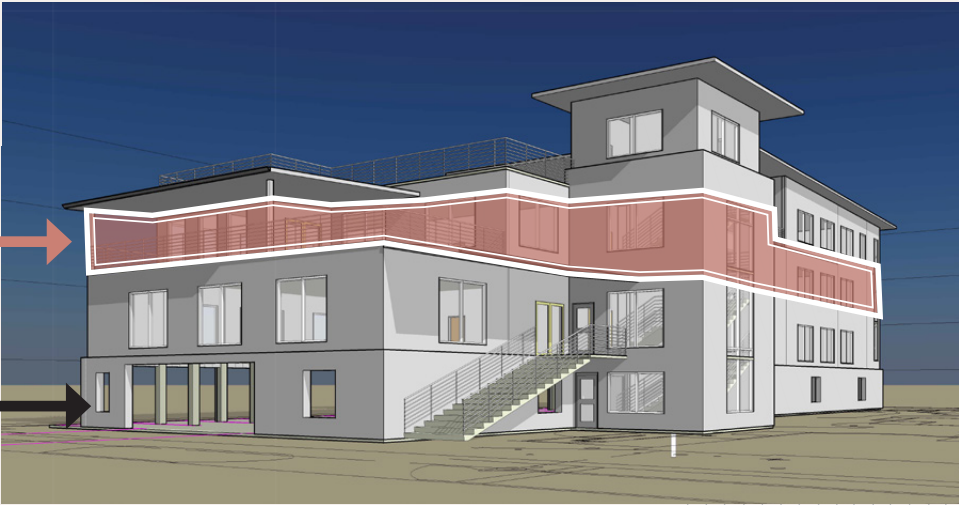
LEVEL 1  
32 PARKING SPACES



PROPOSED MIXED-USE DEVELOPMENT  
LEVEL 3 - 7,905 RSF

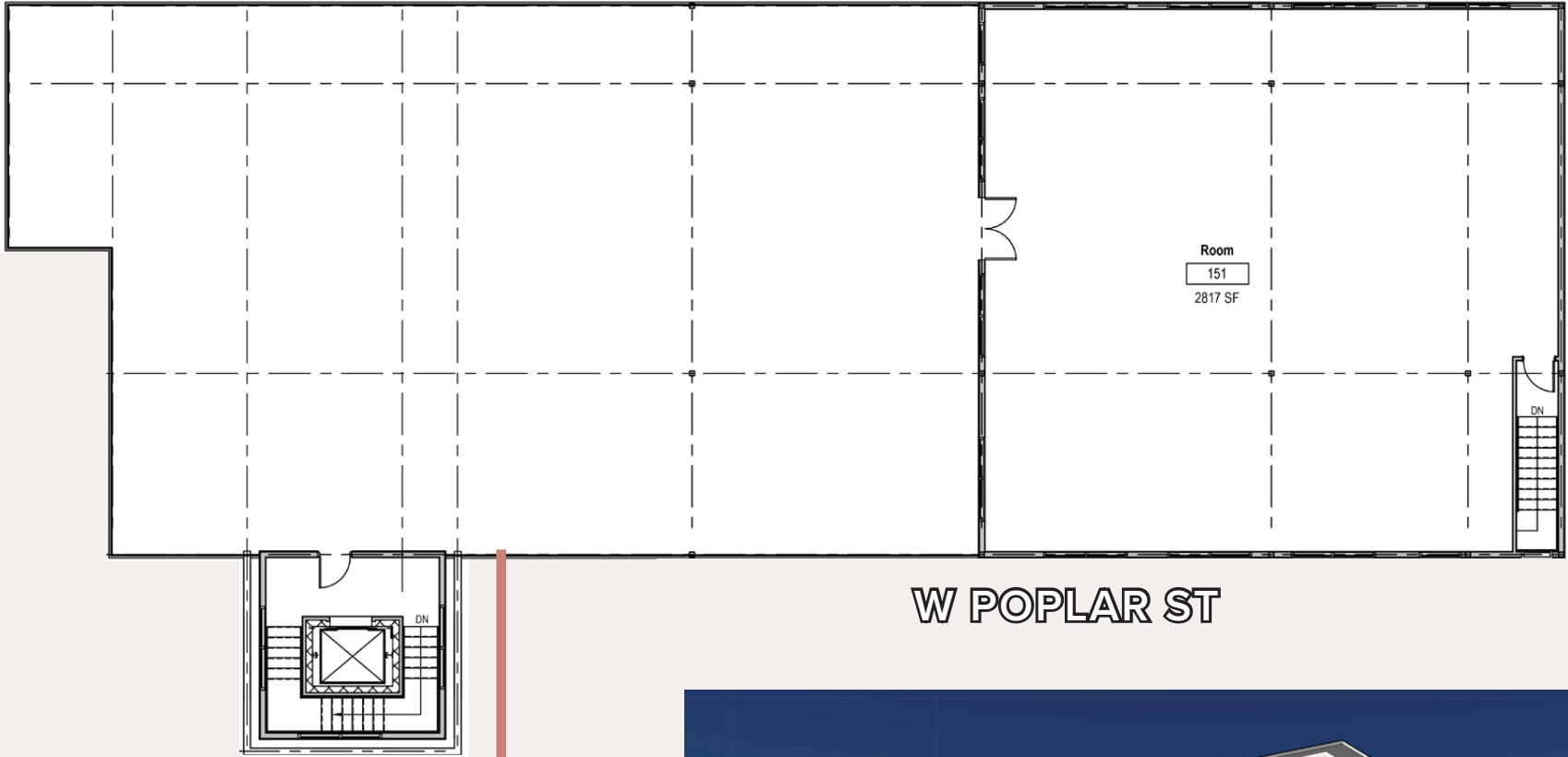


LEVEL 1  
32 PARKING SPACES



PROPOSED MIXED-USE DEVELOPMENT  
LEVEL 4- ROOF DECK - 2,900 RSF

LEWIS ST



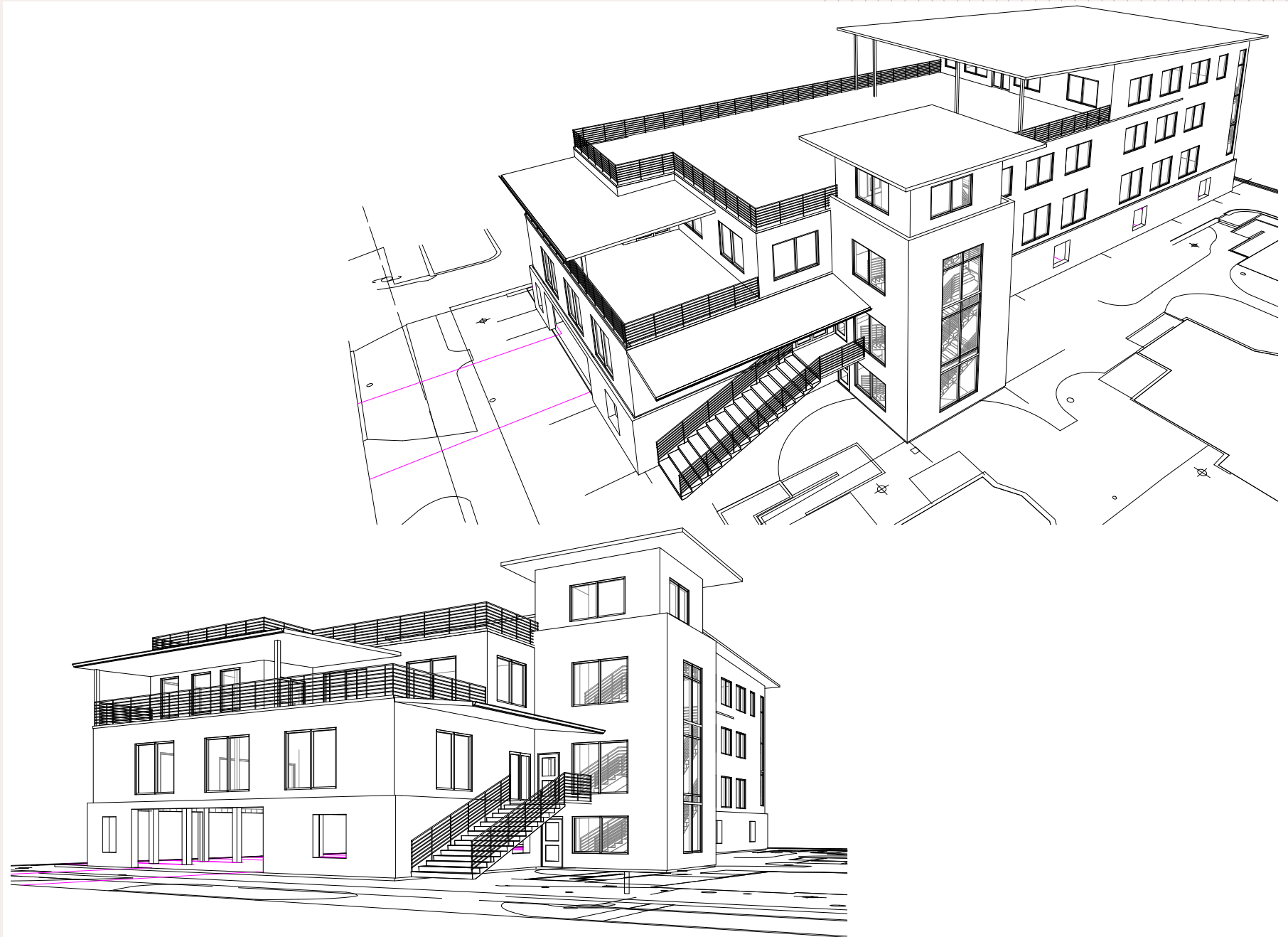
W POPLAR ST

LEVEL 1  
32 PARKING SPACES



# PROPOSED MIXED-USE DEVELOPMENT

*\*RENDERINGS*



**221 & 225**  
w poplar st

**210**  
lewis st

## CONTACT US

**Morgan Diaz, CCIM**  
Senior Associate  
+1 210 253 6053  
[morgan.diaz@cbre.com](mailto:morgan.diaz@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**

