

OFFICE SPACE **FOR LEASE**  
DOWNTOWN SAN ANTONIO, TX

---

**10,000 SF - 100,000 SF** AVAILABLE



146 NAVARRO





# Building Overview



3 Stories of Office



6/1000 Covered  
Garage Parking

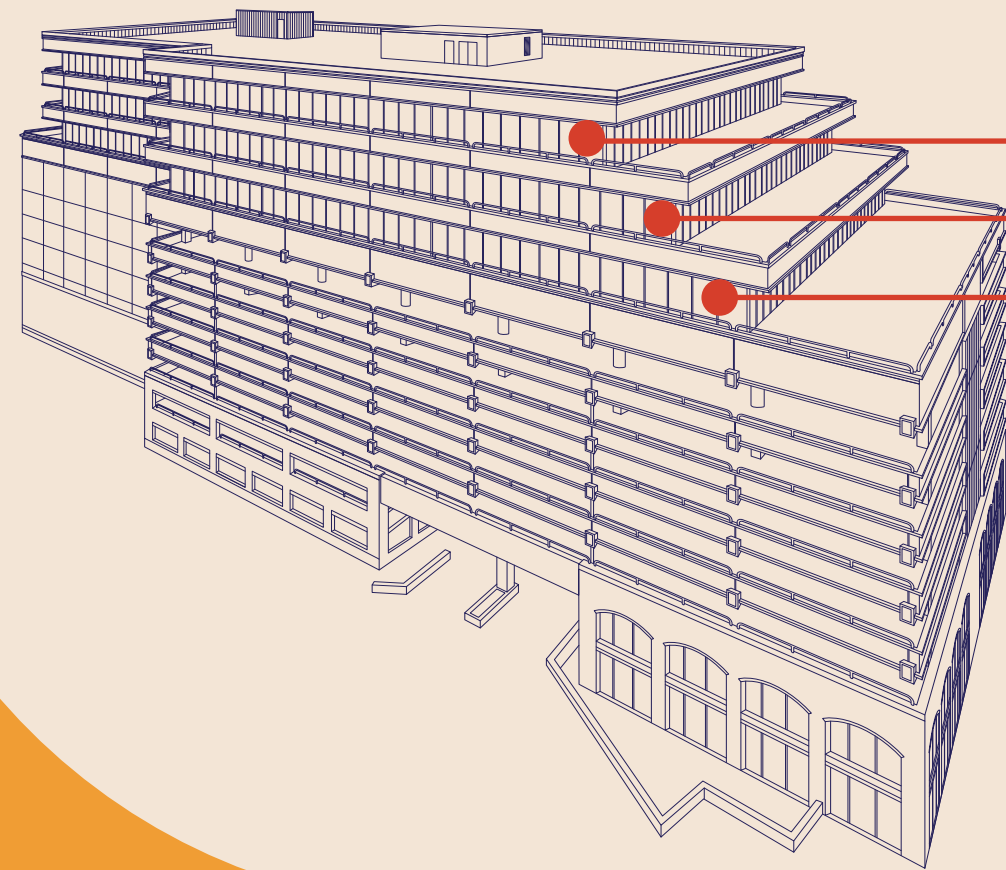


Wrap Around  
Outdoor Patios



Lobby Improvements  
Underway

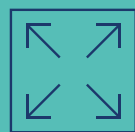




# Your Headquarters Opportunity



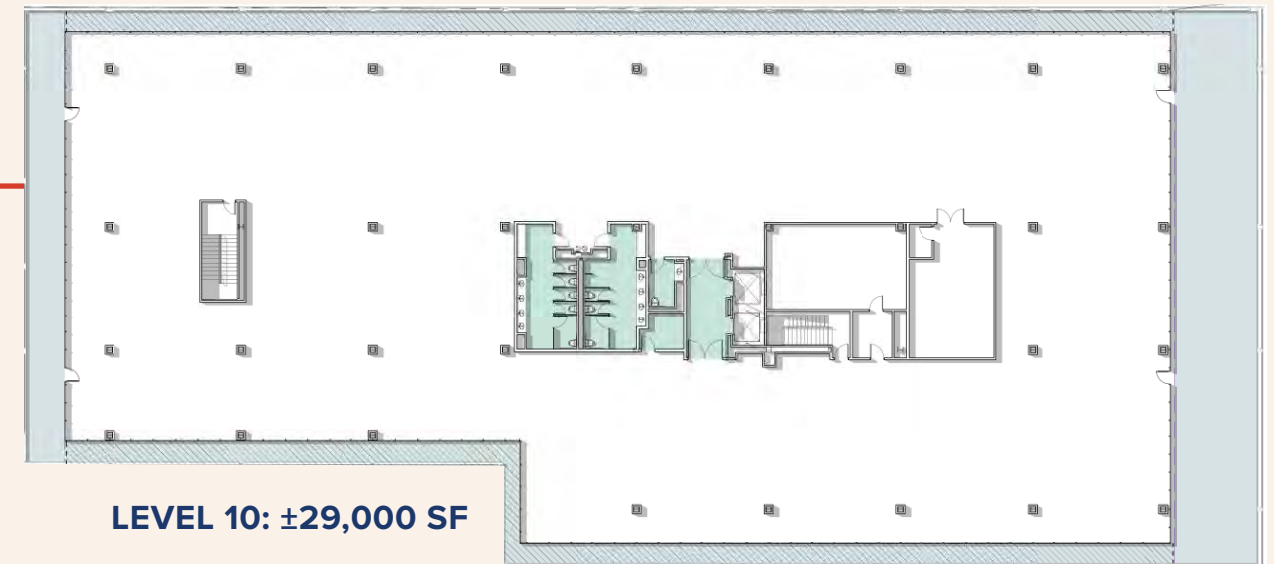
30,000+ SF  
Floor Plates



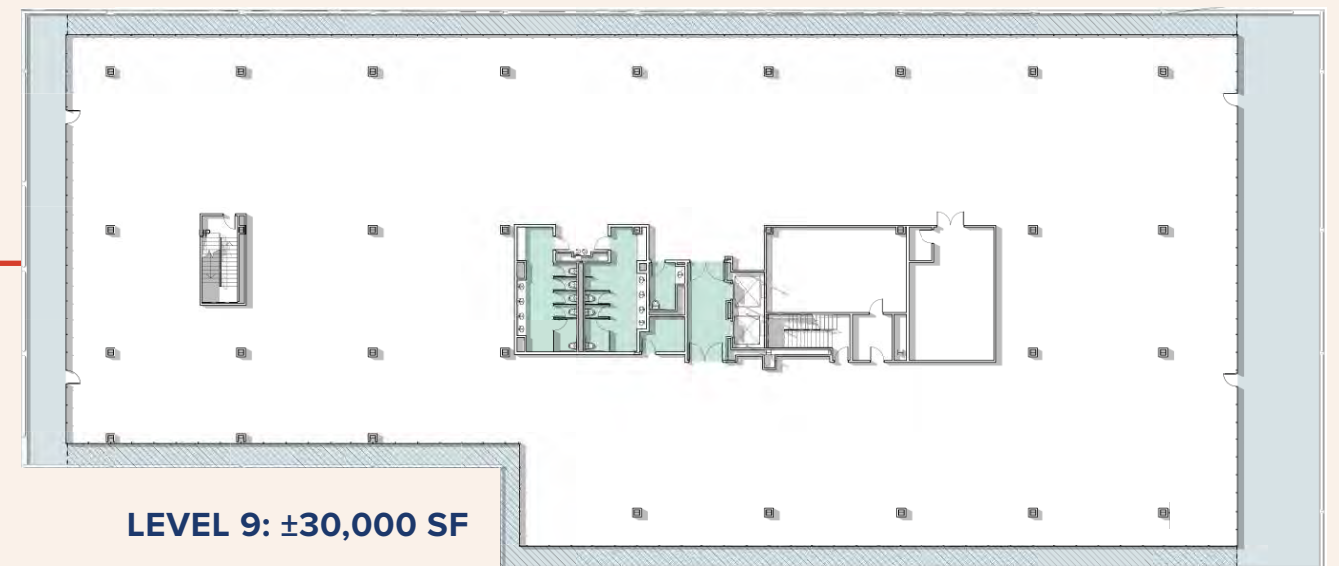
Up to 100,000 SF  
Available



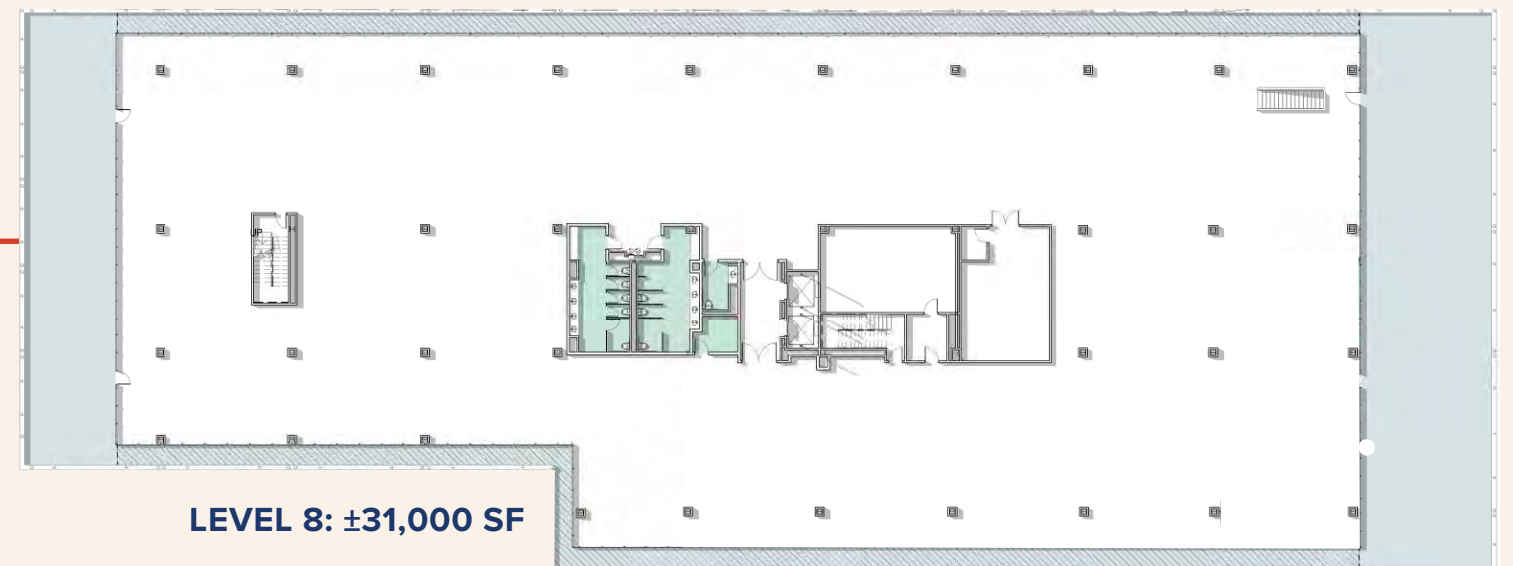
Shell  
Condition



LEVEL 10: ±29,000 SF



LEVEL 9: ±30,000 SF



LEVEL 8: ±31,000 SF

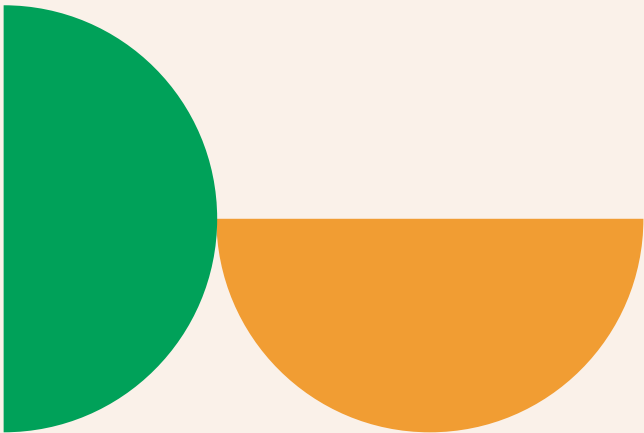


LOCATION

# Your Gateway to San Antonio's Vibrant Culture

San Antonio's culture thrives on a blend of indigenous, Spanish, and Mexican-American traditions, creating a dynamic identity. Annual celebrations like Fiesta and Día de los Muertos showcase this rich heritage, while historic sites like the Alamo, part of the San Antonio Missions World Heritage Site, echo the past. This city offers an immersive cultural experience, where every corner reveals a story. From savoring Tex-Mex cuisine to enjoying live music, inspiration is everywhere.

Let **146 Navarro** be your base for experiencing all the culture that San Antonio has to offer.



Día de los Muertos



Diwali



Fiesta



Yanaguana Park







HOSPITALITY

# Demand Drivers

Located in the heart of downtown San Antonio, **146 Navarro** offers exceptional convenience and walkability, capitalizing on the world-famous River Walk's 30 million annual visitors. The site also boasts convenient access to major freeways and ample covered parking, placing it within walking distance of county and municipal offices, world-class shopping, dining, and hotels.

ANNUAL VISITORS



**9 million**  
San Antonio  
River Walk



**5.3 million**  
Henry B. González  
Convention Center



**1.6 million**  
The Alamo

WITHIN A 5 MINUTE WALK



**10,871 Hotel Rooms**  
with over 2,223 luxury rooms





UNBEATABLE WALKABILITY

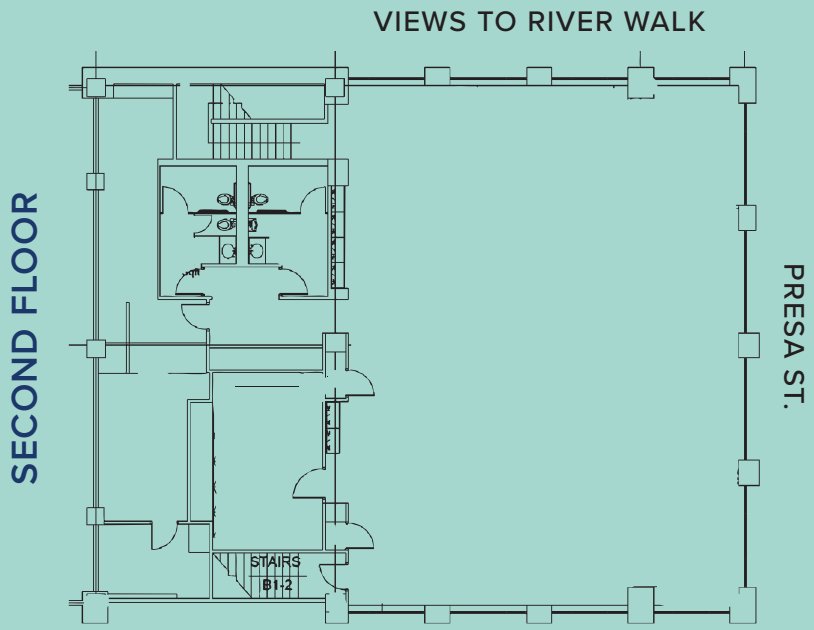
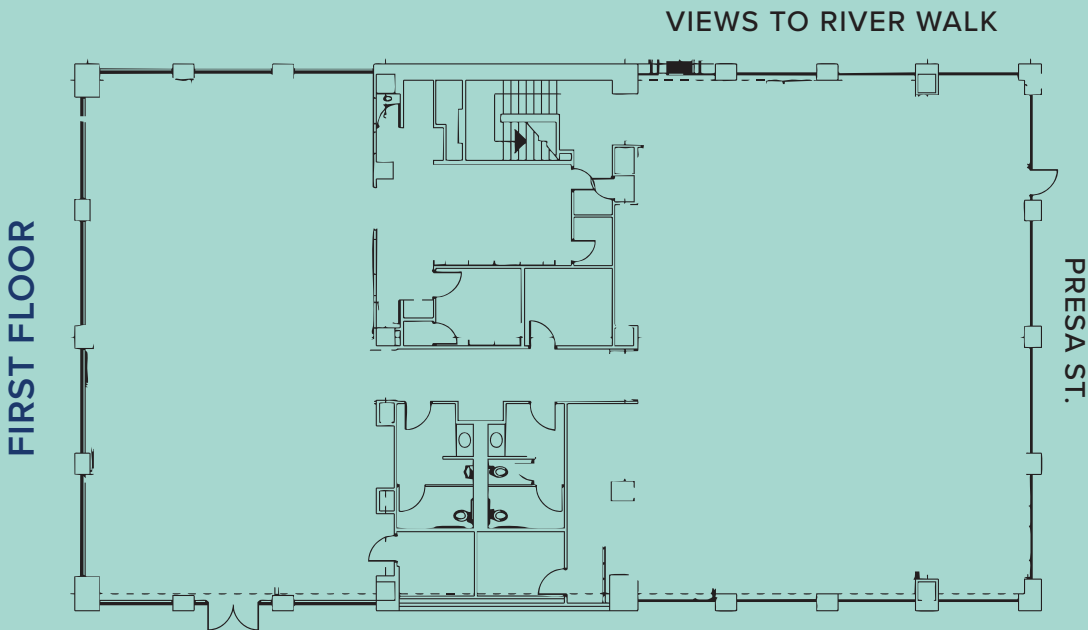
# Direct Access to the River Walk

Every direction welcomes a fresh experience, a captivating view, and bustling foot traffic. 146 Navarro places you moments away from La Villita that includes Assembly Hall and Arneson River Outdoor Theatre to the east and Marriage Island, Briscoe Western Art Museum and the iconic River Walk to the north.

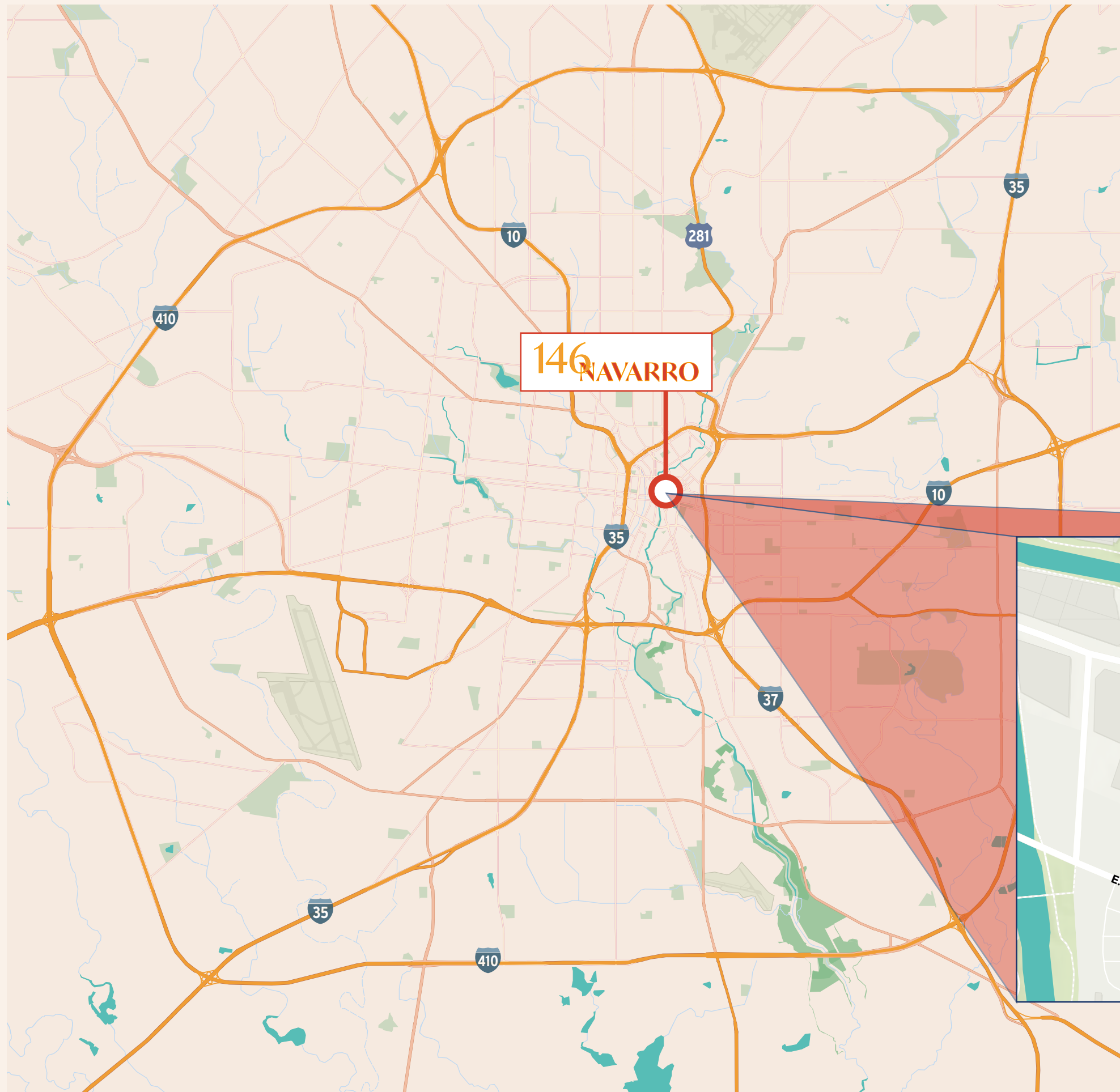


ADDITIONAL STREET-LEVEL ANNEX SPACE

- Two Floors
- Total Size: 10,000 SF
- River Walk Views



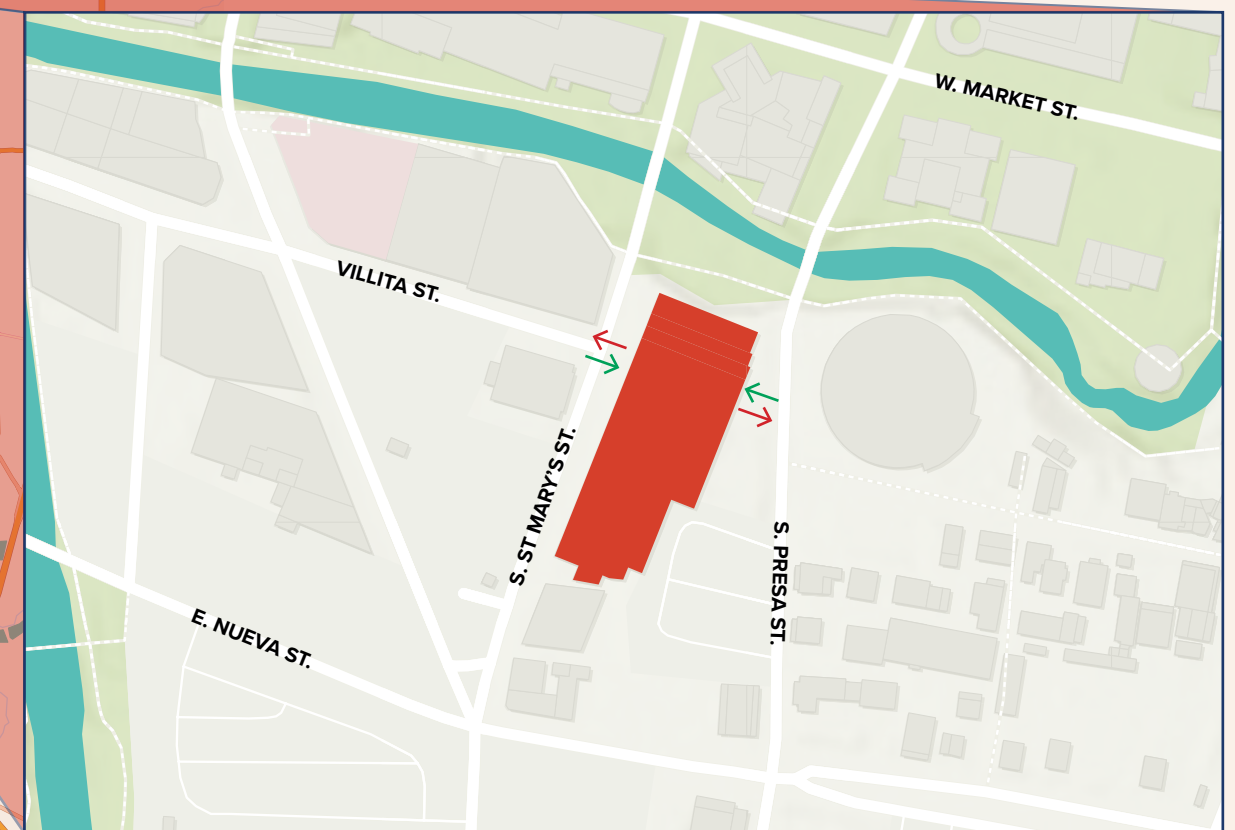




## ACCESS

# Ingress / Egress

Located near the intersection of I-37 and US-281, **146 Navarro** offers seamless connectivity to the surrounding area. The Navarro Street exit off I-37 is just a few blocks away, providing a quick and convenient route to the property. Similarly, US-281 offers a direct and easy access, making it simple to navigate the city and surrounding areas.







LIVING

# Demand Drivers

Located at the intersection of Navarro and King William streets, **146 Navarro** is situated in the heart of San Antonio’s vibrant Downtown neighborhood. The King William neighborhood, a historic and charming area known for its beautiful homes and lively atmosphere, is just steps away. Within a 5-minute walk, residents can access a variety of residential options, including multifamily units and single-family homes. To the north, the Lavaca neighborhood offers a mix of historic homes and modern apartments, while to the south, the Dignowity Hill neighborhood offers a range of single-family homes, including historic Victorian-era homes and modern new construction. Additionally, the nearby Denver Heights neighborhood offers a mix of single-family homes and apartments, with many options available.

WITHIN A 5 MINUTE WALK

-  **5,120 Housing Units**  
+1,795 under development
-  **25+ River Walk Access Points**

NEARBY MULTIFAMILY

- The Floodgate
- The Flats at River North
- 300 Main
- Inspire Downtown
- Heritage Plaza
- Agave
- Jones and Rio
- River House
- The Santa Rita (UC)
- Tower Life Building (UC)
- St. John’s Square (Proposed)
- Villita Tower (Proposed)





## PROJECT MARVEL



Project Marvel, a new sports and entertainment district, has been proposed for downtown San Antonio. It includes a new Spurs arena, a land bridge over IH-37 to connect the East Side to downtown, expansions to the Henry B. Gonzalez Convention Center and Alamodome, and about 50 acres of mixed-use residential and commercial development.

## ALAMO REDEVELOPMENT



The Alamo Plan is set to entirely overhaul the area around the Alamo, creating a large block of pedestrian-only foot traffic and extensively expanding the Alamo's historic footprint. The latest move in completing this yearslong plan includes renovating the historic Woolworth and Crockett Buildings directly across the from the Texas landmark.

## HEMISFAIR REDEVELOPMENT



The former site of the 1968 World's Fair is being transformed into a vibrant, active urban parks district. Tower Park, the third and final phase, will join Yanaguana Garden and the recently opened Civic Park to complete this reimagined space. The district will offer beautiful green spaces, lively outdoor eateries, and a robust calendar of events in the heart of San Antonio.







**CONTACT:**

**Amber Austin**

First Vice President  
+1 210 253 6030  
amber.austin@cbre.com

**Jenny Park Gallegos**

Associate  
+1 210 225 1000  
jenny.gallegos@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. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.







# 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.

## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

Amber Austin

Sales Agent/Associate's Name

299995

License No.

620535

License No.

540146

License No.

481542

License No.

texaslicensing@cbre.com

Email

jeremy.mcgown@cbre.com

Email

john.moake@cbre.com

Email

amber.austin@cbre.com

Email

+1 210 225 1000

Phone

+1 214 979 6100

Phone

+1 210 225 1000

Phone

+ 1 210 253 6030

Phone

Buyer/Tenant/Seller/Landlord Initials

Date