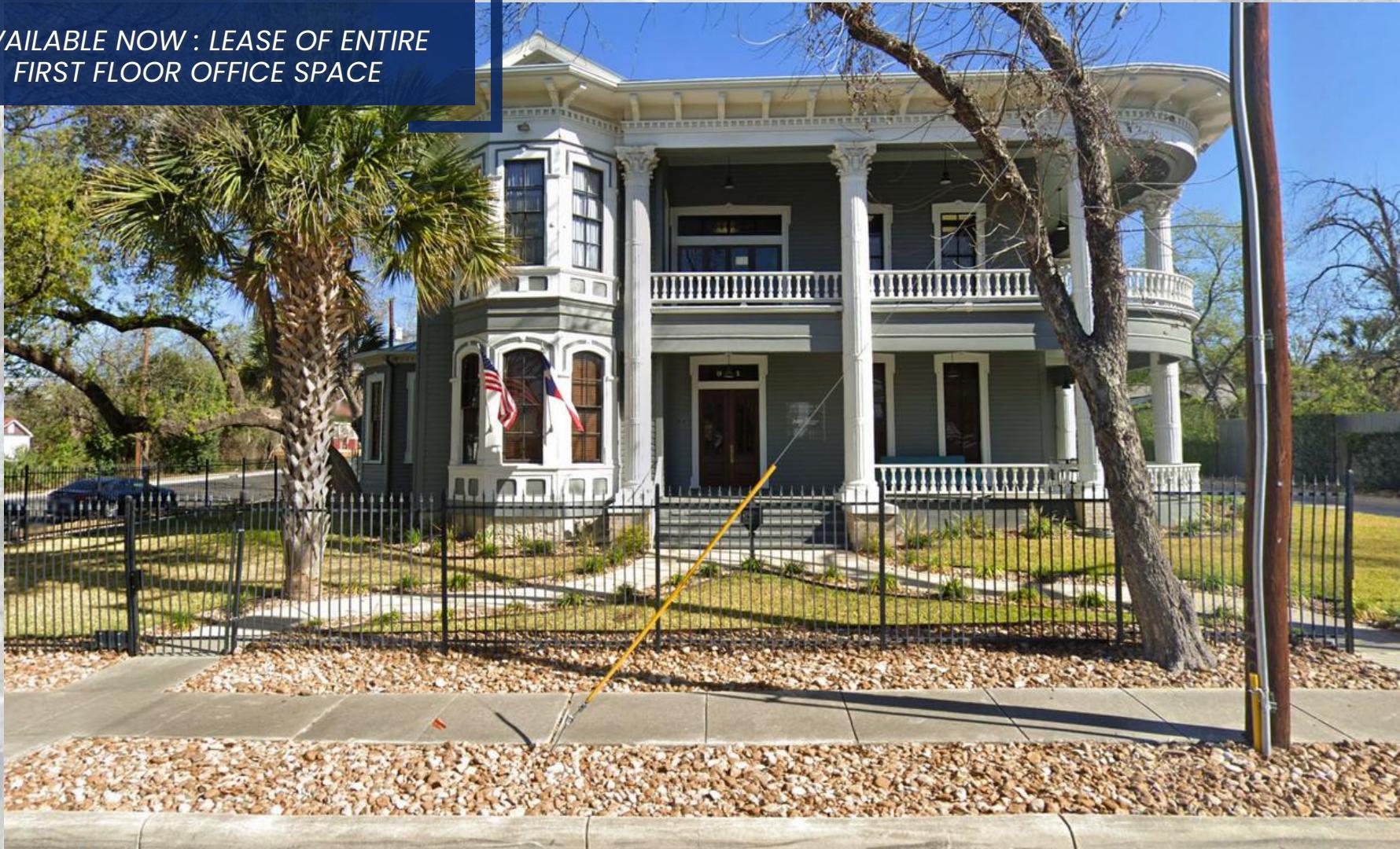


# 901 MASON STREET, SAN ANTONIO, TX 78208

AVAILABLE NOW : LEASE OF ENTIRE  
FIRST FLOOR OFFICE SPACE



**CONTACT  
US** →

GABBY TINTORI

✉ Gabby@corecommercialsa.com

📞 (210) 201-0061 Ext. 704

GINGER TOY

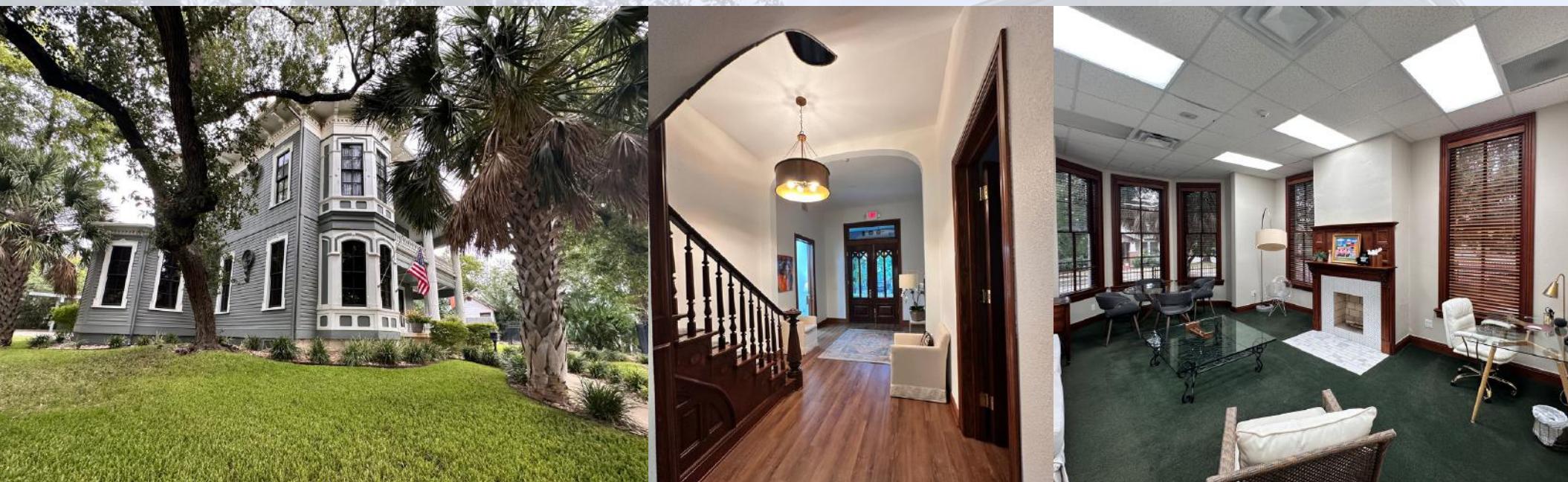
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📞 (210) 201-0061 Ext. 706

  
**CORE  
COMMERCIAL**

# ABOUT 901 MASON STREET

901 MASON STREET,  
SAN ANTONIO, TX 78208



**Discover a unique opportunity to lease the entire first floor of a beautifully restored historic office building at 901 Mason St.**

Built in 1884, this ±2,800 SF space blends timeless character with modern functionality, featuring high ceilings, hardwood floors, abundant natural light, and a welcoming reception area.

Tenants will enjoy 24-hour access, private parking, and prominent signage visibility, all within minutes of downtown San Antonio, the Pearl, and major highways. Offered at \$2.15/SF monthly (Gross Lease), this distinctive space delivers both convenience and charm in one of the city's most desirable locations.

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# PROPERTY OVERVIEW

## FIRST FLOOR FOR LEASE

- Size: ±2,800 SF
- Lease Type: Gross
- Asking Rate: \$2.15/SF monthly (\$25.80 annual)
- Features: 24-hour access, private parking, natural light, reception area, signage opportunity, and character-rich design
- Location: Near downtown San Antonio, minutes from Pearl and major highways



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GINGER TOY

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📞 (210) 201-0061 Ext. 706

# EXTERIOR PHOTOS



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📞 (210) 201-0061 Ext. 704

GINGER TOY

✉ Ginger@corecommercialsa.com

📞 (210) 201-0061 Ext. 706

  
**CORE  
COMMERCIAL**

# INTERIOR PHOTOS

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✉ Gabby@corecommercialsa.com  
📞 (210) 201-0061 Ext. 704

GINGER TOY  
✉ Ginger@corecommercialsa.com  
📞 (210) 201-0061 Ext. 706



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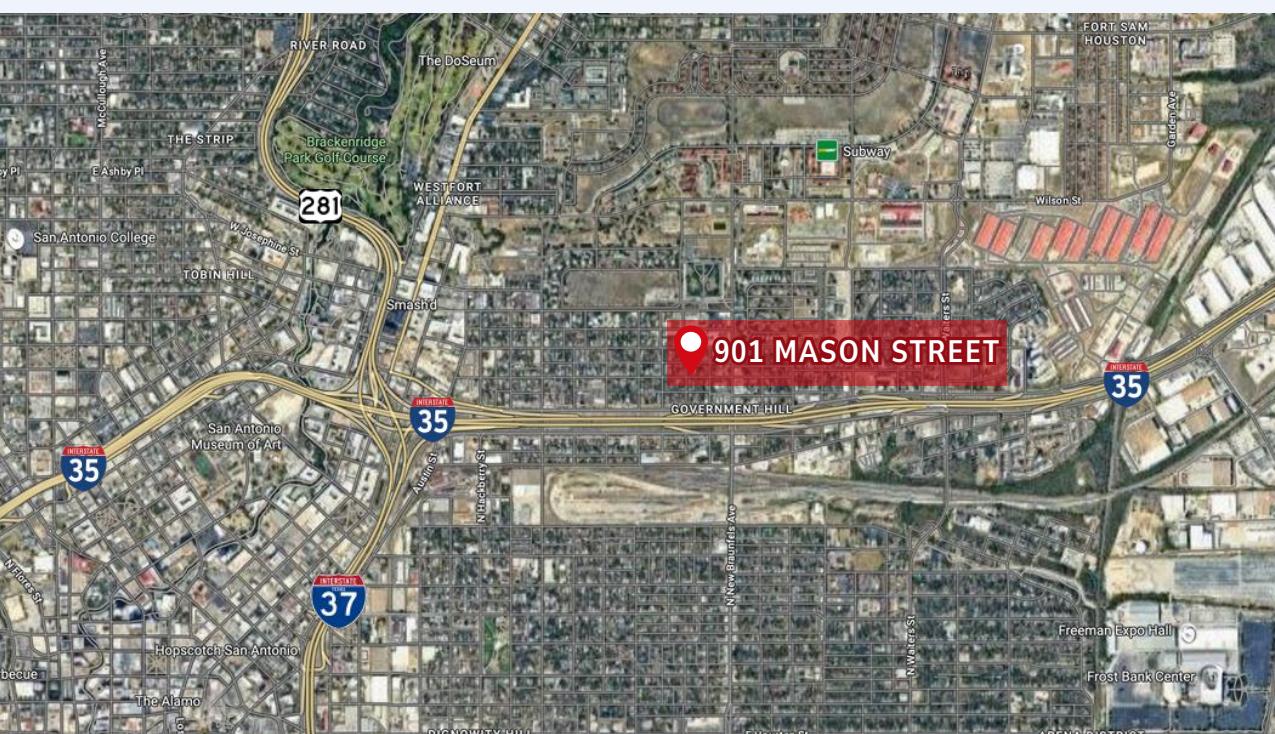
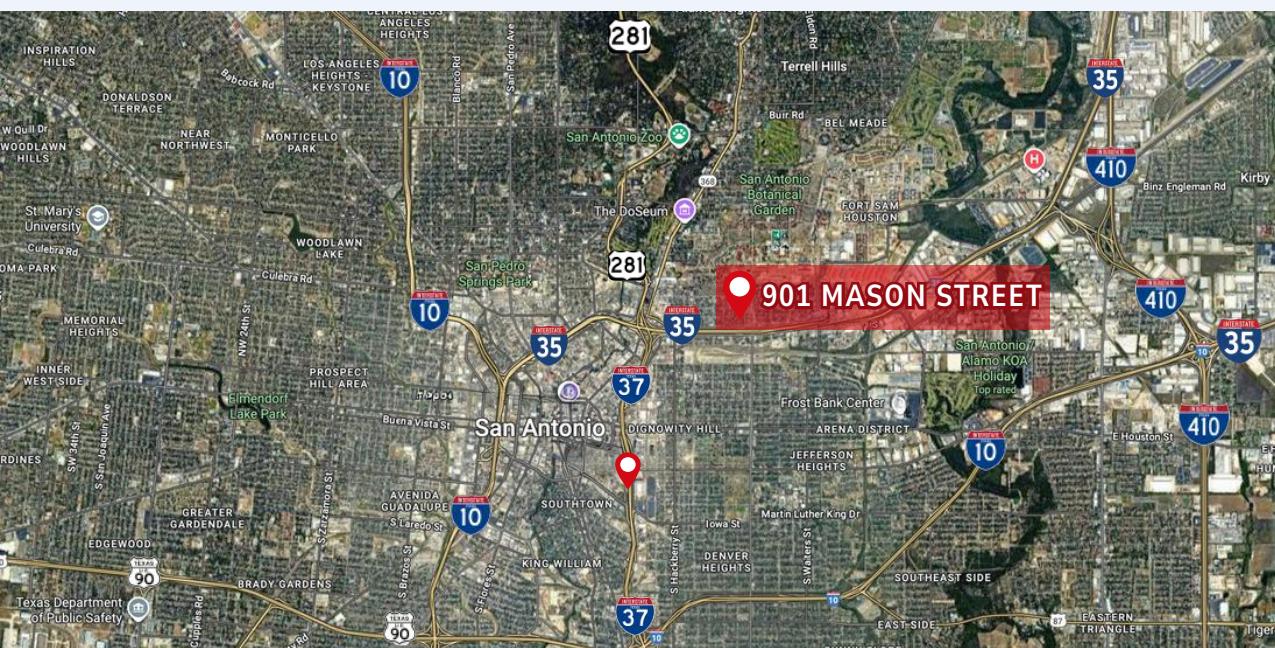
# TRADE AREA

## NEIGHBORHOOD + AREA HIGHLIGHTS

- The building is located in the Government Hill neighborhood, sometimes referred to in listings as Mason & Spofford.
- It sits about a mile from the Pearl District, the Lower Broadway (LOBO) corridor, and a main entrance into Fort Sam Houston.

### THE PEARL DISTRICT ≈ 1 MI. AWAY

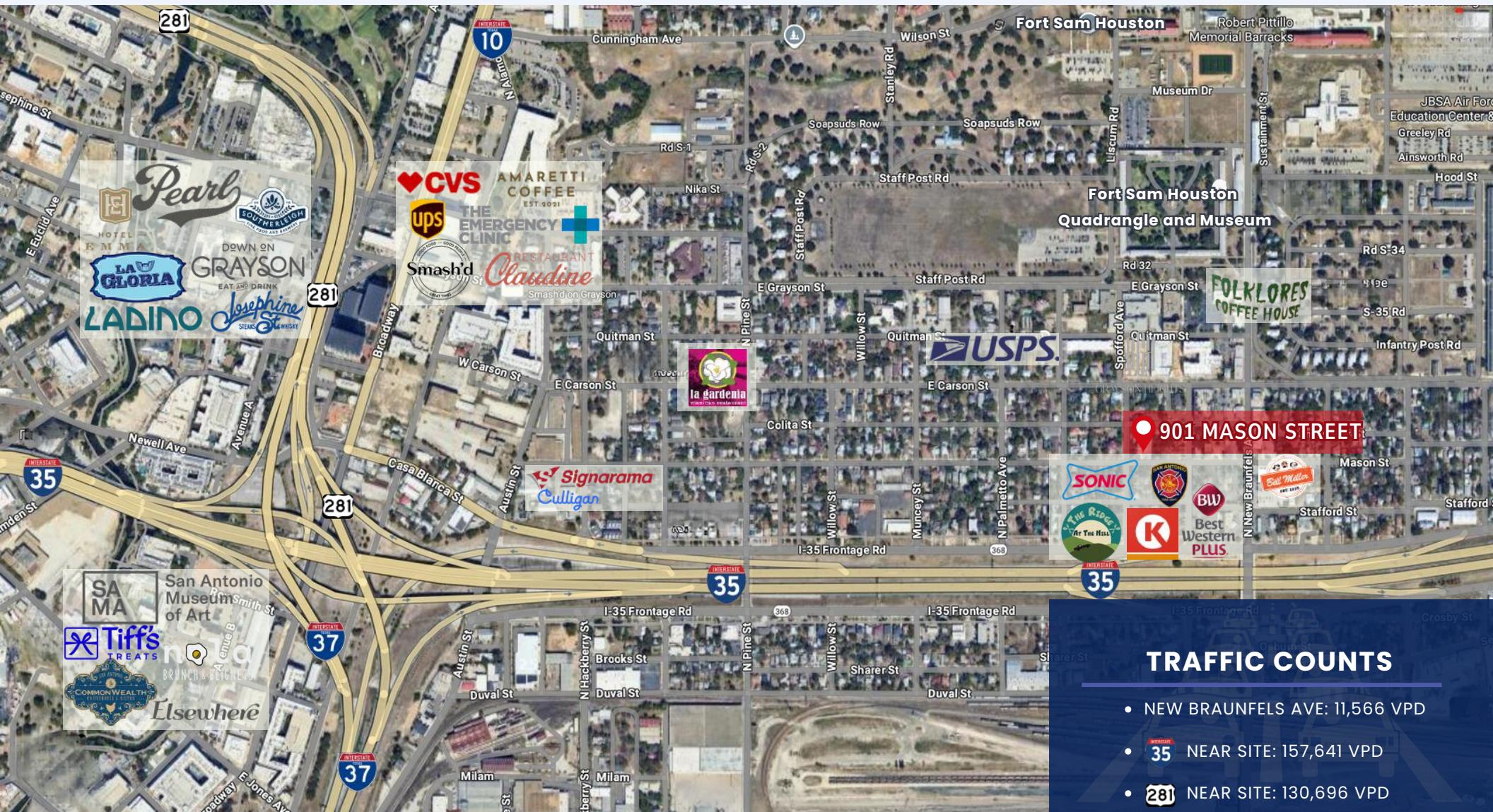
- Culinary & Retail Hub — The Pearl has evolved from a historic brewery site into a vibrant destination for dining, shopping, and culture
- Pullman Market — A recently opened 40,000-SF market and restaurant collective in Pearl (at 221 Newell Ave) brings full-service restaurants, a dessert bar, and a curated grocery offering
- Hotel Emma — A boutique hotel in a restored brewery building; brings foot traffic, guest presence, and prestige to the district
- Arts, Walkability & Events — Pearl hosts a farmer's market, live music venues, boutique shops, and green space for gathering
- Proximity to Culture & Recreation — From the Pearl you're within short drive or walk of:
  - McNay Art Museum, San Antonio Museum of Art, Witte Museum, Brackenridge Park & Japanese Tea Garden
  - Downtown / River Walk — connected via a River Walk extension that links Pearl to downtown attractions like the Alamo, River Walk promenades, and convention center areas
  - St. Mary's Strip — just to the west of Pearl is the St. Mary's entertainment corridor, with bars, eateries, and nightlife that serve the local community



About 1.3 miles from site



# TRADE AREA



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**TRAFFIC COUNTS**

- NEW BRAUNFELS AVE: 11,566 VPD
- **35** NEAR SITE: 157,641 VPD
- **281** NEAR SITE: 130,696 VPD

**CORE COMMERCIAL**

# SAN ANTONIO OVERVIEW



TECH PORT CENTER & ARENA



SAN ANTONIO RIVERWALK



SAN ANTONIO SPURS



SIX FLAGS OVER TEXAS FIESTA TEXAS

## Population

San Antonio is the 7th most populous city in the United States, and the 3rd largest city in Texas, with about 1.4 million residents. San Antonio ranks among the Top 5 in fastest growing cities and is expected to continue to grow.

## Industry

San Antonio has many successful industries such as, manufacturing, healthcare, and hospitality. Among these is tourism. San Antonio employs over 112,000 people in this industry and accounts for more than \$12 billion in revenue for the city

## City Attractions

The home of the 5 time champion NBA team, San Antonio Spurs. The Spurs bring an average of \$1.1 billion to the city yearly by way of games, merchandise, and tourism. San Antonio is also one of the most historic cities in Texas. The Alamo attracts over 1 million visitors every year and brings in hundreds of thousands of visitors to other attractions such as Six Flags Fiesta Texas and Sea World.

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# Information About Brokerage Services

Texas Real Estate Commission (02/10/2025)



**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:
  - 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.

Licensed Broker Broker Firm Name or Primary Assumed Name	License No.	Email Address	Phone No.
Core Commercial Brokerage SA, LLC	578245	<a href="mailto:info@corecommercialsa.com">info@corecommercialsa.com</a>	210-201-0061
Amanda Concha Designated Broker of Firm	578245	<a href="mailto:Amanda@corecommercialsa.com">Amanda@corecommercialsa.com</a>	210-201-0061
Moises Hernandez Senior Associate	783405	<a href="mailto:Moises@corecommercialsa.com">Moises@corecommercialsa.com</a>	210-324-2684
Guadalupe "Gabby" Tintori Associate	805001	<a href="mailto:Gabby@corecommercialsa.com">Gabby@corecommercialsa.com</a>	210-396-0587
Buddy Fisher Associate	824535	<a href="mailto:Buddy@corecommercialsa.com">Buddy@corecommercialsa.com</a>	210-454-7424
Ginger Toy Director of Administration/Associate	735223	<a href="mailto:Ginger@corecommercialsa.com">Ginger@corecommercialsa.com</a>	210-201-0061
An Tran Associate	817323	<a href="mailto:Antran@corecommercialsa.com">Antran@corecommercialsa.com</a>	210-975-2566
Fernando Agurcia Associate	719215	<a href="mailto:Fernando@corecommercialsa.com">Fernando@corecommercialsa.com</a>	305-799-4592

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
<b>Regulated by the Texas Real Estate Commission</b>				
<b>Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a></b>				