

# 425

## SOLEDAD

San Antonio, Texas 78205

Available  
Office Space  
For Sale  
or Lease



WestonUrban

STREAM

## About The Property

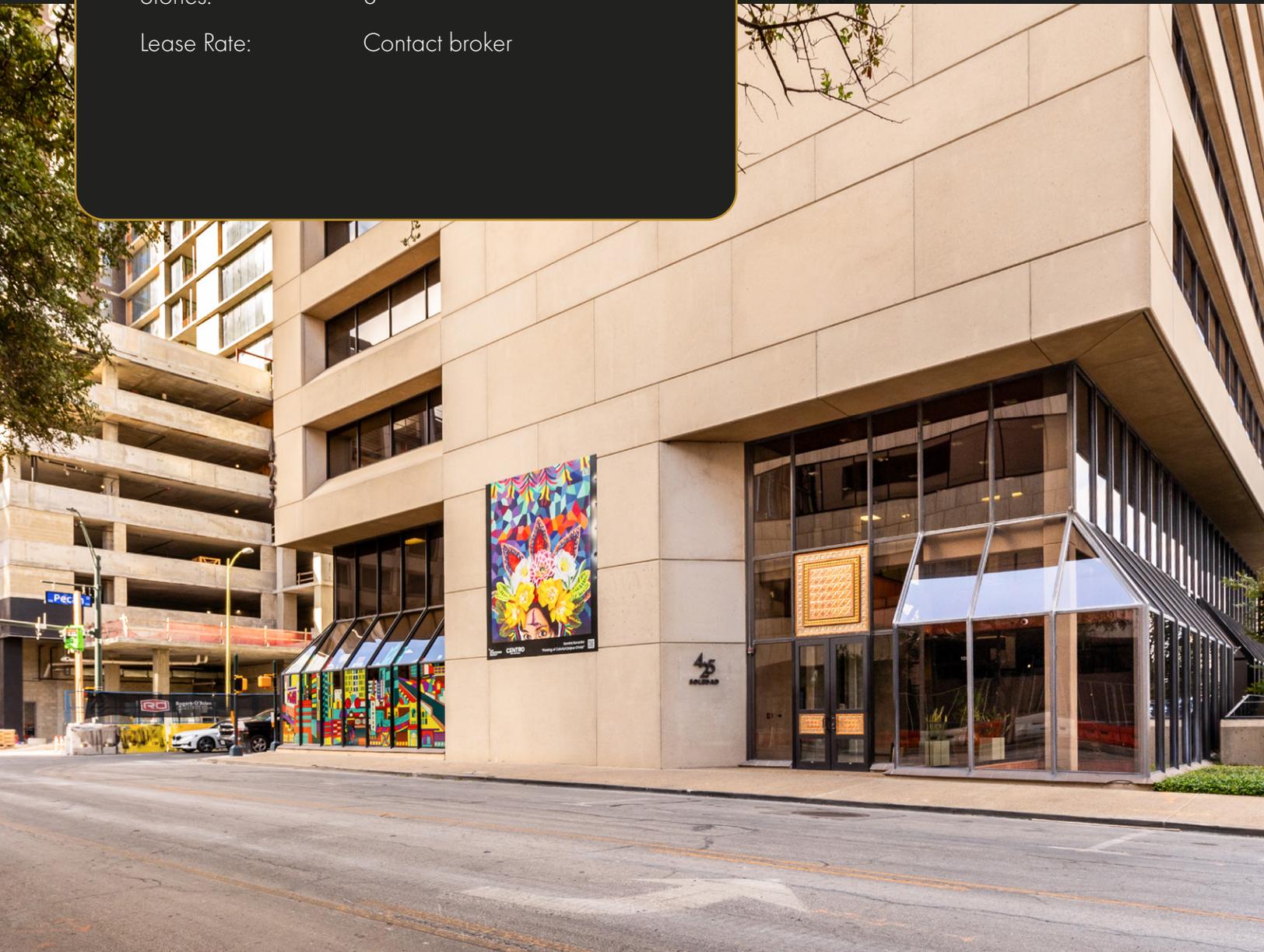
**425 SOLEDAD** is an 8-story office building located in the heart of downtown San Antonio between Main Street & Soledad. The property currently offers up to 29,632 rentable square feet with an array of options such as *private offices*, *open office layouts*, and *move-in ready suites*.

Building Size:            Approximately 73,000 SF

Stories:                    8

Lease Rate:              Contact broker

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Up To  
29,632 Square Feet  
Available

## Property Highlights

- Prime Location in the Downtown West district
- A short walk to numerous coffee shops, restaurants, and parks
- Abundant parking in attached garage
- Move-in ready suites available
- 2,619 - 29,632 RSF available
- Walk score of 90/Transit Score of 86
- Local & professional ownership
- Data Providers: Aethernet, Spectrum, and AT&T

425

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# DOWNTOWN WEST SATX

## San Antonio's Hub of Culture & Community

A true live, work, play community, the Downtown West district blends history with modern urban energy. The area is home to a vibrant collection of shops, restaurants, residential communities, and forward-thinking businesses. Downtown West offers walkable access to numerous amenities in a culturally rich urban environment.

[READ MORE HERE.](#)



Live.



Play.



Eat.



Work.



## Legacy Park

Located one block south of **425 Soledad** sits Legacy Park, a 1.2 acre urban oasis. The beautifully manicured space, featuring contoured grounds and vine-covered walkways, was designed by the world-renowned landscape architecture firm of GGN. The park offers free Wi-Fi and numerous seating options to hold an outdoor meeting or to simply enjoy a cup of coffee from a nearby coffee shop. The park is programmed for year-round enjoyment and is anchored by Pinkerton's BBQ, a Texas Monthly recognized BBQ restaurant.



## UT San Antonio Expansion

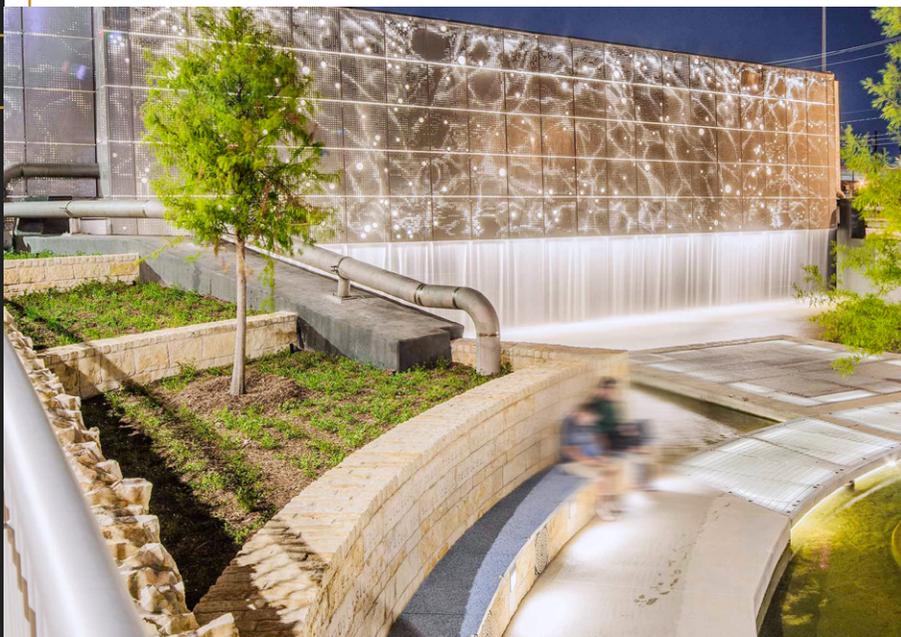
UT San Antonio's growing footprint now includes an expanded School of Data Science on its San Pedro campus. The school is creating a pipeline of highly qualified data scientists in San Antonio. The building also houses the National Security Collaboration Center, which trains students and also works with the US Census Bureau and the Texas Cyber Command. UT San Antonio is also building a new Innovation, Entrepreneurship, and Careers building called San Pedro II. The state's third-largest university also hosts the Institute of Texan Cultures inside the Frost Tower. The new experience celebrates the state's cultural heritage just a short walk from key tourism sites in Downtown West. [READ MORE HERE](#)



## San Pedro Creek

Located two blocks west of **425 Soledad** lies the San Pedro Creek Cultural Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. rich urban environment.

[FIND OUT MORE HERE.](#)





45  
SOLEDAD



Prime Location  
In the  
Downtown West  
District

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Tenant  
Controlled  
24-Hour  
Access

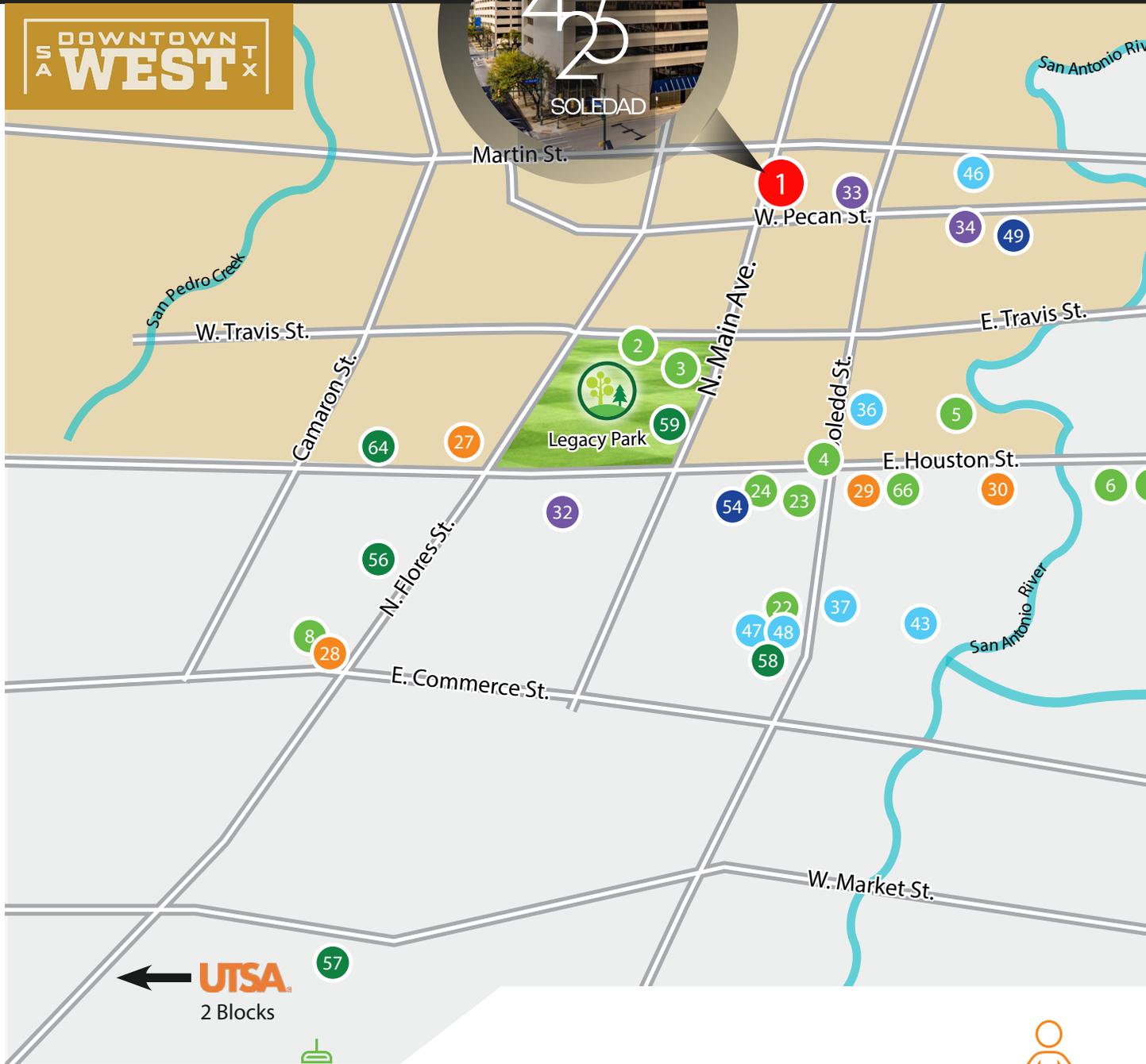
| Up To 29,632 Square Feet Available



Local &  
Professional  
Ownership



# Location / Amenity Map



## Restaurants



- |   |                            |
|---|----------------------------|
| 2. Oasis Cafe                             | 16. Bubba Gump Shrimp Co.  |
| 3. Pinkertons BBQ                         | 17. Texas De Brazil        |
| 4. Bunz                                   | 18. The County Line        |
| 5. Range                                  | 19. Joe's Cab Shack        |
| 6. Acenar                                 | 20. Hard Rock Cafe         |
| 7. Dorregos                               | 21. Landry's Seafood House |
| 8. The Original Blanco Cafe               | 22. 1Watson                |
| 9. Domingo Restaurant                     | 23. Leo's Hideout          |
| 10. Market on Houston                     | 24. Chick-Fil-A            |
| 11. Bohanan's                             | 25. Dunkin Donuts          |
| 12. The Palm                              | 26. Fat Head Pizza         |
| 13. Ostra Restaurant                      | 66. Kaedama Battleship     |
| 14. Alfredo's Gelato Pizza Cannoli & Cafe |                            |
| 15. La Panaderia Bakery Cafe              |                            |

## Shopping / Retail



- |                            |                        |
|----------------------------|------------------------|
| 27. Prose Nails            | 30. Royal Blue Grocery |
| 28. 7-Eleven               | 31. Walgreens          |
| 29. 18\8 Fine Men's Salons |                        |

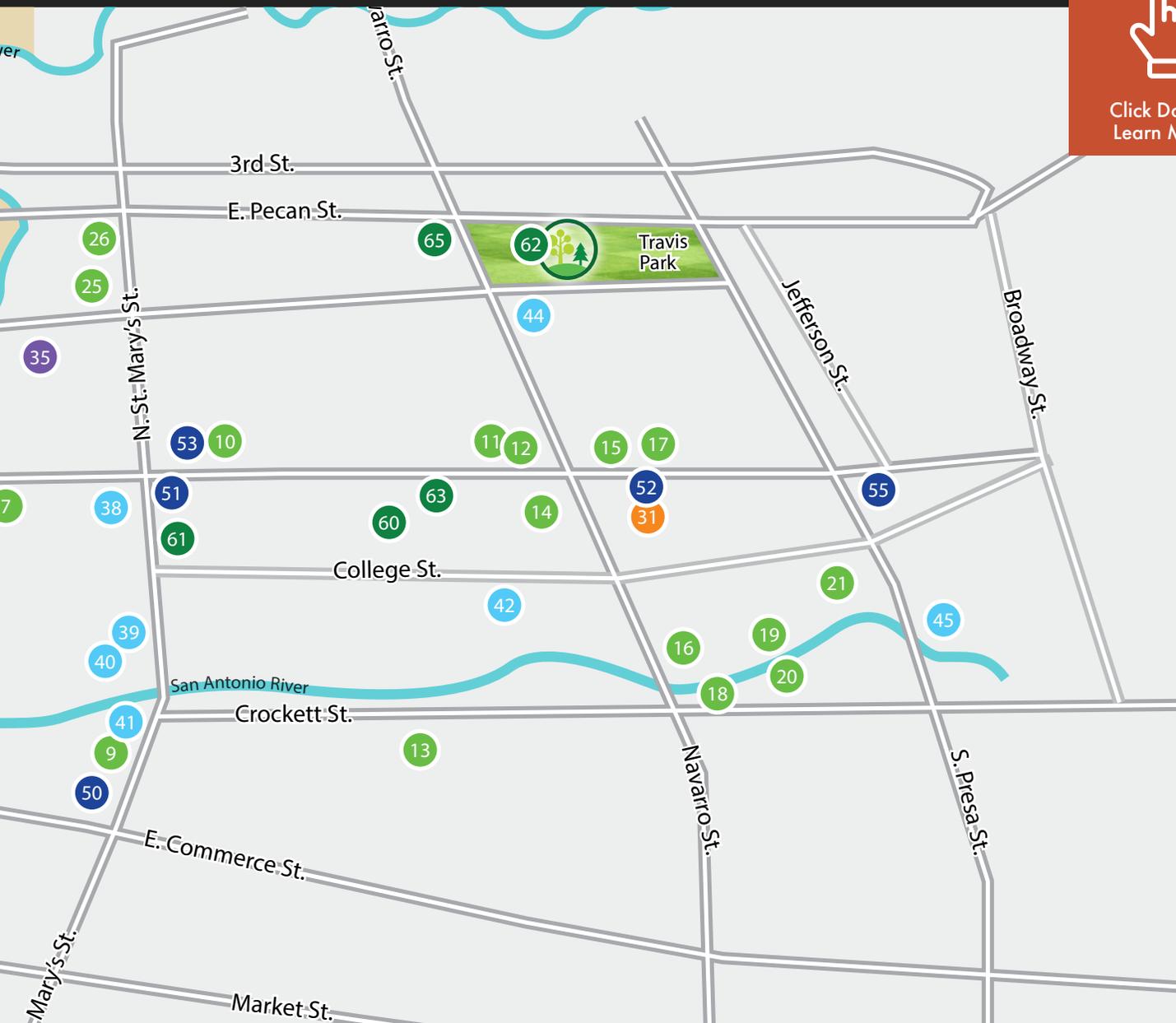
## Banks



- |                      |
|----------------------|
| 32. Frost Bank       |
| 33. Frost Motor Bank |
| 34. BBVA/PNC         |
| 35. IBC Bank         |



Click Dots to Learn More



### Hotels



- 36. Embassy Suites
- 37. Hampton Inn & Suites
- 38. Hotel Valencia
- 39. Courtyard by Marriott
- 40. Drury Inn & Suites
- 41. Canopy by Hilton
- 42. Omni La Mansion
- 43. Home2 Suites by Hilton

### Area Attractions

- 56. Texas Public Radio
- 57. Bexar Cnty Courthouse
- 58. Main Plaza
- 59. Legacy Park
- 60. Majestic Theatre
- 61. Empire Theatre
- 62. Travis Park
- 63. The Buckhorn
- 64. Institute of Texan Culture
- 65. Hopscotch



### Coffee / Bars



- 49. Common Wealth
- 50. The Esquire Tavern
- 51. Starbucks
- 52. Revolucion Coffee + Juice
- 53. Bar 414
- 54. Double Standard
- 55. Voodoo Donuts



# 45

## SOLEDAD

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Full Floors  
Available For Sale



Level 5

Level 4

Level 3

Level 2

Level 2  
6,250 SF

Level 3  
9,076 SF

Level 4  
9,076 SF

Level 5  
9,076 SF

# Suites Available For Lease

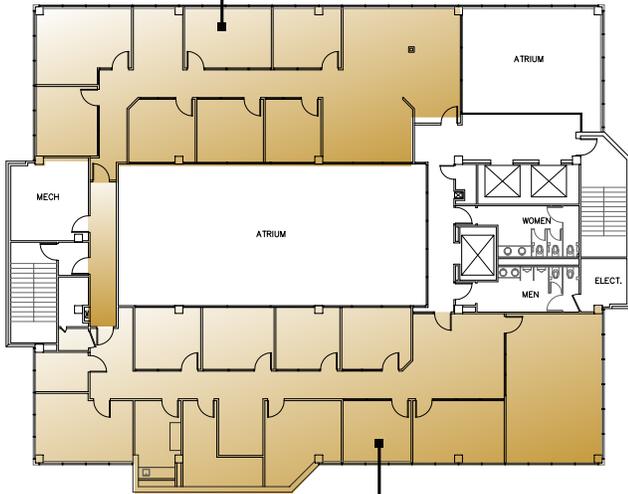
## Full Floor Available For Sale

360°  
VIRTUAL  
TOUR

SUITE 200  
2,619 RSF



### Level 2



SUITE 250  
3,631 RSF  
30 Days Notice

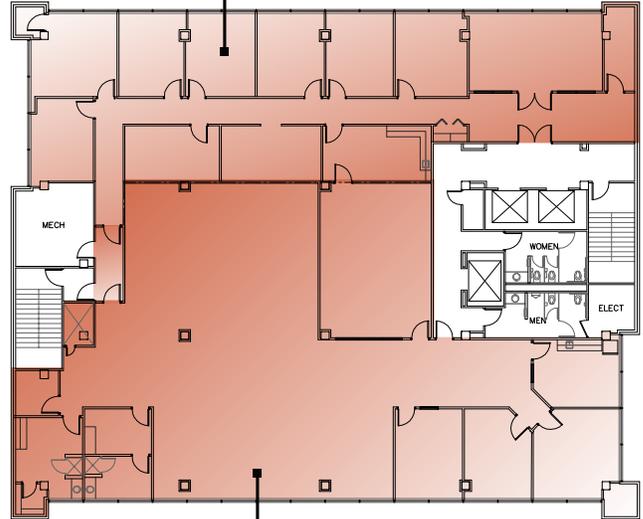


360°  
VIRTUAL  
TOUR

SUITE 300  
3,640 RSF



### LEVEL 3



SUITE 350  
5,436 RSF



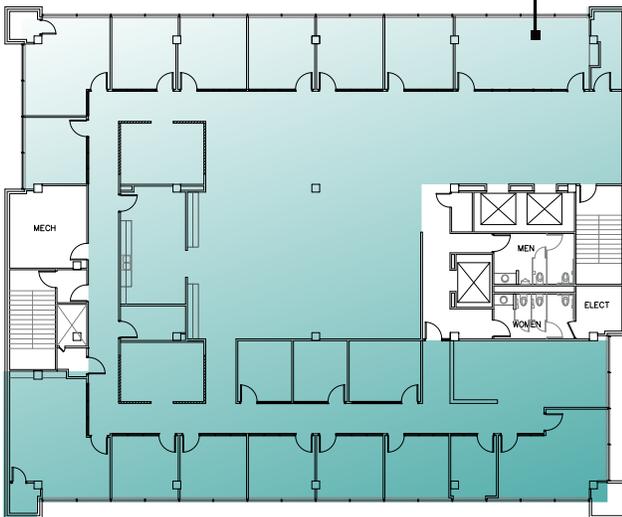
360°  
VIRTUAL  
TOUR

360°  
VIRTUAL  
TOUR

SUITE 400  
9,076 RSF



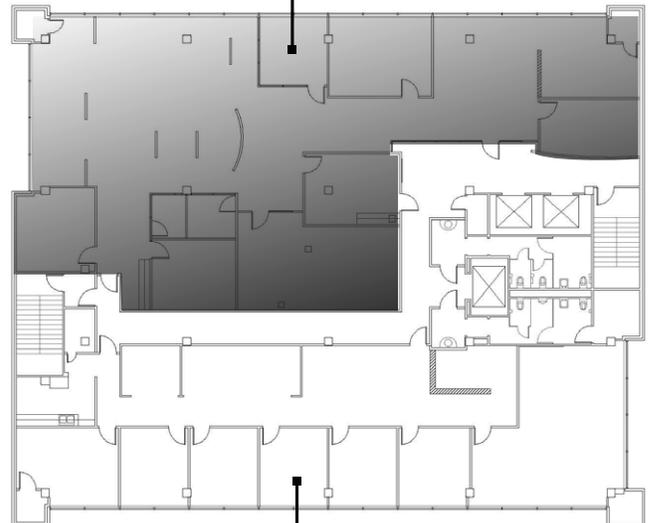
### LEVEL 4



SUITE 500  
5,230 RSF  
*Divisible*

360°  
VIRTUAL  
TOUR

### LEVEL 5



SUITE 550  
3,847 RSF  
Lease Exp:  
6/30/29

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