

2,300 SF FOR LEASE OR FOR SALE

418 10TH STREET

SAN ANTONIO, TX 78215

CLASSIC CHARACTER.
MODERN OFFICE CONVENIENCE.
STRATEGIC LOCATION.



SALE PRICE: ASKING \$695,000

LEASE RATE: \$4,000 PER MONTH PLUS EXPENSES

A photograph of a conference room. In the center is a long, dark wood conference table with several black chairs. The room has large windows with wooden frames and blinds. On the walls are several framed pictures, including a large one of a lighthouse on the left and a map of Mexico on the right. A ceiling fan is visible above the table. The floor is made of light-colored wood.

Conference Room

BUILDING DESCRIPTION

- Charming, historic 1904 Union Pacific Conductor's House, upgraded for modern office use while retaining classic character.
- ±2,300 SF workspace featuring five private offices, two restrooms (one with shower), a full kitchen, generous storage, and access to an unfinished attic (approximately 1,000 SF).
- Premier location directly across from Maverick Park, in the vibrant pocket between The Pearl and Downtown—areas experiencing rapid growth and attracting businesses, creatives, and tech professionals.
- Highly walkable environment with immediate access to Pearl Brewery, San Antonio Museum of Art, Tobin Center, and numerous dining, retail, and recreational amenities.
- Ample parking available for employees and visitors.
- Perfect for professional services, creative firms, boutique agencies, or businesses seeking a unique and memorable office setting.

THE LOCATION

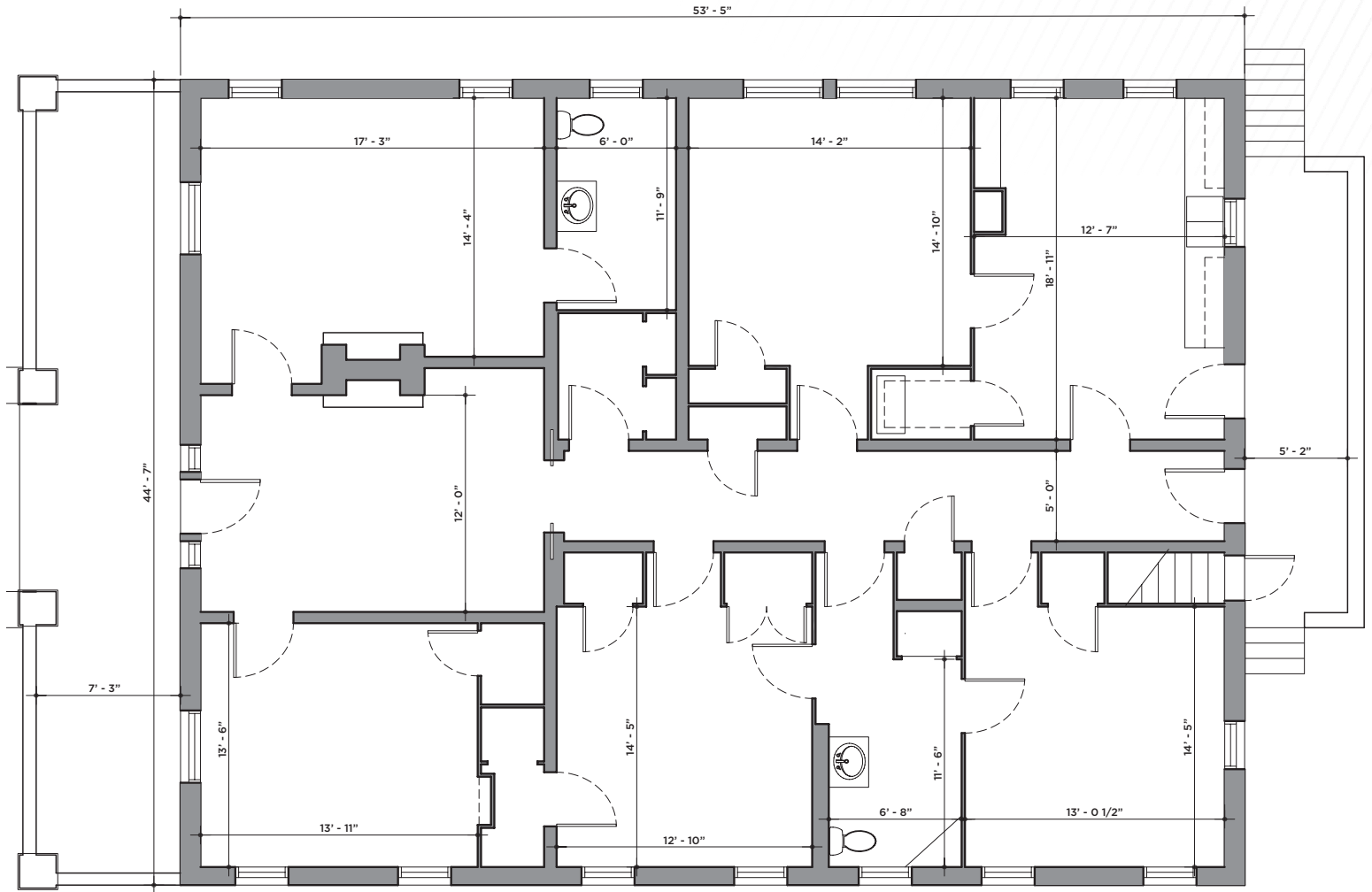


SITE PLAN

10th Street

1-Story Building

FLOOR PLAN



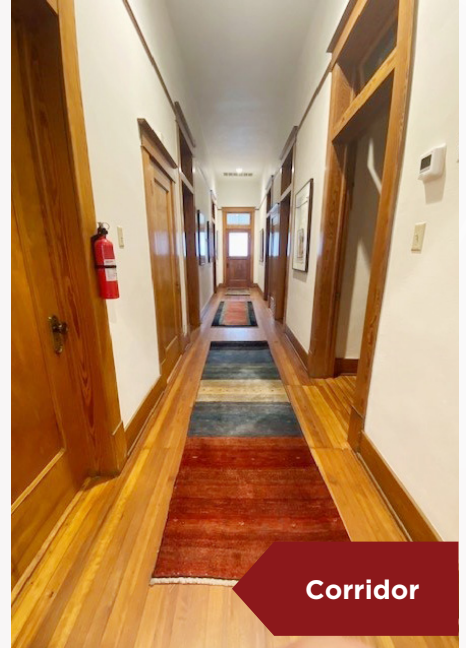
PROPERTY PHOTOS



Office



Reception Area



Corridor



Kitchen

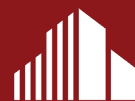
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