



403 E Commerce Street

HISTORIC OFFICE SPACE



Jones Lang LaSalle Americas, Inc.

Location overview

Located along the picturesque San Antonio River Walk, 403 E Commerce is a 21,701 SF building providing stunning views and versatile space options. This is a rare chance to secure an historic office space for immediate occupancy. In close proximity to the City and County offices, Federal Court House and the UTSA School of Data Science. Retail tenants located at street level and River Walk level.



Suites ranging from 403 RSF to 5,023 RSF



River walk frontage



Immediate occupancy



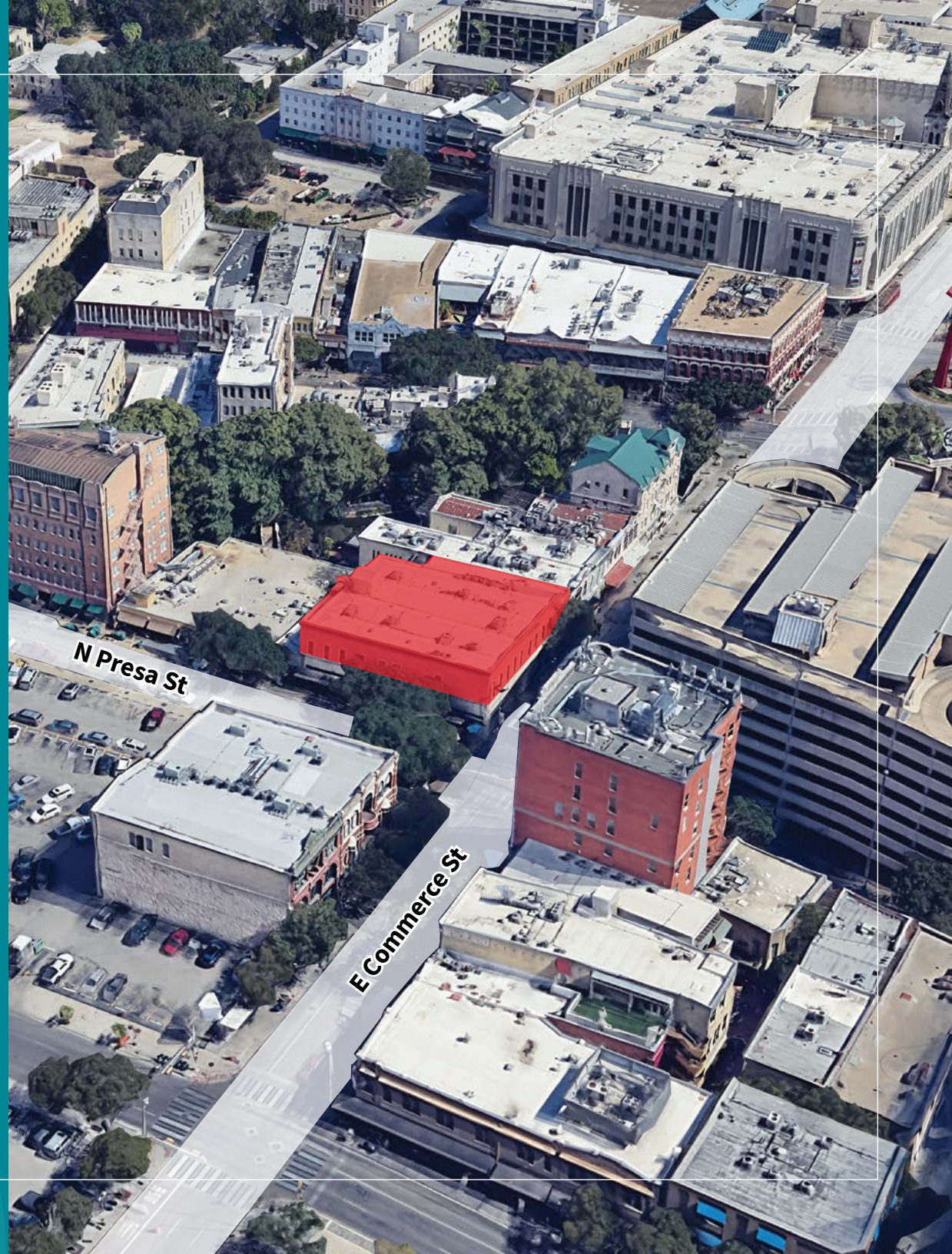
Proximity to walkable amenities



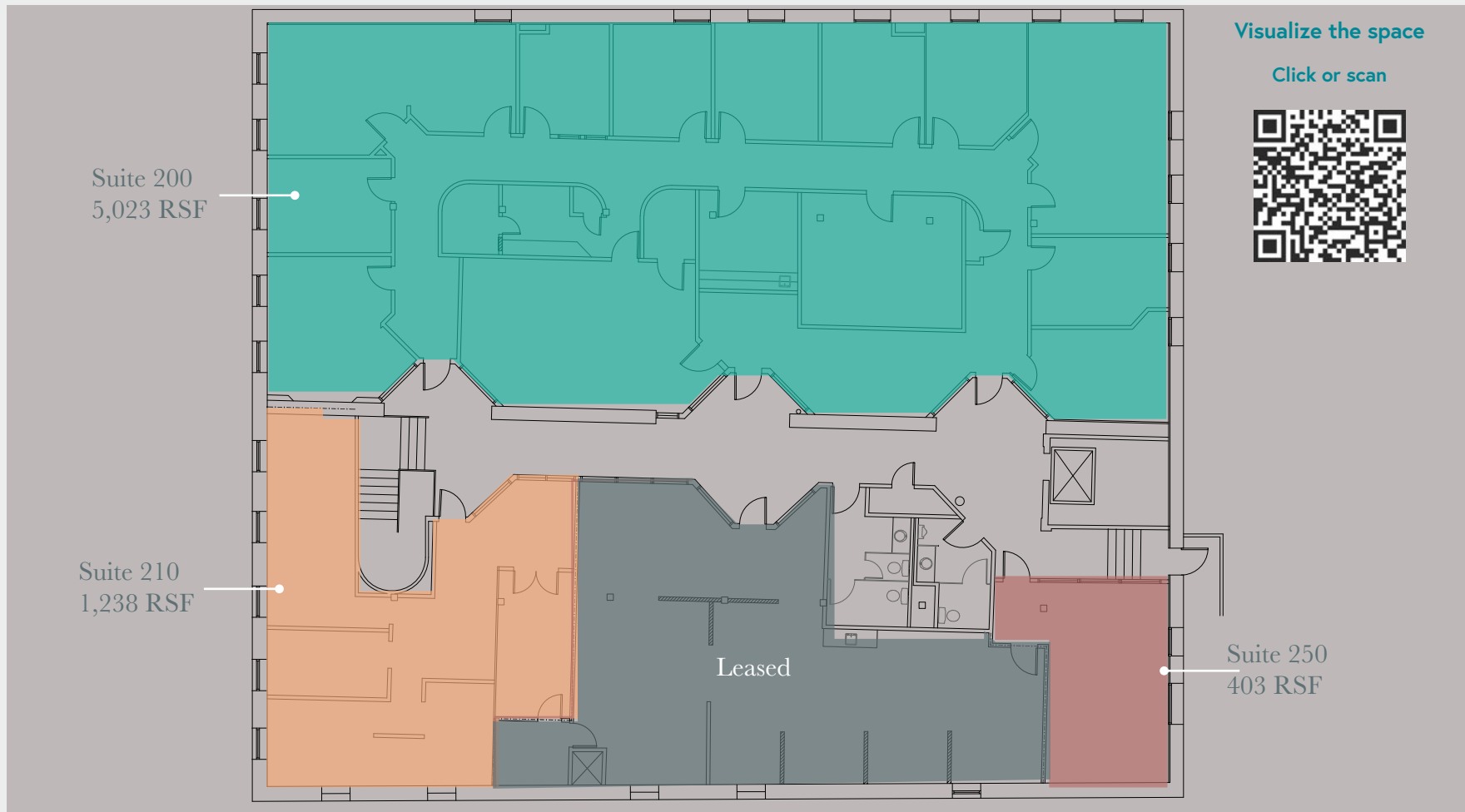
Garage and Surface parking options located across the street



Aggressive lease terms available



Floor plan





An Amenity Driven Area

Downtown San Antonio is home to over 60,000 people, 10,000 students and the workplace for thousands more, it is a diverse center of arts, entertainment, and business.

Restaurants

- Alfredo's Gelato Pizza Cannoli & Café
- Ambler Texas Kitchen + Cocktails
- Battalion
- Biga
- Blush Restaurant & Bakery
- Bohanan's Prime Steaks and Seafood
- Box St. All Day Brunch
- Bubba Gump Shrimp Co.
- Casa Rio
- Commonwealth Coffeehouse & Bakery Weston
- Dough Pizzeria Napoletana
- Dorrego's
- Gus's World Famous Fried Chicken
- Guadalajara Grill
- Hot Joy
- La Focaccia Italian Grill
- La Frite Belgian Bistro
- La Panaderia Bakery Café
- Landrace
- Landry's Seafood House
- Little Em's Oyster Bar
- Luna Rosa Puerto Rican Grill y Tapas
- Maverick Coffee Bar
- Maverick Texas Brasserie
- Maverick Whiskey
- Mixtli
- NONNA Osteria
- Ocho
- Pinkerton's Barbecue
- Range | Steak - Seafood - Field
- Rebelle
- Rosario's ComidaMex & Bar
- Royal Blue Grocery
- Saltgrass Steak House
- Smoke Texas River Walk
- Stout's Signature
- Texas De Brazil
- The Friendly Spot Ice House
- The Moon's Daughters
- The Palm
- The Republic of Texas Restaurant
- The River's Edge Cafe & Patio Bar
- Thai Lucky Sushi Bar & Restaurant
- Tito's Mexican Restaurant
- Whataburger

Entertainment & Landmarks

- Alamodome
- Aztec Theatre
- Bexar County District Courts
- Hemisfair Park Redevelopment
- Henry B. González Convention Center
- La Villita Historic Village
- Majestic Theatre
- Shops at Rivercenter
- The Alamo
- Tobin Center for Performing Arts
- Tower of the Americas
- UTSA Institute of Texan Cultures
- UTSA Southwest Campus

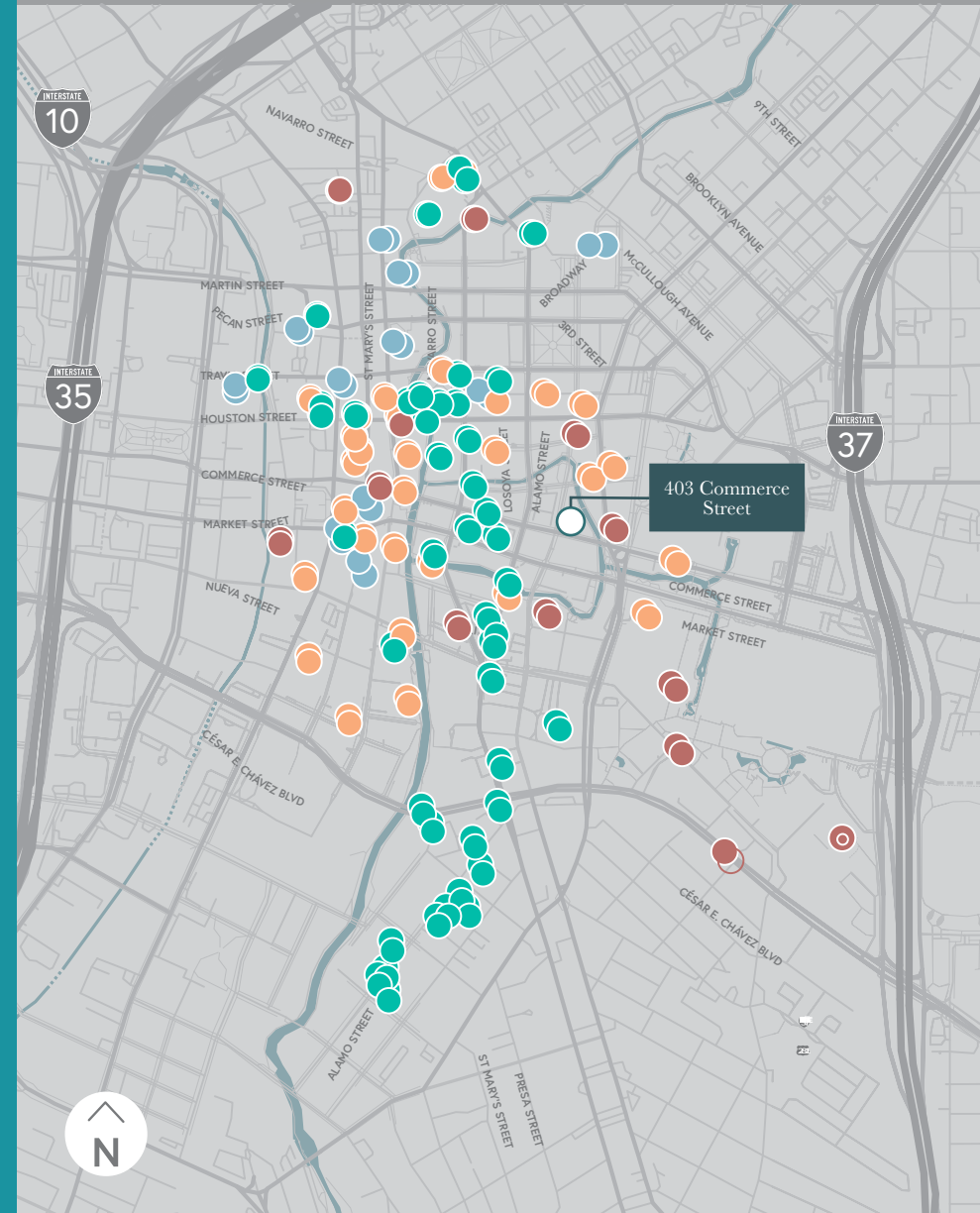
Hotels

- Club Wyndham La Cascada
- Courtyard by Marriott San Antonio Riverwalk
- Drury Inn & Suites San Antonio Riverwalk
- Drury Plaza Hotel San Antonio Riverwalk
- Embassy Suites by Hilton San Antonio Riverwalk
- Grand Hyatt San Antonio River Walk
- Hilton Palacio del Rio
- Holiday Inn San Antonio-Riverwalk
- Homewood Suites by Hilton San Antonio-Riverwalk/ Downtown
- Hotel Contessa
- Hotel Gibbs Downtown San Antonio Riverwalk
- Hotel Indigo San Antonio-Riverwalk
- Hotel Valencia Riverwalk
- Hyatt Regency San Antonio Riverwalk
- Menger Hotel
- Mokara Hotel & Spa
- O'Brien Riverwalk Boutique Hotel
- Omni La Mansión del Rio
- Riverwalk Plaza Hotel
- San Antonio Marriott Rivercenter on the River Walk
- SpringHill Suites by Marriott San Antonio Downtown/ Riverwalk Area
- The Crockett Hotel
- The Emily Morgan San Antonio - a DoubleTree by Hilton Hotel
- The Gunter Hotel San Antonio Riverwalk
- The St. Anthony, a Luxury Collection Hotel, San Antonio
- The Westin Riverwalk, San Antonio
- Thompson San Antonio - Riverwalk, by Hyatt
- TownePlace Suites by Marriott San Antonio Downtown Riverwalk
- Valencia Hotel Group Central Reservations

Office Buildings

- 300 Convent St
- 401 E Houston St
- Frost Bank
- IBC Centre I & II
- International Center
- Light Building
- One Alamo Center
- One Riverwalk Place
- Travis Park Plaza
- Weston Centre

Major Companies with a Significant CBD Presence:





Broker Contact

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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.



2-10-2025

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.

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Buyer/Tenant/Seller/Landlord Initials

Date