

BROADWAY TRADE CENTER

9929 BROADWAY STREET | SAN ANTONIO, TX 78217

FOR LEASE

2 Months Free Base Rent
on 3 year term for
spaces <3,000 SF
leased in the next 60 Days

For More
Information
Contact

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Vice President

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 ENTRADA
PARTNERS

CBRE

Property Overview

MOVE-IN READY CONDITION

AVAILABILITY

- ±203,651 Total SF
- Range of sizes available: ±1,232 SF - ±9,704 SF

BUILDING FEATURES

- 20' clear height
- Grade level and dock high loading

HVAC

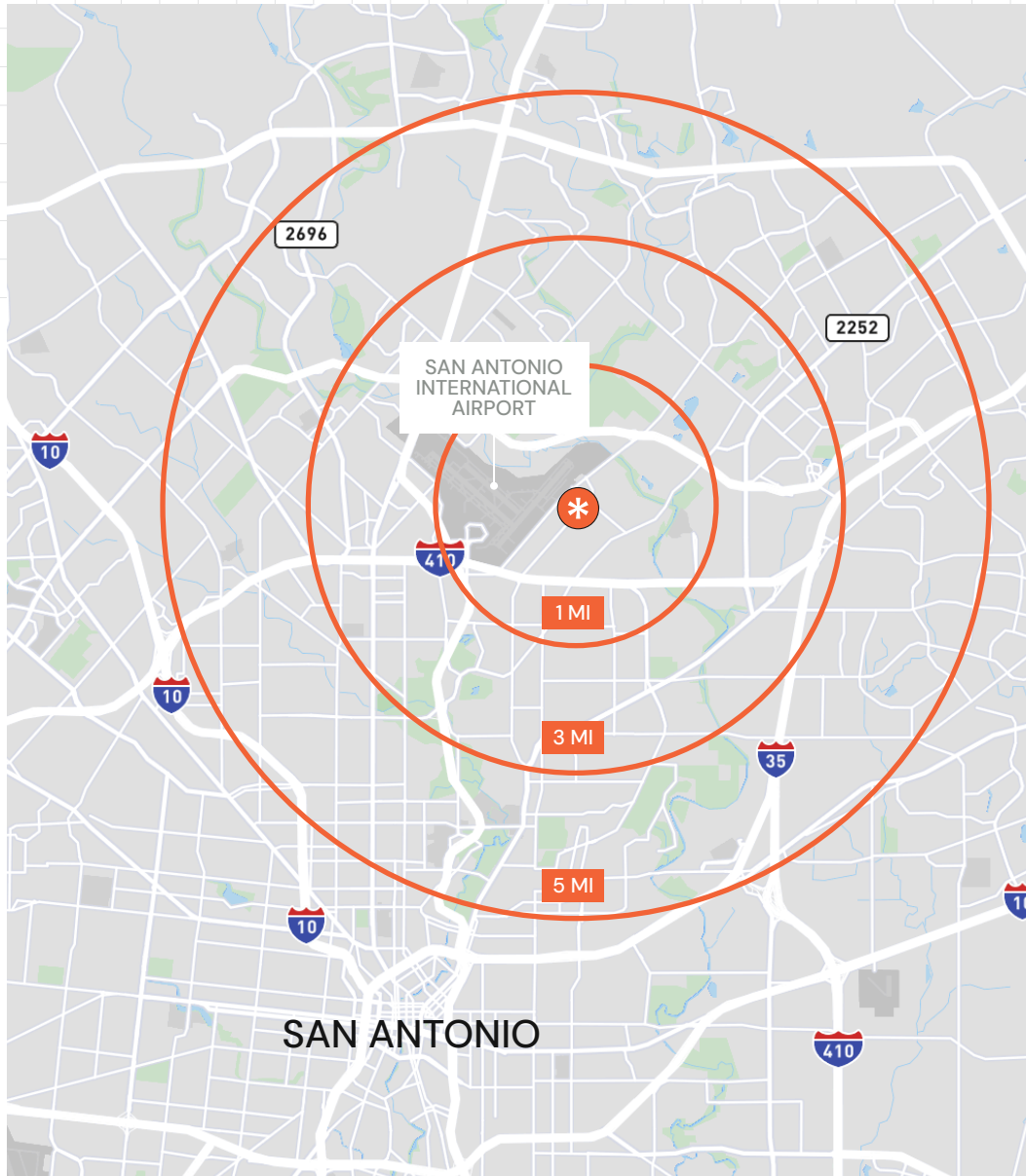
- Landlord assumes all HVAC responsibility: \$0.40 PSF

TERMS

- Lease Rate: \$13.00-\$13.50 PSF
- Annual OPEX: \$5.36 PSF



LOCATION OVERVIEW



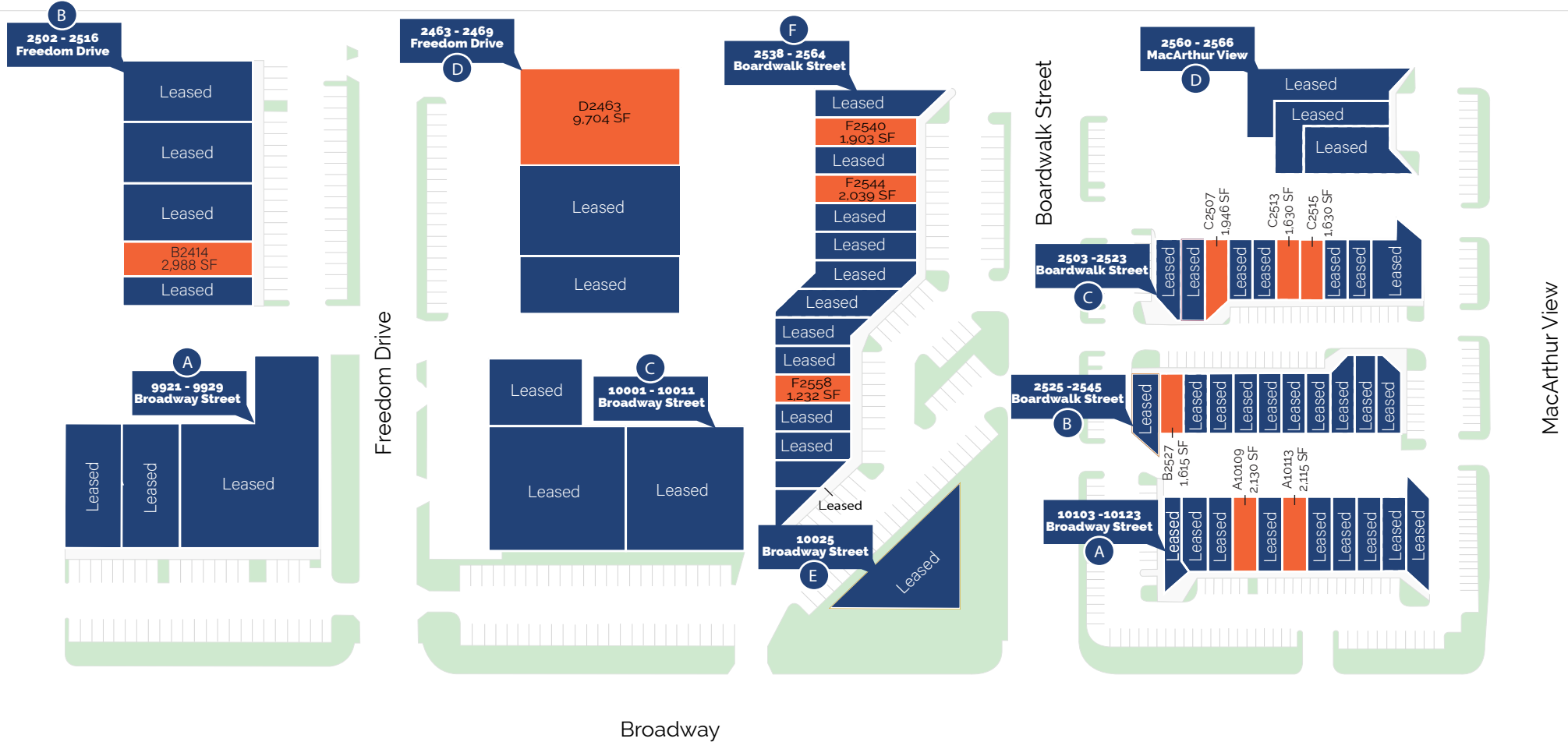
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	6,117	83,663	261,616
2025 Employees	13,543	85,602	179,796
2025 Businesses	1,112	7,577	16,422
2025 Average Household Income	\$81,591	\$101,242	\$103,831
2025 Daytime Population	17,251	145,331	351,971



SITE MAP

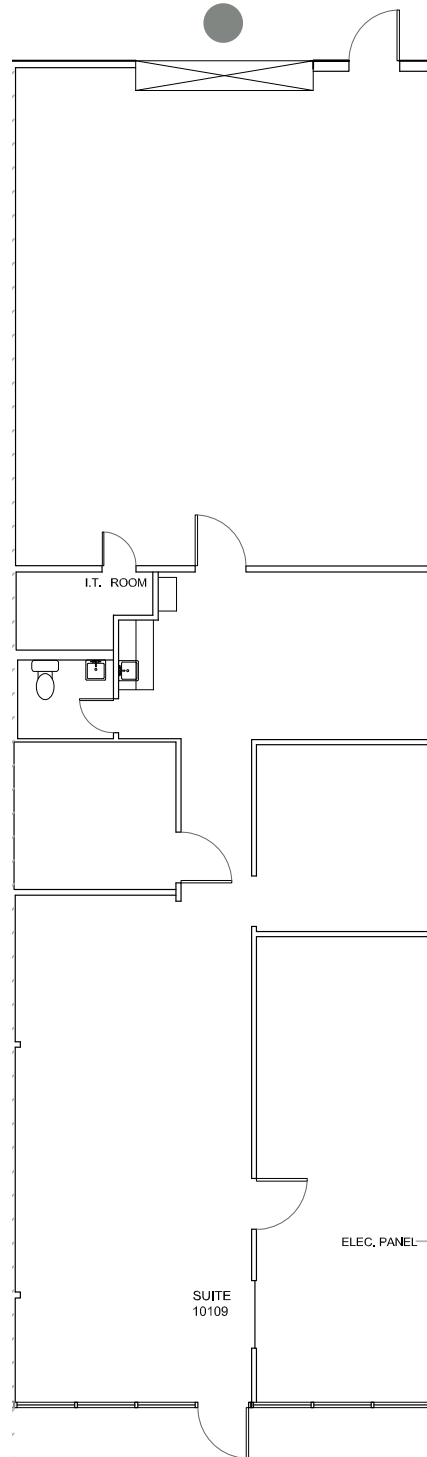
AVAILABLE
 LEASED



BLDG A

10103 – 10123

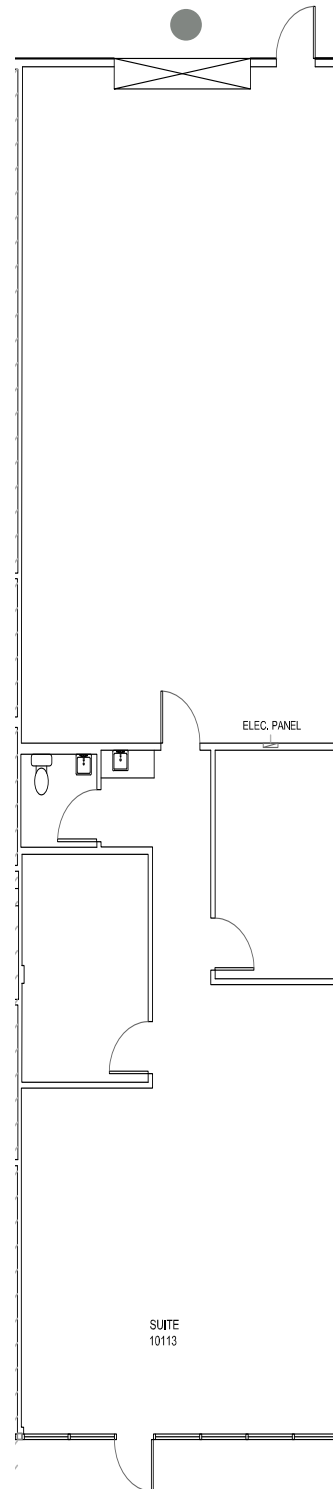
SUITE	A10109
SF	±2,130 SF
RATE	\$14.00 NNN
BUILD OUT	Contact Broker
LOADING	1 Dock Door
COMMENTS	Available 6/1/2026



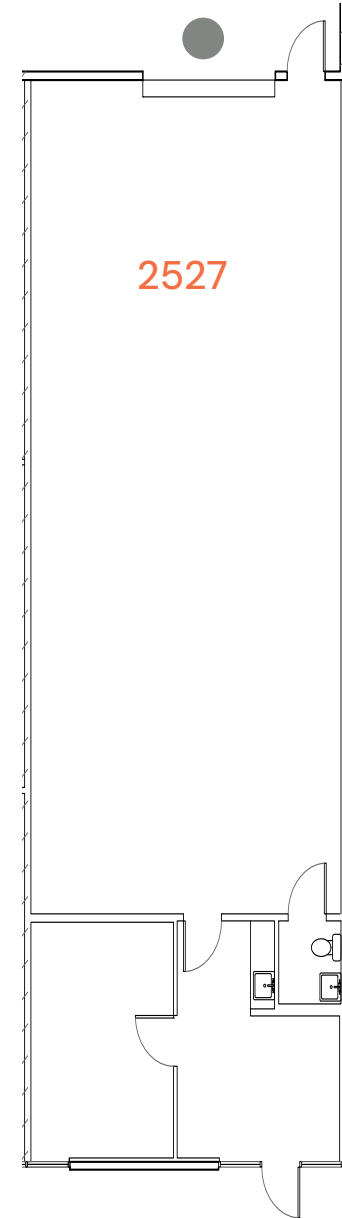
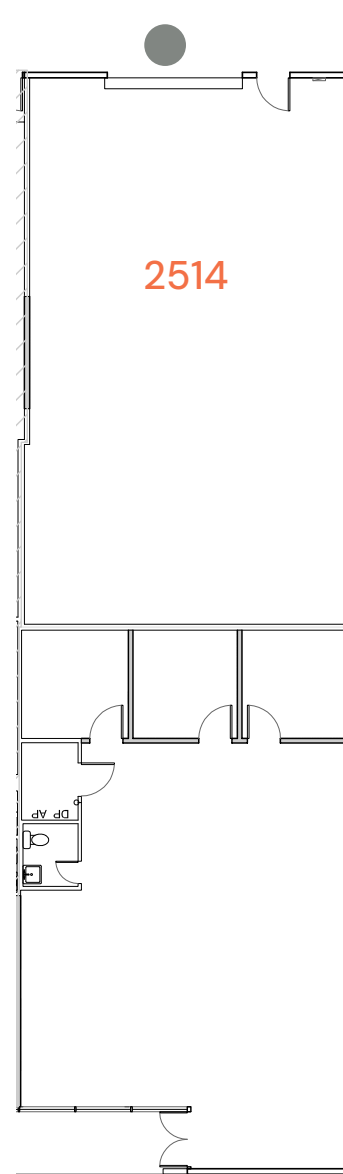
BLDG A

10103 – 10123

SUITE	A10113
SF	±2,115 SF
RATE	\$13.50 NNN
BUILD OUT	Contact Broker
LOADING	1 Grade Level Door
COMMENTS	Available Now



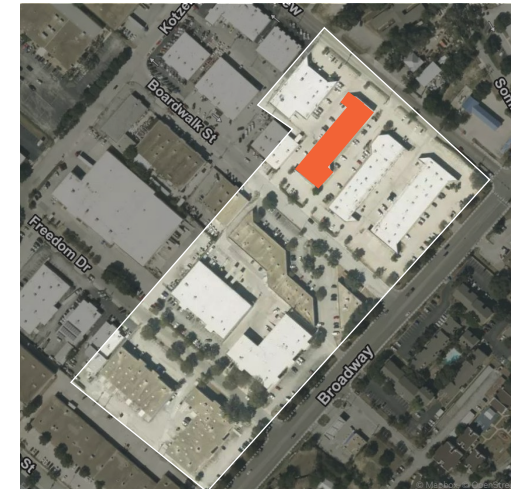
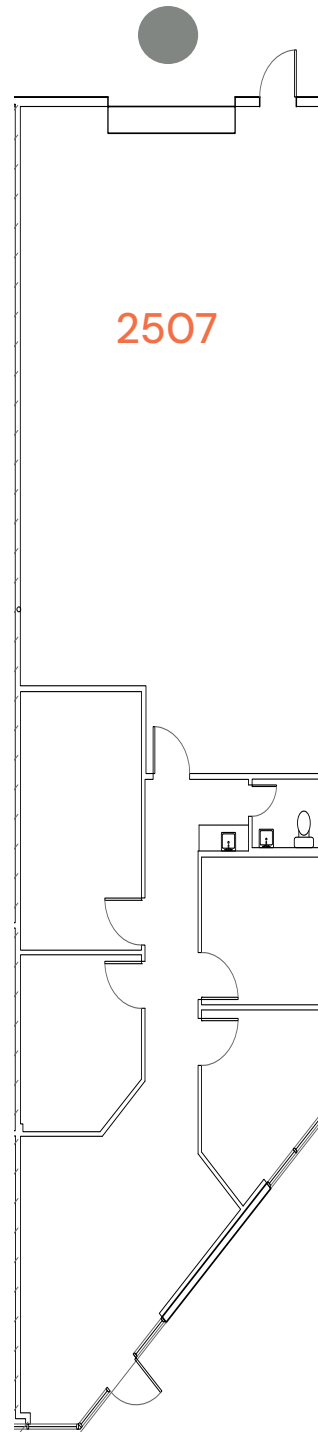
BLDG B



SUITE	B2514	B2527
SF	±2,988 SF	±1,615 SF
RATE	\$13.00 NNN	\$13.50 NNN
BUILD OUT	Office: 1,498 SF Warehouse: 1,490 SF	Office: 371 SF Warehouse: 1,244 SF
LOADING	1 Grade Level Door	1 Grade Level Door
COMMENTS	Available Now	Available Now

BLDG C

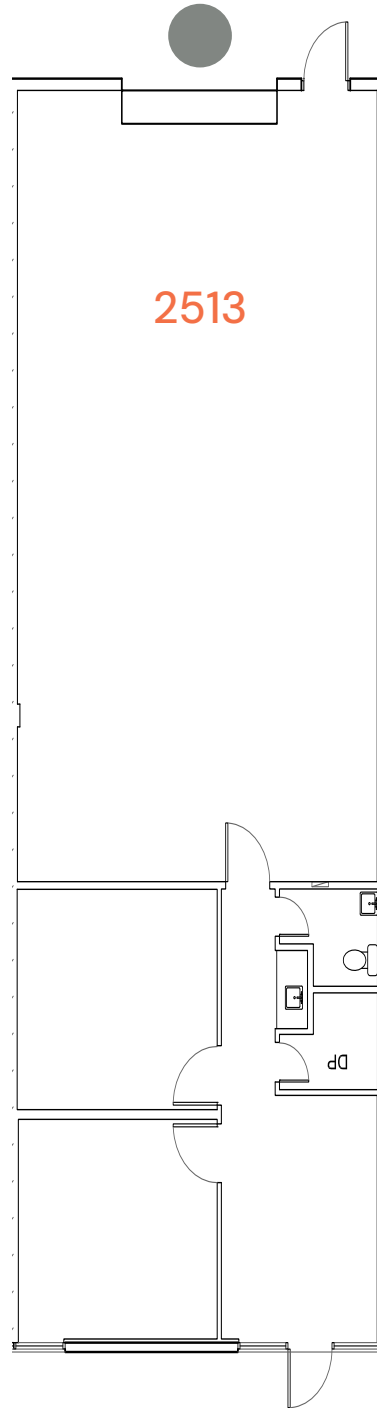
2503 - 2523



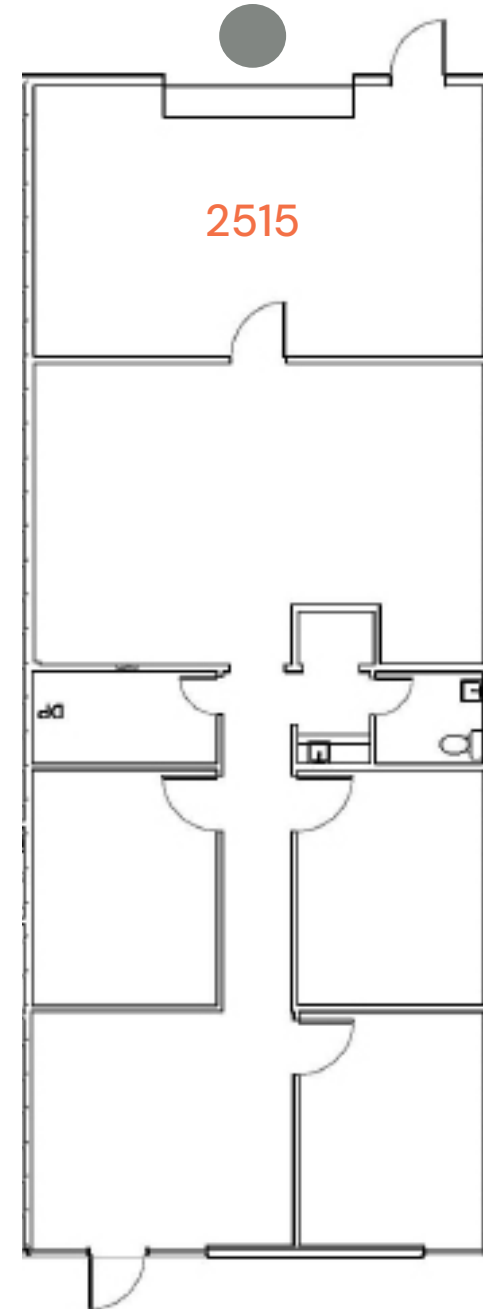
SUITE	C2507
SF	±1,946 SF
RATE	\$13.50 NNN
BUILD OUT	Office: 911 SF Warehouse: 1,035 SF
LOADING	1 Grade Level Door
COMMENTS	Available Now

BLDG C

2503 - 2523



Contiguous Option: ±3,273 SF



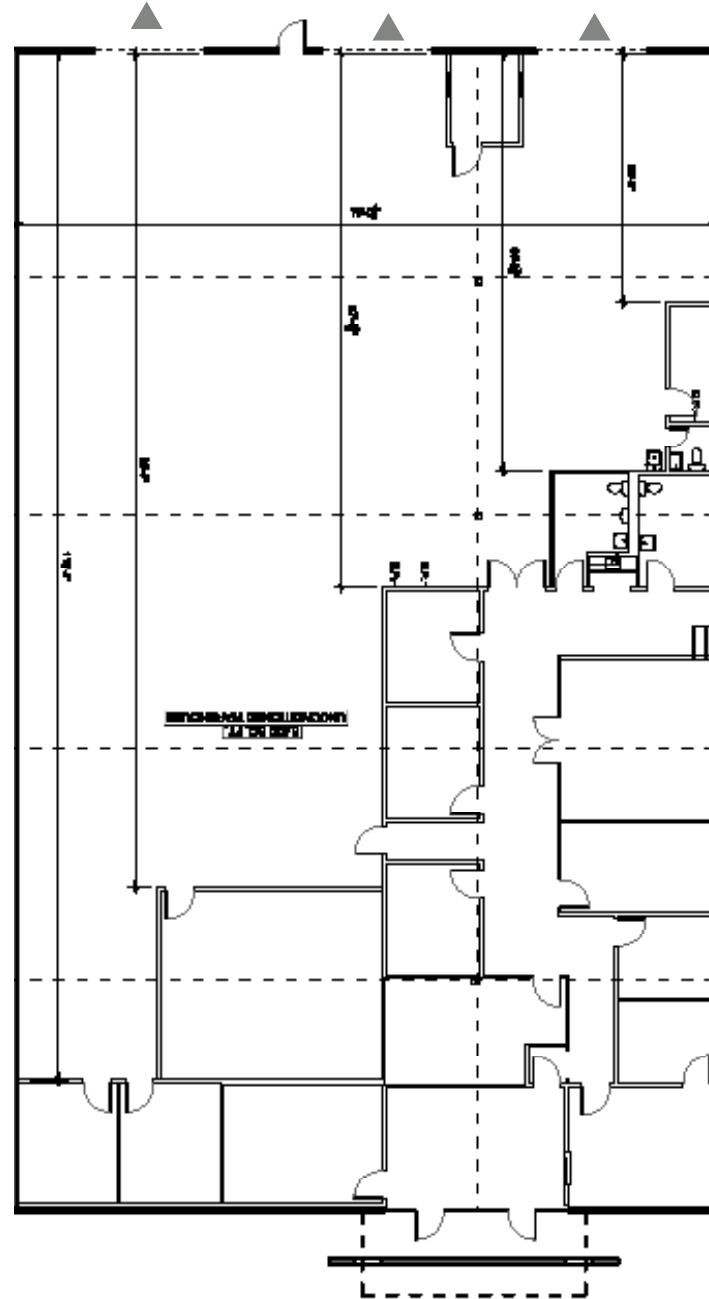
SUITE	C2513	C2515
SF	±1,630 SF	±1,643 SF
RATE	\$13.50 NNN	\$13.50 NNN
BUILD OUT	Office: 597 SF Warehouse: 1,033 SF	Office: 1,247 SF Warehouse: 396 SF
LOADING	1 Grade Level Door	1 Grade Level Door
COMMENTS	Available Now	Available Now

BLDG D

2463 - 2469

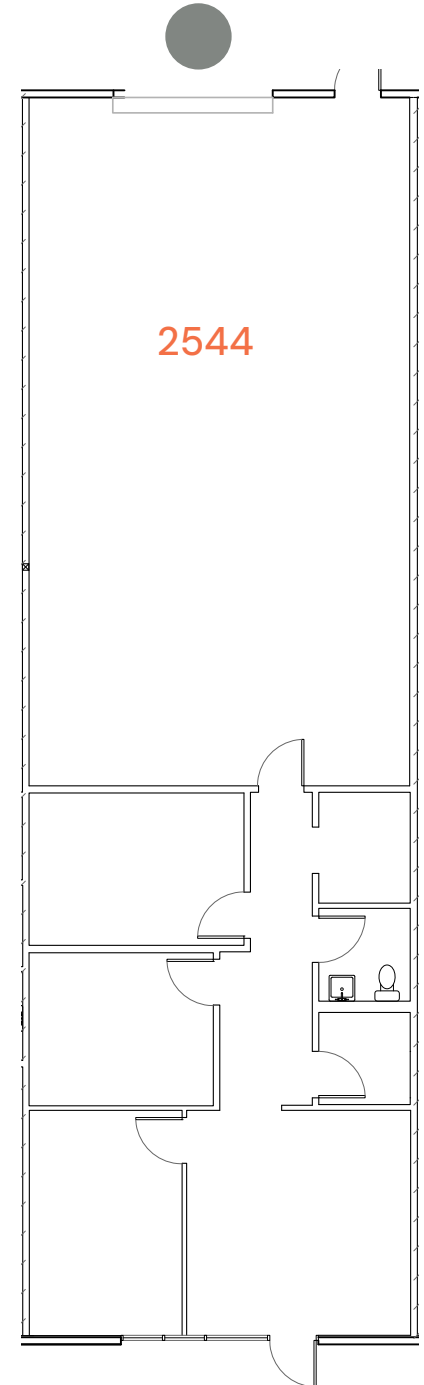
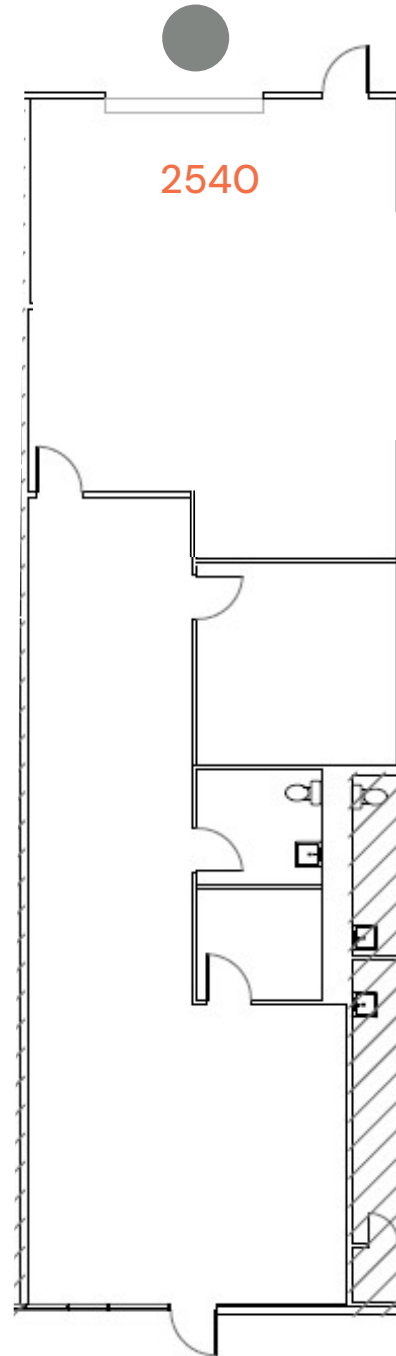


SUITE	D2463
SF	±9,704 SF
RATE	Contact Broker
BUILD OUT	±3,867 SF Office ±5,837 SF Warehouse
LOADING	3 Dock High Doors
COMMENTS	30 Days Notice



BLDG F

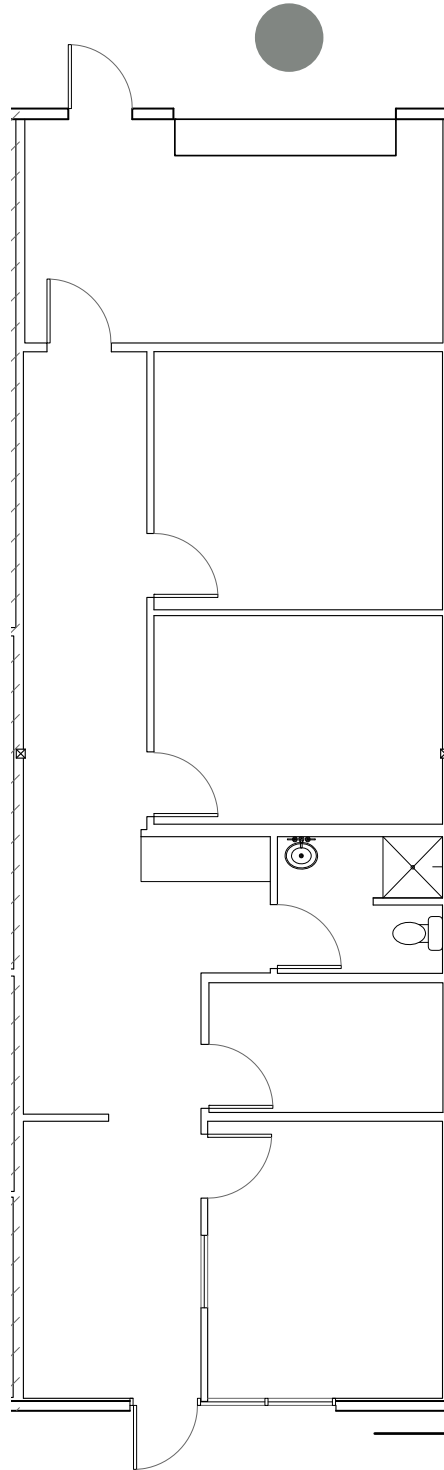
2538 - 2564



SUITE	F2540	F2544
SF	±1,903 SF	±2,039 SF
RATE	\$13.50 NNN	\$13.50 NNN
BUILD OUT	Office: 905 SF Warehouse: 1,134 SF	Office: 905 SF Warehouse: 1,134 SF
LOADING	1 Grade Level Door	1 Grade Level Door
COMMENTS	Available Now	Available Now

BLDG F

2538 - 2564



SUITE	F2558
SF	±1,232 SF
RATE	\$13.50 NNN
BUILD OUT	Office: 226 SF Warehouse: 1,006 SF
LOADING	1 Grade Level Door
COMMENTS	Available Now

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CBRE

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