

EXCLUSIVE

Turn-Key Headquarters Opportunity

500 Navarro Street | Downtown San Antonio



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Fully Built-Out
Headquarters Space

Immediate Occupancy



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PROJECT OVERVIEW

Entrust Commercial Advisors Group presents a turn-key office leasing opportunity at 500 Navarro Street in the heart of Downtown San Antonio.

This highly visible property allows a tenant to step directly into a fully built-out office environment featuring private offices, conference rooms, collaborative work areas, reception space, and modern employee amenities—significantly reducing the time, cost, and disruption associated with a traditional office build-out.

The property combines contemporary finishes, abundant natural light, and thoughtfully designed common areas to create a professional workplace environment suited for a wide range of office users. Located within walking distance of the River Walk, Travis Park, major hotels, restaurants, government offices, and key business destinations, the property offers both convenience and prestige in one of San Antonio's most recognized downtown locations.

This is a plug-and-play opportunity for companies seeking immediate occupancy, lower upfront capital expenditures, and a professional headquarters presence.

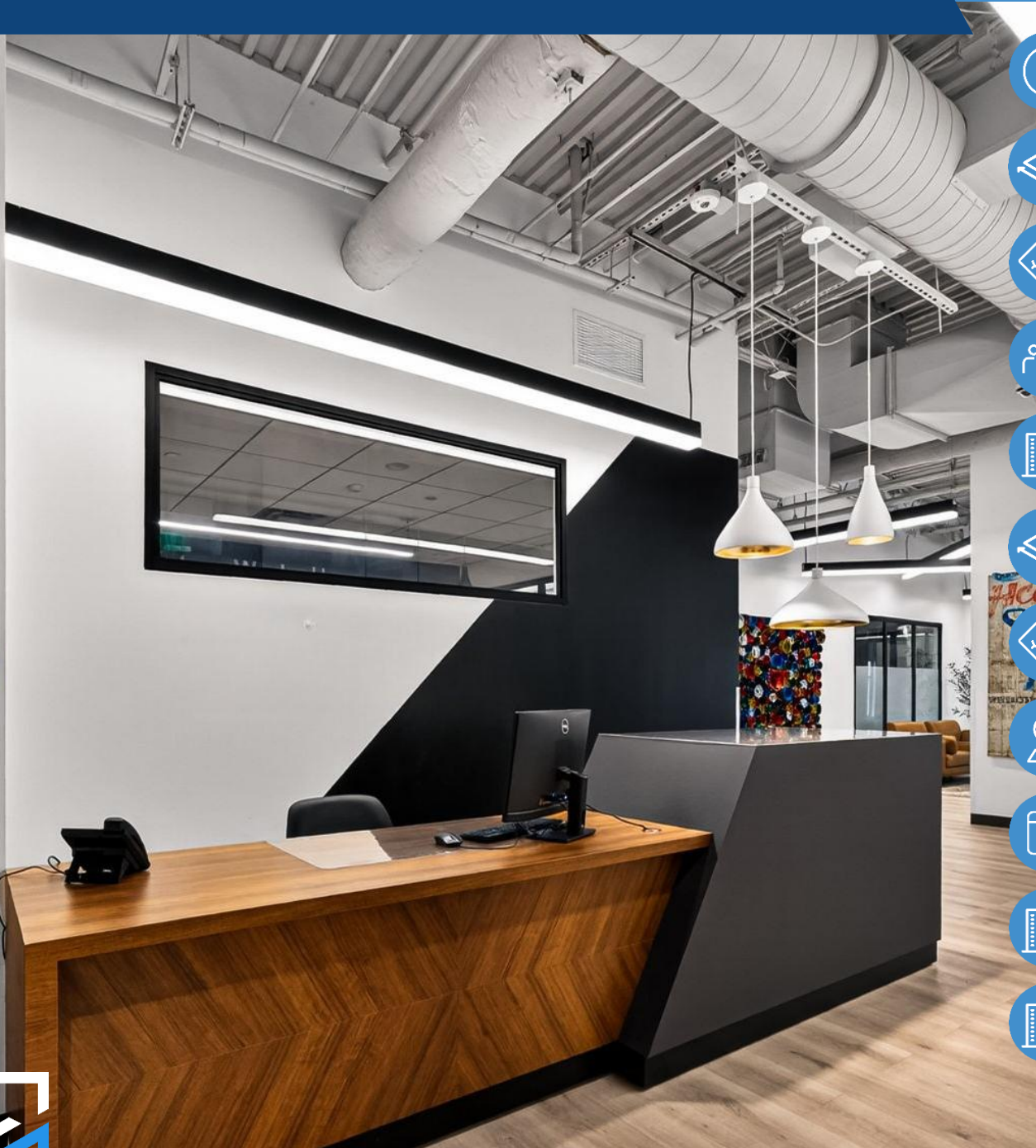
PROJECT HIGHLIGHTS

- Turn-Key Office Opportunity
- Private Offices & Conference Rooms
- Reception & Collaborative Areas
- Walkable to River Walk, Hotel & Dining
- Immediate Occupancy
- Move-In Ready Improvements
- HQ, Professional Services, Corporate Uses



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



-  AVAILABLE BUILDING AREA
3,000 - 19,779 SF
-  BASE RATE / SF
\$18.50
-  LEASE STRUCTURE
Triple-Net
-  TENANCY
Single/ Multi
-  CONFERENCE ROOMS
TWO (2)
-  YEAR RENOVATED
2024
-  SUBMARKET
CBD
-  BUILD OUT
Full Build Out
-  OCCUPANCY
Immediate
-  TRIPLE NET EST.
\$11.15 / SF
-  TENANT IMPROVEMENTS
Negotiable



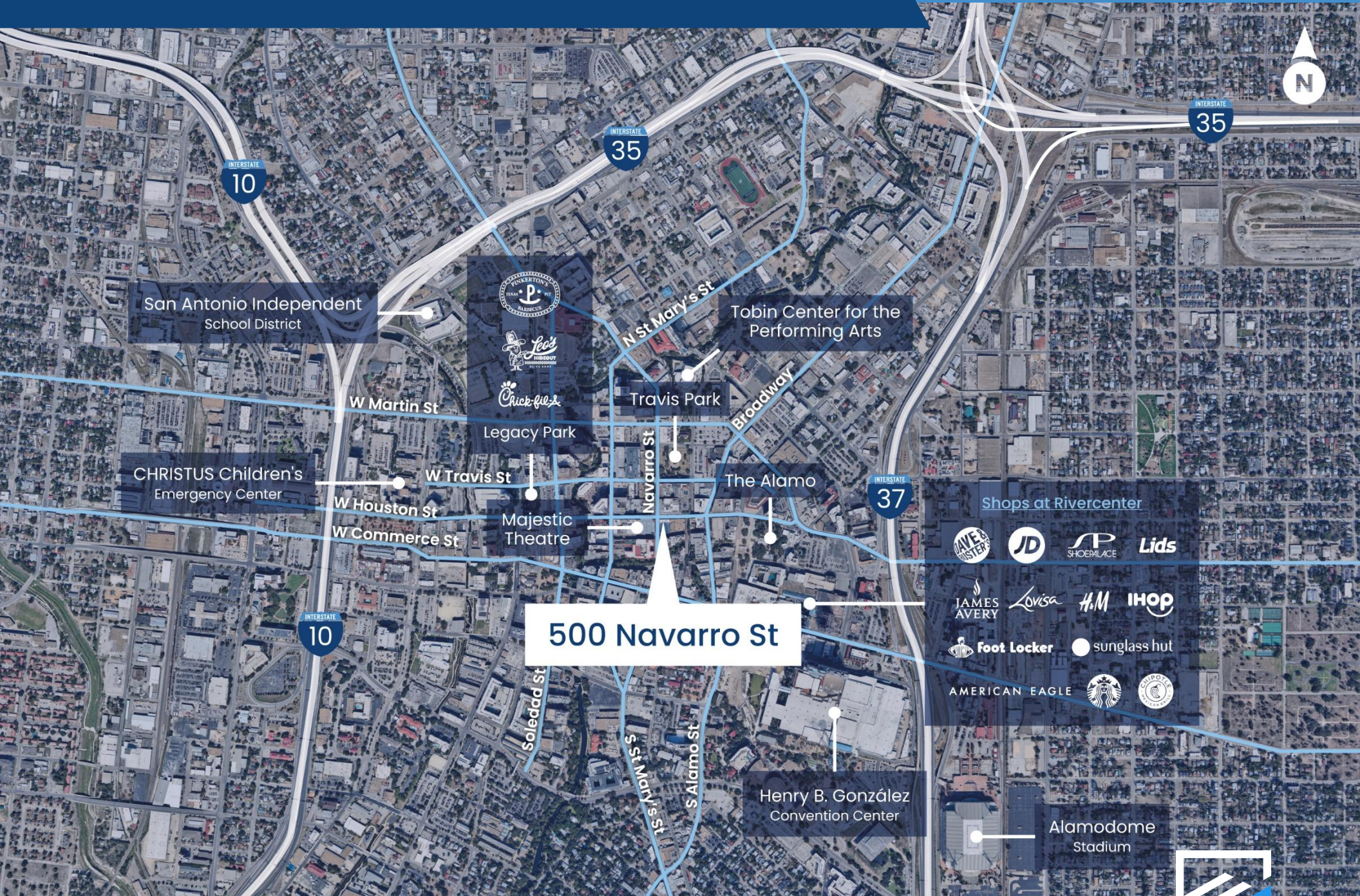
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AERIAL MAPS



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



INTERSTATE 10

INTERSTATE 35

INTERSTATE 35

INTERSTATE 37

INTERSTATE 10

San Antonio Independent School District

Tobin Center for the Performing Arts

Travis Park

Legacy Park

The Alamo

CHRISTUS Children's Emergency Center

W Travis St

Majestic Theatre

W Houston St

W Commerce St

500 Navarro St

Shops at Rivercenter

- WAVE MASTER
- JD
- SHOERPLACE
- Lids
- JAMES AVERY
- Lovisa
- H&M
- IHOP
- Foot Locker
- sunglass hut
- AMERICAN EAGLE
- STARBUCKS
- CHIPOTLE

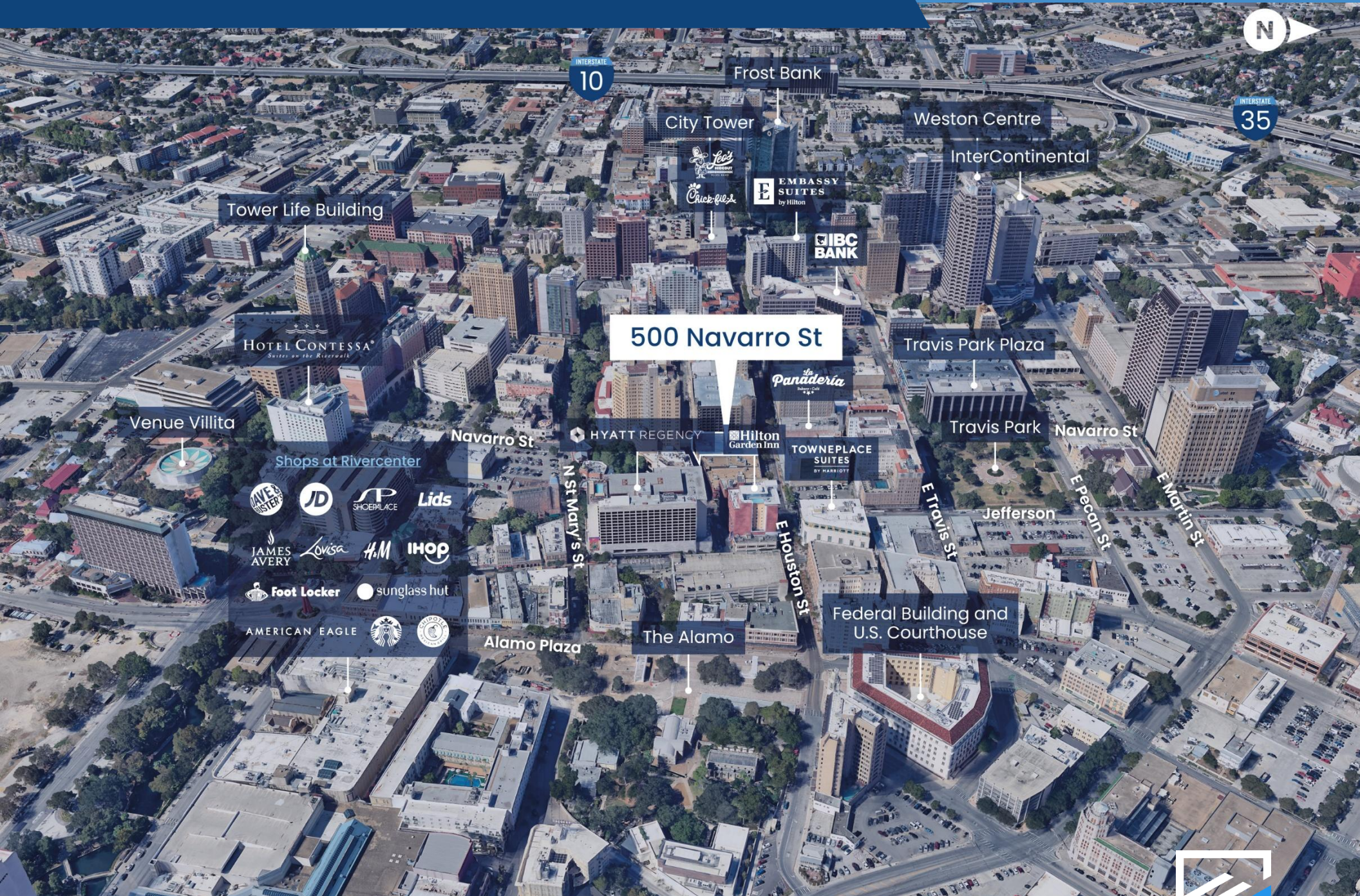
Henry B. González Convention Center

Alamodome Stadium



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



500 Navarro St



INTERSTATE 10

INTERSTATE 35

Frost Bank

City Tower

Weston Centre

InterContinental

Tower Life Building

Levi's
Chick-fil-A

EMBASSY SUITES
by Hilton

BANK

HOTEL CONTESSA
Suites on the Riverwalk

Travis Park Plaza

Venue Villita

HYATT REGENCY

Hilton
Garden Inn

Paradise
Bakery-Cafe

Travis Park

Navarro St

Shops at Rivercenter

Navarro St

N St Mary's St

E Houston St

TOWNEPLACE SUITES
BY HARRIOTT

Jefferson

E Travis St

E Pecan St

E Martin St

CAVE & SISTERS

JD

SHOPLACE

Lids

JAMES AVERY

Lovisa

H.M

IHOPE

Foot Locker

sunglass hut

AMERICAN EAGLE

Starbucks

POSTAL

Alamo Plaza

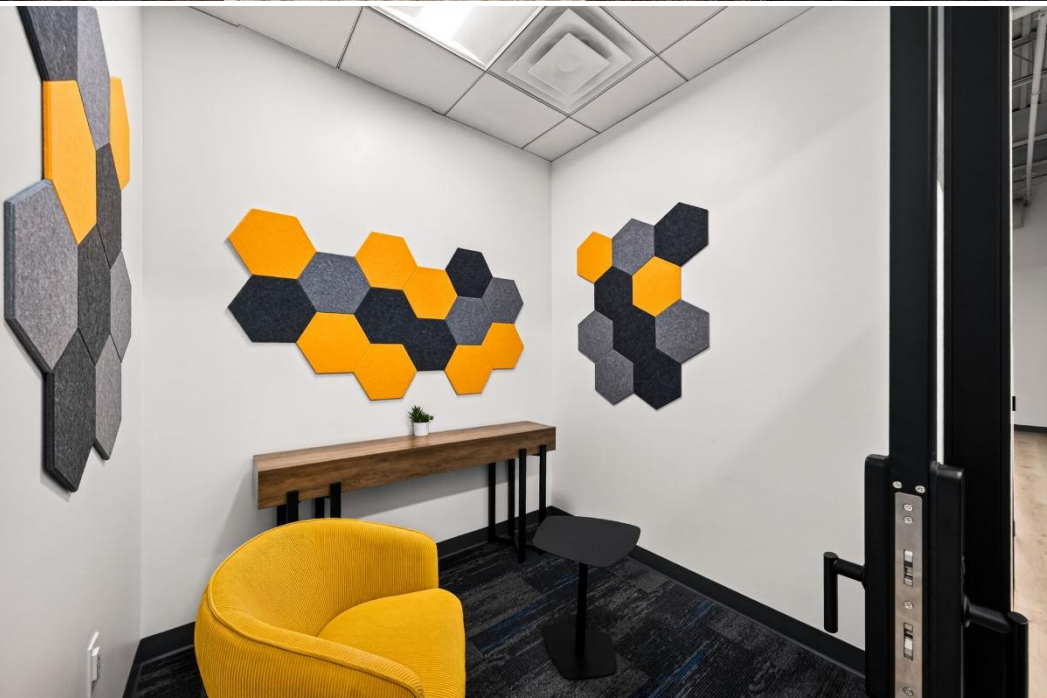
The Alamo

Federal Building and
U.S. Courthouse



INTERIOR

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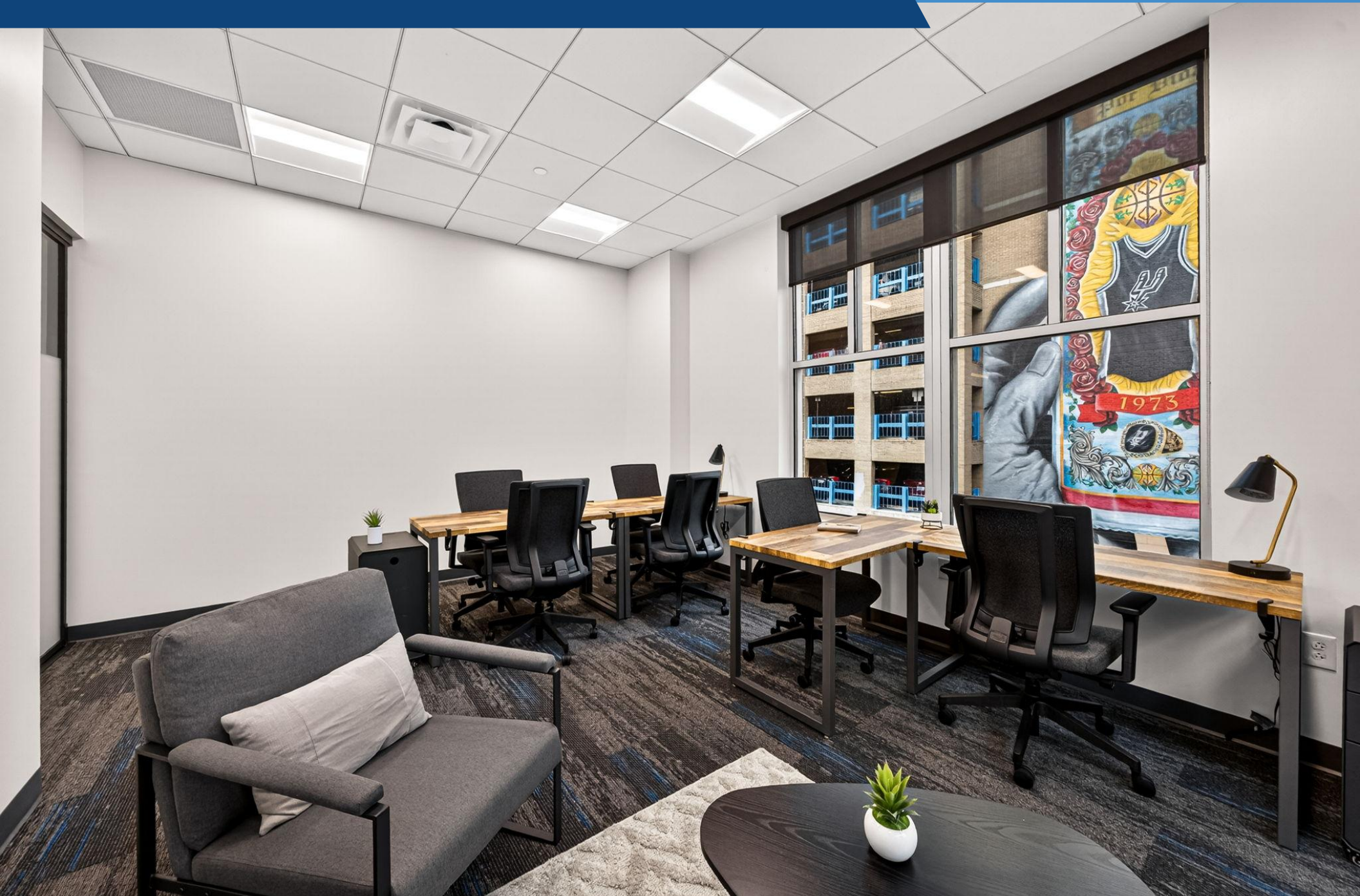
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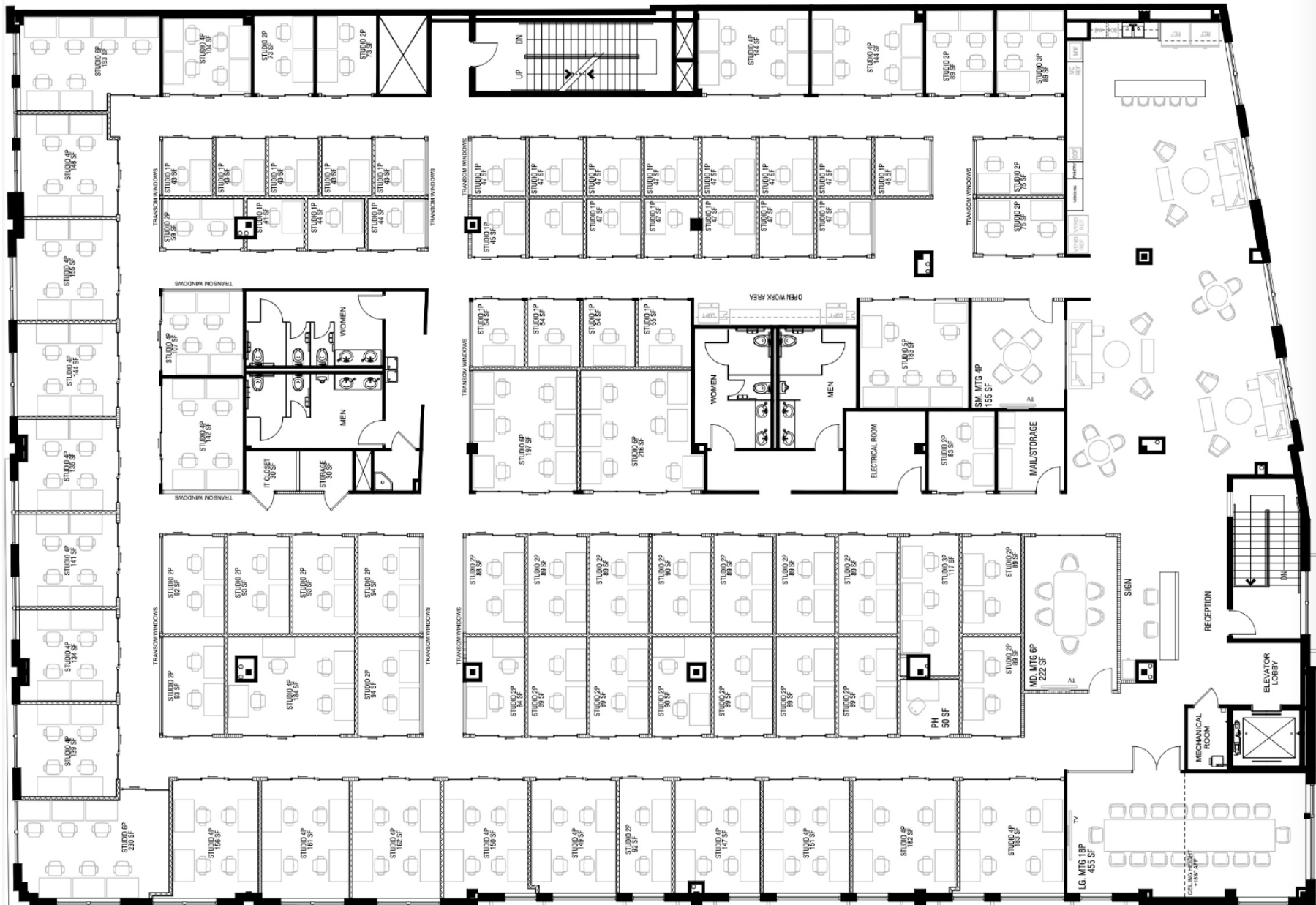


FLOORPLAN



FLOORPLAN

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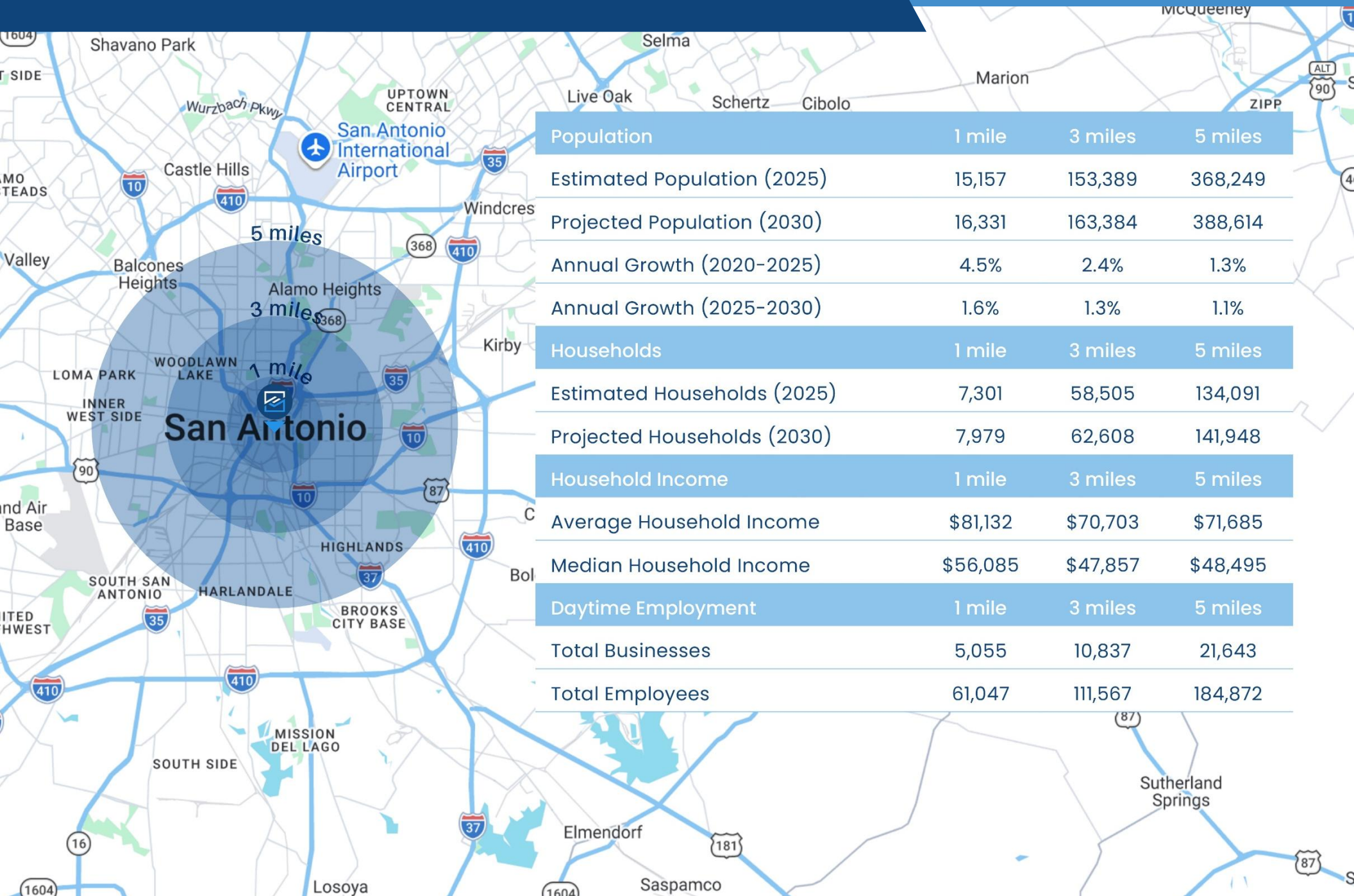


DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2025)	15,157	153,389	368,249
Projected Population (2030)	16,331	163,384	388,614
Annual Growth (2020-2025)	4.5%	2.4%	1.3%
Annual Growth (2025-2030)	1.6%	1.3%	1.1%
Households			
Estimated Households (2025)	7,301	58,505	134,091
Projected Households (2030)	7,979	62,608	141,948
Household Income			
Average Household Income	\$81,132	\$70,703	\$71,685
Median Household Income	\$56,085	\$47,857	\$48,495
Daytime Employment			
Total Businesses	5,055	10,837	21,643
Total Employees	61,047	111,567	184,872

