



225 E Locust St

SAN ANTONIO, TX, 78212

*Office Space Available
For Sale or Lease*

CBRE



Property Overview

The building at 225 East Locust was originally a residence built in 1885 and renovated in 2025. The well-maintained office building features a three-story brick exterior with covered porches on the south and east sides, surrounded by a decorative iron fence.

Located on the growing McCullough Road, the property is situated near San Antonio College and is a short drive from downtown and the Pearl entertainment and office district. Access to the property is provided through an ADA-compliant ramp and multiple driveways from both McCullough and Locust Streets.

PROPERTY HIGHLIGHTS

Renovated

2025

Ample Parking

22 dedicated parking spaces & street parking

Square Feet

6,580

Sale Price

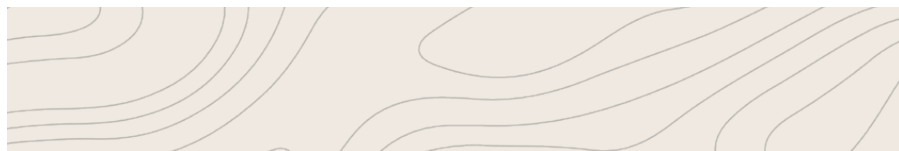
\$1,650,000

Stories

3

Lease Rate

\$30.00 MG



Dedicated Parking

This property is situated in the rapidly growing midtown area of San Antonio, surrounded by professional offices.

Its prime location on the hard corner of McCullough and Locust, places it within a block of San Antonio College, and a short drive to both downtown and the popular Pearl district, offering convenient access to entertainment, retail, and office spaces.

Future Parking site will be paved for direct client access.



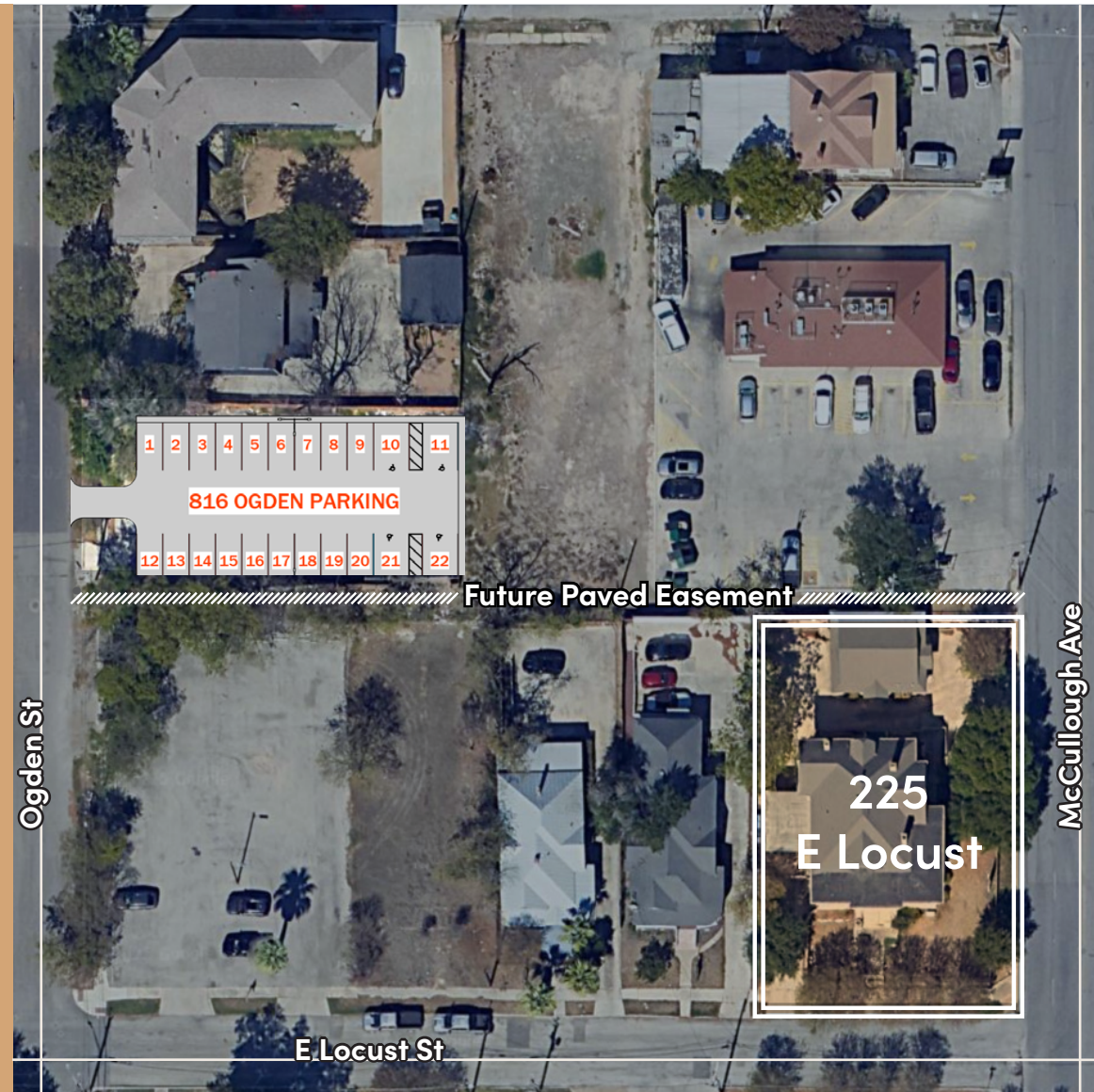
0.2725 AC
225 E LOCUST LOT



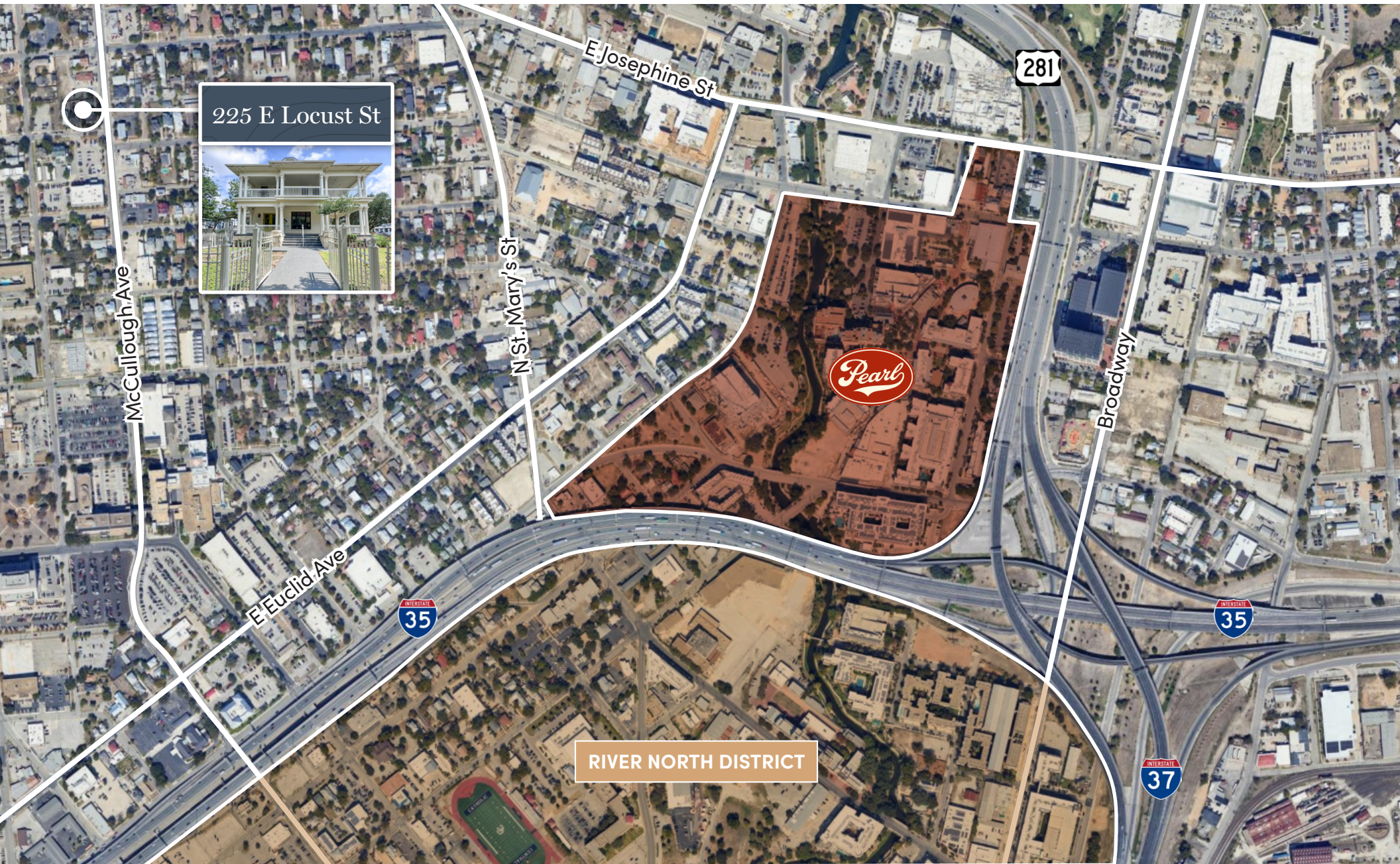
0.1865 AC
FUTURE PARKING SITE
22 DEDICATED PARKING SPACES



10,591
VPD | MCCULLOUGH



Accessible to Major Districts

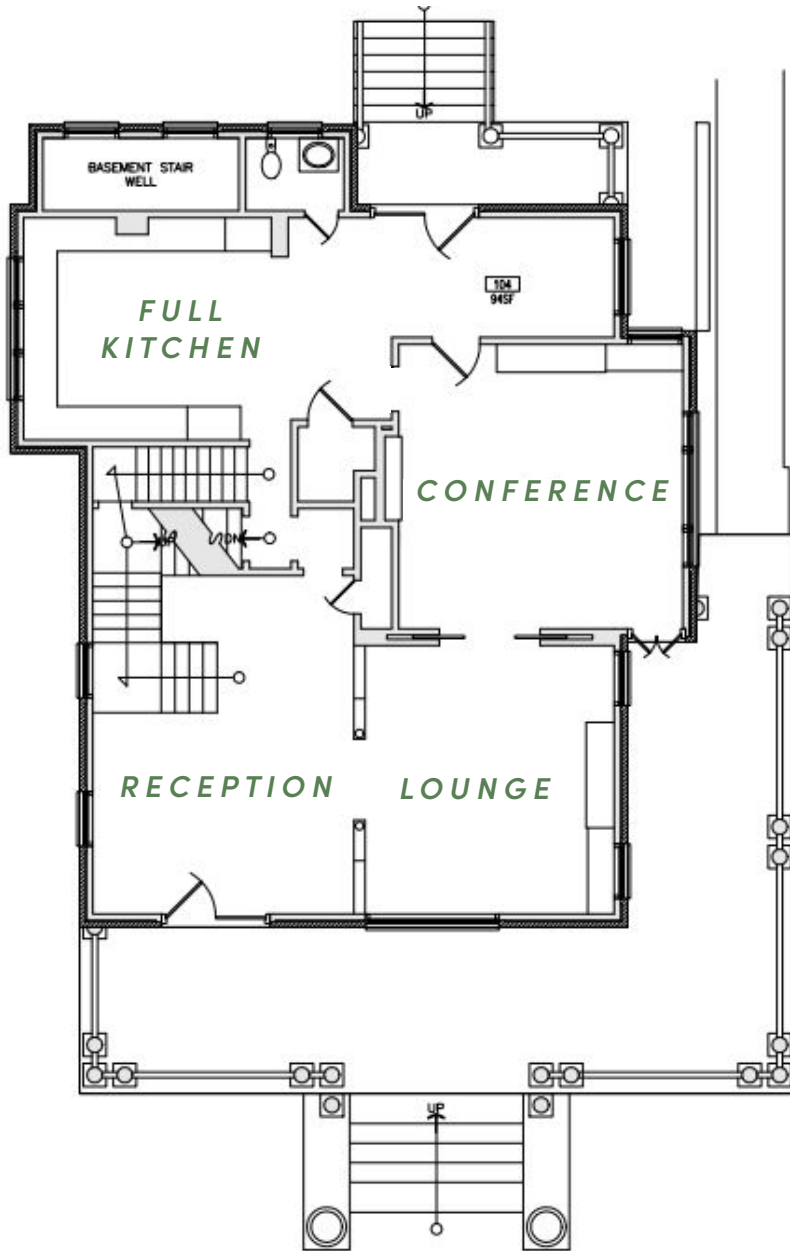


Floor Plan

BASEMENT LEVEL | 1,250 SF

- ◆ 4 PRIVATE OFFICES
- ◆ 1 RESTROOM
- ◆ L-SHAPED STORAGE ROOM
- ◆ DEDICATED HVAC





Floor Plan

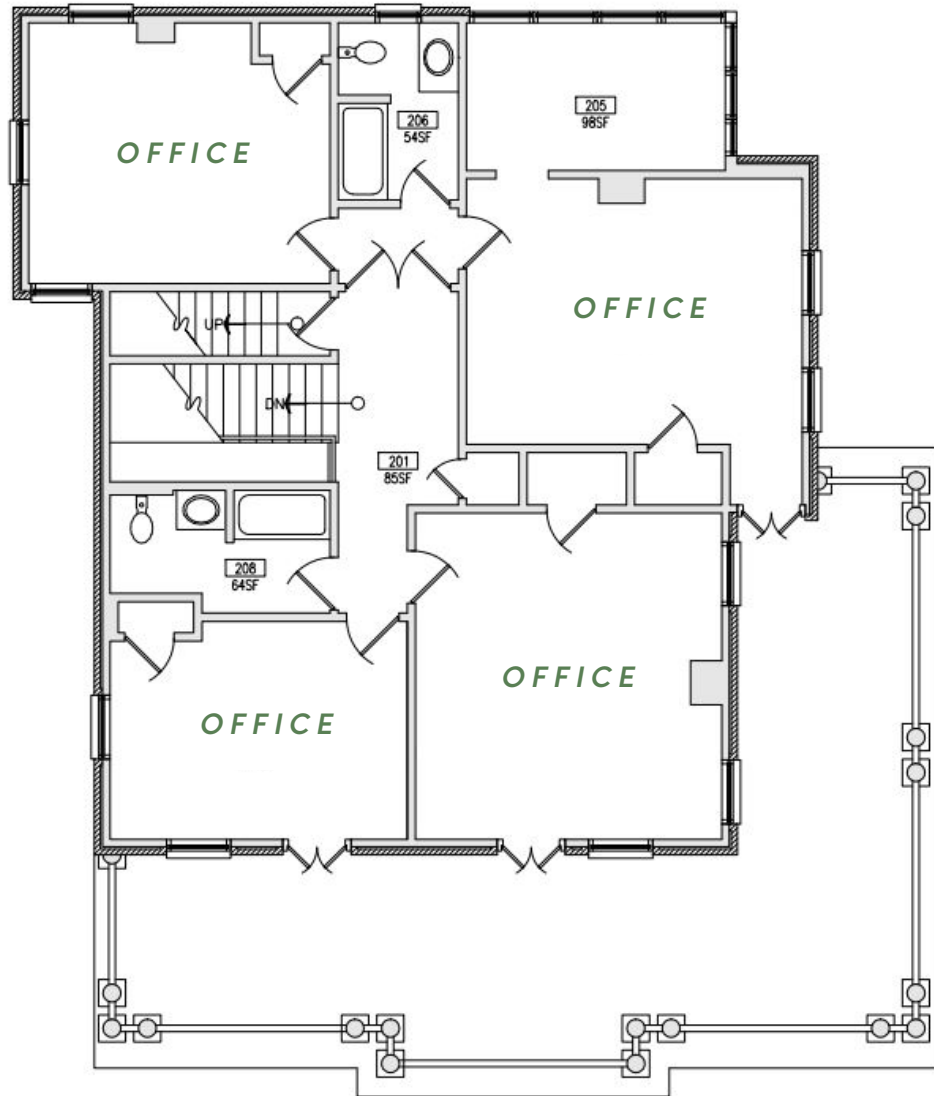
FIRST FLOOR | 1,644 SF

- ◆ 3 LARGE ROOMS
- ◆ 1 RESTROOM
- ◆ LARGE KITCHEN
- ◆ DEDICATED HVAC



Floor Plan

SECOND FLOOR | 1,644 SF



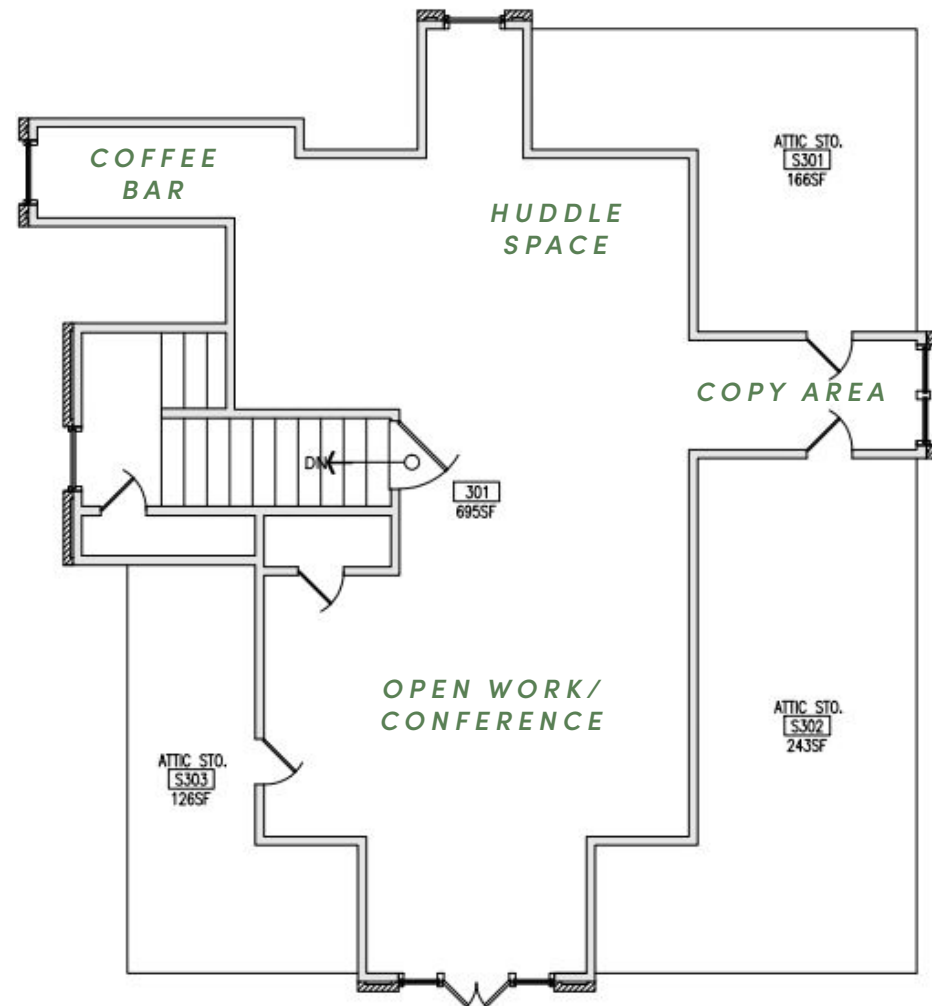
- ◆ 4 PRIVATE OFFICES
- ◆ 1 OFFICE SUITE
- ◆ 2 RESTROOMS
- ◆ DEDICATED HVAC



Floor Plan

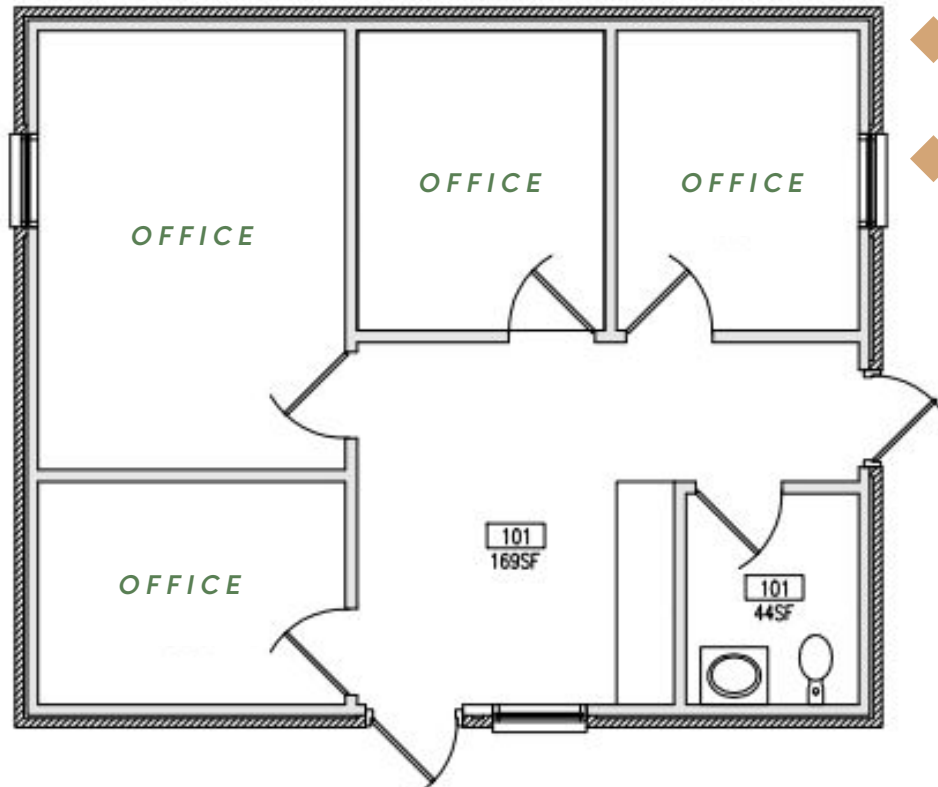
THIRD FLOOR | 1,367 SF

- ◆ OPEN LAYOUT
Two Office Build-out Option
- ◆ DEDICATED HVAC



Floor Plan

CARRIAGE HOUSE | 675 SF



- ◆ 4 OFFICES
- ◆ 1 RESTROOM
- ◆ DEDICATED HVAC



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SAN ANTONIO, TX 78212



CONTACTS

MORGAN DIAZ, CCIM

Senior Associate

+1 210 253 6053

morgan.diaz@cbre.com

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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.

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

299995

License No.

texaslicensing@cbre.com

Email

+1 210 225 1000

Phone

Jeremy McGown

Designated Broker of Firm

620535

License No.

jeremy.mcgown@cbre.com

Email

+1 214 979 6100

Phone

John Moake

Licensed Supervisor of Sales Agent/Associate

540146

License No.

john.moake@cbre.com

Email

+1 210 225 1000

Phone

Morgan Diaz

Sales Agent/Associate's Name

669476

License No.

morgan.diaz@cbre.com

Email

+1 210 225 1000

Phone

Buyer/Tenant/Seller/Landlord Initials

Date