

425

SOLEDAD

San Antonio, Texas 78205

Available
Office Space
For Sale
or Lease



WestonUrban

STREAM

About The Property

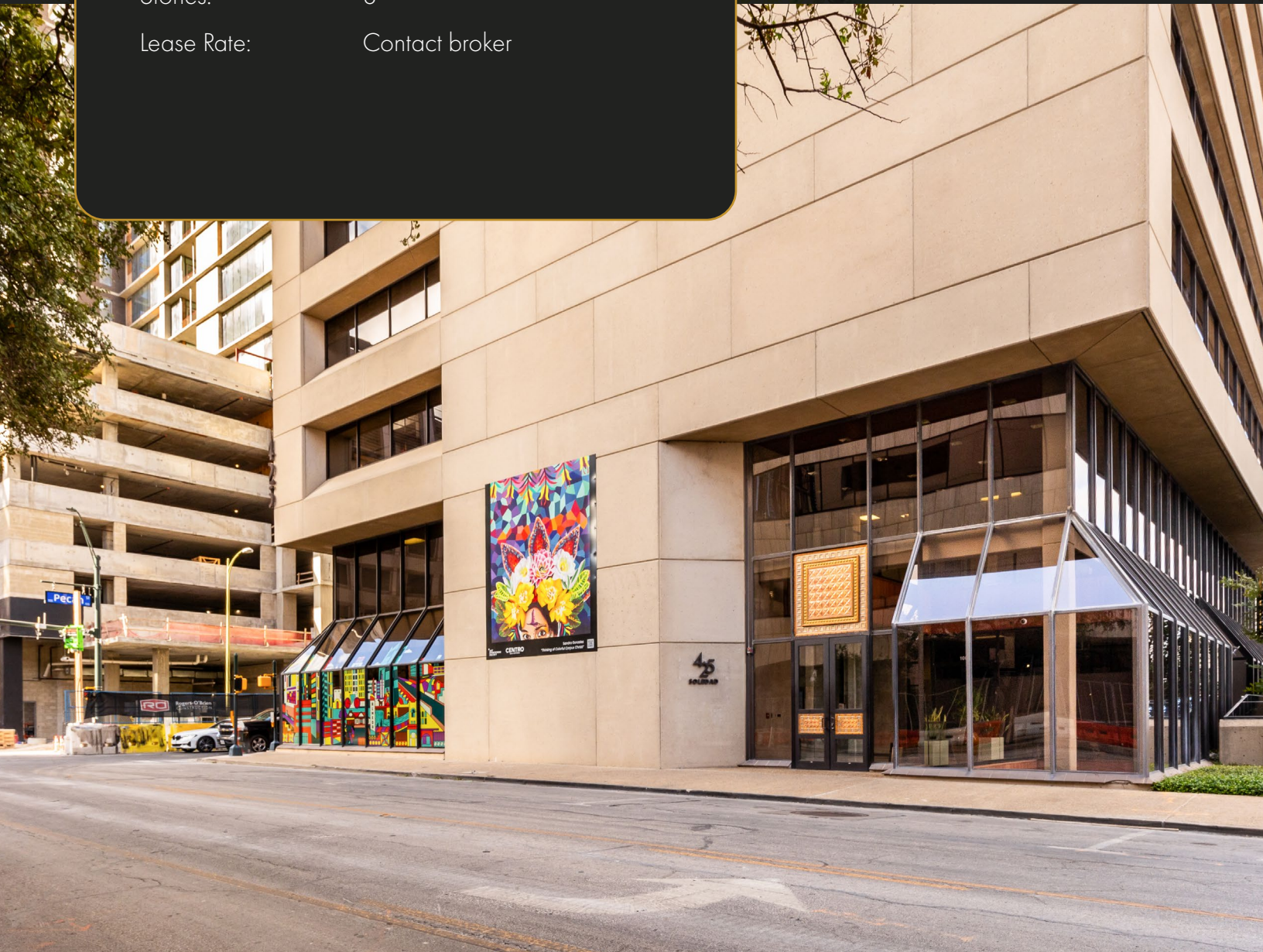
425 SOLEDAD is an 8-story office building located in the heart of downtown San Antonio between Main Street & Soledad. The property currently offers up to 29,632 rentable square feet with an array of options such as *private offices*, *open office layouts*, and *move-in ready suites*.

Building Size: Approximately 73,000 SF

Stories: 8

Lease Rate: Contact broker

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Up To
29,632 Square Feet
Available

Property Highlights

- Prime Location in the Downtown West district
- A short walk to numerous coffee shops, restaurants, and parks
- Abundant parking in attached garage
- Move-in ready suites available
- 2,619 - 29,632 RSF available
- Walk score of 90/Transit Score of 86
- Local & professional ownership
- Data Providers: Aethernet, Spectrum, and AT&T

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DOWNTOWN WEST SATX

San Antonio's Hub of Culture & Community

A true live, work, play community, the Downtown West district blends history with modern urban energy. The area is home to a vibrant collection of shops, restaurants, residential communities, and forward-thinking businesses. Downtown West offers walkable access to numerous amenities in a culturally rich urban environment.

[READ MORE HERE.](#)



Live.



Play.



Eat.



Work.



Legacy Park

Located one block south of **425 Soledad** sits Legacy Park, a 1.2 acre urban oasis. The beautifully manicured space, featuring contoured grounds and vine-covered walkways, was designed by the world-renowned landscape architecture firm of GGN. The park offers free Wi-Fi and numerous seating options to hold an outdoor meeting or to simply enjoy a cup of coffee from a nearby coffee shop. The park is programmed for year-round enjoyment and is anchored by Pinkerton's BBQ, a Texas Monthly recognized BBQ restaurant.



UTSA Expansion

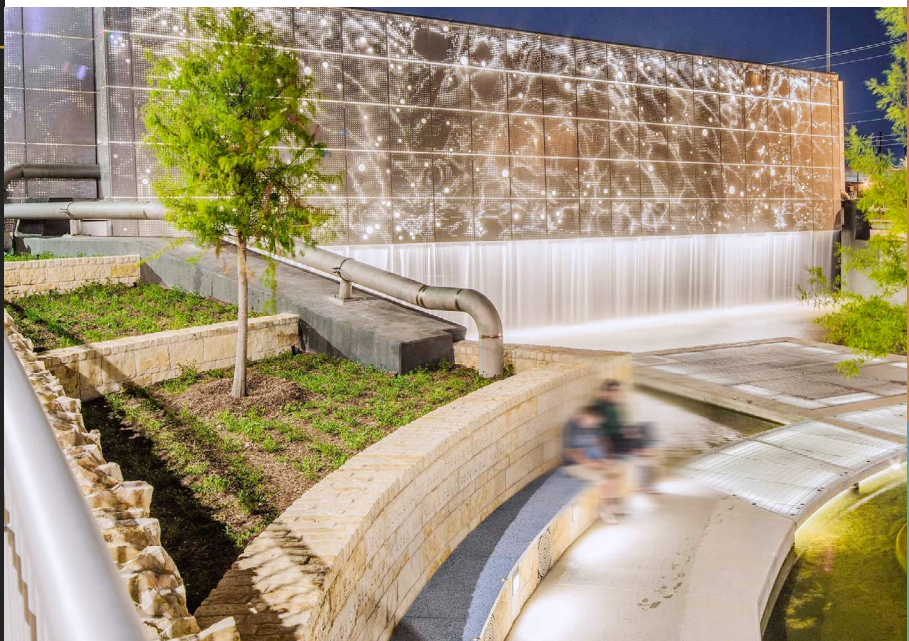
The UTSA School of Data Science officially opened San Pedro I in Q1 2023. The school will eventually house 10-15K students and create a pipeline of highly qualified data scientists in San Antonio. The building also houses the National Security Collaboration Center, which, in addition to training students, works with the US Census Bureau and the future Texas Cyber Command. UTSA is now building the new Innovation, Entrepreneurship and Careers building, called San Pedro II. The 180,000 sf building will further connect students to San Antonio's business community, especially in business, engineering, and sciences. [READ MORE HERE](#)



San Pedro Creek

Located two blocks west of **425 Soledad** lies the San Pedro Creek Cultural Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. rich urban environment.

[FIND OUT MORE HERE.](#)





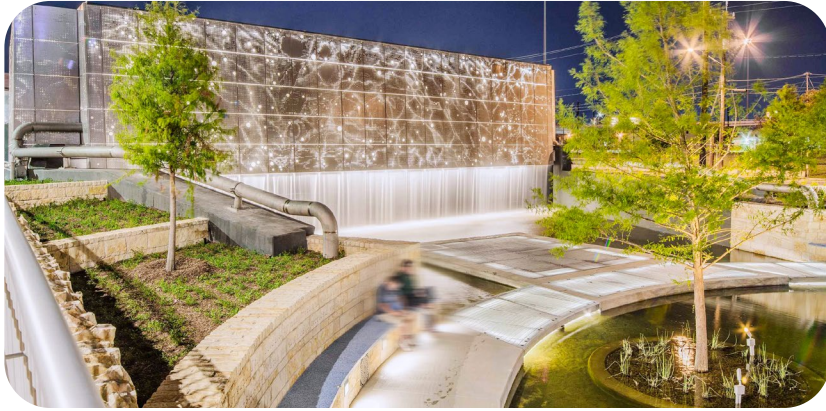
45
SOLEDAD



Prime Location
In the
Downtown West
District

Tenant
Controlled
24-Hour
Access

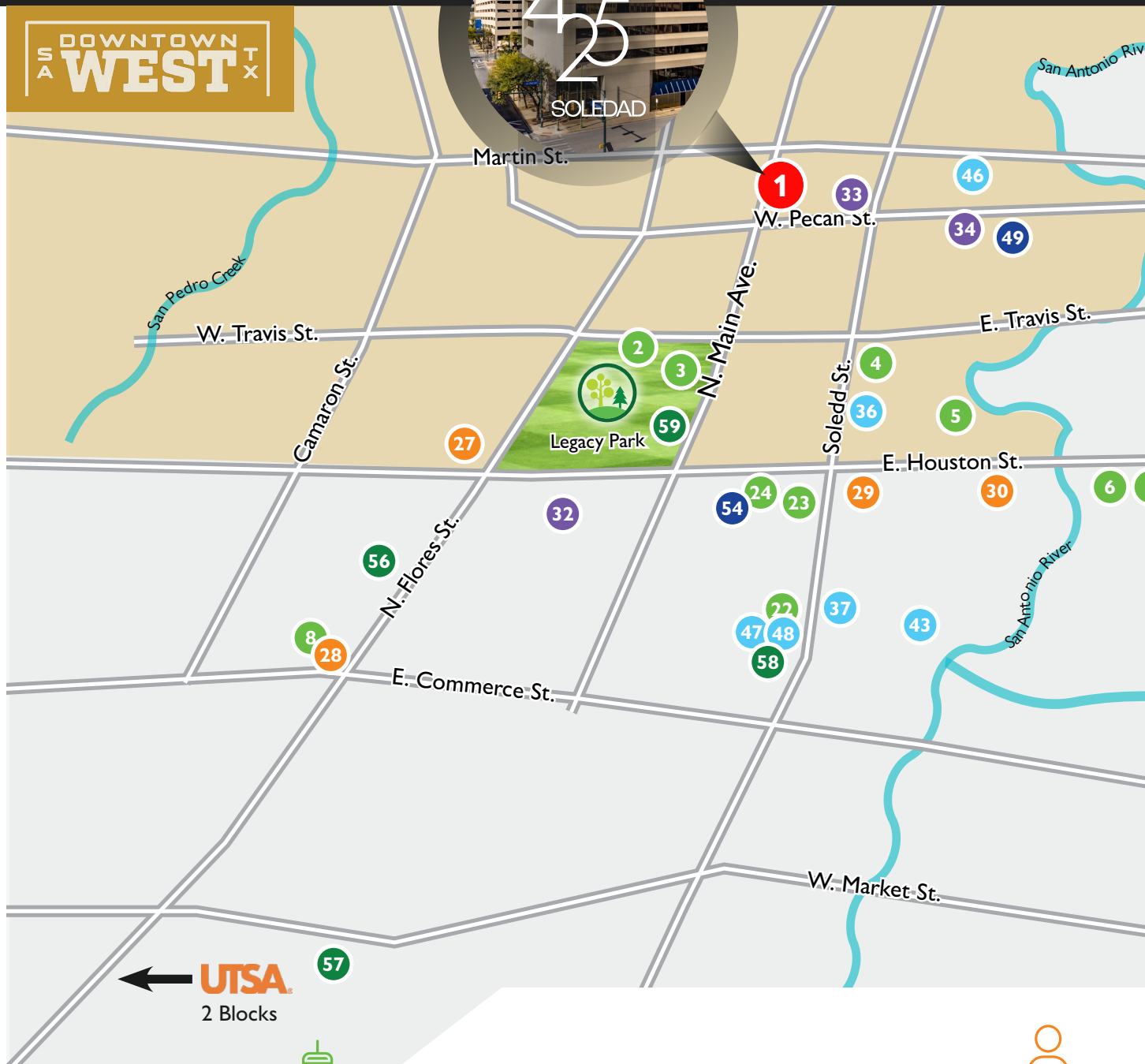
| Up To 29,632 Square Feet Available



Local &
Professional
Ownership



Location / Amenity Map



RESTAURANTS



- | | |
|---|----------------------------|
| 2. Oasis Cafe | 16. Bubba Gump Shrimp Co. |
| 3. Pinkertons BBQ | 17. Texas De Brazil |
| 4. Bunz | 18. The County Line |
| 5. Range | 19. Joe's Cab Shack |
| 6. Acenar | 20. Hard Rock Cafe |
| 7. Dorregos | 21. Landry's Seafood House |
| 8. The Original Blanco Cafe | 22. 1Watson |
| 9. Domingo Restaurant | 23. Leo's Hideout |
| 10. Market on Houston | 24. Chick-Fil-A |
| 11. Bohanan's | 25. Dunkin Donuts |
| 12. The Palm | 26. Fat Head Pizza |
| 13. Ostra Restaurant | |
| 14. Alfredo's Gelato Pizza Cannoli & Cafe | |
| 15. La Panaderia Bakery Cafe | |

SHOPPING / RETAIL



- | | |
|----------------------------|------------------------|
| 27. Prose Nails | 30. Royal Blue Grocery |
| 28. 7-Eleven | 31. Walgreens |
| 29. 18\8 Fine Men's Salons | |

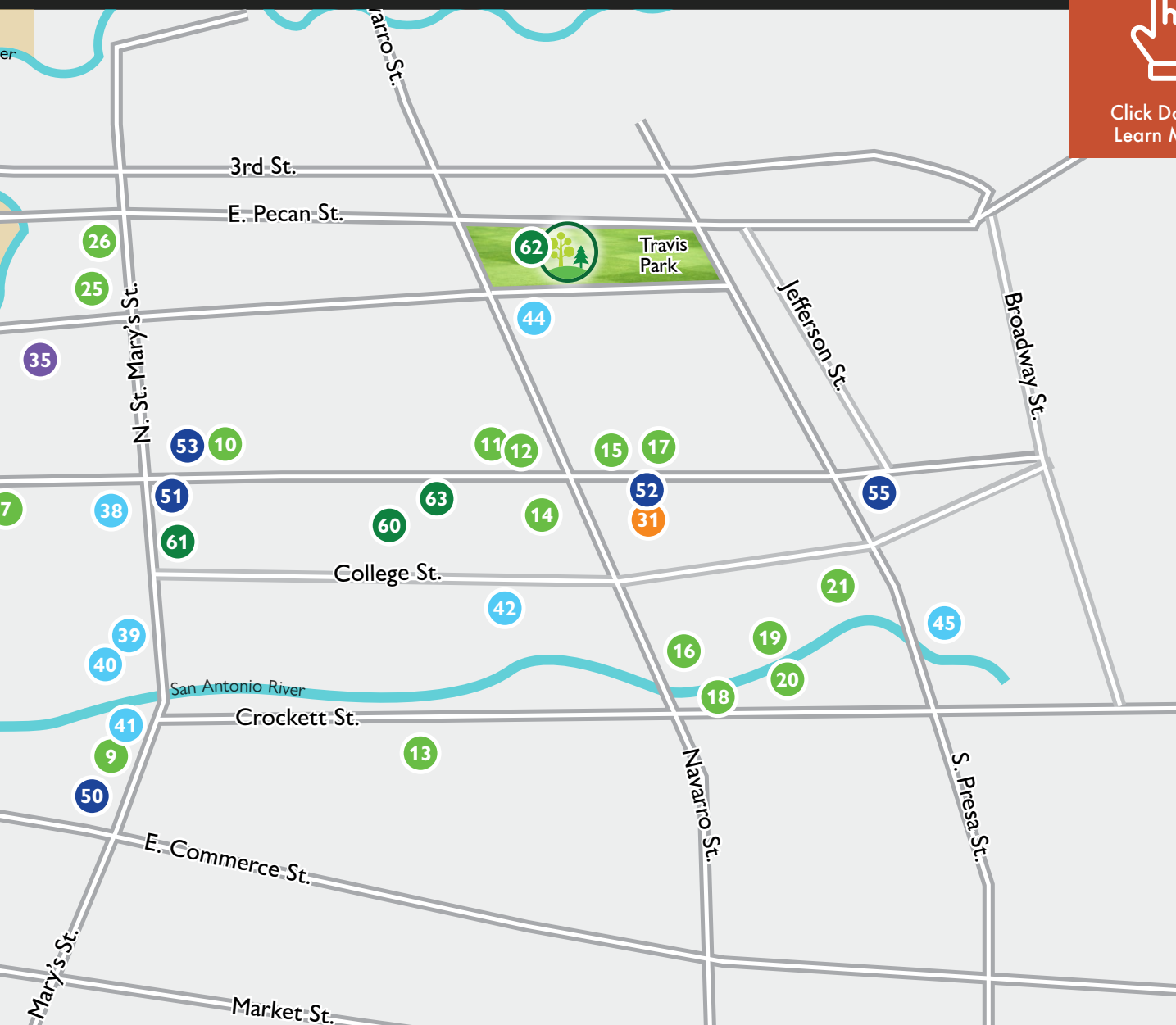
BANKS



- | |
|----------------------|
| 32. Frost Bank |
| 33. Frost Motor Bank |
| 34. BBVA/PNC |
| 35. IBC Bank |



Click Dots to
Learn More



HOTELS



- 36. Embassy Suites
- 37. Hampton Inn & Suites
- 38. Hotel Valencia
- 39. Courtyard by Marriott
- 40. Drury Inn & Suites
- 41. Canopy by Hilton
- 42. Omni La Mansion
- 43. Home2 Suites by Hilton

- 44. The St. Anthony
- 45. Hayatt Regency San Antonio Ri
- 46. Intercontinental San Antonio Ri
- 47. AC Hotel
- 48. Element Hotel

COFFEE / BARS



- 49. Common Wealth
- 50. The Esquire Tavern
- 51. Starbucks
- 52. Revolution Coffee + Juice
- 53. Bar 414
- 54. Double Standard
- 55. Voodoo Donuts

AREA ATTRACTIONS



- 56. Texas Public Radio
- 57. Bexar Cnty Courthouse
- 58. Main Plaza
- 59. Legacy Park
- 60. Majestic Theatre
- 61. Empire Theatre
- 62. Travis Park
- 63. The Buckhorn

STREAM

425

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San Antonio, Texas 78205

Full Floors
Available For Sale

Level 5

Level 4

Level 3

Level 2

Level 2
6,250 SF

Level 3
9,076 SF

Level 4
9,076 SF

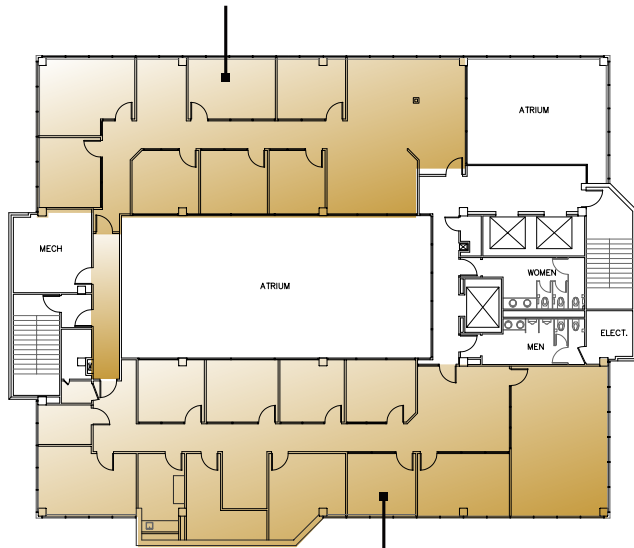
Level 5
9,076 SF

Suites Available For Lease

Full Floor Available For Sale

Level 2

SUITE 200
2,619 RSF

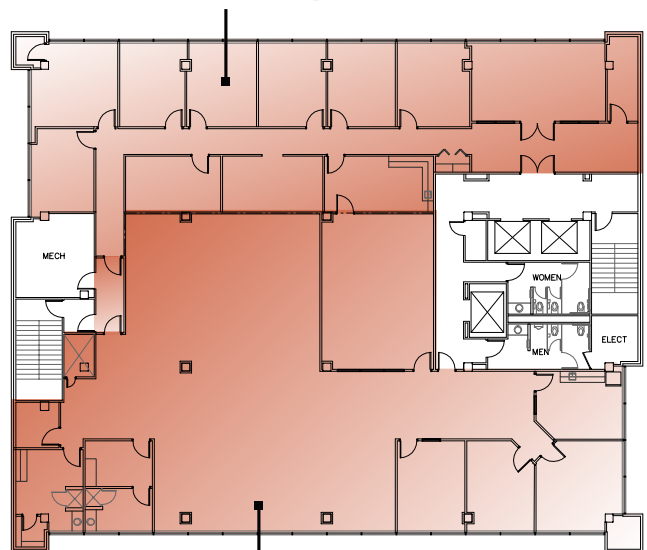


SUITE 250
3,631 RSF
30 Days Notice



LEVEL 3

SUITE 300
3,640 RSF



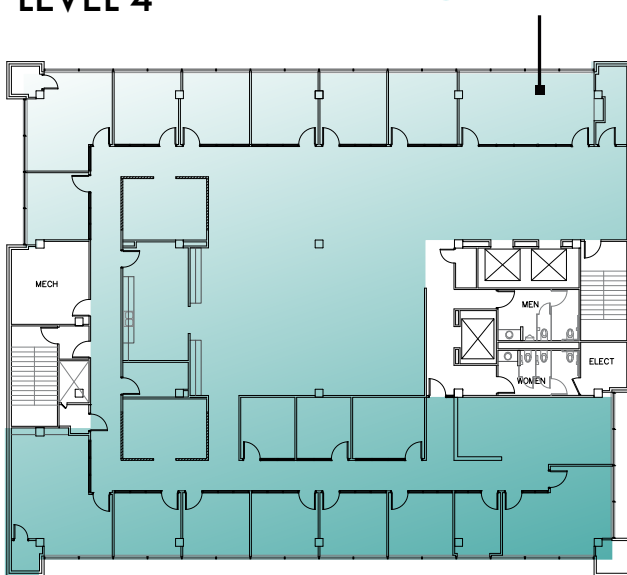
SUITE 350
5,436 RSF



LEVEL 4

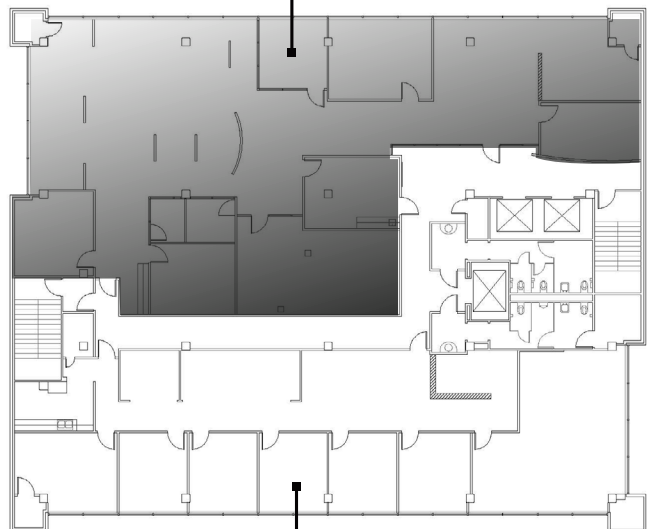


SUITE 400
9,076 RSF



SUITE 500
5,230 RSF
Divisible

LEVEL 5



SUITE 550
3,847 RSF
Lease Exp:
6/30/29

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