

MIXED-USE DEVELOPMENT OPPORTUNITY

221 & 225
w poplar st

210
lewis st

SAN ANTONIO, TEXAS



CBRE



PROPERTY OVERVIEW

221 & 225 W Poplar St & 210 Lewis St, is a group of five office buildings, each are renovated and well-maintained. This complex was formerly known as “The Workery”, coworking space turned office complex with a common courtyard.

This property is offered to both investors and users looking in the Tobin Hill District. San Antonio’s Tobin Hill District has experienced rapid redevelopment over the last few years with the surrounding properties now occupied by attorneys and other professional firms. Fronting W Poplar and Lewis St, the property is a quick drive to downtown and the Pearl entertainment and office district.



EXISTING SQUARE
FOOTAGE
TOTAL OF 6,504 SF



LAND AREA
0.67 AC



ZONING
IDZ-2



AMPLE PARKING
24 DEDICATED SPACES + STREET
PARKING ON LEWIS & W POPLAR



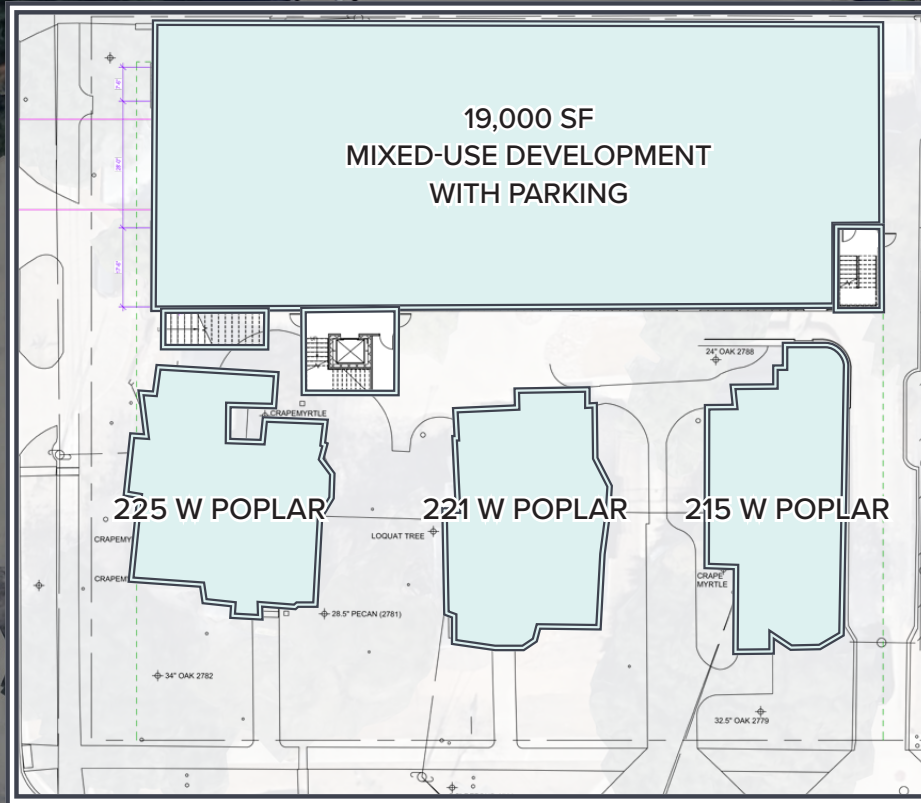
NUMBER OF BUILDINGS
FIVE



PRICING
CONTACT BROKER

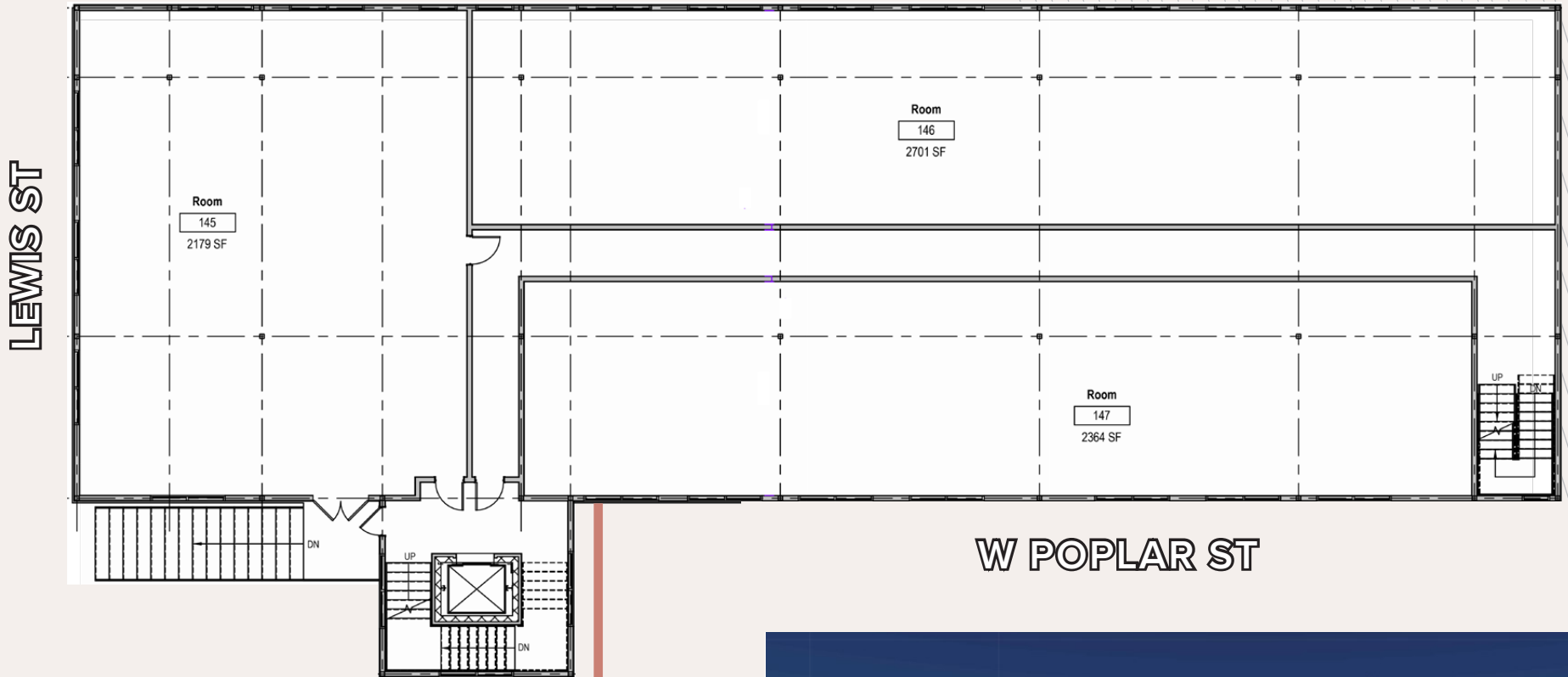
PROPOSED MIXED-USE DEVELOPMENT

LEWIS ST



W POPLAR ST

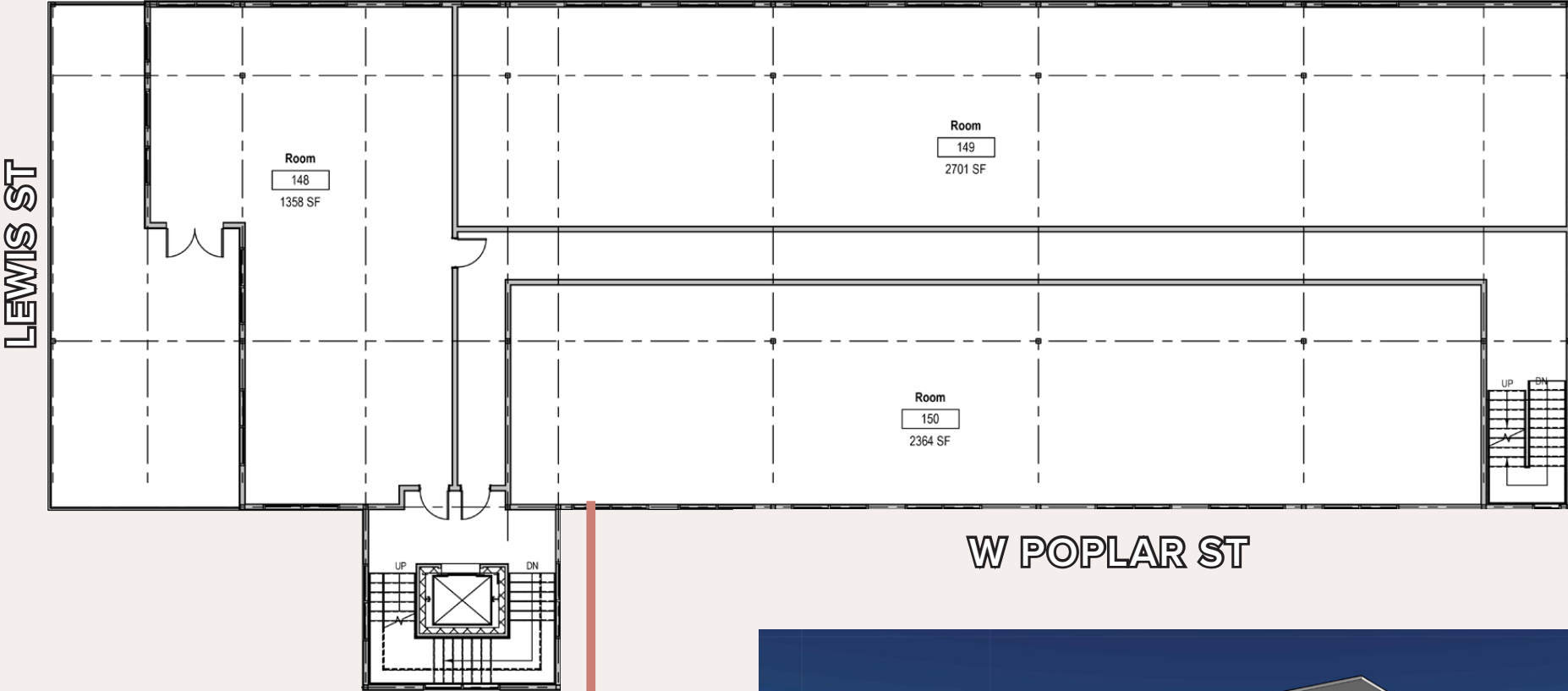
PROPOSED MIXED-USE DEVELOPMENT LEVEL 2 - 8,725 RSF



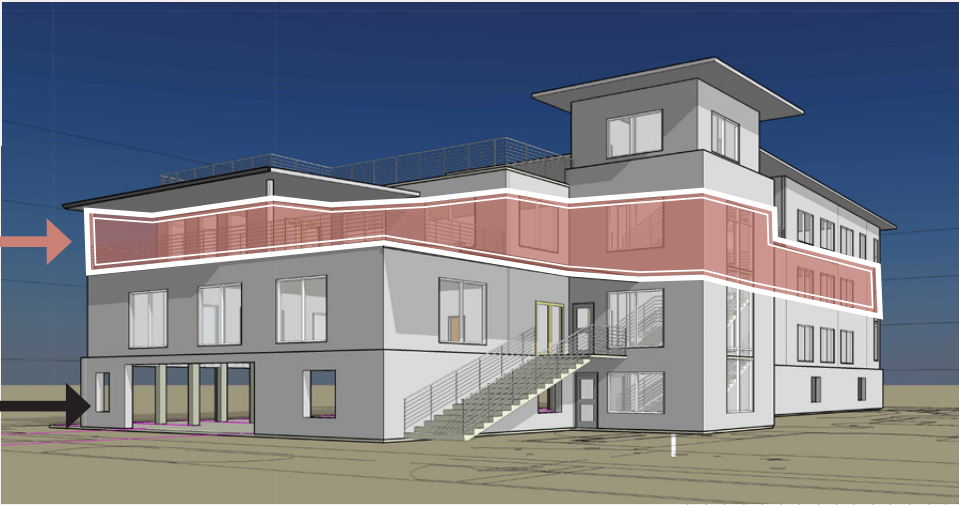
LEVEL 1
32 PARKING SPACES



PROPOSED MIXED-USE DEVELOPMENT LEVEL 3 - 7,905 RSF

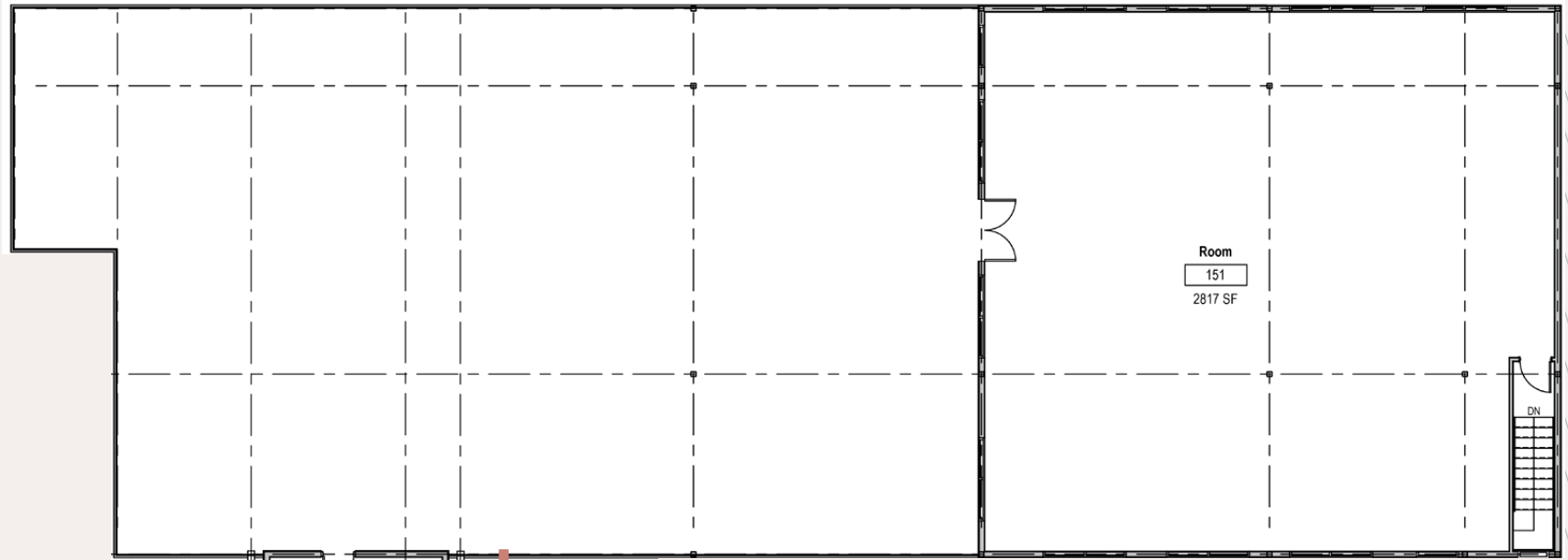


LEVEL 1
32 PARKING SPACES

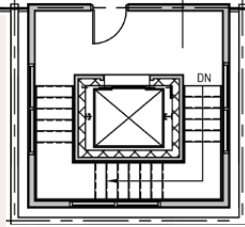


PROPOSED MIXED-USE DEVELOPMENT LEVEL 4- ROOF DECK - 2,900 RSF

LEWIS ST

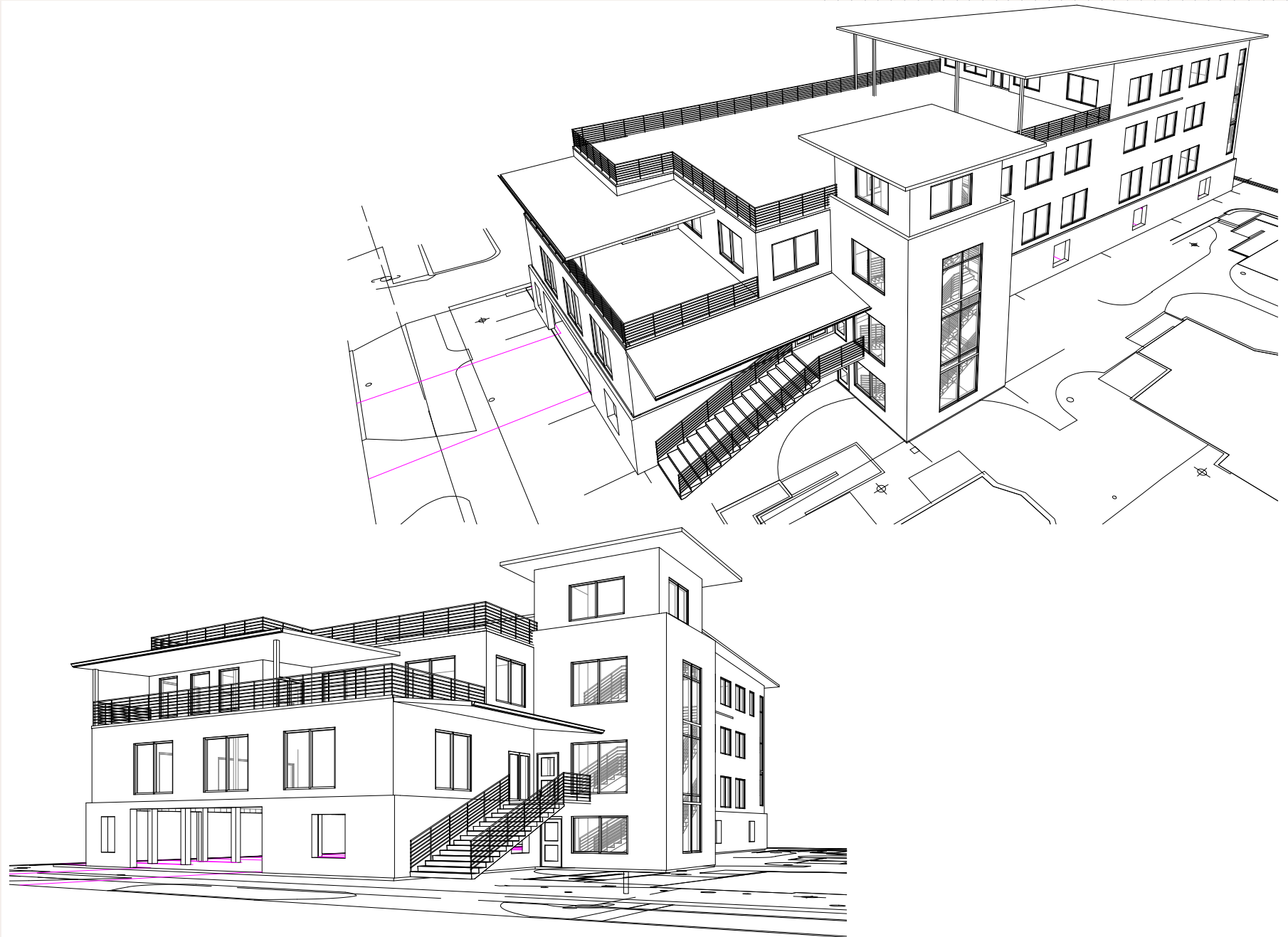


W POPLAR ST



LEVEL 1
32 PARKING SPACES

PROPOSED MIXED-USE DEVELOPMENT **RENDERINGS*



221 & 225
w poplar st

210
lewis st

CONTACT US

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

