



THE
RAND
BUILDING

CREATIVE OFFICE BUILDING | FOR LEASE



partners

THE RAND BUILDING HISTORY

1913

Architects Sanguinet and Staats designed the eight-story steel frame, concrete, red brick, and terra cotta structure in the Commercial or Chicago School style for the Wolff & Marx Co. department store.

1913 - 1965

Wolff & Marx operated its flagship store here, becoming a downtown retail icon.

1965

Wolff & Marx closed its doors. The building was subsequently retrofitted into an office tower to adapt to changing urban demands.

1969

The building's iconic four-sided clock, a prominent feature of its facade, was removed and sold.

1981

The San Antonio Conservation Society intervened to prevent demolition, purchasing the building and selling it to Randstone Ventures for restoration.

2013

Weston Urban acquired the property and commenced a complete interior and exterior renovation, blending the building's historic elements with modern amenities.

2021

The original clock was located, restored, and reinstalled at its original location on the building facade.

2025

Today, the Rand Building is a testament to San Antonio's architectural and commercial evolution, seamlessly integrating its storied past with a vibrant future.





ON-SITE



AMENITIES



THE RAND BUILDING

IN DOWNTOWN WEST

PROPERTY INFO

BUILDING SIZE: 112,668 RSF

STORIES: 8

PARKING: ATTACHED GARAGE

AVAILABILITIES: 1,779 - 28,859 RSF

LEASE RATE: CONTACT BROKER

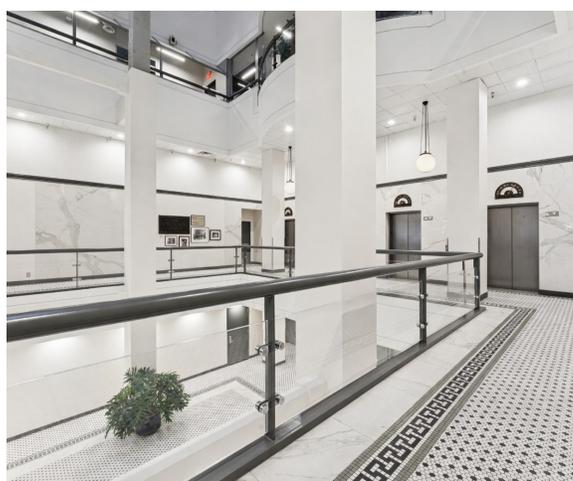
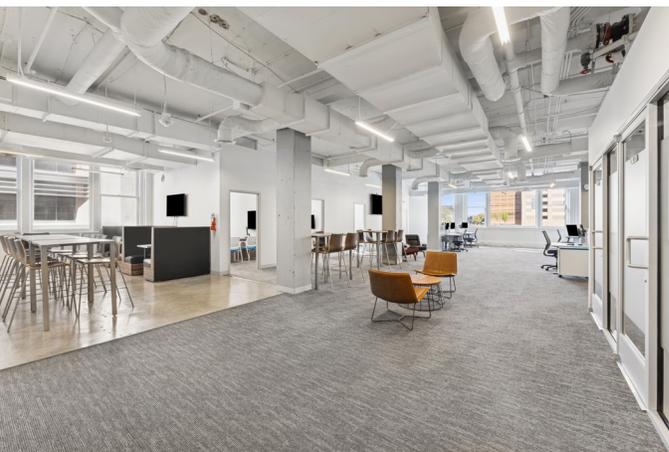
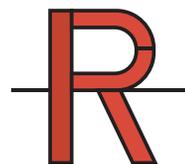
AVAILABILITIES

SUITE 500 12,462 RSF

SUITE 290 1,779 RSF

SUITE 202 6,347 RSF

CONCOURSE 8,271 RSF



DOWNTOWN EXPERIENCE



LEGACY PARK

50+ Dining options for every occasion

14,470 Hotel rooms & suites in Downtown

6,500+ Existing multifamily units

1,795 Multifamily units under construction



UTSA - ONE RIVERWALK



UTSA - SAN PEDRO I

UTSA Plans for **10,000 Students** Downtown by 2028

SAN PEDRO I - 167,000 SF

School of Data Science and National Security

SAN PEDRO II - 180,000 SF

School of Innovation, Entrepreneurship, and Careers Building

ONE RIVERWALK - 262,935 SF

School of Architecture and Planning



UTSA - SAN PEDRO II

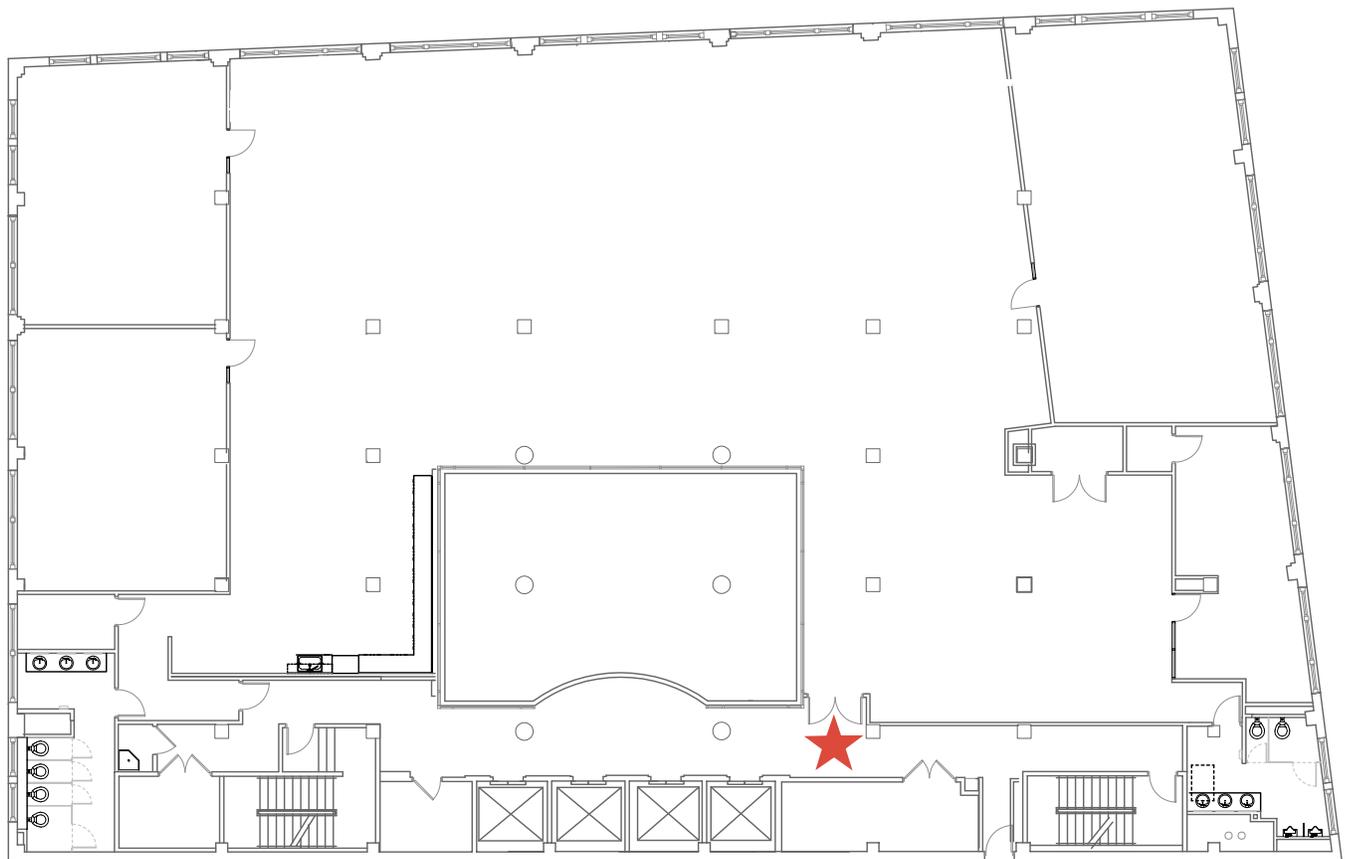


SAN ANTONIO DOWNTOWN WEST TX

A Hub for Innovation and Growth

Downtown West San Antonio is where *Culture and Community meet*, blending modern amenities with historic charm—a thriving hub for businesses. With modern office spaces, coworking areas, and convenient access to transit, the district provides the perfect environment for innovation and growth.



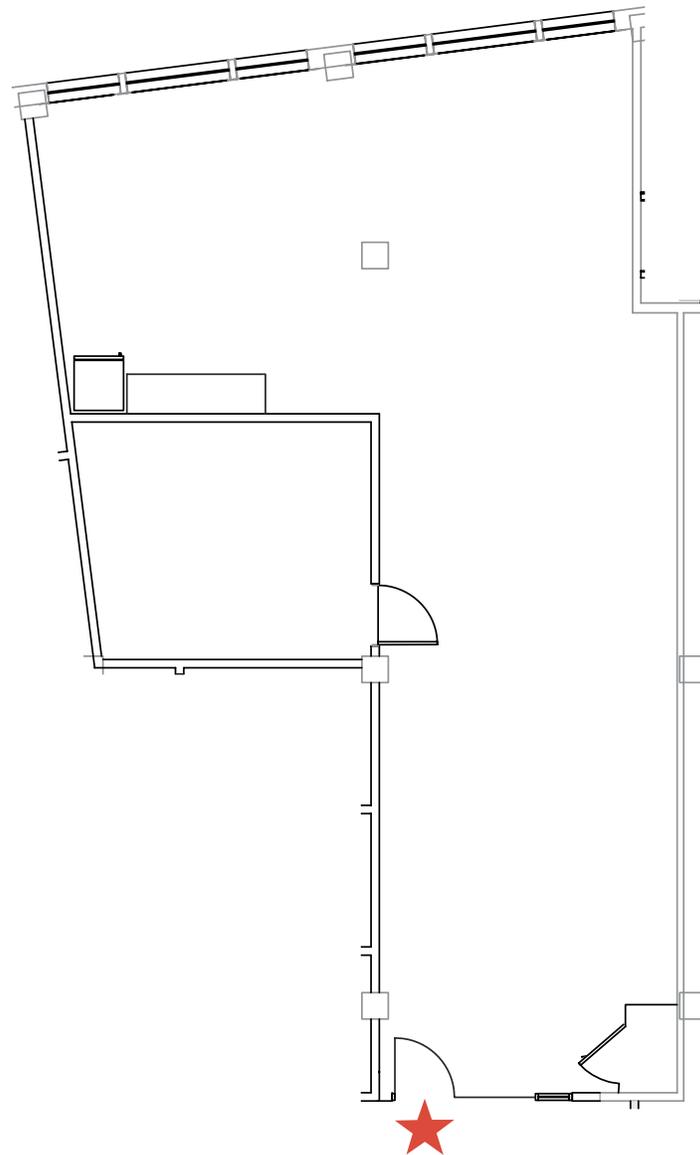


RAND GARAGE ENTRANCE

SUITE 500 - 12,462 RSF

- Move-in ready – full floor opportunity
- Polished concrete flooring throughout
- Open ceilings
- Private in-suite restrooms and large breakroom
- Former classroom/training space

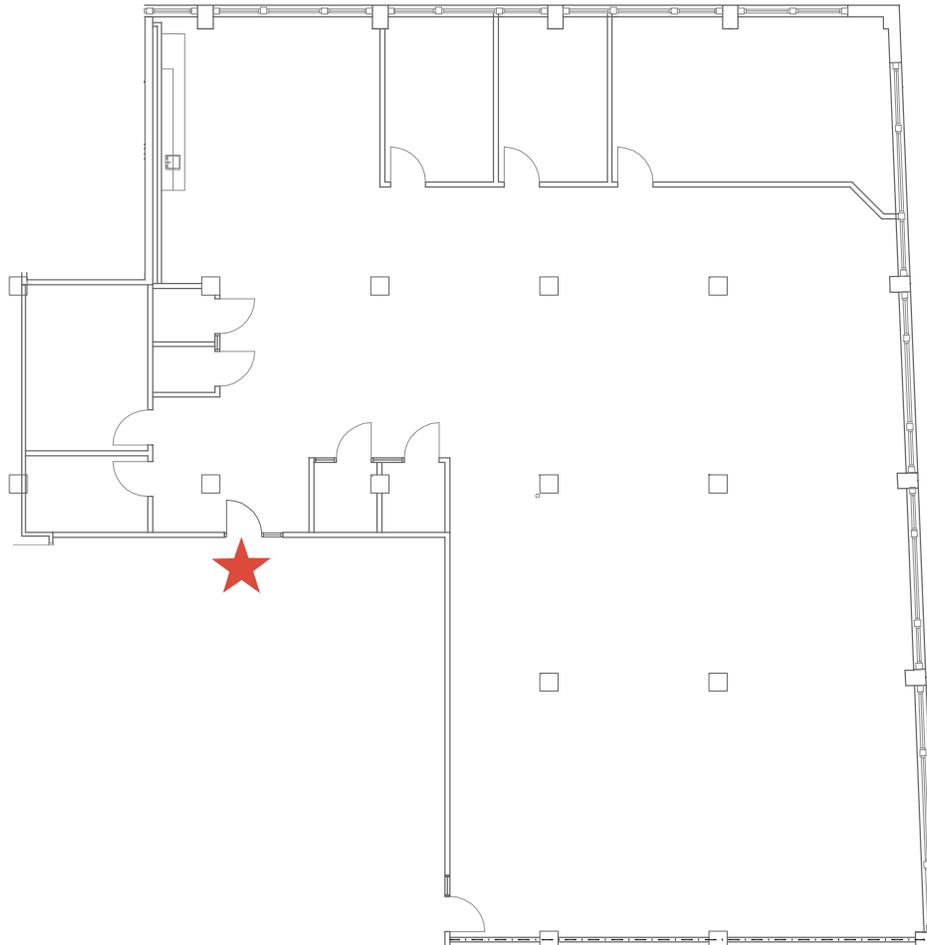
LEVEL
FIVE



**LEVEL
TWO**

SUITE 290 - 1,779 RSF

- Move-in ready
- Polished concrete floors and open ceiling
- Ideal layout with a dedicated conference room and spacious breakroom



**LEVEL
TWO**

SUITE 202 - 6,347 RSF

- Move-in-ready with available furniture
- New finishes - open ceilings, updated lighting, glass finishes throughout
- Urban views of Legacy Park

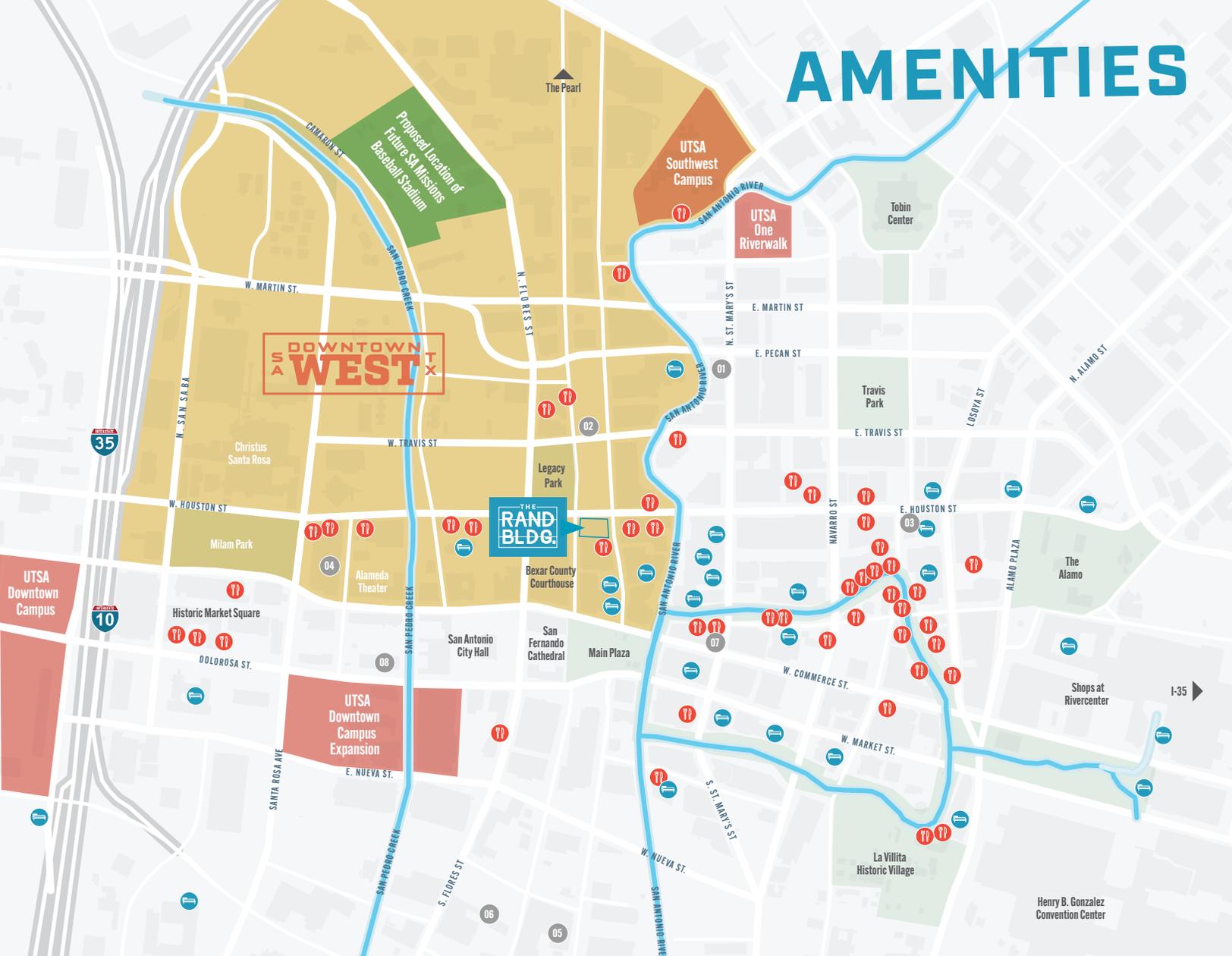


CONCOURSE LEVEL

CONCOURSE - 8,271 RSF

- Move-in ready
- Large training room with expandable wall
- Large kitchen and break room with custom booth seating
- Open ceiling design

AMENITIES



FOOD & DRINK

STAY

MULTIFAMILY

- 01 The Travis Building
- 02 300 Main Ave
- 03 Maverick Apartments
- 04 Inspire Downtown
- 05 Heritage Plaza
- 06 Encore SoFlo
- 07 The Floodgate
- 08 Continental



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