



partners

FOR LEASE

# The Shade Factory

915 DALLAS ST, SAN ANTONIO, TX 78215

# Property Overview

Step into history and shape your future at **The Shade Factory**, a reimagined 1938 industrial gem located at **915 Dallas Street** in the heart of San Antonio. Just moments from the San Antonio River, The Pearl, and Downtown, this vibrant office flex space offers the ideal balance of character, convenience, and creativity. Perfect for creative teams, design firms, production studios, and entrepreneurs who crave inspiration in their workspace, The Shade Factory delivers flexible layouts, natural light, and a collaborative atmosphere. With nearby coffee shops, top-tier restaurants, and riverfront trails just steps away, your workday can flow as dynamically as your ideas.

3,752 SF

*Available RSF*

8,962

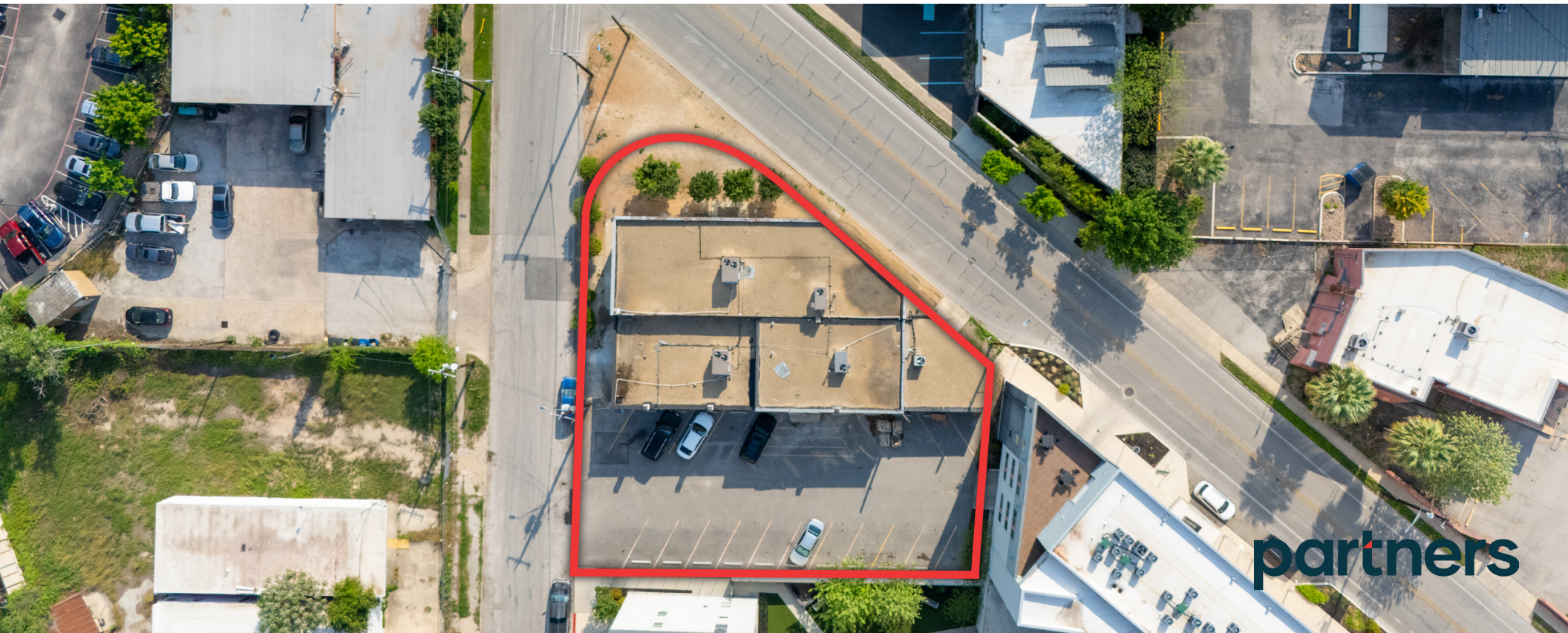
*Building Size RSF*

3

*Private Offices*

2

*Open office Space*



# Property Highlights

Originally home to a textile operation and affectionately known as **The Shade Factory** in its earliest records, the building retains its authentic charm with exposed brick, soaring ceilings, and industrial accents — now thoughtfully modernized for today's forward-thinking professionals.

## Key Highlights:

- Flexible office/workshop layouts suited for creatives
- Historic architecture with modern infrastructure
- Walkable to The Pearl, River Walk, and Downtown SA
- Ample parking and easy access to major corridors
- Ideal for makers, designers, studios, and startups

Come be part of the next chapter in this storied building's legacy. **The Shade Factory** is more than a space — it's a statement.



## Nearby Amenities

## POINTS OF INTEREST

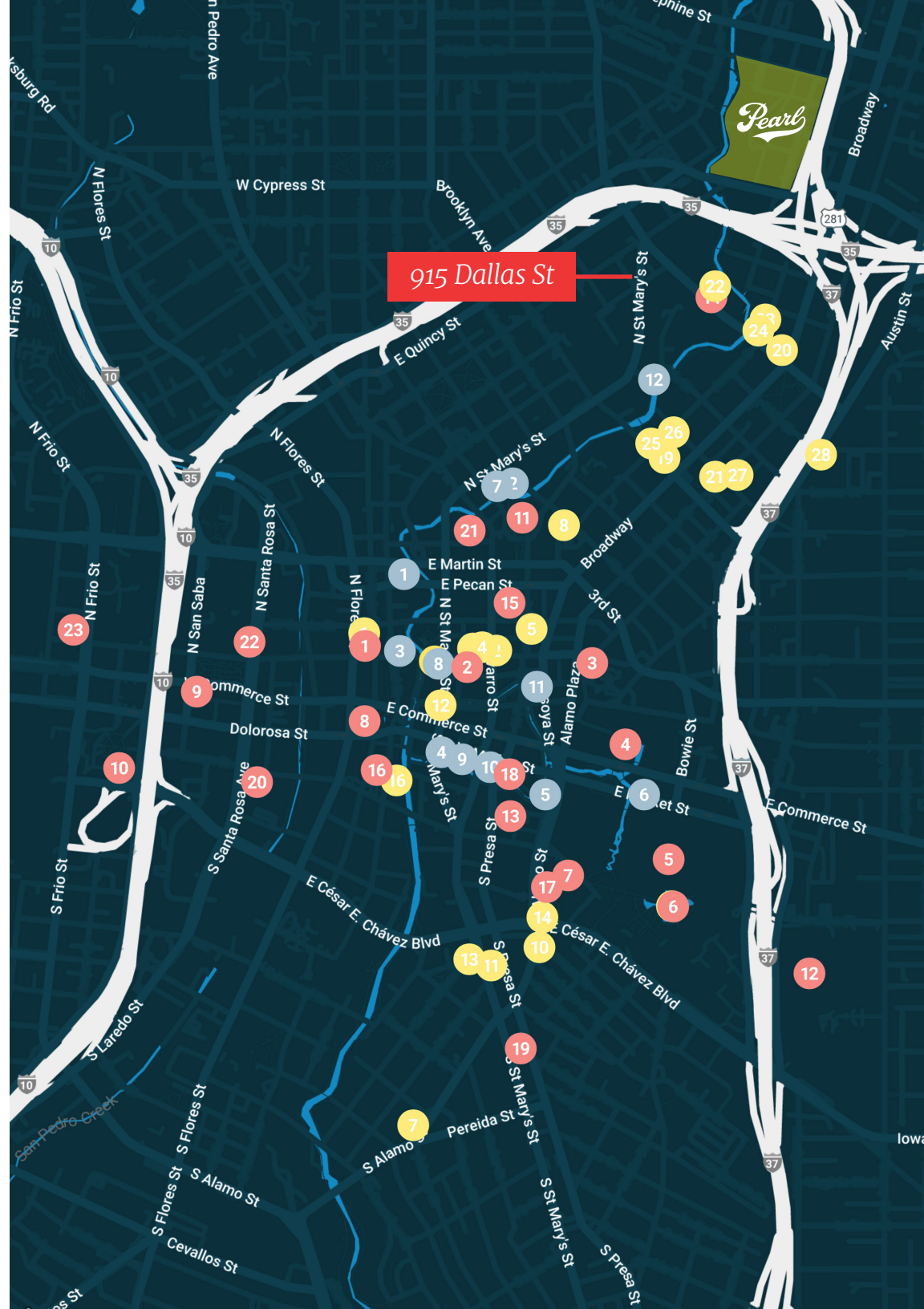
- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Henry B. González Convention Center
- 6 Tower of the Americas
- 7 Hemisfair Park
- 8 San Fernando Cathedral
- 9 Historic Market Square
- 10 UTSA Downtown Campus
- 11 Tobin Center for the Performing Arts
- 12 The Alamodome
- 13 La Villita Historic Village
- 14 San Antonio Museum of Modern Art
- 15 Travis Park
- 16 Bexar County Courthouse
- 17 Yanaguna Garden
- 18 Briscoe Western Art Museum
- 19 Southtown
- 20 United States Federal Courthouse
- 21 San Antonio Official Visitor Center
- 22 The Children's Hospital
- 23 VIA Centro Plaza

## STAY

- 1 InterContinental
- 2 Thompson
- 3 Embassy Suites
- 4 Homewood Suites
- 5 Palacio del Rio
- 6 Marriott Riverwalk
- 7 Hotel Indigo
- 8 Hotel Valencia
- 9 The Westin Riverwalk
- 10 Hotel Contessa
- 11 Hyatt Regency
- 12 Wyndham Garden

## FOOD & DRINK

- 1 Pinkertons BBQ
- 2 La Panaderia
- 3 Bohannon's
- 4 The Palm
- 5 Texan Sizzle
- 6 Bourbon Street Seafood Kitchen
- 7 Liberty Bar
- 8 Stout's Signature
- 9 Roadmap Brewing Co.
- 10 Battalion
- 11 Rosario's Comida Mex & Bar
- 12 Domingo
- 13 Station Cafe
- 14 Dough Pizzeria Napolitana
- 15 Chart House
- 16 The Gavel
- 17 Dorrego's
- 18 Make Ready Market
- 19 Idle Beer Hall & Brewery
- 20 NOLA Brunch & Beignets
- 21 Roadmap Brewing Co.
- 22 Tre Trattoria
- 23 Hops & Hounds
- 24 Elsewhere Garden Bar & Kitchen
- 25 Pete's Tako House
- 26 Mila Coffee
- 27 The Lucky Duck



# *Exterior Photos*

## The Shade Factory



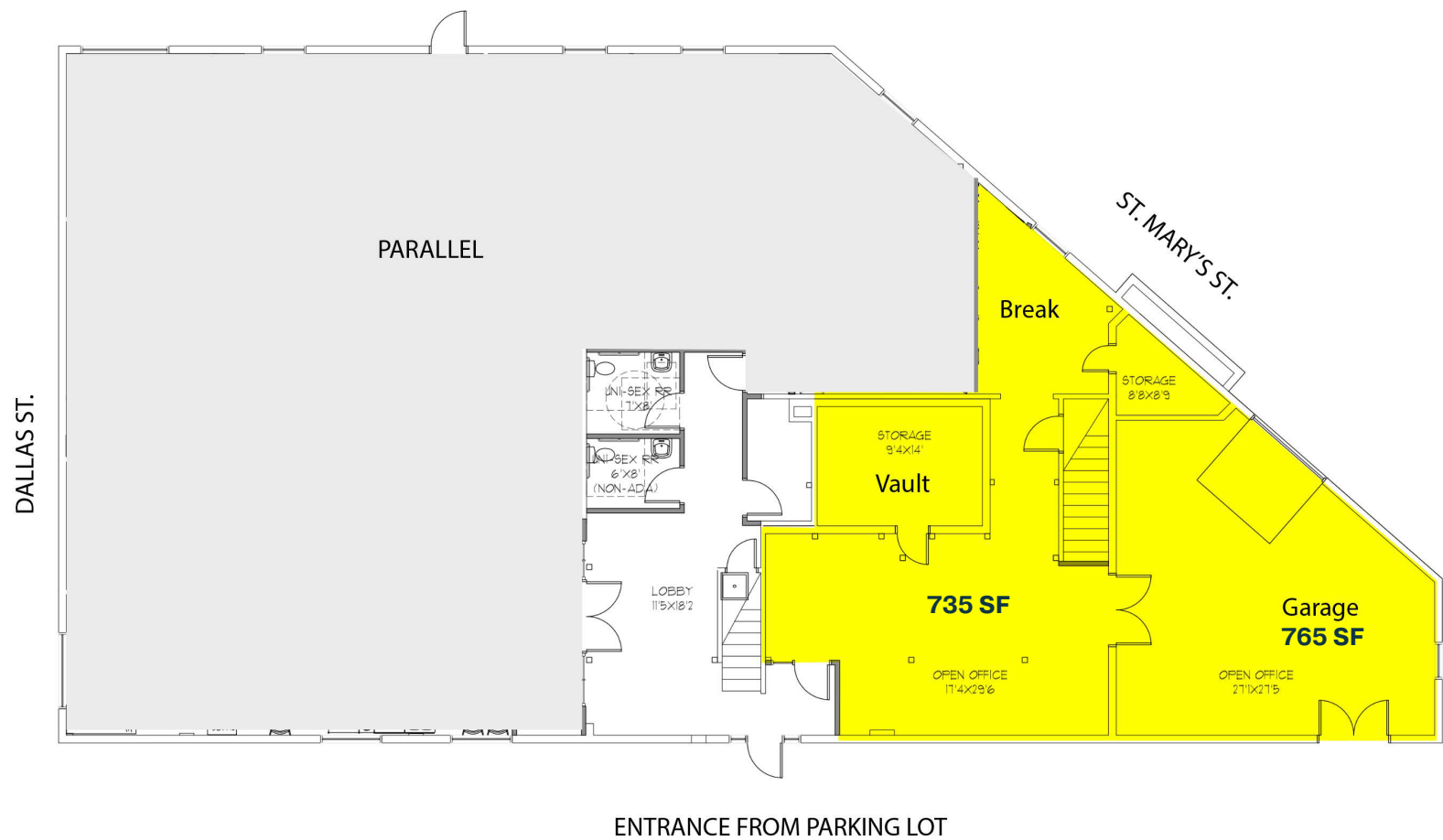
# *Interior Photos*

The Shade Factory



# Level 1

Total 1,500 SF

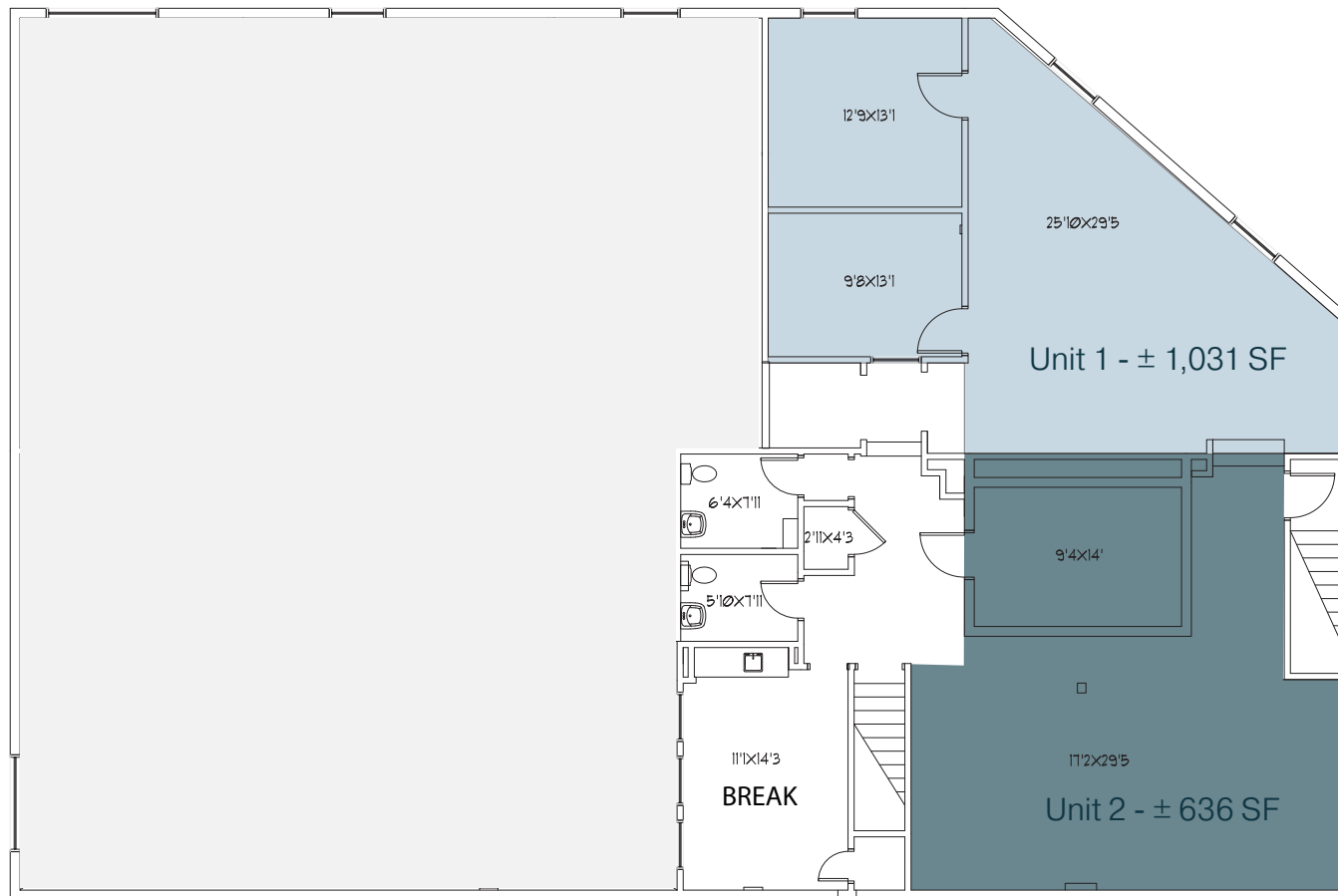


# Level 2

The Shade Factory

Unit 1 - ± 1,031 Sq. Ft.

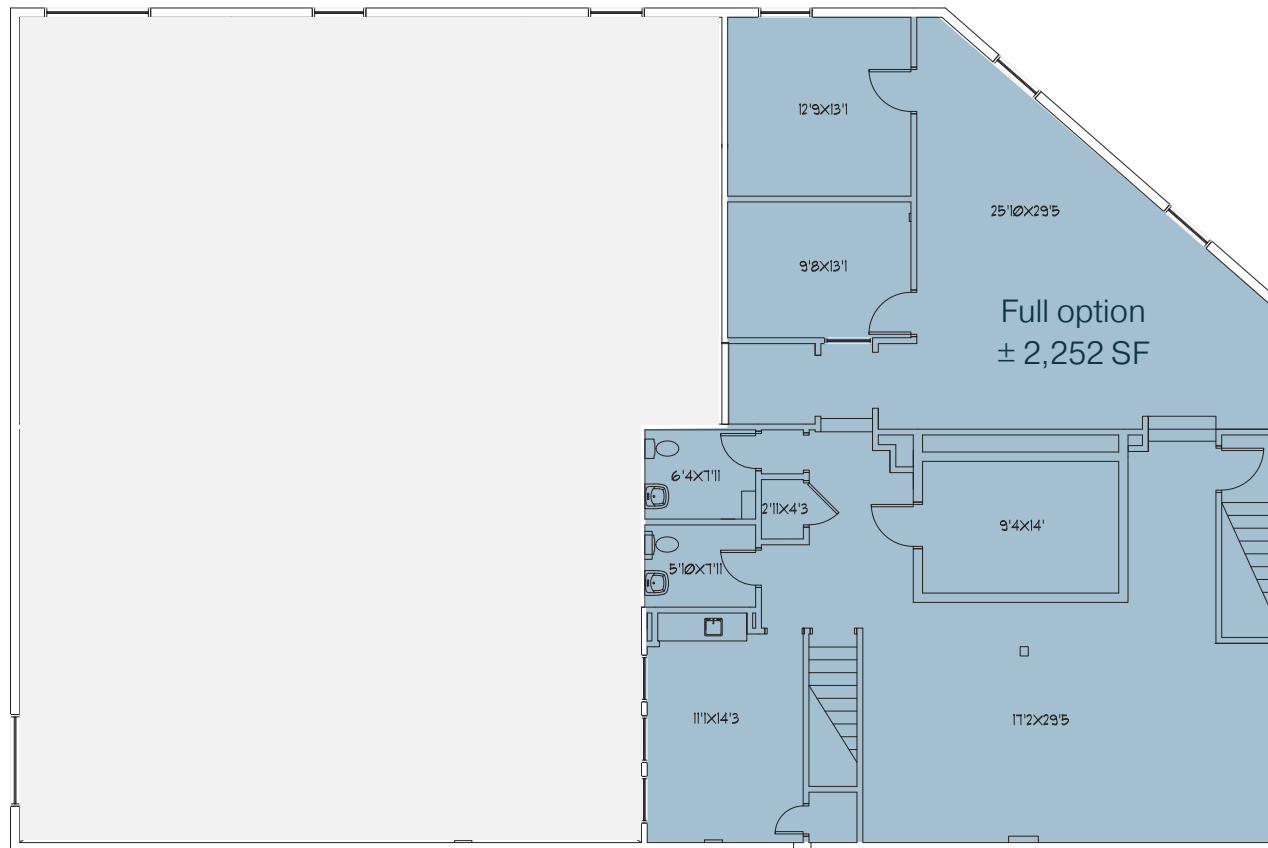
Unit 2 - ± 636 Sq. Ft.



# Level 2

Full option -  $\pm 2,252$  SF

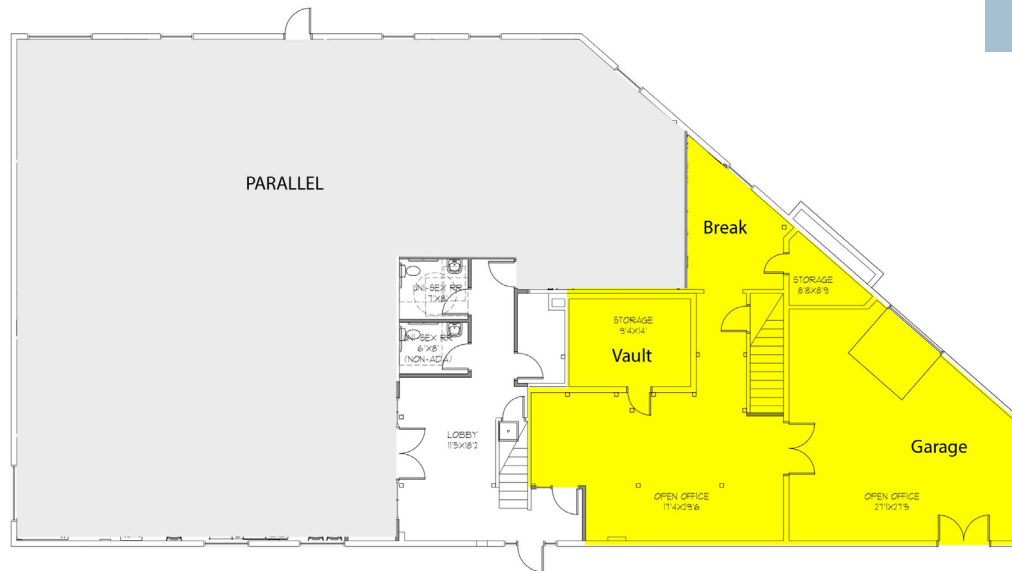
The Shade Factory



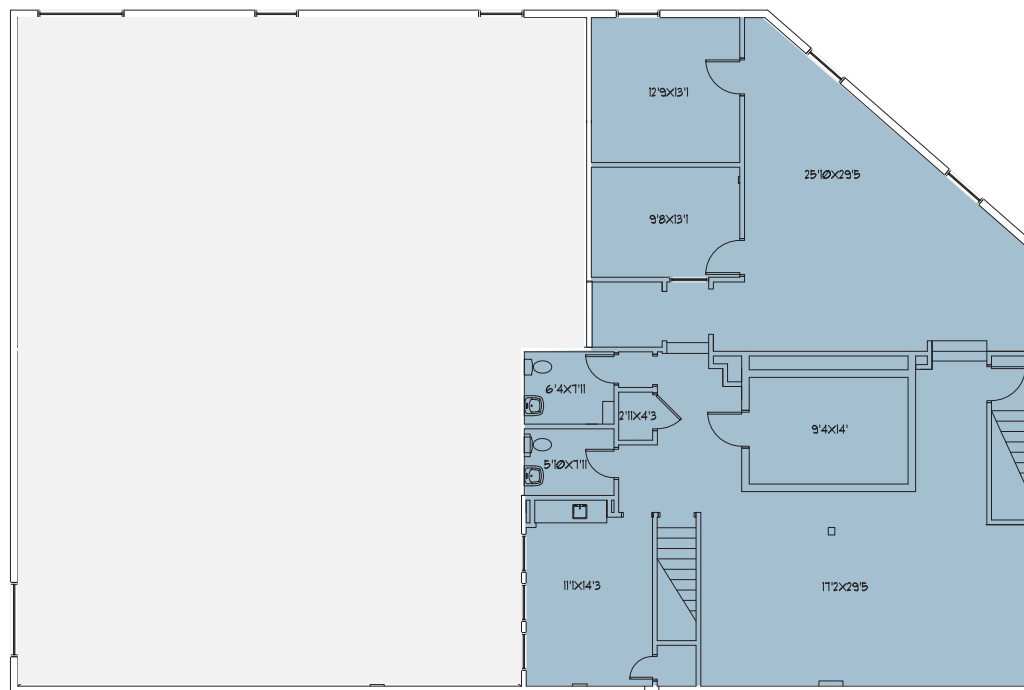
# Level 1 & 2

Total ± 3,752 SF

The Shade Factory



1st Floor  
± 1,500 SF



2nd Floor  
± 2,252 SF



# Demographic Overview

	1 MILE	3 MILES	5 MILES
Total Population	13,493	131,007	352,717
Daytime Employees	33,146	99,226	160,525
Total Annual Household Expenditure	\$702.46 M	\$4.52 B	\$11.58 B
Annual Food & Beverage	\$67.09 M	\$459.16 M	\$1.23 B
Annual Entertainment	\$25.62 M	\$173.29 M	\$468.29 M

## San Antonio, Texas

3<sup>rd</sup> 

FASTEST GROWING  
ECONOMY

7<sup>th</sup> 

LARGEST CITY  
IN THE U.S.

52K 

NEW JOBS IN THE LAST 5  
YEARS

60 

NEW RESIDENTS PER DAY

1.5 

MILLION RESIDENTS

27 

MAJOR HOSPITALS

FOR LEASE

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915 DALLAS ST, SAN ANTONIO, TX 78215

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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.*

2-10-2025



### 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date