

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

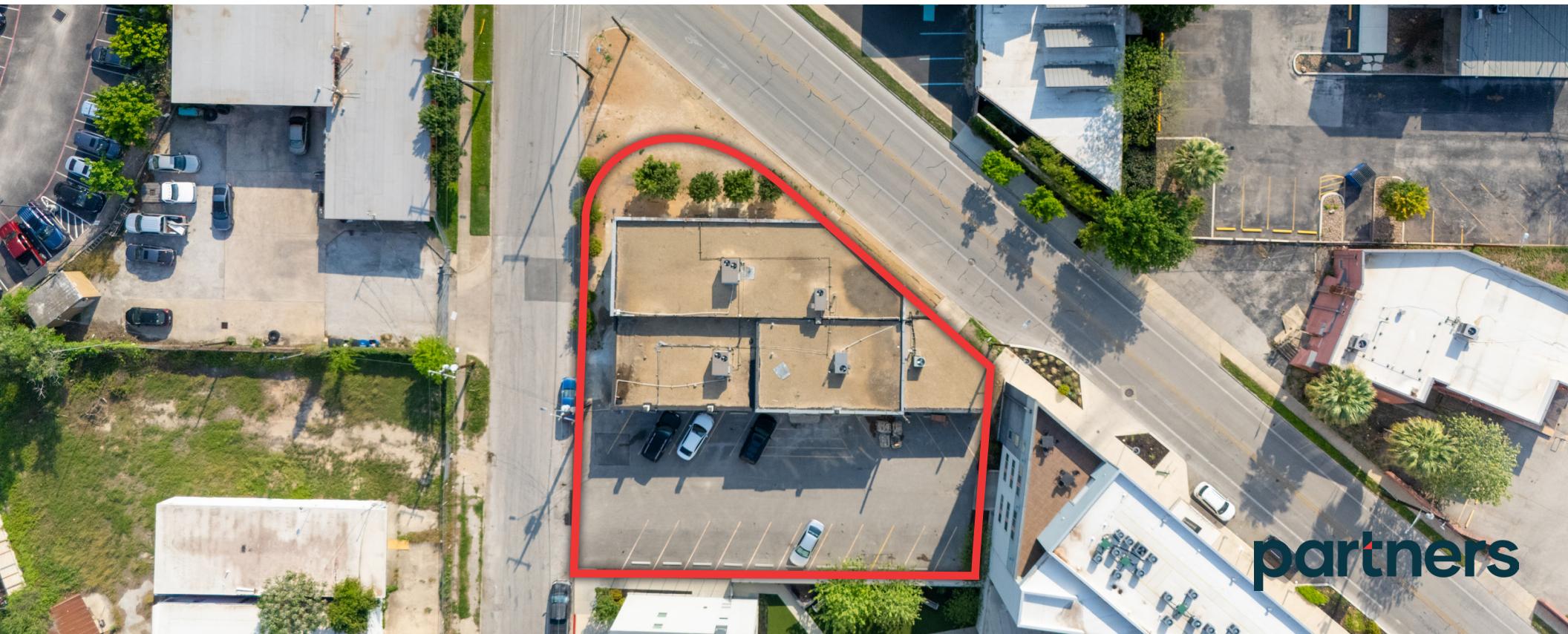
Building Size RSF

3

Private Offices

2

Open office Space



partners

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

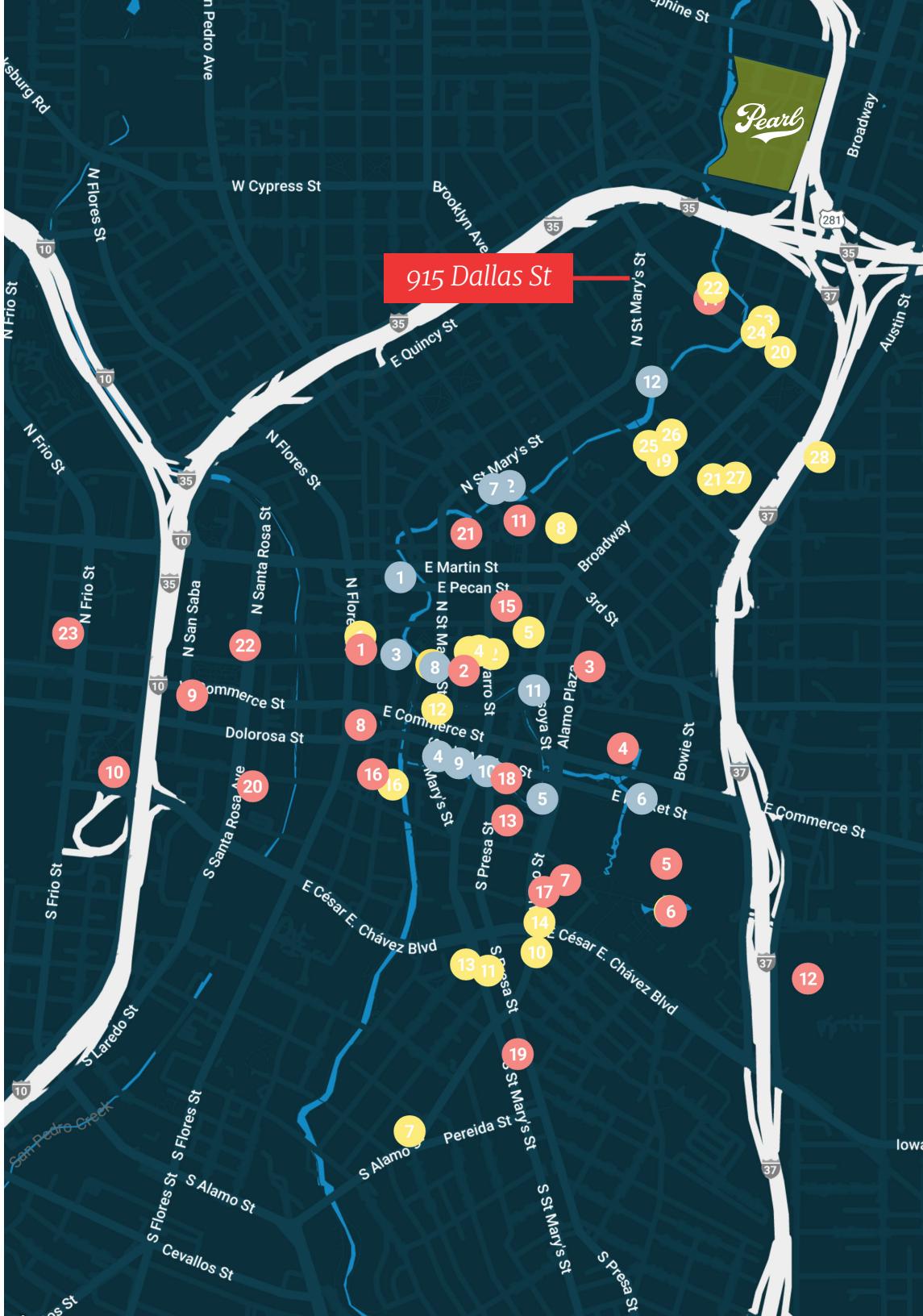
- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Henry B. González Convention Center
- 6 Tower of the Americas
- 7 Hemisfair Park
- 8 San Fernando Cathedral
- 9 Historic Market Square
- 10 UTSA Downtown Campus
- 11 Tobin Center for the Performing Arts
- 12 The Alamodome
- 13 La Villita Historic Village
- 14 San Antonio Museum of Modern Art
- 15 Travis Park
- 16 Bexar County Courthouse
- 17 Yanaguana 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



partners

Interior Photos

The Shade Factory

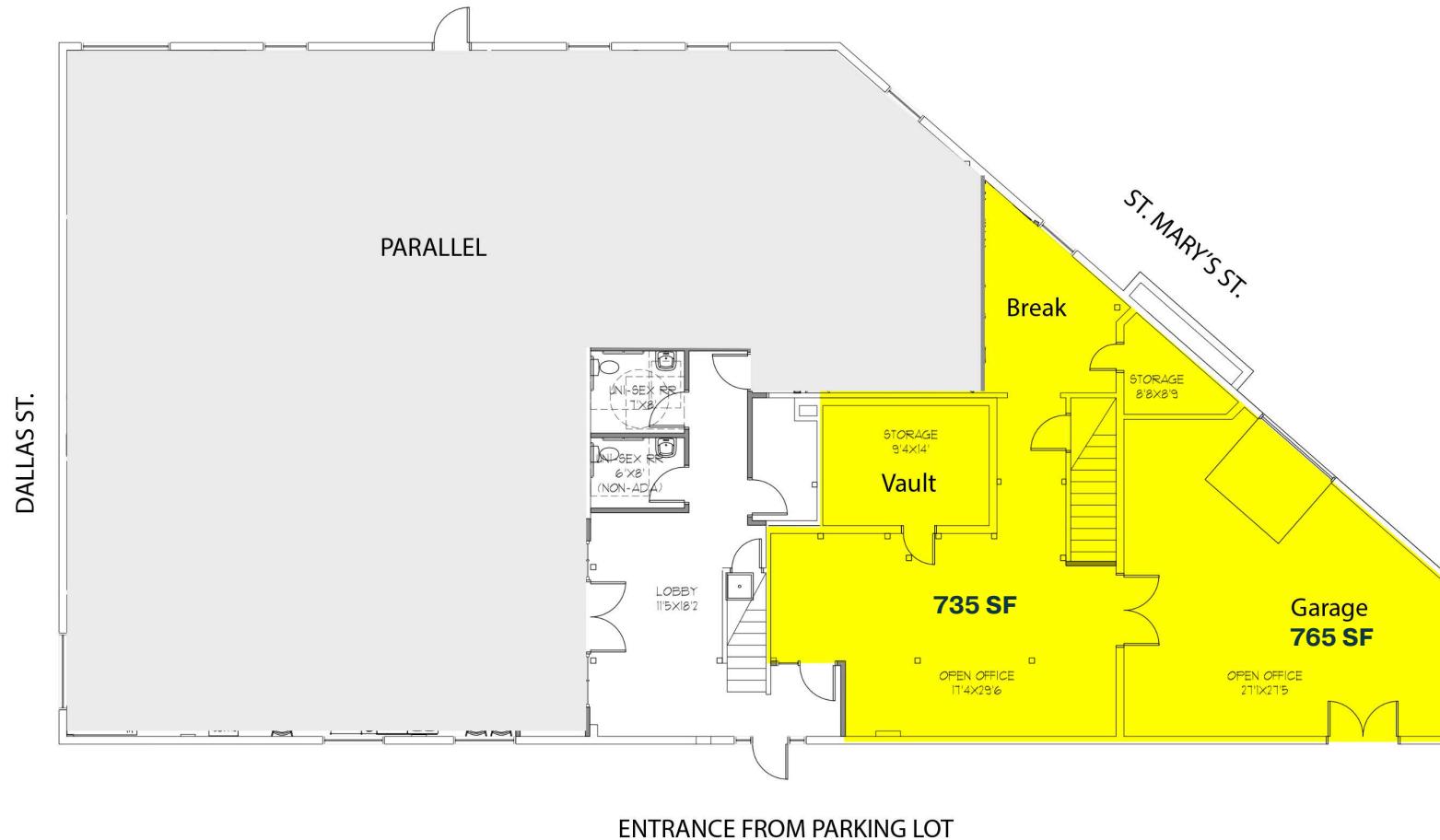


partners

Level 1

Total 1,500 SF

The Shade Factory



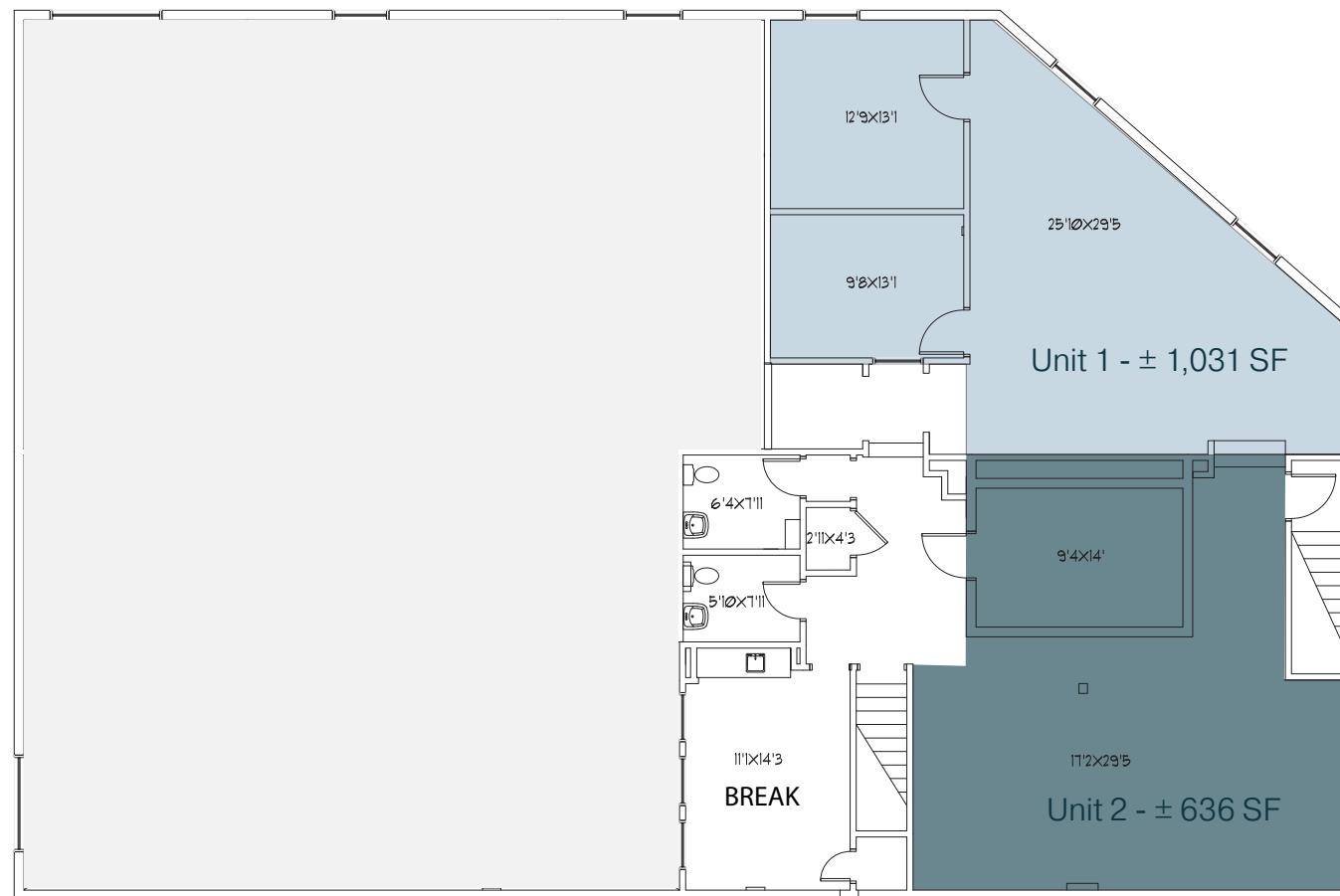
partners

Level 2

The Shade Factory

Unit 1 - ± 1,031 Sq. Ft.

Unit 2 - ± 636 Sq. Ft.

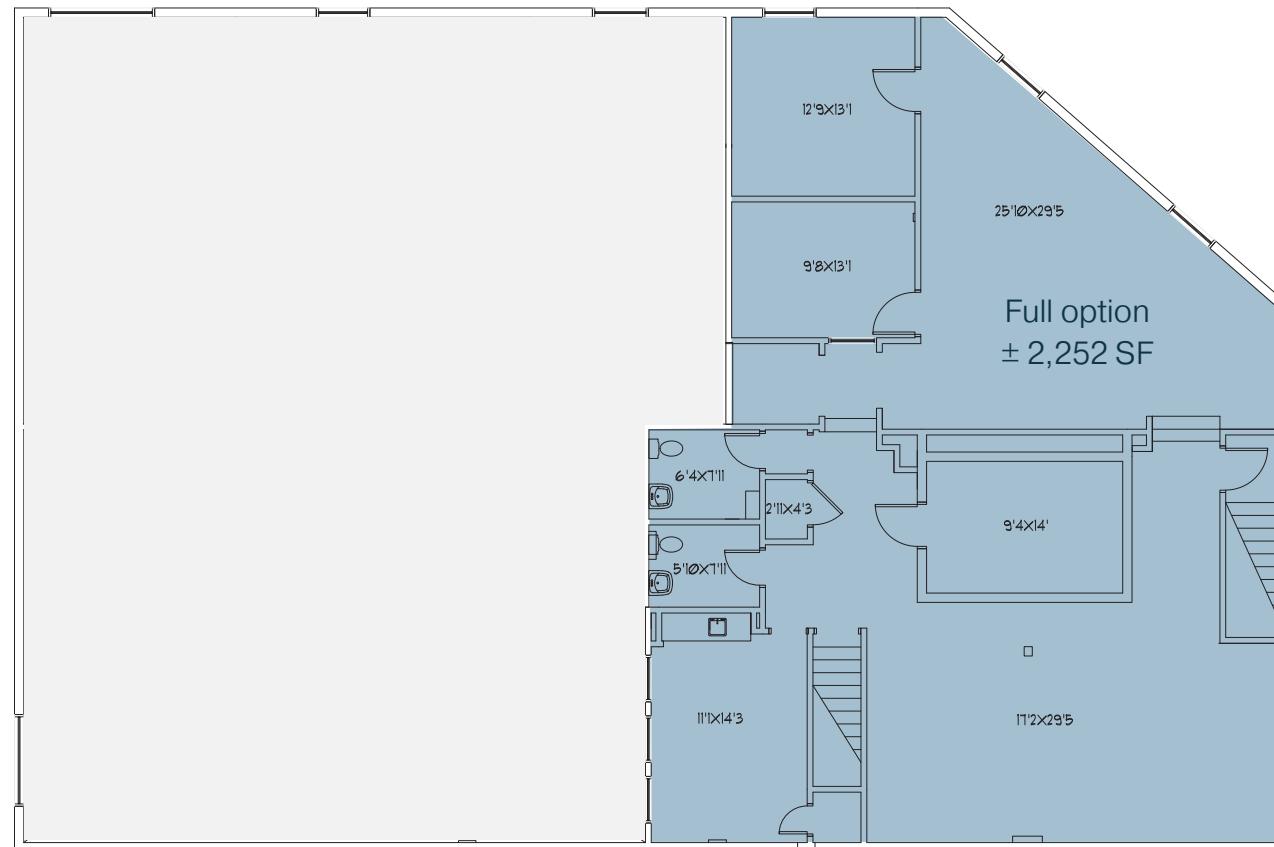


partners

Level 2

The Shade Factory

Full option - $\pm 2,252$ SF

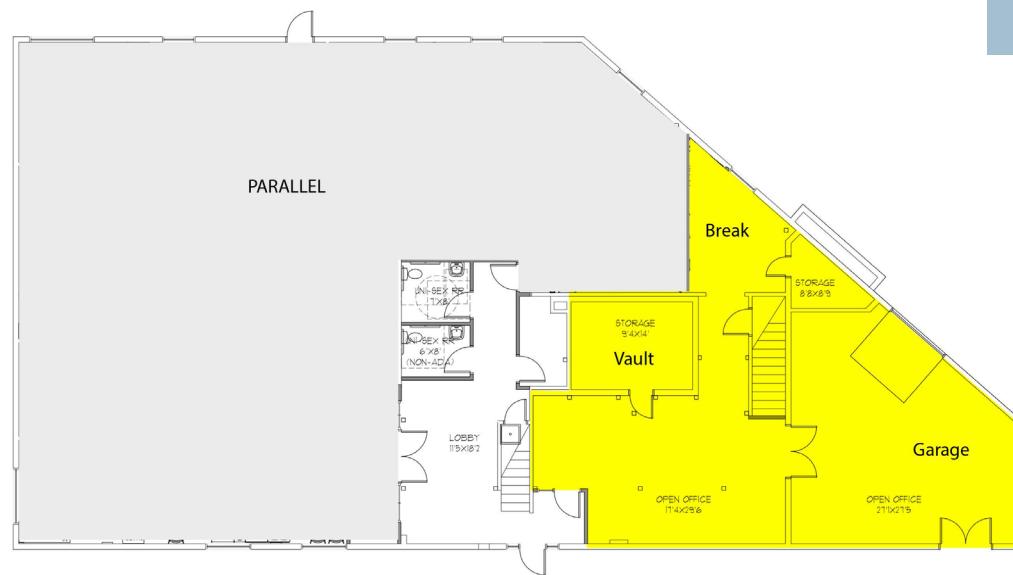


partners

Level 1 & 2

Total \pm 3,752 SF

The Shade Factory



1st Floor
 \pm 1,500 SF



2nd Floor
 \pm 2,252 SF

partners



Demographic Overview

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

San Antonio, Texas

3rd FASTEST GROWING ECONOMY

FASTEST GROWING ECONOMY

7th LARGEST CITY IN THE U.S.

LARGEST CITY IN THE U.S.

52K NEW JOBS IN THE LAST 5 YEARS

NEW JOBS IN THE LAST 5 YEARS

60 NEW RESIDENTS PER DAY

NEW RESIDENTS PER DAY

1.5 MILLION RESIDENTS

MILLION RESIDENTS

27 MAJOR HOSPITALS

MAJOR HOSPITALS

FOR LEASE

The Shade Factory

915 DALLAS ST, SAN ANTONIO, TX 78215

EXCLUSIVELY LISTED BY:

Lindsey Tucker
Partner
O: 210 876 2240
C: 210 846 5578
lindsey.tucker@partnersrealestate.com

Cory Stephens
Senior Associate
O: 210 384 2356
C: 210 996 3010
cory.stephens@partnersrealestate.com

partners

210 446 3655
112 E Pecan St, Suite 1515
San Antonio, TX 78205
www.partnersrealestate.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. ©2025 Partners. All rights reserved.



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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date