



CENTRO
PROPERTIES

FOR SALE

±11,229 SQFT

Creative Office/Retail

IRISH FLATS: 321 6th Street

San Antonio, TX 78215

+/- 11,229 SQFT - 321 6th Street

1



The Offering

Centro Properties presents the opportunity to acquire the Irish Flats Building, a 11,229-square-foot Class A+ creative office/retail asset located along the prominent Broadway corridor in the River North District. Positioned just 0.75 miles from both the Pearl District and Downtown San Antonio, the property sits within one of the city's most vibrant live-work-play environments.

Originally constructed in 1960 and renovated by Jill Giles and Lake Flato, the building blends architectural preservation with modern functionality. The property features dramatic 15-foot ceilings, distinctive design elements, and a boutique character rarely found in the San Antonio market.

The Irish Flats Building offers a compelling opportunity for investors seeking a flexible high-quality asset or owner-users pursuing a recognizable property in a premier urban location.

Investment Highlights



PREMIER OFFICE/RETAIL WITH EXCEPTIONAL CHARACTER



The historic Irish Flats Building offers a distinctive office/retail environment where architectural character meets thoughtful preservation and modern functionality. Renovated by Jill Giles and Lake Flato, the property blends timeless design with contemporary usability, creating an inspiring space for any number of businesses.

CORE URBAN LOCATION WITH UNMATCHED ACCESS



Located along the prominent Broadway corridor, the property provides exceptional connectivity to Downtown San Antonio and the Pearl District, both less than a mile away. Tenants benefit from immediate access to major roadways, restaurants, cultural attractions, and a highly walkable urban environment.

A DISTRICT DEFINED BY MOMENTUM



Situated within San Antonio's rapidly evolving River North District, the property is surrounded by significant residential and commercial growth. More than 10,000 nearby apartment units and a vibrant mix of restaurants, retail, and entertainment create a dynamic live-work-play environment attracting talent and investment.

LEADING CLASS A SUBMARKET



The Broadway–Pearl corridor represents one of San Antonio's strongest performing real estate submarkets. Stabilized Class A and boutique office buildings as well as retail assets benefit from sustained tenant demand driven by walkability, proximity to the Pearl District, and an amenity-rich environment that continues to attract professional and creative concepts.

Executive Summary

Purchase Price:
Suite Size:
Suites:
Year Built:
Submarket:
Property Type:

Inquire with Broker
+/- 11,229 SF
Four
1960
River North
Single-story Office

Zoning

FBZ T4-2

Parking

Paid Surface Parking &
Street Parking

Suites

311 6th Street – 2,079 SF – One Bathroom

317 6th Street – 4,200 SF – Two Bathrooms

321 6th Street – 4,600 SF – Two Bathrooms

Studio Back Office – 350 SF

Amenities

Shared Patio/Courtyard

Utilities

Individually Submetered

Demographic Overview



LOCATION

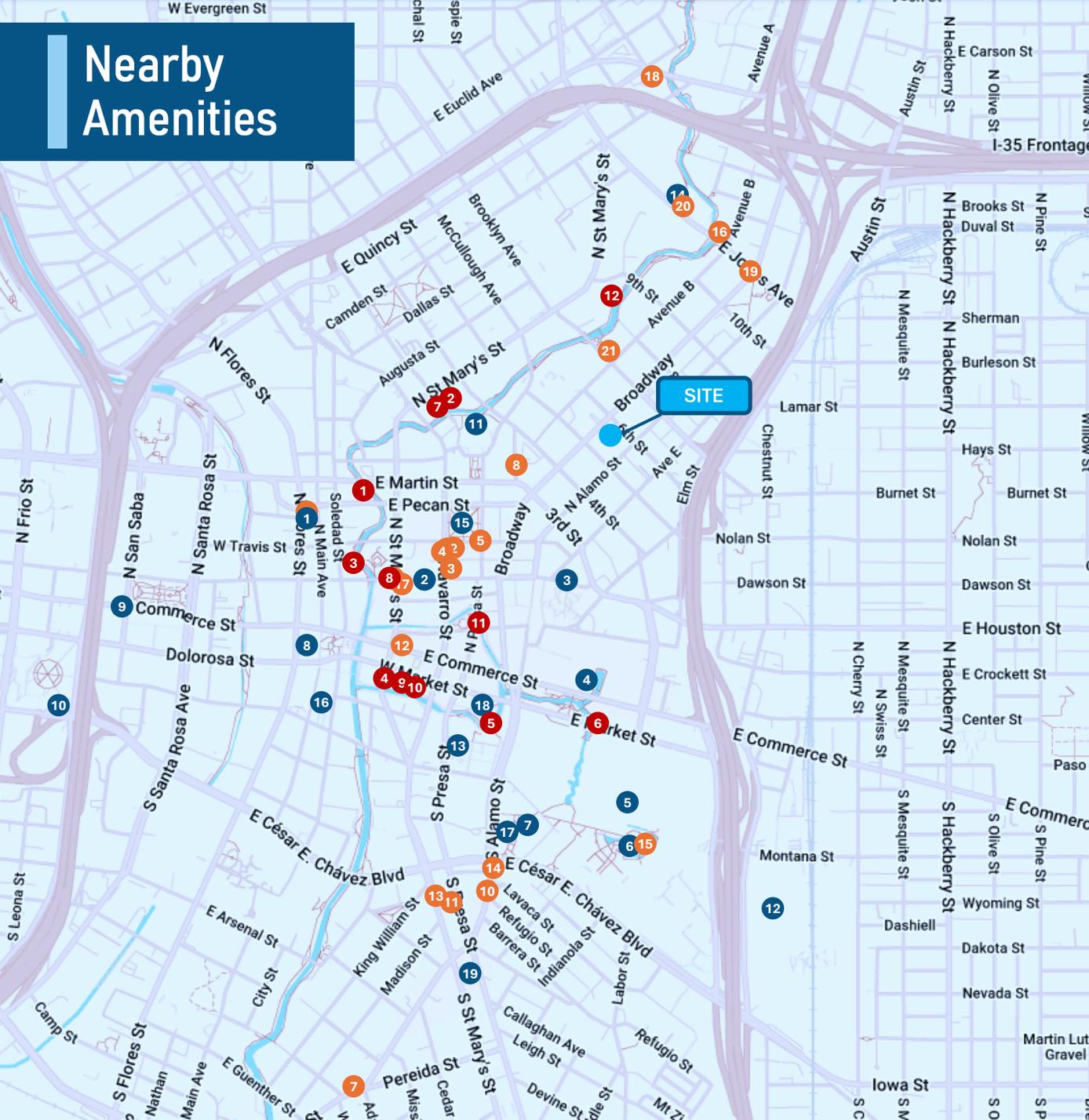
Unique freestanding building located within the River North District, one of the region’s most dynamic and rapidly evolving urban submarkets. The area has experienced significant investment driven by over 2,000 newly constructed apartment units, a growing concentration of Class A office space, and premier cultural amenities including the San Antonio River Trail, Tobin Center for the Performing Arts, and the San Antonio Museum of Art. Continued momentum is further supported by transformative initiatives such as the Museum Reach expansion and the large-scale McCombs development, bringing substantial capital investment, mixed-use density, and long-term growth to the Broadway corridor.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	13,496	131,278	356,151
<i>Daytime Employees</i>	42,801	97,018	156,866
<i>Tot. Household Expenditure</i>	\$457.28 M	\$3.11 B	\$8.37 B
<i>Annual Food & Beverage</i>	\$67.02 M	\$458.16 M	\$1.23 B

NEIGHBORS



Nearby Amenities



POINTS OF INTEREST

- 1 Legacy Park
- 2 Majestic Theatre
- 3 Alamo Plaza
- 4 Shops at Rivercenter
- 5 Hery B. Gonzales 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
- 12 Alamodome
- 13 La Villita Historic Village
- 14 San Antonio Museum of Art
- 15 Travis Park
- 16 Bexar County Courthouse
- 17 Yanaguna Garden
- 18 Briscoe Wester Art Museum
- 19 Southtown

POINTS OF INTEREST

- 1 InterContinental
- 2 Thompson
- 3 Embassy Suites
- 4 Homewood Suites
- 5 Palacio del Rio
- 6 Marrio Riverwalk
- 7 Hotel Indigo

POINTS OF INTEREST

- 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
- 12 Domingo
- 13 Station Café
- 14 Dough Pizzeria Napolitana
- 15 Chart House
- 16 Elsewhere Garden Bar & Kitchen
- 17 Dorrego's
- 18 Make Ready Market
- 19 Nola Brunch Beignets
- 20 Tre Trattoria
- 21 Pete's Tako House

- 8 Hotel Valencia
- 9 The Westin Riverwalk
- 10 Hotel Contessa
- 11 Hyatt Regency
- 12 Wyndham Garden

UTSA Campus

Frost Tower

Weston Centre

Thompson Hotel

AT&T Corporate

Tobin Center

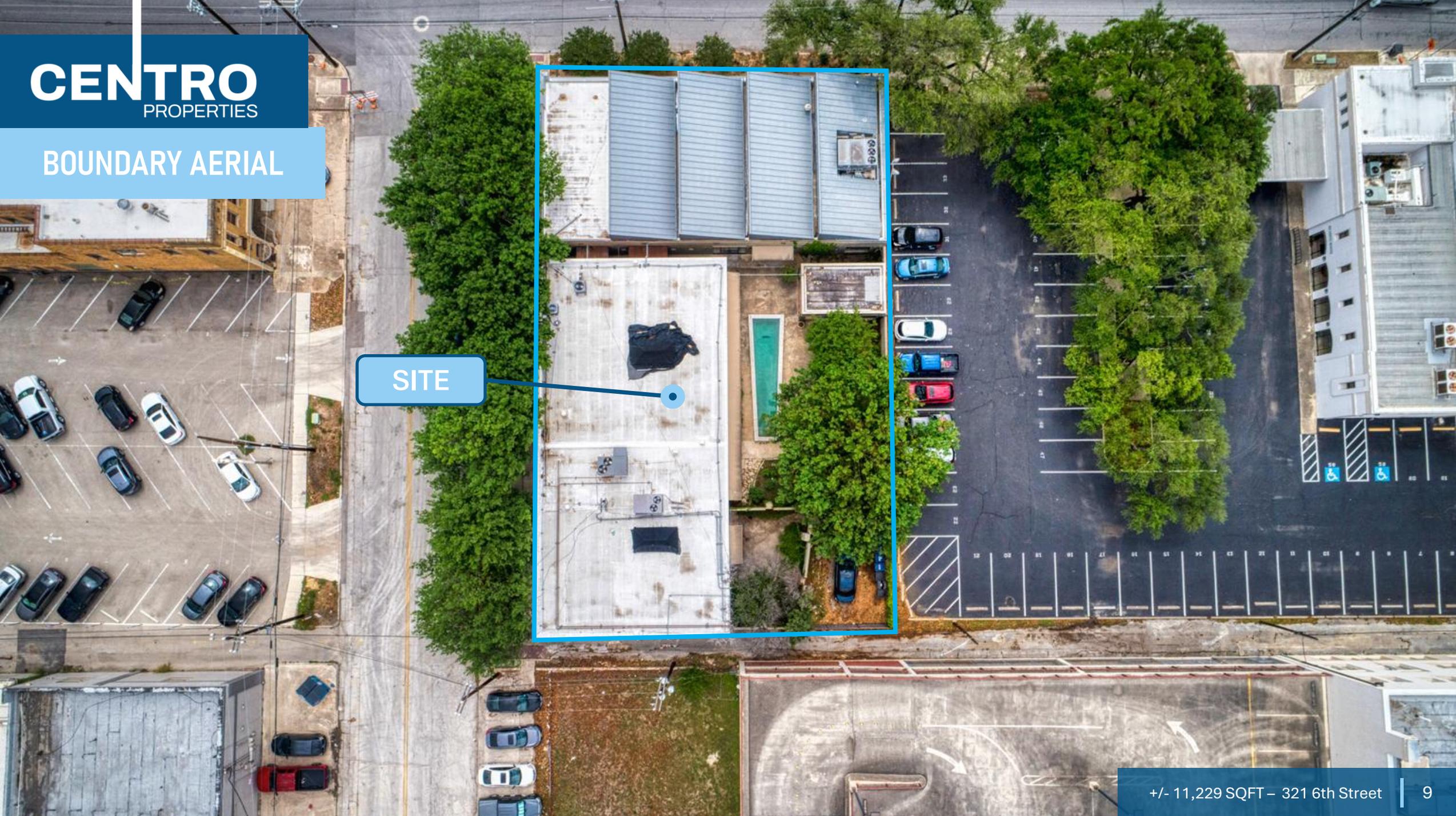
Light Building

CPS ENERGY HQ

SITE

BOUNDARY AERIAL

SITE



SITE



SITE





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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.

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.

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