

OXBOW



1803 BROADWAY



The
evolution of
exceptional
design, location,
and experience

OXBOW

1803 BROADWAY

Located just steps from Pearl, Oxbow is at the heart of the revitalized Broadway Corridor and its burgeoning business district.

Designed by Don McDonald in association with Kirksey Architecture, Oxbow celebrates the unique San Antonio aesthetic, melding history, art and sustainability with a focus on authentic human connection.



LEED PLATINUM CERTIFIED

Pushing The Boundaries

Oxbow offers premier office space and ground-floor retail, restaurants, and beautifully designed public spaces that will enhance the experience for employees, shoppers, diners, and guests.

Oxbow pushes past the boundaries of Pearl’s neighborhood and features covered patios, a plaza with shaded seating, a central fountain, and park space along Broadway.

25,845
RSF FLOOR PLATES

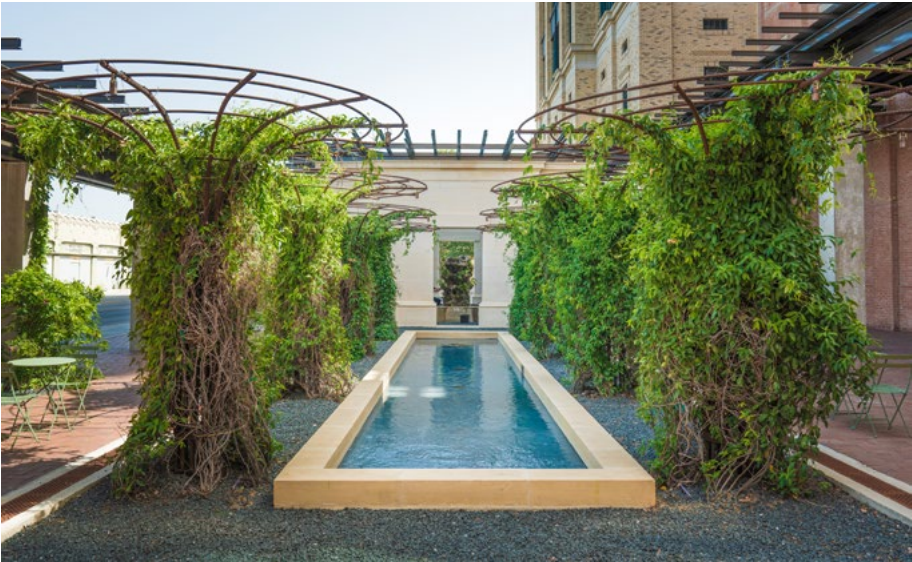
3:1,000
PARKING RATIO

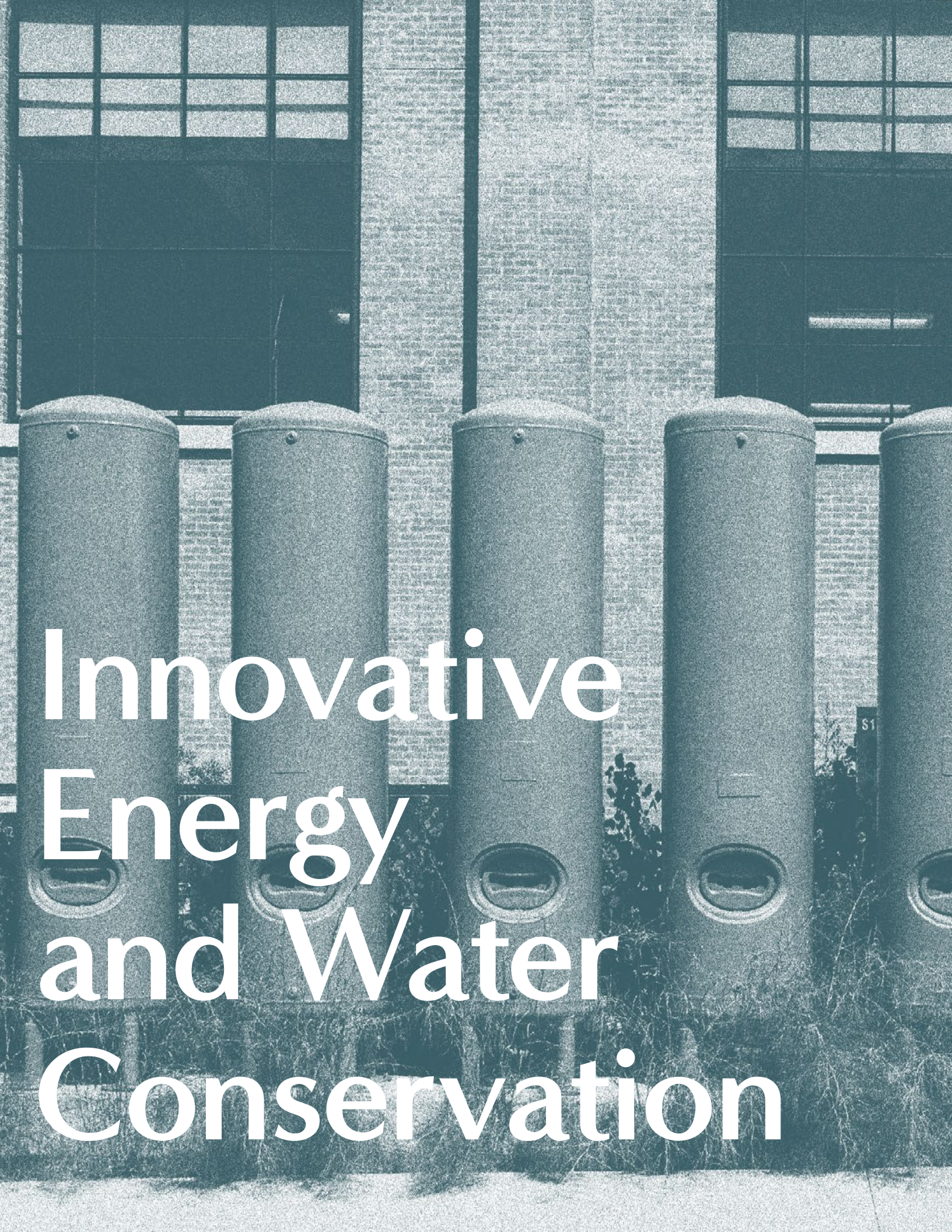
10’
CELINGS

83
WALK SCORE

85
BIKE SCORE

2,638
RSF AVAILABLE





Innovative Energy and Water Conservation



INNOVATIVE HVAC: Mitsubishi's water cooled VRF (Variable Refrigerant Flow) system delivers superb energy efficiency and performance. This highly responsive system – unlike traditional systems – operates independent of outside temperatures and will create annual energy savings in excess of 1,450,000 kWh.

GEOHERMAL: With 150 geothermal wells, the air conditioning system takes advantage of the earth's constant temperature for heating and cooling. Not only does this system reduce the energy demand of the cooling towers and eliminate electric heaters, but it also greatly reduces water use by over 932,000 gallons annually.

WATER COLLECTION AND CONSERVATION: There are 12 water storage tanks throughout the property which will collect rainwater and 100% of the air conditioning condensate for reuse in the cooling towers, flushing toilets, and watering the landscaping. With 156,000 gallons of storage capacity, these tanks will collect over 2.6 million gallons annually. This elaborate system, coupled with ultra-efficient plumbing fixtures and the SAWS recycled water system, will reduce the annual potable water usage by 97%.

SOLAR: One of the most prominent architectural features goes well beyond aesthetics. The one-megawatt solar array will generate 1,300,000 kWh annually. With its elevated design, it will shade the buildings resulting in further energy savings and reduction in the heat island effect.

Protecting Our River

In addition to the rainwater capture system, the site includes Low Impact Development (LID) features throughout the landscaping that naturally reduce stormwater runoff by 80% before it enters our waterways.



Retail and Restaurants

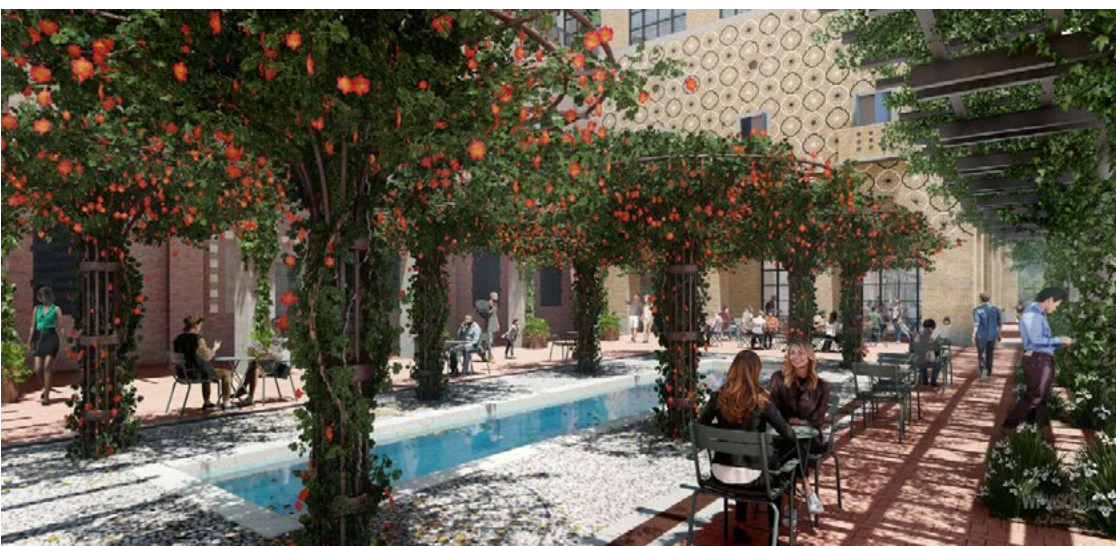
The ground floor of the project is wrapped by a shaded courtyard with a fountain, welcoming the outdoors in and forging a connection between Oxbow, the garage, and the surrounding walkable areas. Two retailers on the ground floor add to the unique, experiential dining and shops Pearl is known for.

LIMATUS BESPOKE

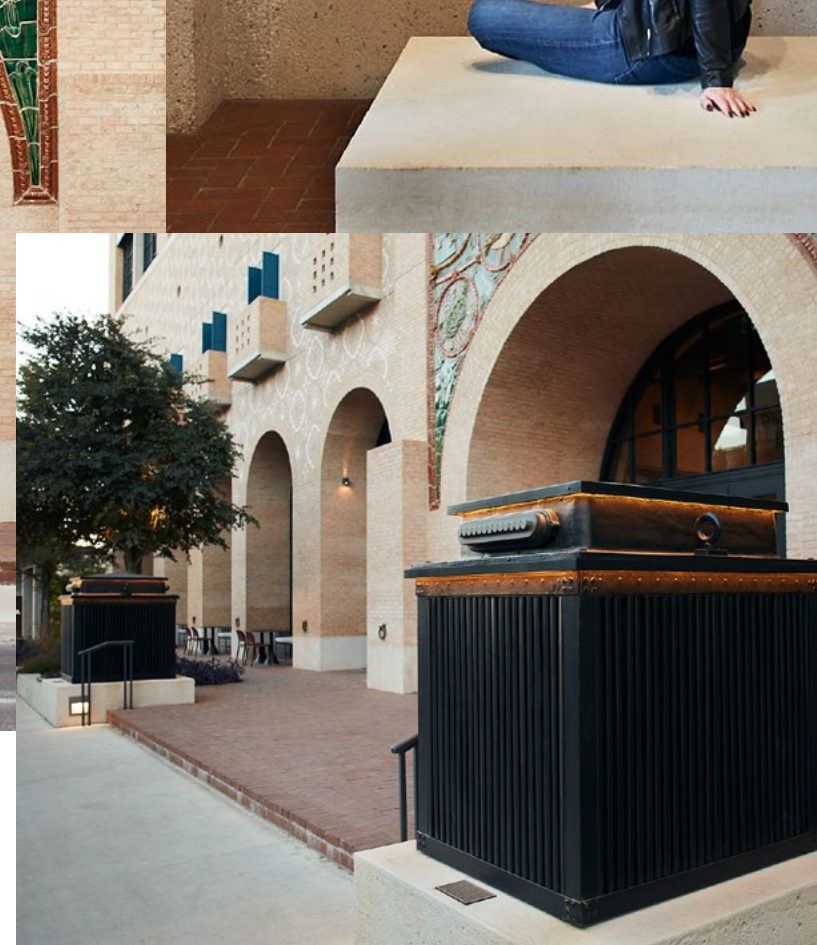
A high-end, experience-based custom clothing company. Clients choose amongst high-quality wools and luxury fabrics in Limatus Bespoke's curated collection for a hand-measured tailored fit.

CAPE BOTTLE ROOM

A wine bar and bottle shop specializing in South African wines and small-batch producers. Guests can enjoy curated wine flights, glasses, and bottles in a relaxed, welcoming space.

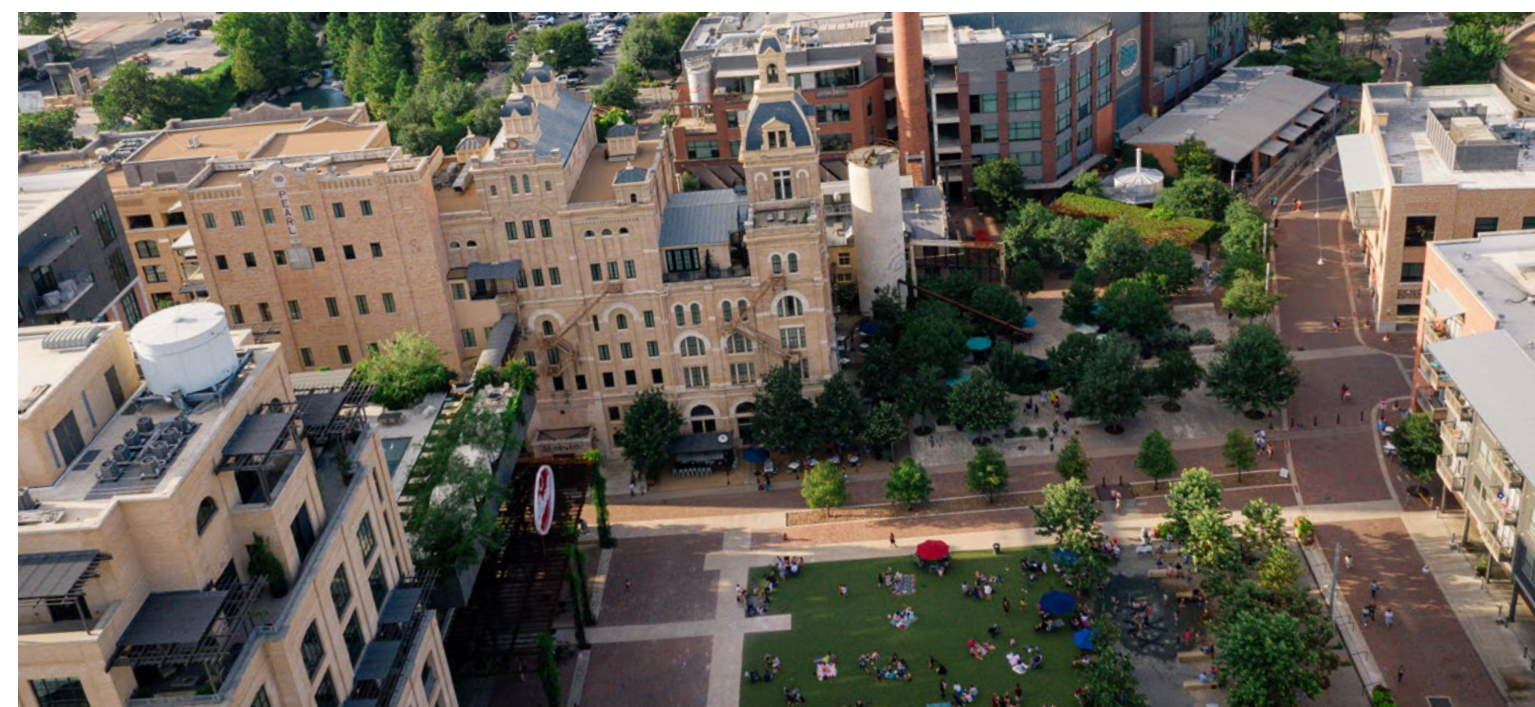


Art at Oxbow



INSPIRED BY SAN ANTONIO

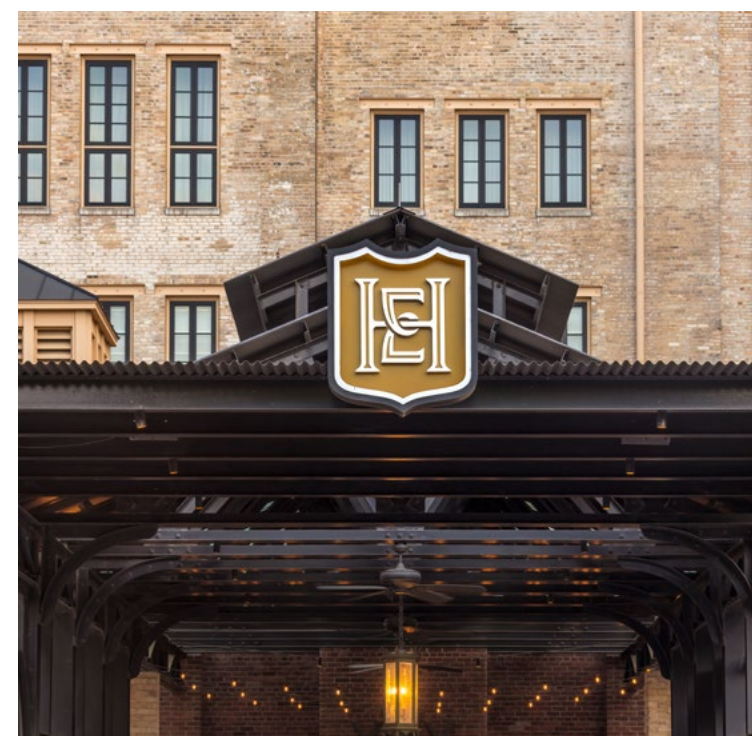
The work of local artists, artisans and sculptors animate the exterior entrances and interior common areas with themes that pay homage to the San Antonio River and South Texas' natural environment.



The Pearl District

ATPEARL.COM

Pearl has been a San Antonio icon for more than 115 years and it is a top culinary and cultural destination. Originally a brewery operating from 1883 to 2001, it is now a dynamic neighborhood centered around the historic architecture. Home to shops, restaurants, San Antonio's first food hall, the critically-acclaimed Hotel Emma, and the third campus of the Culinary Institute of America, Pearl hosts dozens of free community programs all year long and its Farmers Market is held every Saturday and Sunday.



Oxbow's location in the Pearl District affords tenants and guests with diverse residential options, acclaimed restaurants, unique shops, the award-winning Hotel Emma, and the northern reach of the San Antonio River, all within a leisurely stroll. There's always something new to experience at Pearl, including a weekly Farmers Market, concerts and festivals.

San Antonio

San Antonio is the nation's seventh largest city and the second largest city in Texas. With a population of 2.5 million, the San Antonio area has grown more than 17% since 2010 and is projected to increase 9.4% by 2023. San Antonio was recently ranked #1 for large city overall population growth and #4 among large metros for millennial population growth.





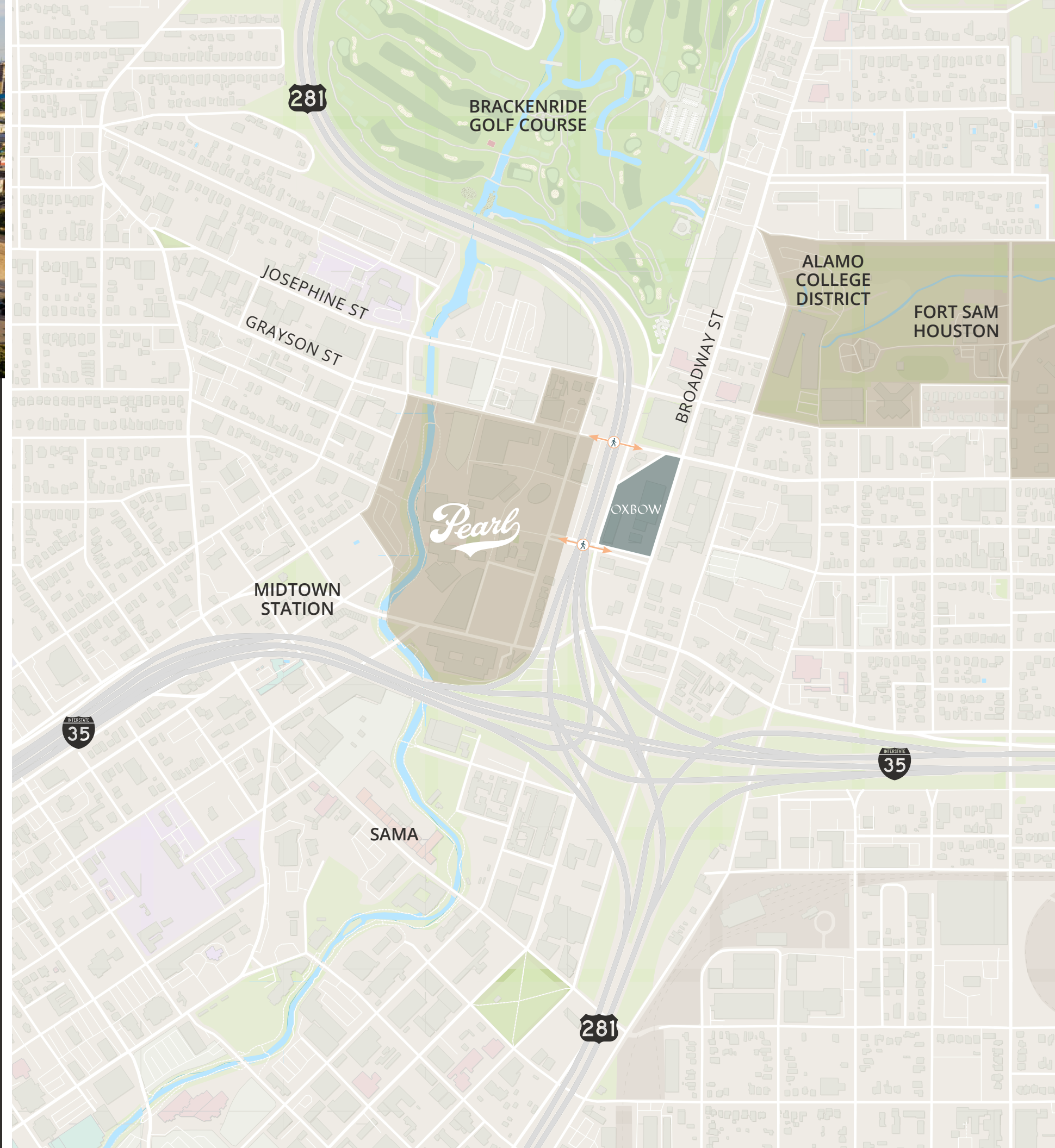
Convenience and Walkability

Dining at Pearl

Bakery Lorraine	Ladino Pearl
Best Quality Daughter	La Gloria Icehouse
Boiler House	Larder
Bottling Department	Local Coffee
Brasserie Mon Chou Chou	Lick Honest Ice Creams
Cape Bottle Room	Otto's Ice House
Cured	Pullman Market
Down On Grayson	Savor
Full Goods Diner	Southerleigh
High Street Wine Co.	Sternwirth
Jazz, TX	Supper
Jue Let	

Retail at Pearl

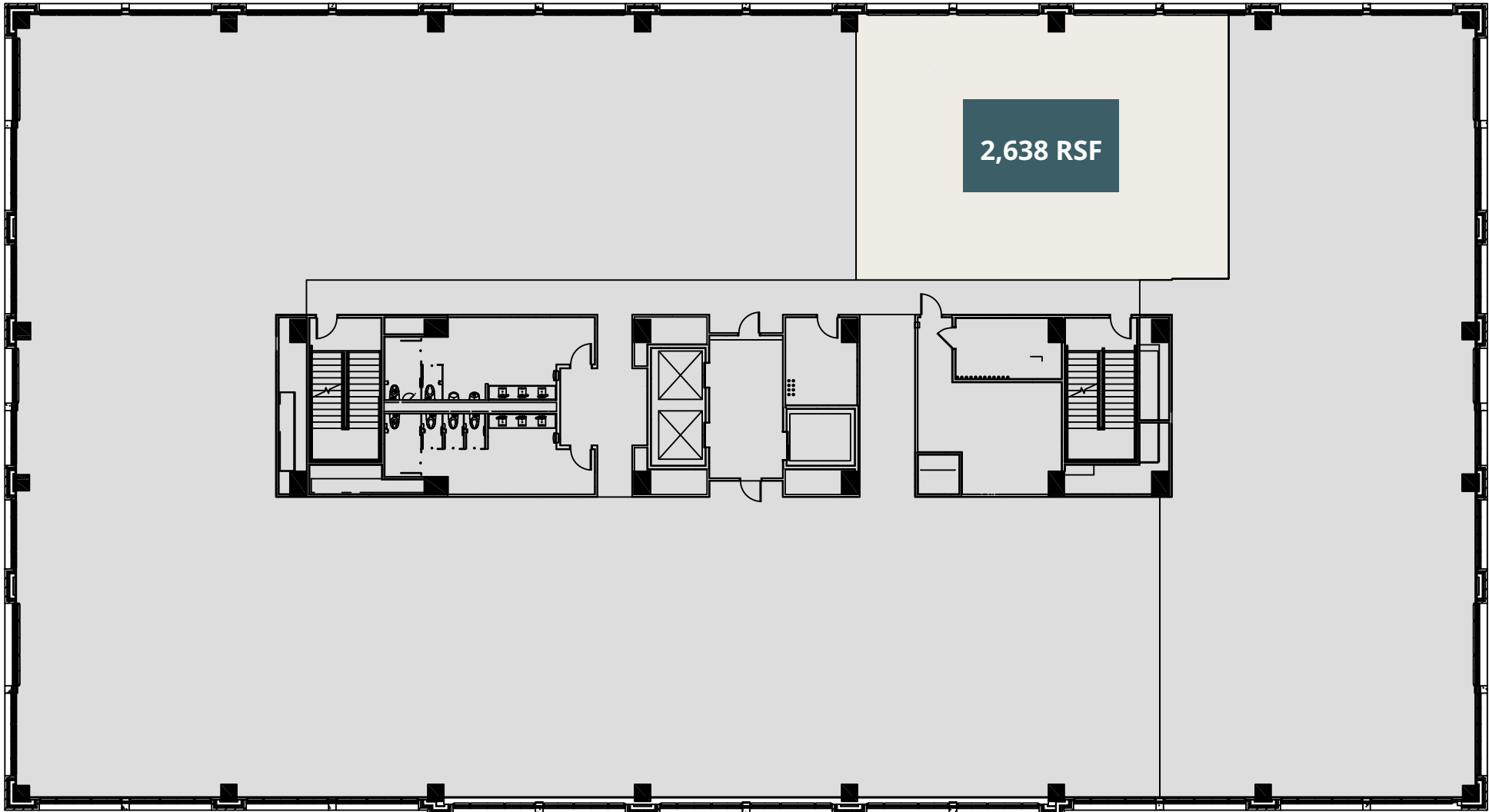
Adelante Boutique	Limatus Bespoke
Curio	Niche at Pearl
Dos Carolinas	Rancho Diaz
Feliz Modern POP	The Tiny Finch
LeeLee	The Twig Book Shop



Availability

Office

SUITE 830: 2,638 RSF



OXBOW

1 8 0 3 B R O A D W A Y

OFFICE LEASING CONTACT:

CHRISTI GRIGGS, CCIM, TBAE

Senior Vice President

210 253 6024

christi.griggs@cbre.com

ATOXBOW.COM

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

11-2-2015



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date