



BROADWAY THEATER BUILDING - OFFICE SPACE FOR LEASE

4940 Broadway, San Antonio, TX 78209

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available SF: 198-718 RSF

Lease Rate: Call for Pricing

Building Size: 23,220 SF

Market: Alamo Heights

PROPERTY OVERVIEW

Introducing an exceptional leasing opportunity at 4940 Broadway, San Antonio. This premier property boasts a prime location with close proximity to a variety of dining and shopping options, offering convenience for tenants and clients alike. With ample surface parking, after-hour access, and a full-service lease, this property provides the utmost in accessibility and support for your business needs. Elevate your workspace with modern amenities, flexible leasing options, and a professional environment tailored to your success. Experience the perfect fusion of convenience and comfort at this sought-after leasing opportunity on Broadway in San Antonio.

PROPERTY HIGHLIGHTS

- Close to Dining and Shopping
- Ample Surface Parking
- After Hour Access
- Full Service Lease

RICHARD MCCALED

Broker

210.710.3969

richard@rfmcommercial.com

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AVAILABLE

SUITE	SIZE	RATE	DESCRIPTION
Suite 108	718 SF	Call for Pricing	Front office with a Vault for securing items
Suite 118	198 SF	Call for Pricing	One room office directly off lobby with sidelight window.

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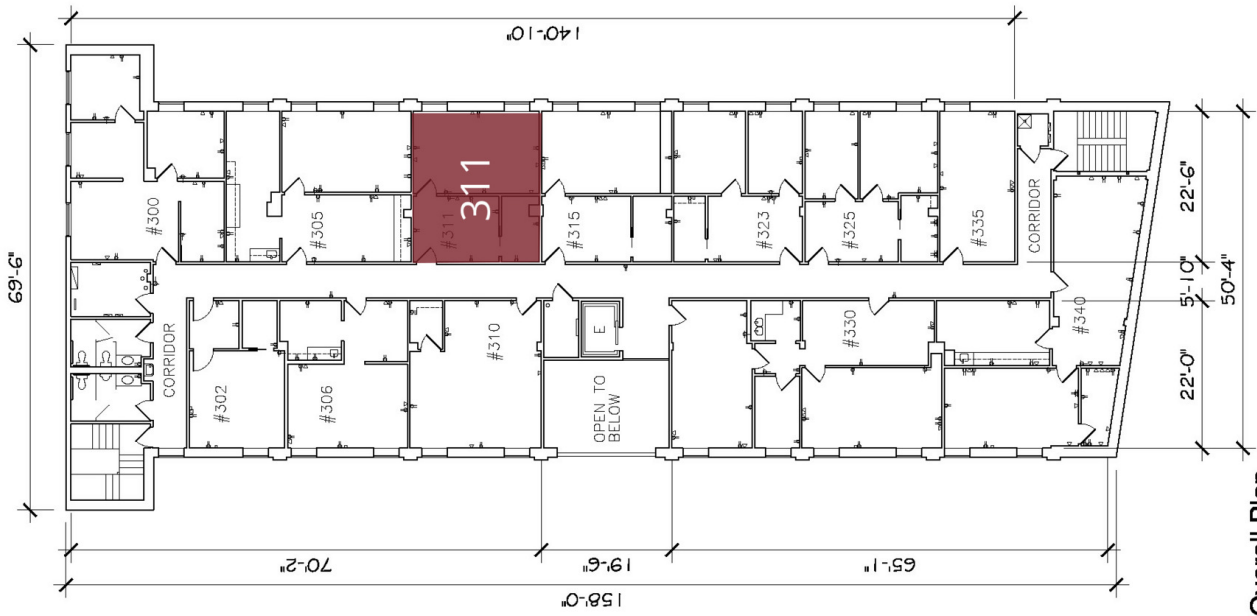
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Overall Plan

**BROADWAY THEATER BUILDING
4940 BROADWAY 3rd Floor**

AVAILABLE

SUITE	SIZE	RATE	DESCRIPTION
Suite 311	556 SF	Call for Pricing	Office with reception area and storage room with large office. Available in 30 days.

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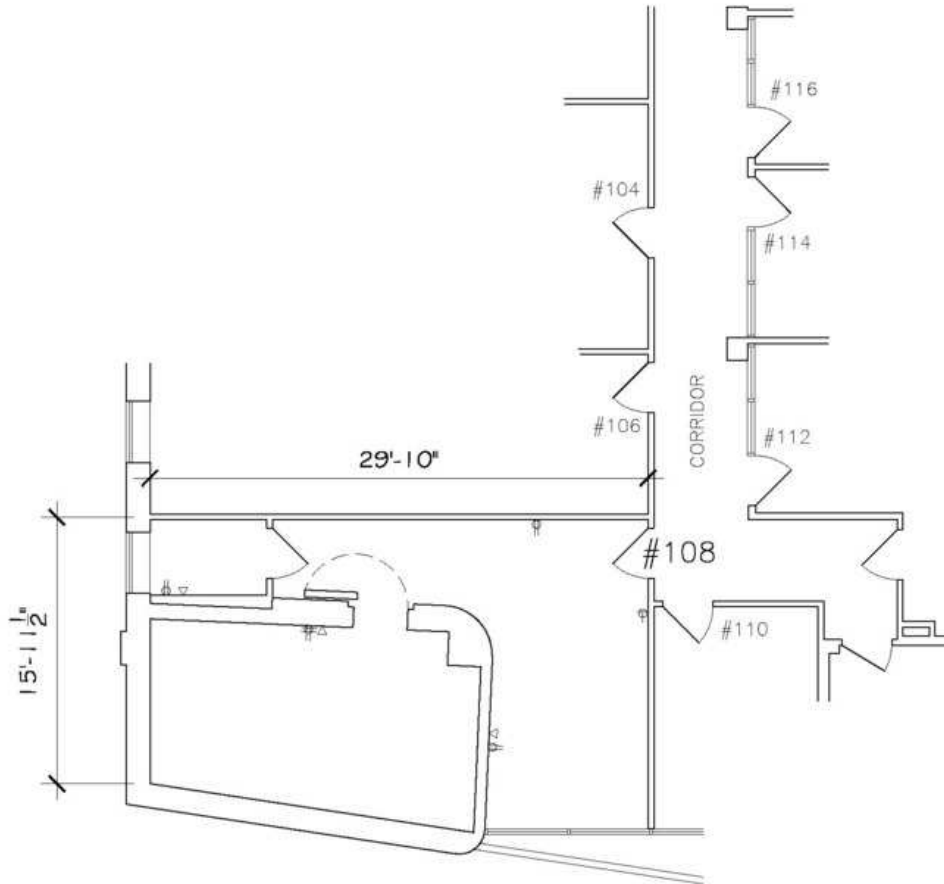
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718 Rentable Sq.Ft.

5-29-19
1/8"=1'-0"

BROADWAY THEATER BUILDING
4940 BROADWAY suite 108

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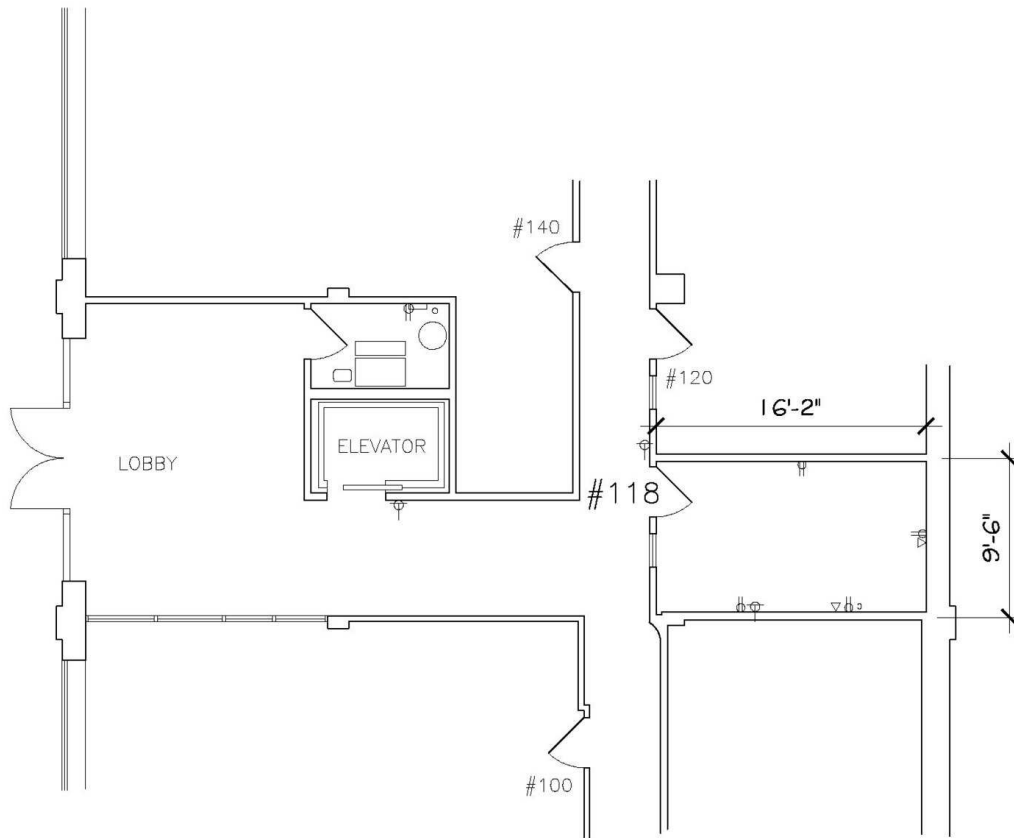
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OFFICE BUILDING AVAILABLE FOR LEASE



198 Rentable Sq.Ft.

5-29-19
1/8"=1'-0"

BROADWAY THEATER BUILDING
4940 BROADWAY suite 118

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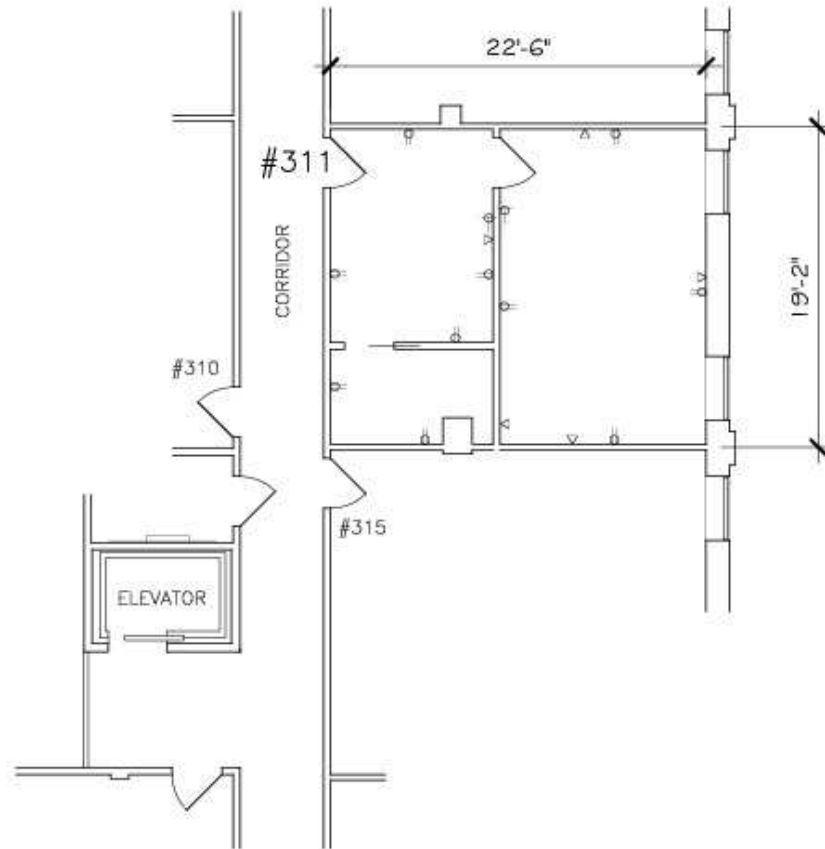
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556 Rentable Sq.Ft.

5-28-19
1/8"=1'-0"

BROADWAY THEATER BUILDING
4940 BROADWAY suite 311

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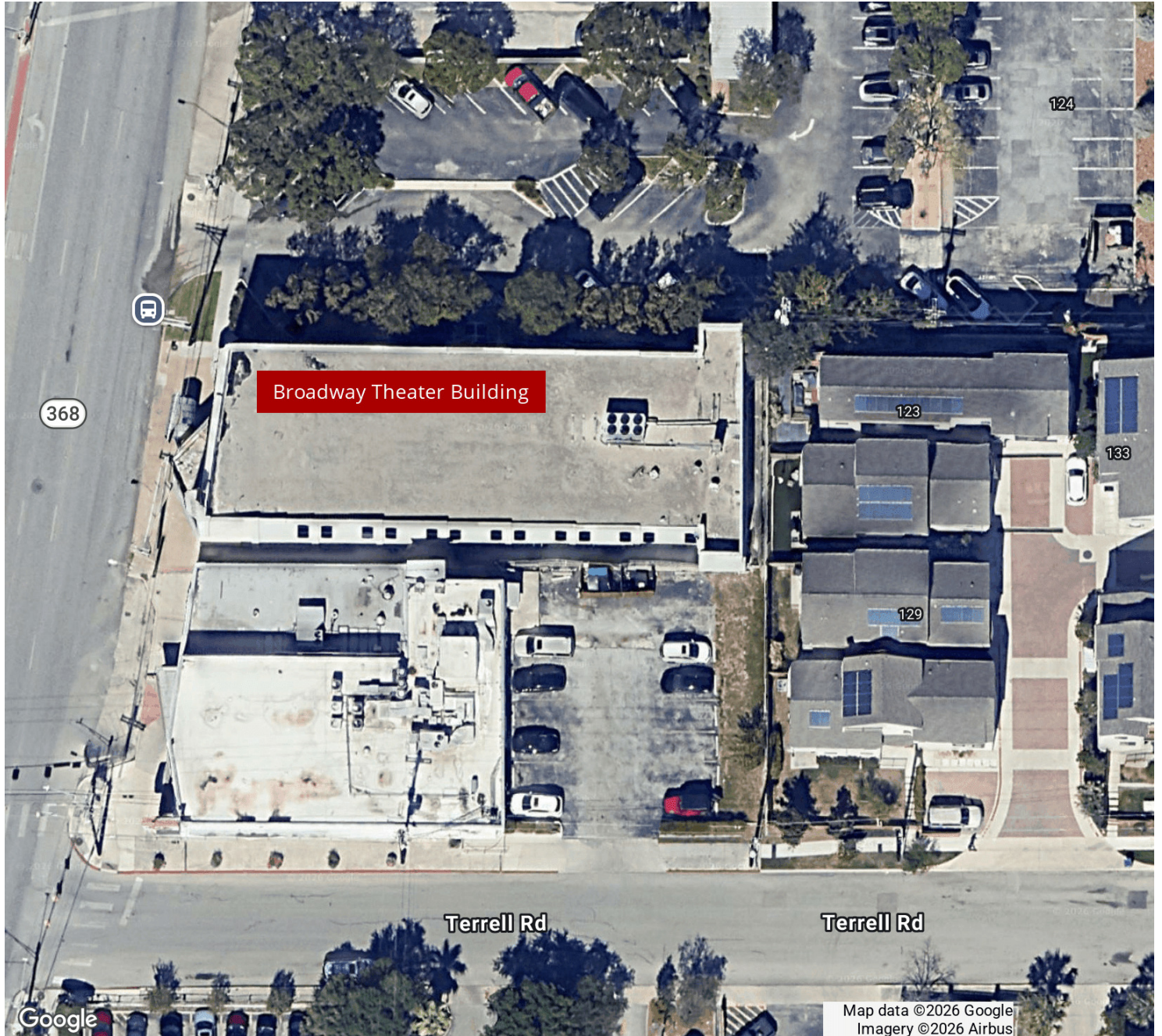
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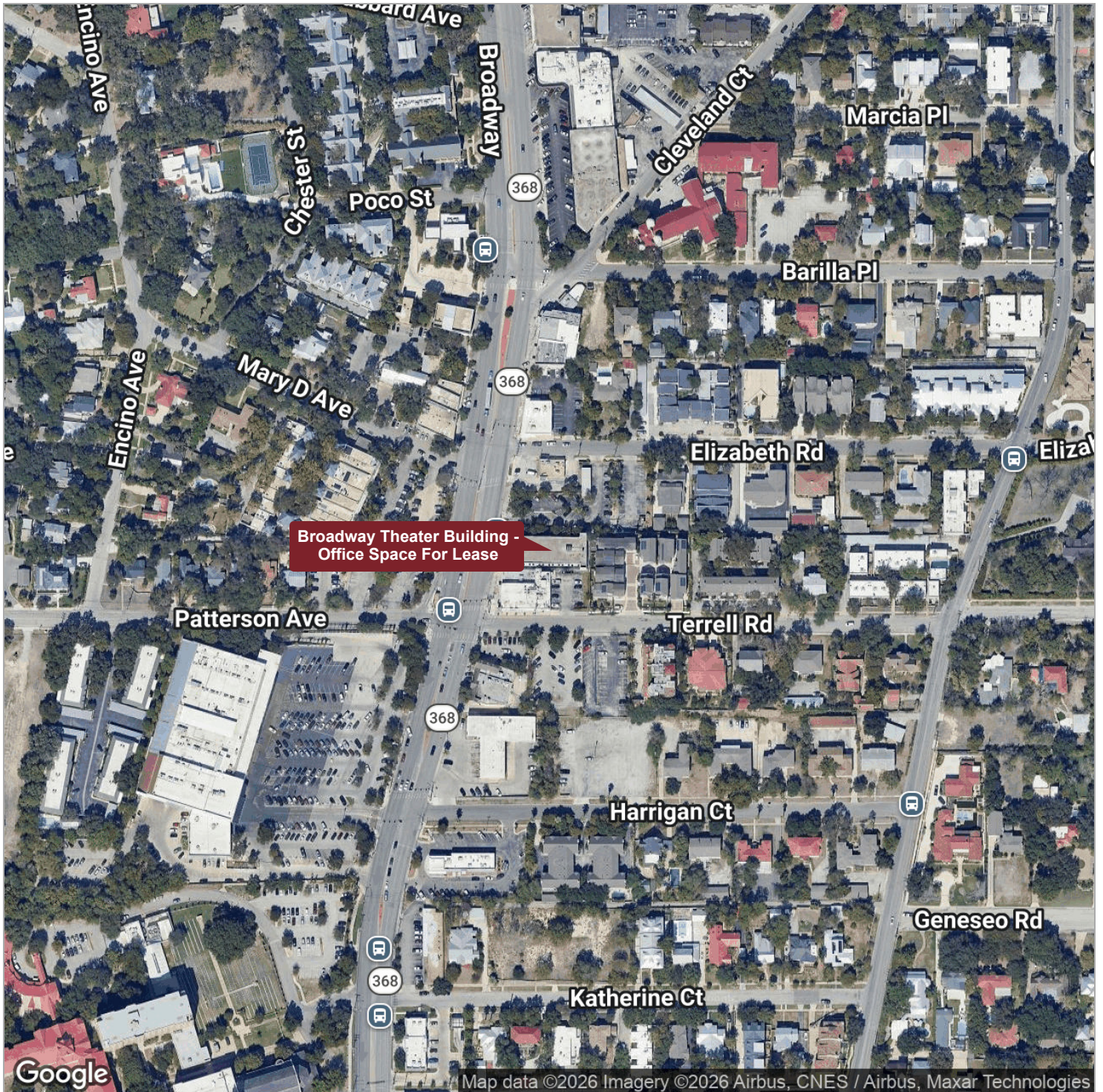
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Information About Brokerage Services

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.

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