

# 203 EAST JONES AVENUE

SATX 78215

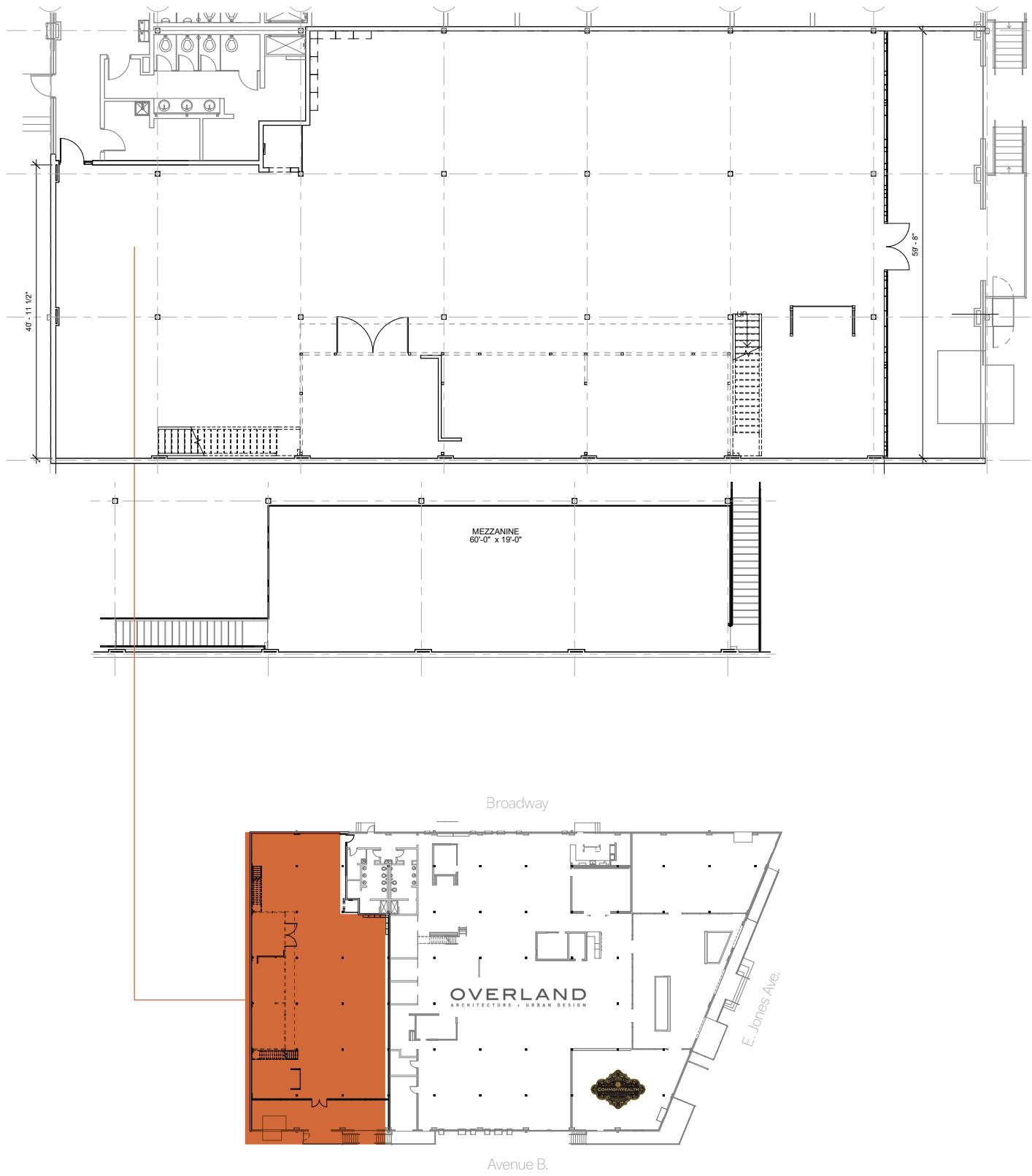
7,669 SF  
For Lease

Cool and  
Creative Space

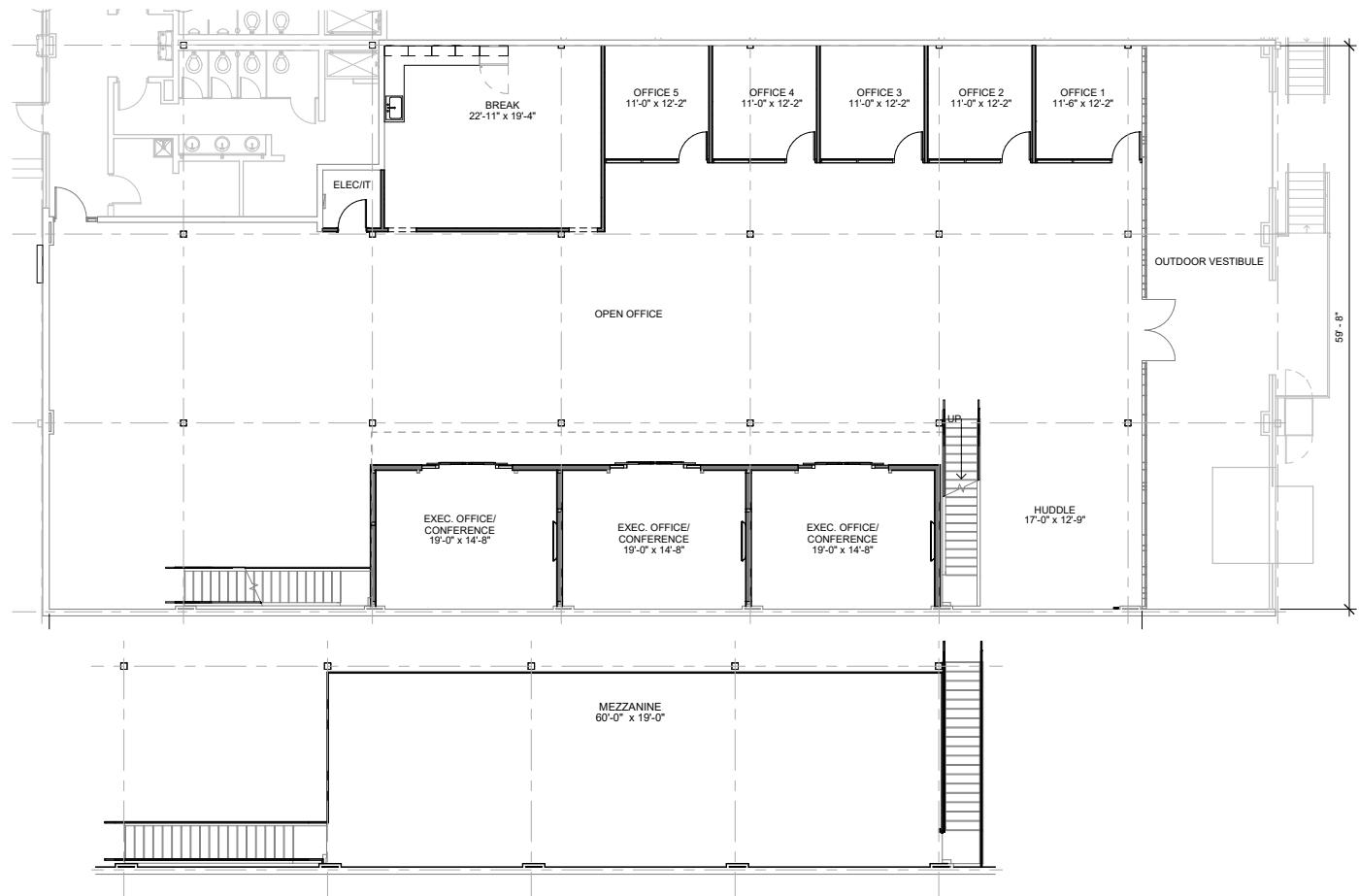
Plus 1,176 SF  
Mezzanine

River Walk  
Adjacent

# Actual Floor Plan



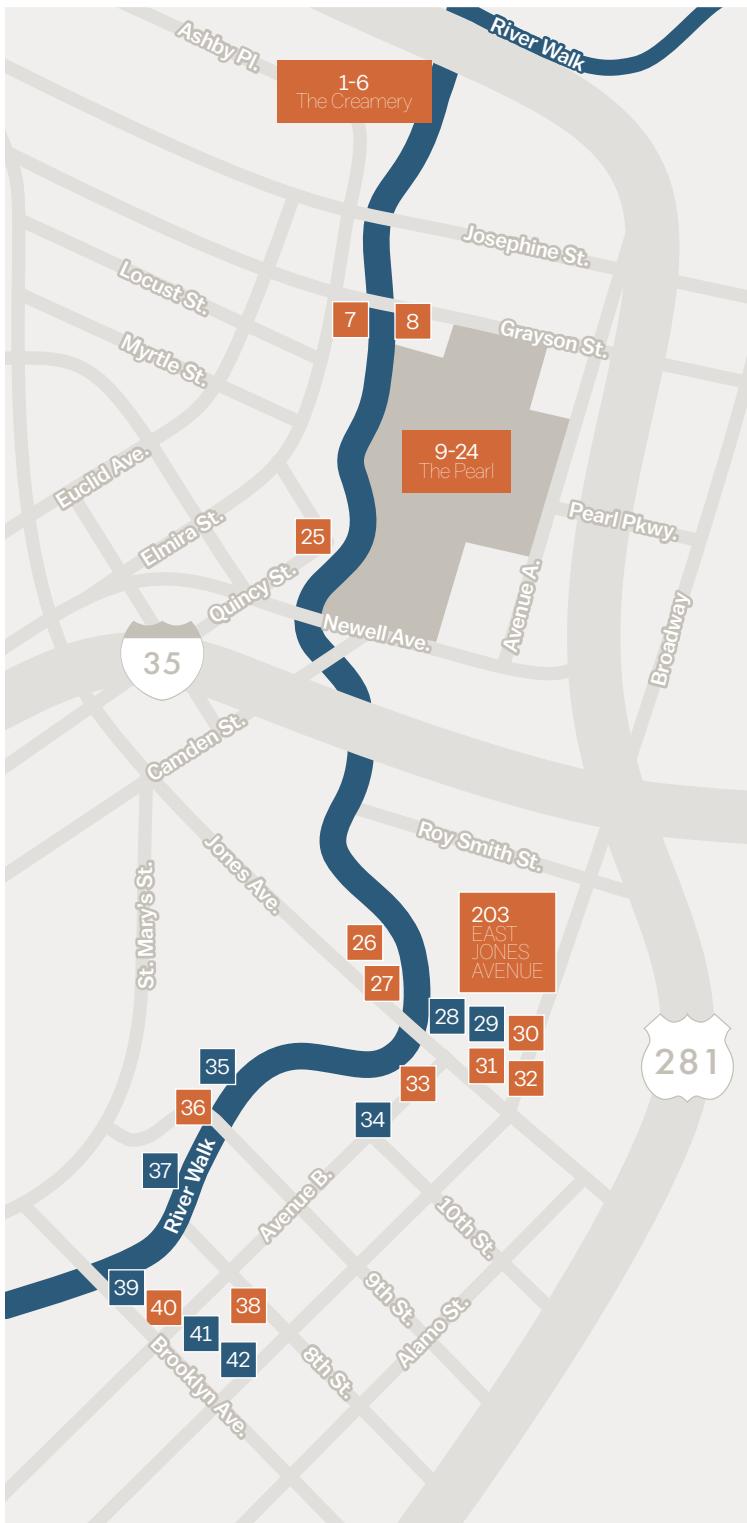
# Potential Floor Plan



## Architectural Design



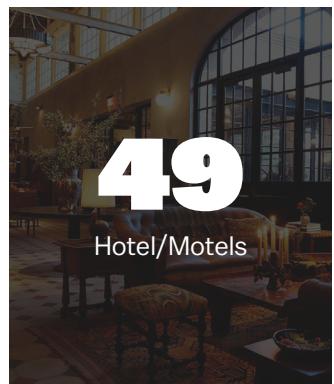
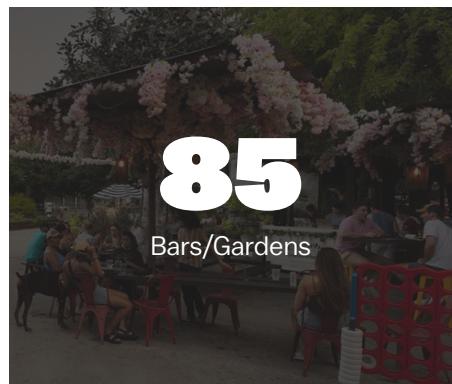
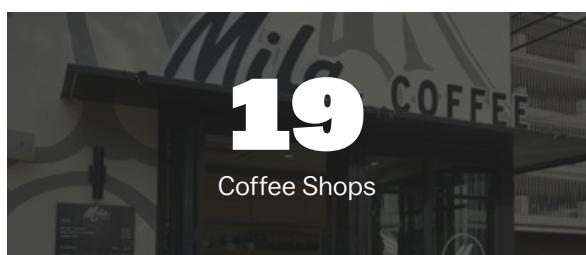
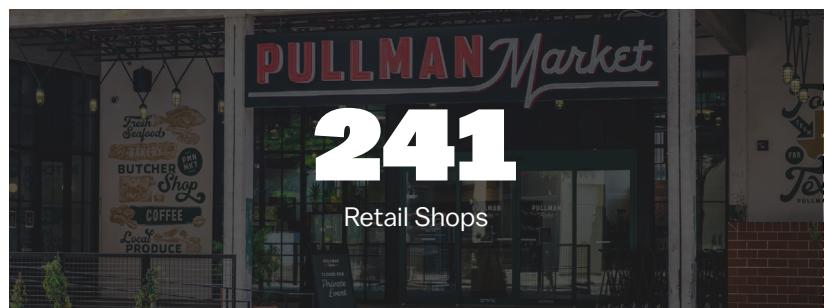
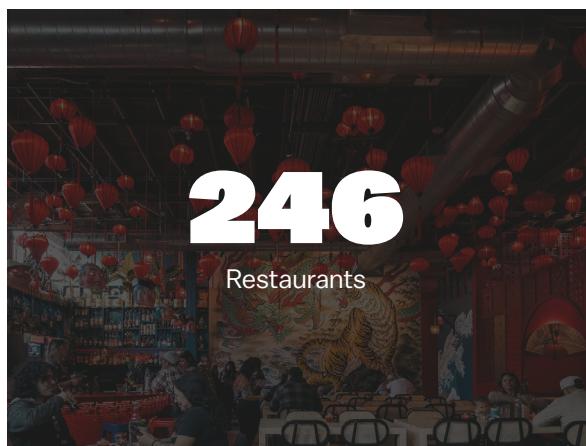
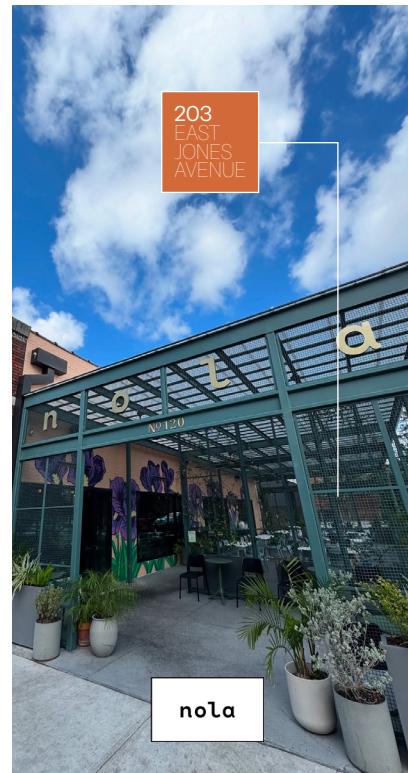
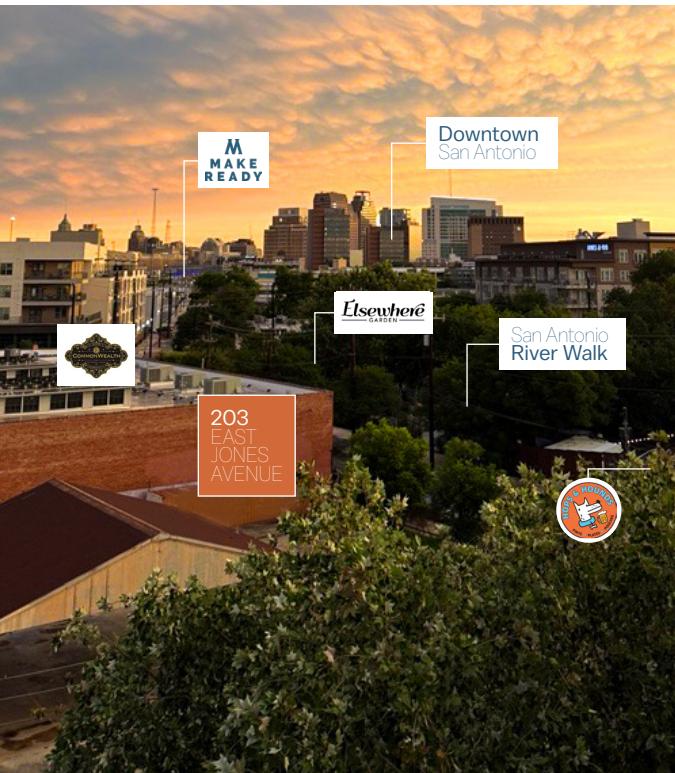
# Eat and Drink Along the River Walk



 Eats  Drinks

1	Amelia	22	Nicosi
2	Tribute	23	Isidore
3	Lunatique	24	Mezquite
4	Creme	25	Otto's Ice House
5	Coasta Pacifica	26	Tre Trattoria
6	Easy Baby	27	Shiro
7	Velvet Taco	28	Elsewhere Garden
8	La Gloria	29	Commonwealth Coffeehouse
9	Ladino	30	NOLA
10	Full Good Diner	31	Hot Joy
11	Savor	32	Pumpers
12	Brasserie Mon Chou Chou	33	El Camino
13	The Boiler House	34	VFW Hall
14	Supper	35	Paramour
15	Southerleigh	36	Roam and Range
16	Larder	37	The River Run
17	Bakery Lorraine	38	Make Ready Market
18	Food Hall at Bottling Plant	39	Back Unturned
19	Cured	40	Pete's Tako House
20	Best Quality Daughter	41	Mila Coffee
21	Fife and Farro	42	Idle Beer Hall

# Walkable Amenities Within One Mile



## In the Heart of a Growing San Antonio

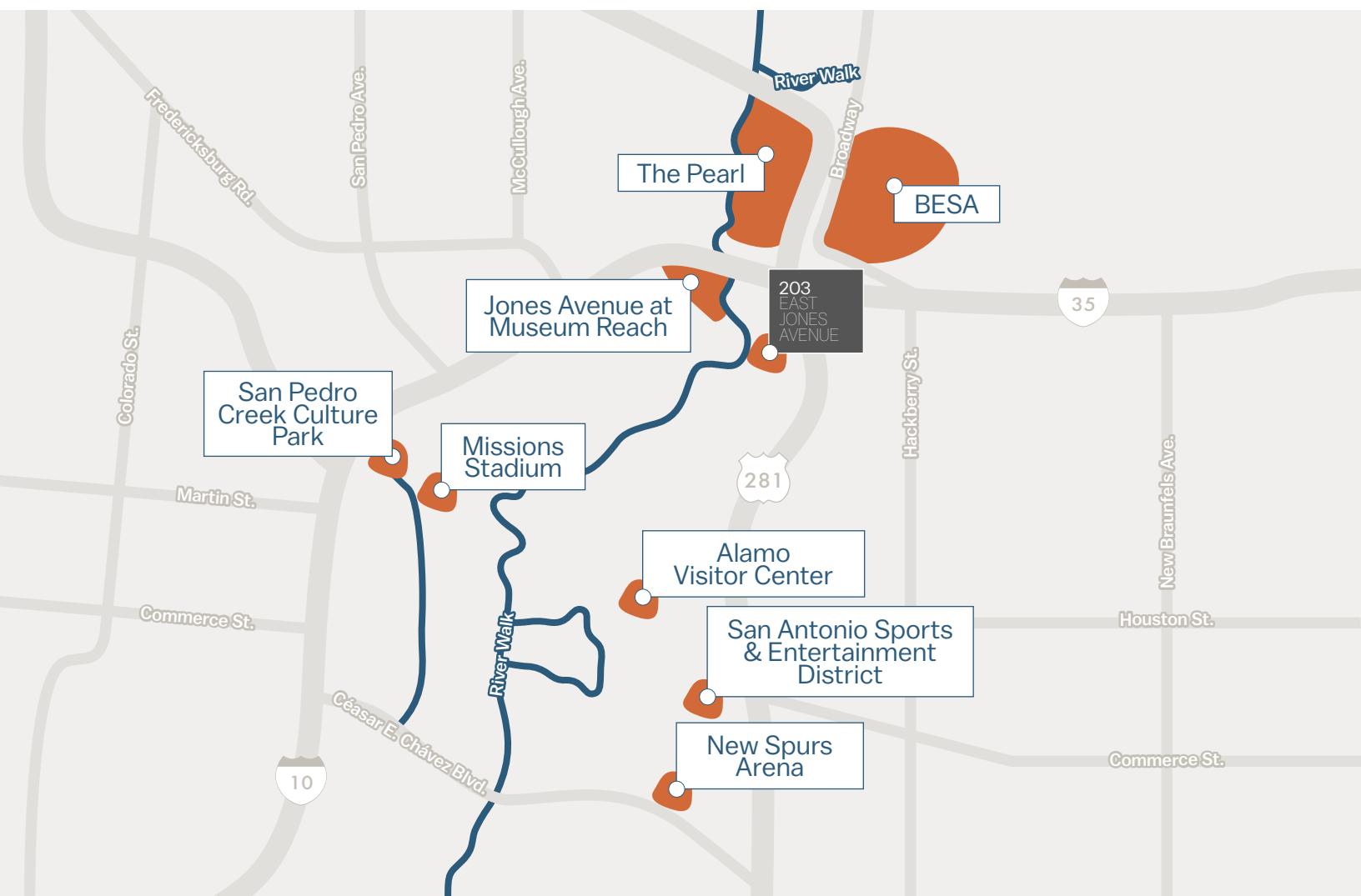
San Antonio is in the planning and funding stages of another evolution of its downtown, aiming to create **more growth between The Pearl and downtown San Antonio.**

The San Antonio Sports & Entertainment District includes a new Spurs Arena and expanded Convention Center as well as the completion of the Hemisfair Park master plan and a new live events venue.

Other development projects are also underway, including a large renovation to The Alamo Visitor Center and a new stadium for the San Antonio Missions.

Private developments complimenting the growing area include BESA (Broadway East San Antonio) and Jones Avenue at Museum Reach.

In all, the projects total **more than \$4.5 billion worth of investment** going into the area before 2032.



# In the Heart of a Growing San Antonio



San Antonio Sports & Entertainment District



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AVENUE

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