



KW COMMERCIAL

Property For Lease

2632 BROADWAY ST. #202 - NORTH BUILDING



KW COMMERCIAL SAN ANTONIO
15510 Vance Jackson Rd
San Antonio TX 78249

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KELLERWILLIAMS. REALTY
Each Office Independently Owned and Operated

PRESENTED BY:
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CO-LISTED BY:
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PROPERTY SUMMARY

2632 Broadway ST #202 - North Building, San Antonio, TX 78215

CALL BROKER FOR PRICING



PROPERTY HIGHLIGHTS

- Move-in ready, Suite 202N
- 2,408 SF Class A office space
- Prime location near center of the Pearl Art District and Downtown San Antonio
- Reception area, conference room, and two executive offices
- Premium wood built-in finishes
- Kitchen/Break room and private restroom
- Separate entry/exit for privacy
- Reserved covered parking
- Gated courtyard and professionally managed property
- Quick access to major highways I-35 and Hwy 281
- Steps away from Brackenridge Golf Course

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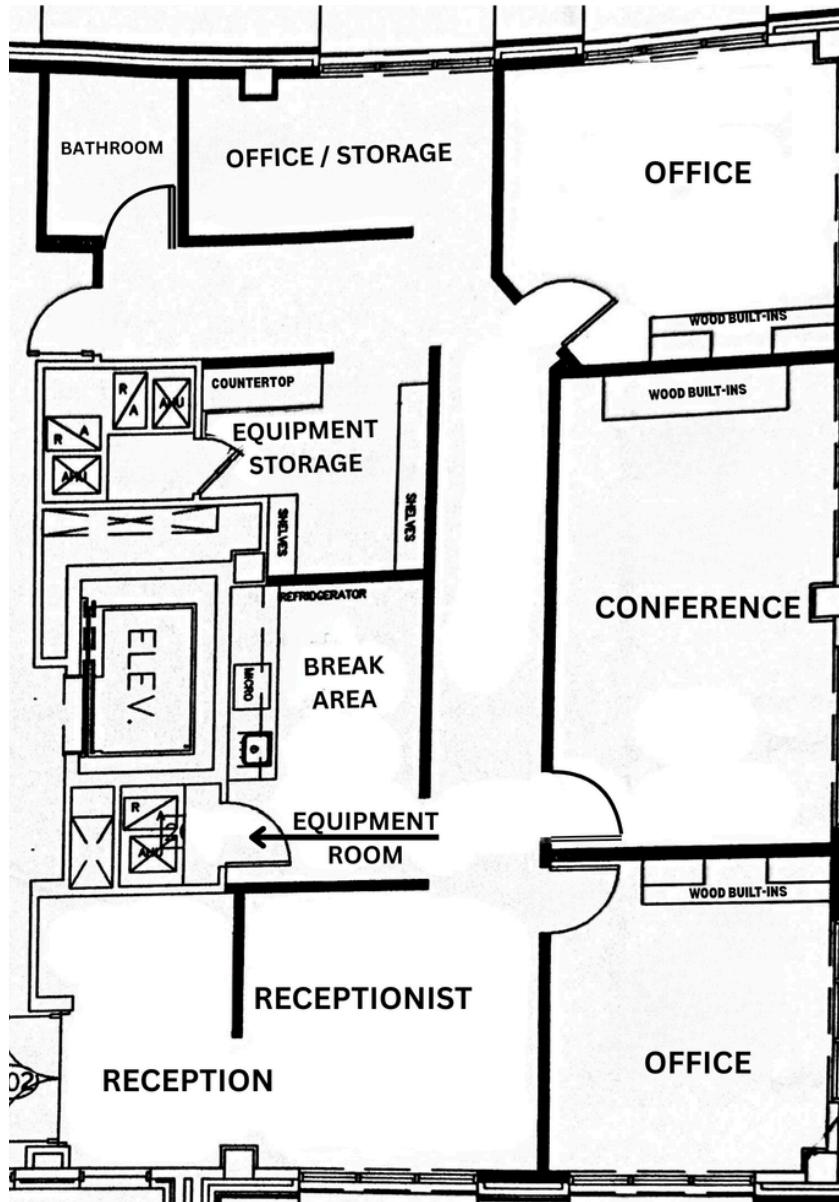
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FLOOR PLAN

2632 Broadway St #202 - North Building, San Antonio, TX 78215

Suite 202 | 2,408 SF



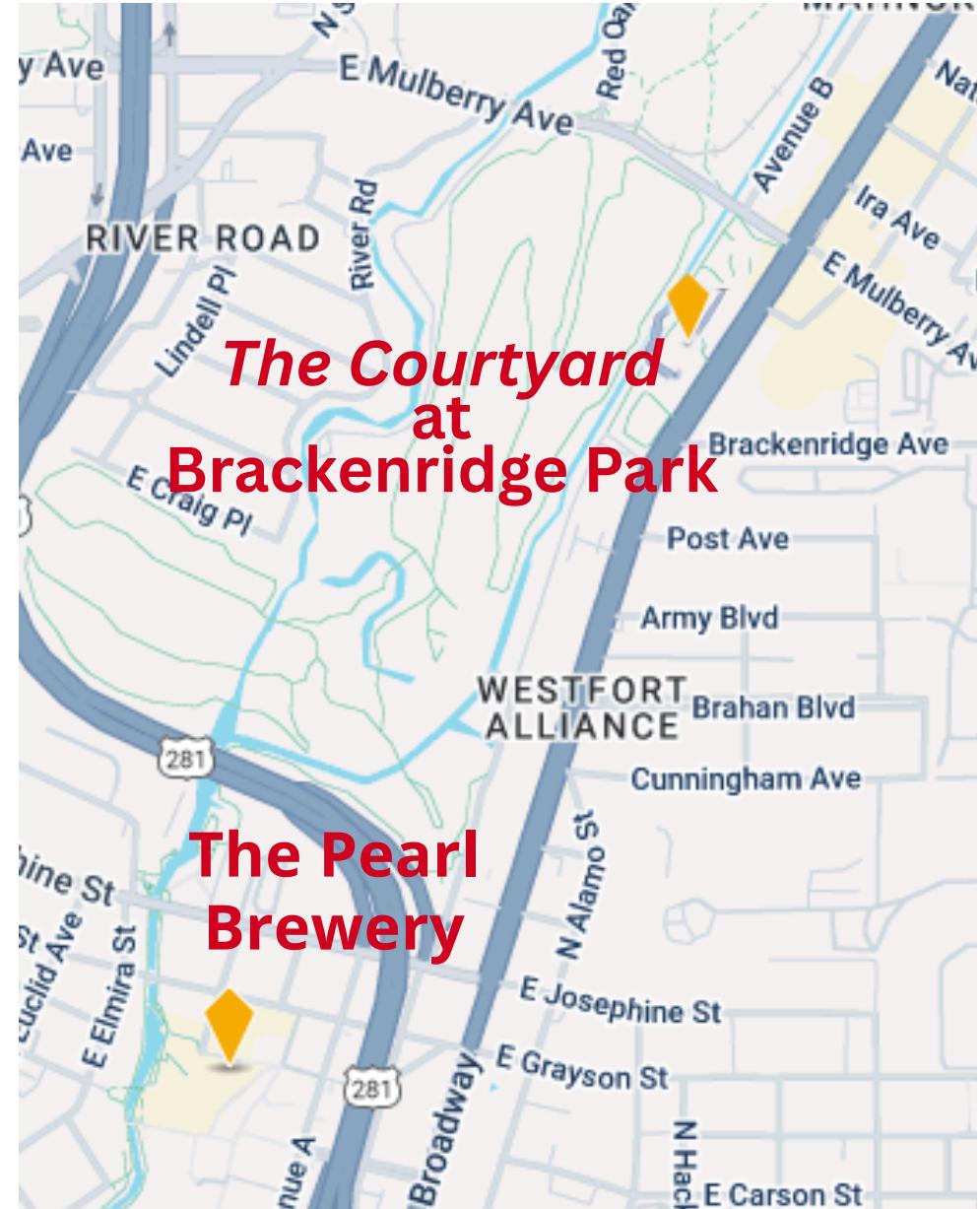
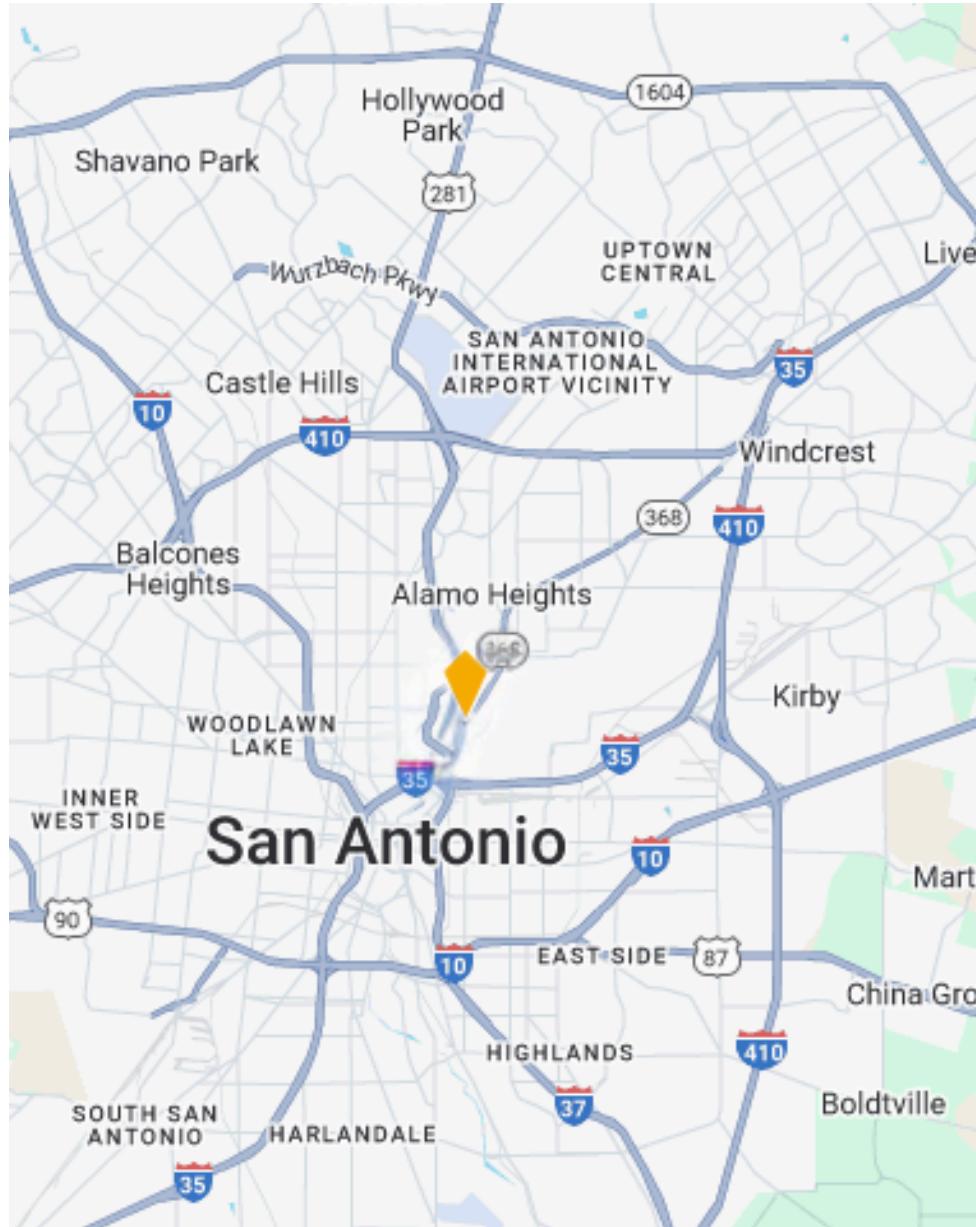
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PROPERTY MAP

2632 Broadway St #202 - North Building, San Antonio, TX 78215



DEMOCRAPHICS

2632 Broadway St #202 - North Building, San Antonio, TX 78215

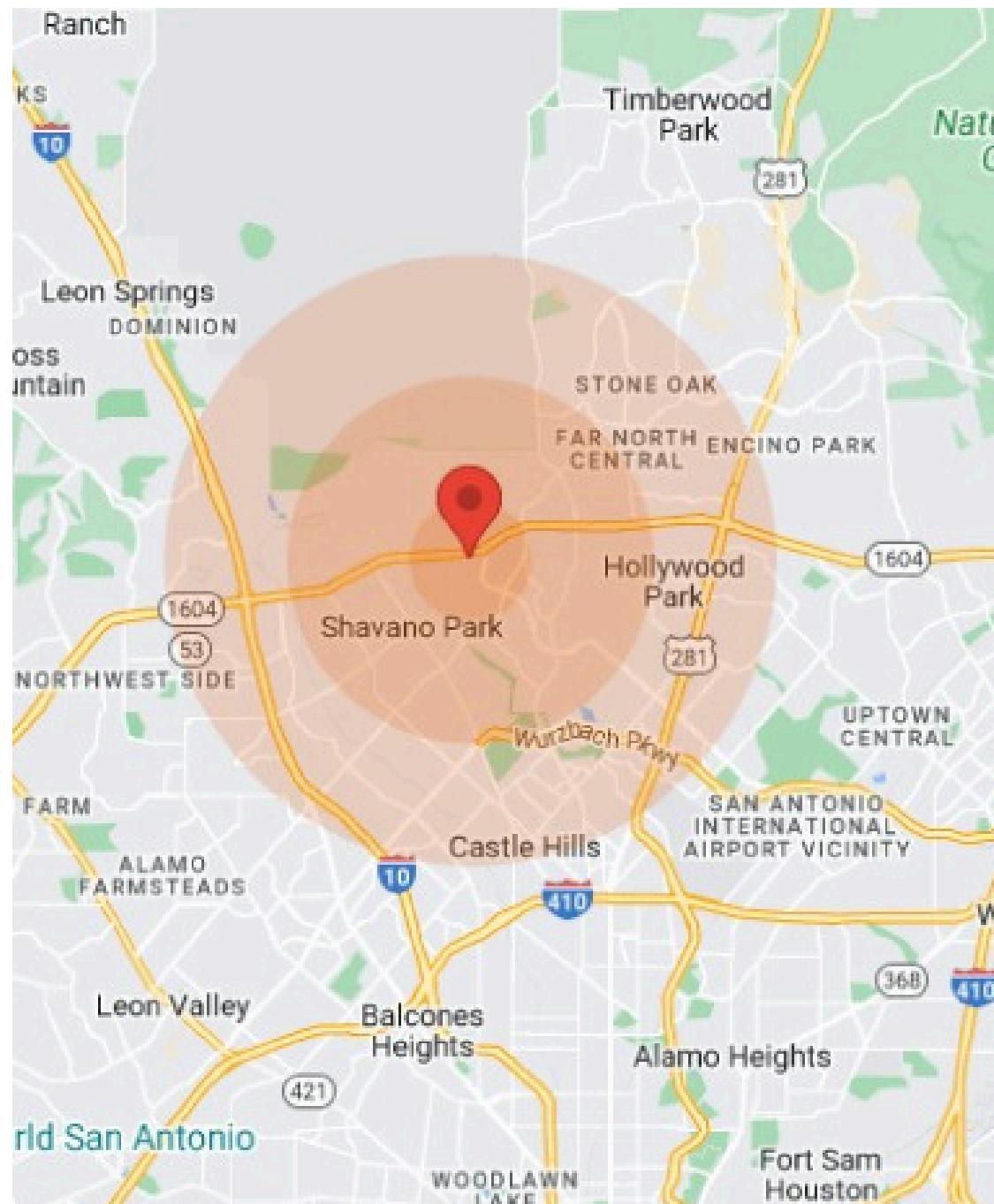
Population	1 Mile	3 Miles	5 Miles
Male	2,767	30,551	94,120
Female	2,698	32,234	99,351
Total Population	5,465	62,785	193,471

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,033	11,638	35,593
Ages 15-24	877	8,280	24,110
Ages 25-54	1,979	23,573	80,178
Ages 55-64	863	8,974	24,627
Ages 65+	713	10,320	28,963

Race	1 Mile	3 Miles	5 Miles
White	4,970	55,373	158,009
Black	34	1,305	8,059
Am In/AK Nat	1	24	296
Hawaiian	N/A	4	52
Hispanic	1,198	17,462	70,702
Multi-Racial	394	7,036	37,278

Income	1 Mile	3 Miles	5 Miles
Median	\$187,300	\$114,797	\$76,185
< \$15,000	48	1,302	7,828
\$15,000-\$24,999	12	1,242	6,304
\$25,000-\$34,999	9	1,269	7,875
\$35,000-\$49,999	19	2,031	9,300
\$50,000-\$74,999	128	4,260	12,903
\$75,000-\$99,999	213	3,590	9,882
\$100,000-\$149,999	373	4,830	12,717
\$150,000-\$199,999	450	3,179	6,556
> \$200,000	677	4,030	7,408

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,061	28,027	87,219
Occupied	1,973	26,071	80,549
Owner Occupied	1,894	17,693	43,589
Renter Occupied	79	8,378	36,960
Vacant	88	1,956	6,670



DEMOCRAPHICS

2632 Broadway St #202 - North Building, San Antonio, TX 78215

DEMOGRAPHIC SUMMARY

Broadway, San Antonio, Texas, 78215

Ring of 1 mile

KEY FACTS

10,871

Population



6,033

Households

35.1

Median Age

\$57,435

Median Disposable Income

EDUCATION

8.7%



No High School Diploma

18.0%

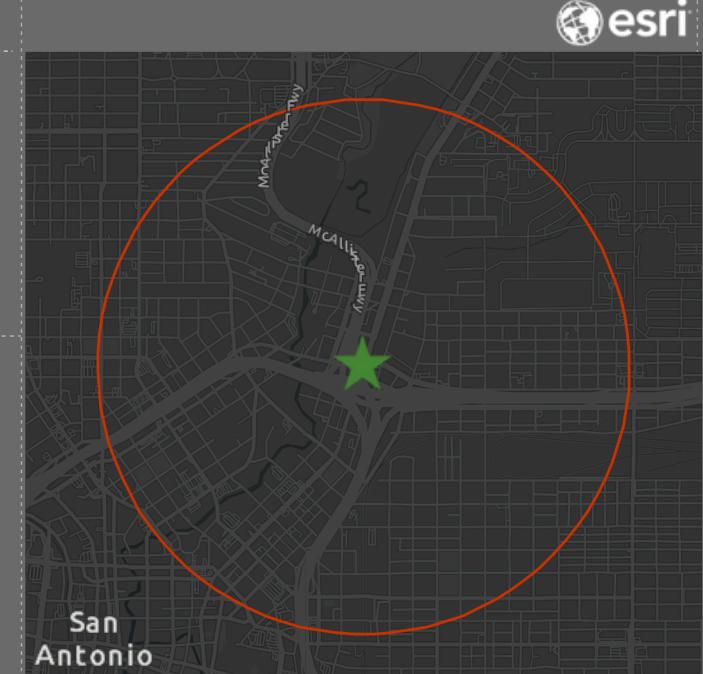
High School Graduate



19.2%
Some College/
Associate's
Degree



54.1%
Bachelor's/Grad/
Prof Degree



EMPLOYMENT



White Collar

73.1%



Blue Collar

14.8%



Services

14.3%

5.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

COMMUNITY

2632 Broadway St #202 - North Building, San Antonio, TX 78215



Broadway, San Antonio, Texas, 78215
5 miles

What's in My Community?



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

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INFORMATION ABOUT BROKERAGE SERVICES

2632 Broadway St #202 - North Building, San Antonio, TX 78215



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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Yvonne Elizondo	601294	yelizondo@kw.com	210.862.5639
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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