

2511

N Loop 1604 W

SAN ANTONIO, TX

THE RESERVE AT 1604
FOR SALE | FOR LEASE



CBRE



THE RESERVE AT 1604

The Far North Central submarket does not have many opportunities like this. The Reserve at 1604 is a renovated, three-story Class A building, direct frontage on N Loop 1604, and 91 surface parking spaces. Four suites are available from 1,223 to 6,974 square feet. Whether you are buying an asset or establishing an office, the building is ready and the address is proven.

The three-story, 21,024 SF building has been comprehensively upgraded with modern finishes and efficient floor plans. The Full 2nd floor (6,974 SF) provides a turnkey option for an incoming tenant or owner-occupant looking to establish a presence in a proven, high-demand corridor. For investors, the building's tenancy by established professional services firms, its Class A improvements, and the structural tailwinds of the 1604/281 interchange position it as a compelling long-term hold.

PROPERTY OVERVIEW

Building Size	21,024 SF
Stories	3
Parking	91 Surface Spaces
Submarket	Far North Central/ Rogers Ranch
Condition	Newly Renovated/ Move-In Ready
Opportunity	For Sale or For Lease
Asking Price or Rate	Contact Broker

THE RESERVE AT 1604 | FAR NORTH SUBMARKET

The 1604 corridor connects Rogers Ranch, Stone Oak, and the broader north side, and it feeds directly into Hwy 281 and IH-10. Traffic at this address runs more than 13,000 vehicles per day. Clients find it easily. Employees live nearby. The Rim and La Cantera are minutes away. San Antonio International Airport is approximately 15 minutes south. The Reserve at 1604 sits at the point where access, amenities, and a professional-grade building converge, which is a combination that does not appear often in this submarket.



AVAILABLE SPACE

- » Suite 100- 3,347 SF
- » Suite 101- 2,411 SF
- » Suite 200- 6,974 SF
- » Suite 302- 1,223 SF



2511 N LOOP 1604 W

SAN ANTONIO, TX 78258

THE RESERVE AT 1604
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251
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SAN ANTONIO, TX

At the Intersection of Everything That Matters

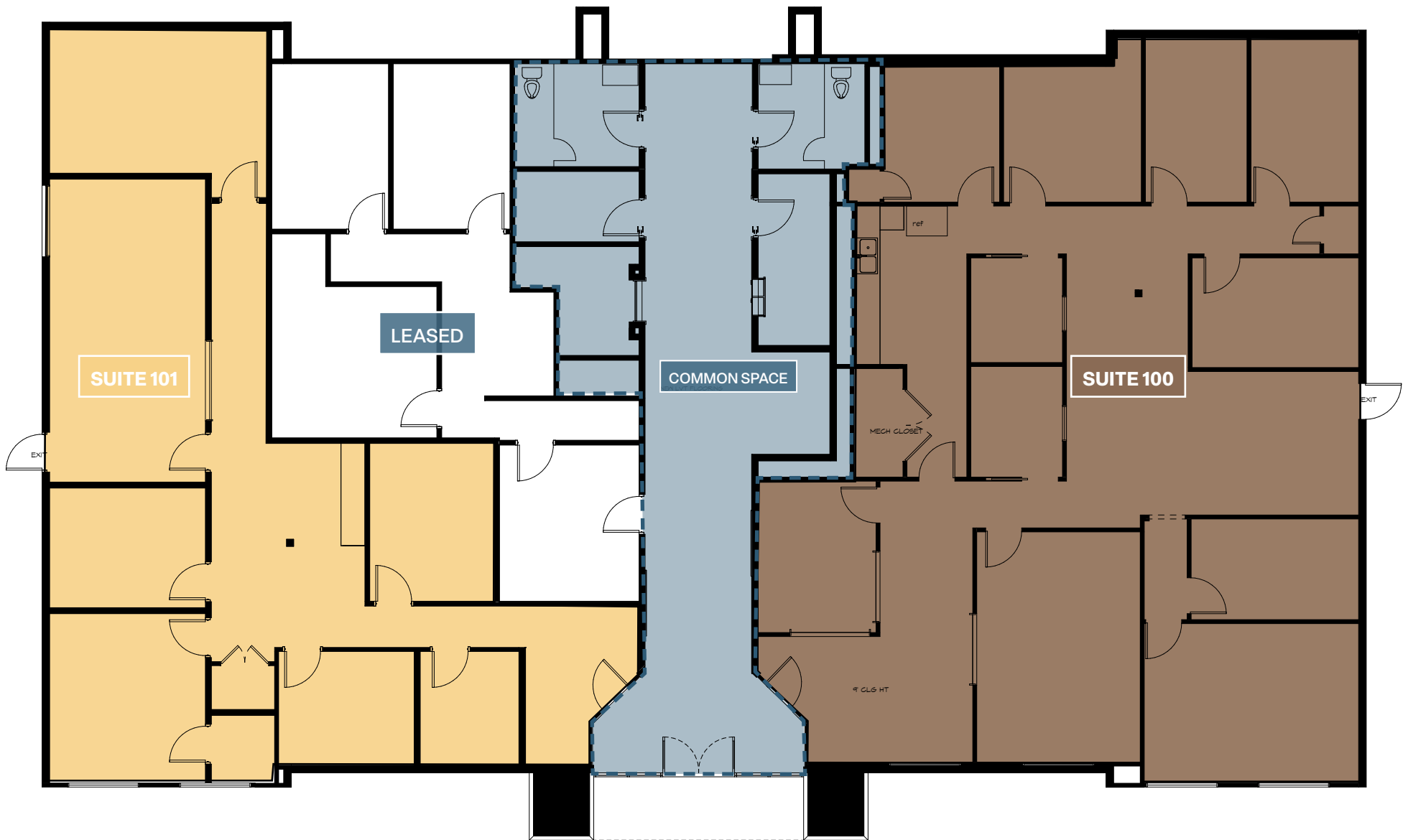
The Reserve at 1604 puts you in North San Antonio's most active commercial corridor; in a renovated Class A building. Four suites available, ranging from 1,223 to 6,974 square feet. For sale or for lease.

The building is ready when you are.

13,720 VPD

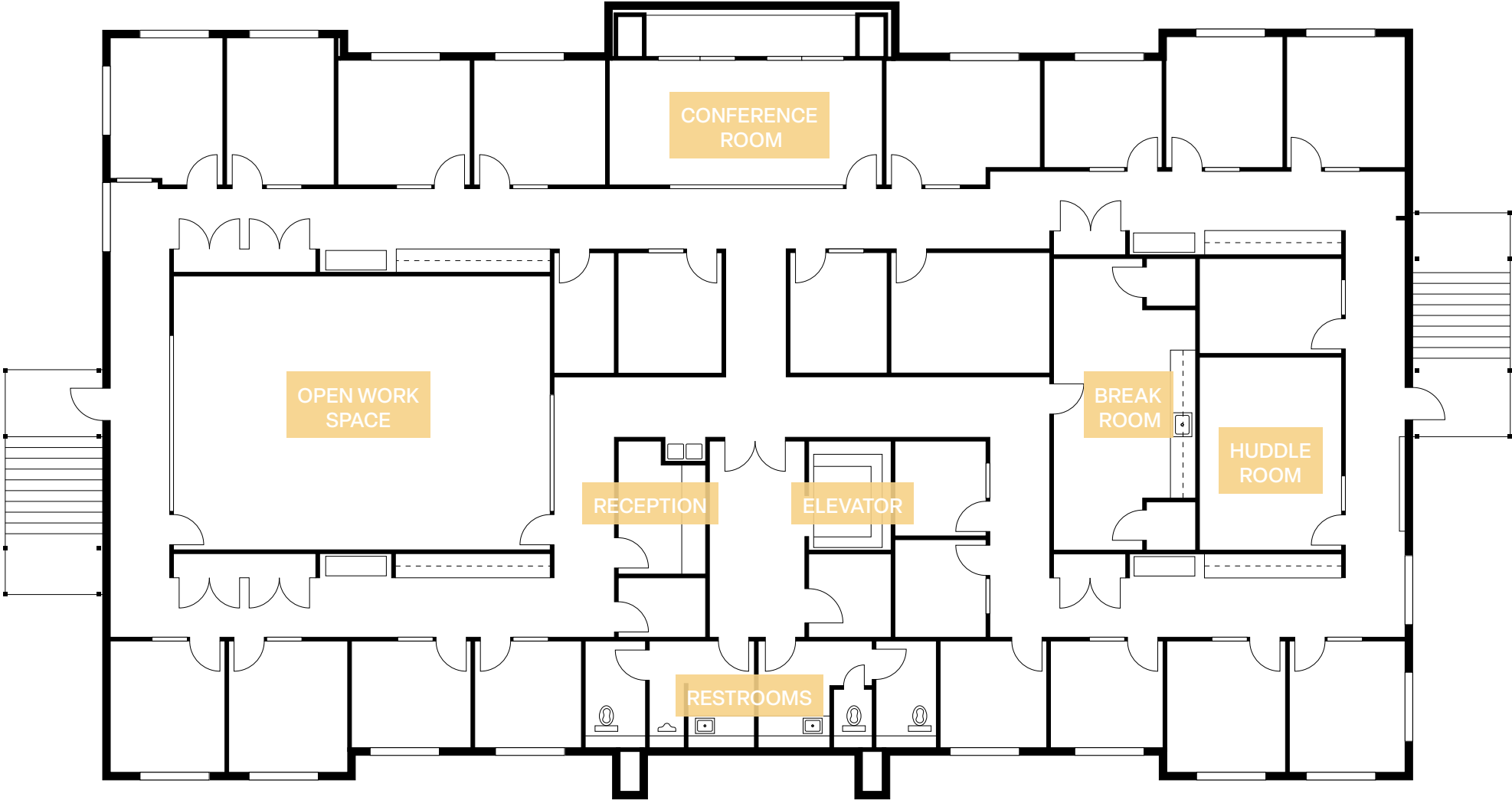
LOOP
1604

1ST FLOOR AVAILABILITY



- » Suite 100- 3,347 SF
- » Suite 101- 2,411 SF

2ND FLOOR AVAILABILITY +/-6,974 SF



THE RESERVE AT 1604 FOR SALE | FOR LEASE



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CBRE

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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. **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.

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Buyer/Tenant/Seller/Landlord Initials

Date