

LIVE | WORK | LET LOOSE



215 Coca Cola Place Blvd, San Antonio, TX 78219

WELCOME

SO, WHAT THE HECK IS THE ANDY ANYWAY?

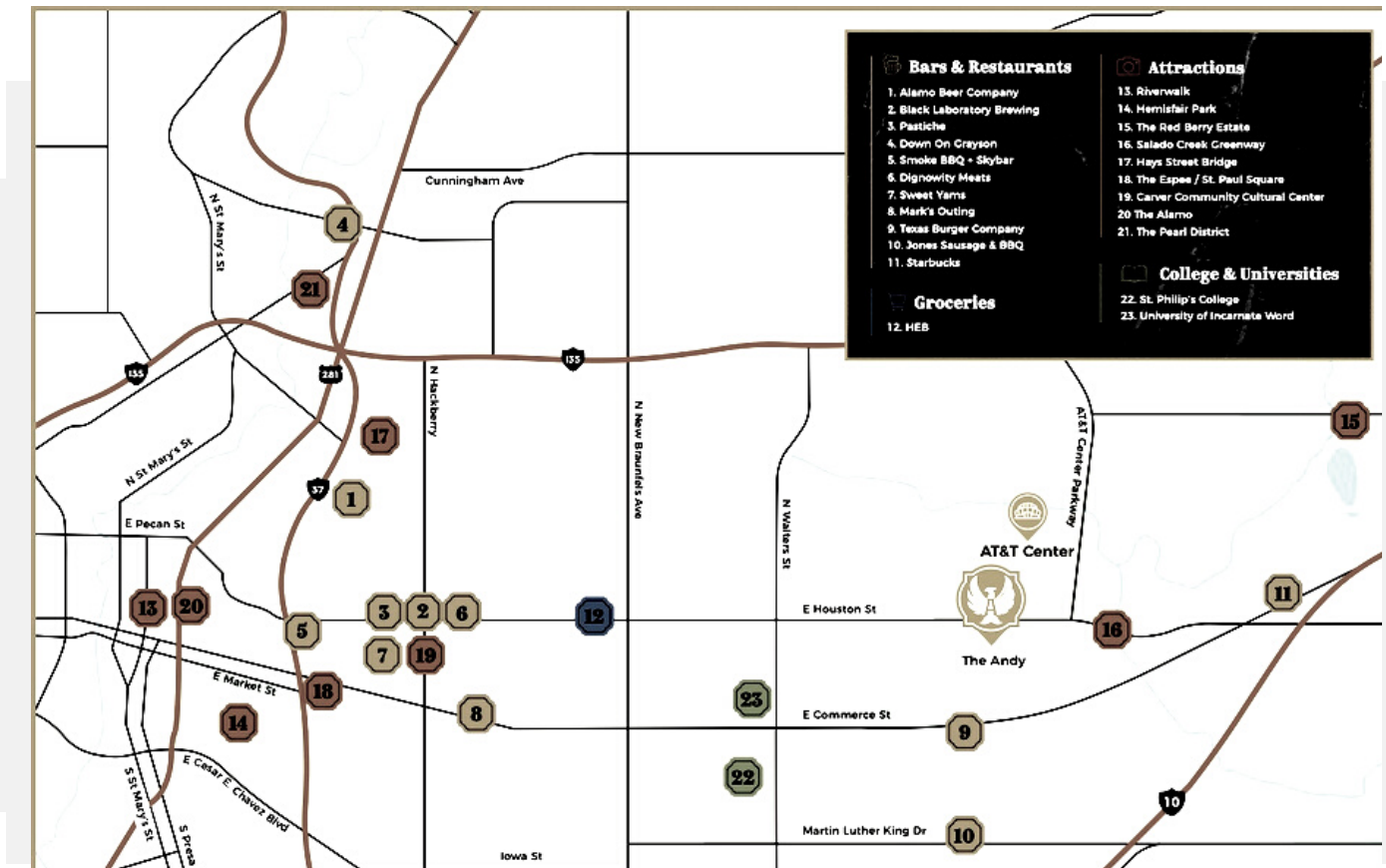
The Andy is East San Antonio's newest mixed-use destination. In what was once a distribution center for Handy Andy Grocery Stores (a much-loved SATX establishment), an exciting new chapter is beginning. Located directly across from the AT&T Center, The Andy is comprised of 40,000 SF of retail, potential for 20,000 SF rooftop venue and 35 sleek and sexy industrial live/work lofts available for rent.

Here, you enjoy proximity to Downtown and the Arena, Your new retail space awaits - ready to connect you and your business to the heart & soul of SATX.

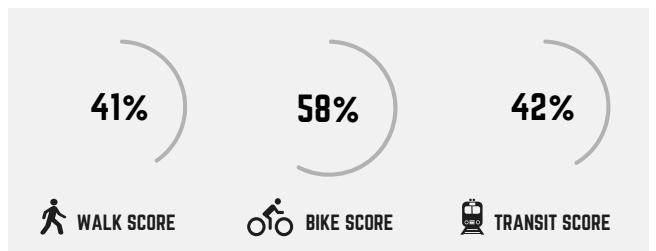


THE AREA

The Epicenter of Home, Work & Play



Directly across from the AT&T Center and Freeman Coliseum, your home at The Andy is just steps from the big game, incredible concerts, and world-class events you won't want to miss. It also places you among parks, local restaurants and breweries, and excellent schools, all just minutes from downtown San Antonio and the Pearl District. Come be part of the explosive growth of East San Antonio—the evolution is just beginning.



'AREA HIGHLIGHTS

- AT&T CENTER
- ALAMO BEER COMPANY
- DIGNOWITY MEATS
- THE ESPEE
- PEARL DISTRICT
- DT SAN ANTONIO
- SALADO CREEK GREENWAY

• THE PROPERTY



ADDRESS 215 COCA COLA PL. SAN ANTONIO

YEAR BUILT 1965

STORIES 2

FRONTAGE 554 FT

PARKING 464 +/- PARKING SPOTS

EST. NNN ~\$5-6/FT

LEASE RATE INFORMATION UPON REQUEST

TENANT IMPROVEMENT ALLOWANCE TBD

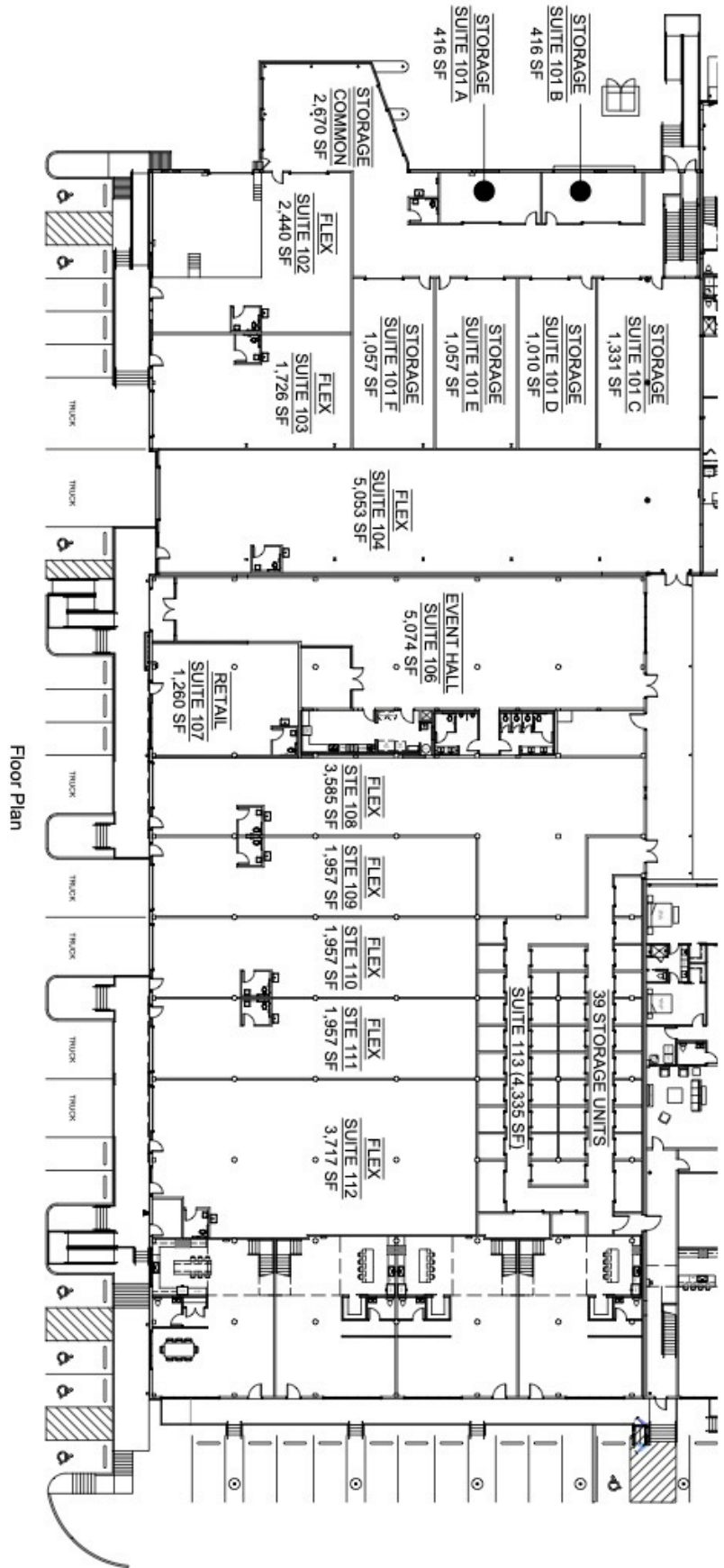
STANDOUT FEATURES

- 21 - 23 FT Ceiling Height
- Fully Sprinklered
- ~435 Parking Spots
- High Traffic & Exceptional Visibility
- TI Allowance for select units

COMMERCIAL SPACE



RETAIL, FLEX & STORAGE



COCA COLA PL.

FLEX SPACE RENDERINGS



THE LOFTS



STANDOUT FEATURES

Our spaces range from just under 1,900 sq ft to over 2,900 sq ft and provide you with the flexibility to use your space as you, your family, and your business require. All units offer between 1,000–2,000 sq ft of open flex space that can be used as office space, showroom, studio or living space. In addition to the flex space, each unit has at least three discrete, walled rooms that could be used as bedrooms or offices. Plus, modern industrial design and quality finishes enhance every moment you spend working, resting, cooking, creating, and entertaining in your spacious loft.

DESIGN YOUR OWN LOFT

At The Andy we want your spaces to be as unique as you are. With our "design your own loft" option, you will work closely with our Architect and Contractors to build out a space that suits the needs of your growing business and bustling personal lifestyle. Ask a leasing specialist for more details.

THE LOFTS



READY TO GET STARTED?

**THE
ANDY**

LIVE, WORK



LET LOOSE

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FOLLOW ALONG



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DEVORA REALTY