

118 Broadway

San Antonio, Tx 78205

In the Core, of Downtown.

20 Compelling Reason to return to the office article:

20 Compelling Reasons for Employees to Return to the Office - Lolly Daskal | Leadership

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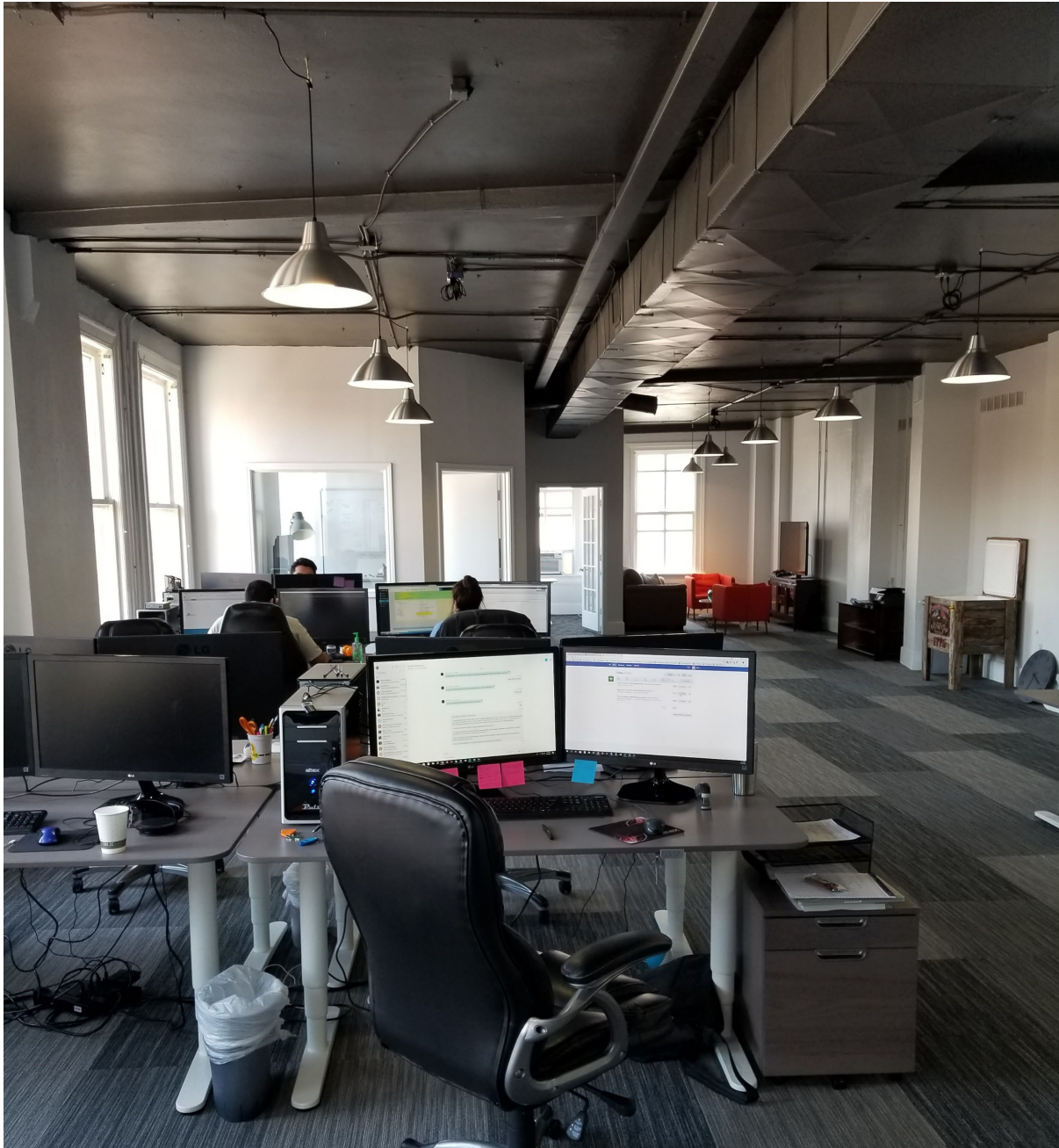
3D tour – original Italian Marble lobby of 118 BROADWAY

https://my.matterport.com/webgl_player/#model=EAE88JngsCV

- Small and Large Spaces Available.
- Furnished & unfurnished available.
- Flexible Lease terms.
- Onsite Covered/Uncovered Reserved Fee Based Parking Available.
- Locally owned and operated.
- Quick lease approval/Onsite Mgmt.
- After-hours Controlled Access and “buzz me in” service available.
- Quick Access to Major Highways.
- Conveniently located near Medical, Retail, Restaurants, Hotels, Residential and Banking.
- Conference Rooms w/video/WiFi/Conf. Call Systems Available Free to our Tenants.
- 3 Building Internet Fiber providers.









ADDRESS

118 BROADWAY, corner of Broadway & Travis

LOCATION

1 Block from Alamo Plaza, 2 blocks from The Riverwalk.

ARCHITECT

Atlee B. Ayers 6 – story bldg with internal 2 level valet service garage.

SPACE

215 – 16,500 +/- RSF. (Some spaces can be furnished at no additional charge)

Traditional, LOFT & Modern Contemporary style spaces available.

Sustainable / “Green” renovations/finish outs available. Contact our office for the latest availability.

LEASE TERMS

Negotiable

OFFICE LEASE RATES

\$18.00 - \$26.00 per RSF/Annually (Can include maintenance, housekeeping water, electrical and HVAC)

Service oriented business rental rates may not include housekeeping.

LEASE TYPE

Modified Gross Lease with Base Year, retail terms may vary.

ACCESS

24 hrs. via smart phone (on the way) electronic and physical key.

PARKING

Fee based Garage and Surface lots the management owns.

Tenants can validate their clients parking via prepaid system.

INTERNET

High speed TelCo via major carriers.

AMENITIES

At no charge, Tenant Conf. Room w/digital projector, conference call system, and WiFi

individual Mail Boxes, Lunch / Break Room w/ Vending Machines.

RESTAURANTS

Plantaqueria, Archie’s Coffee, KK Thai Lao, among others. Many restaurants, bars, hotels and

entertainment within a short walk.

SHOPPING

Rivercenter Mall - 2 blocks away. Additional local, regional and national retail and entertainment within a

short walk.

ART / CULTURE

Travis Park, The Alamo, The Riverwalk, Buckhorn Museum

Hemisfair, Yanaguana Gardens, The Majestic and Empire Theatre...

We understand that you can get office and retail space anywhere.

We invite you to talk to some of our Tenants, see what they have to say.