



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



Frank Stanley
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CREATIVE OFFICE SPACE IN DOWNTOWN SAN ANTONIO

500 - 524 N Main Ave | San Antonio, TX 78205



DRONE FOOTAGE:
https://youtu.be/PE_uchHaX9nY

360° PANORAMIC VIEW:
<https://kuula.co/post/5KVkc>

FOR LEASE



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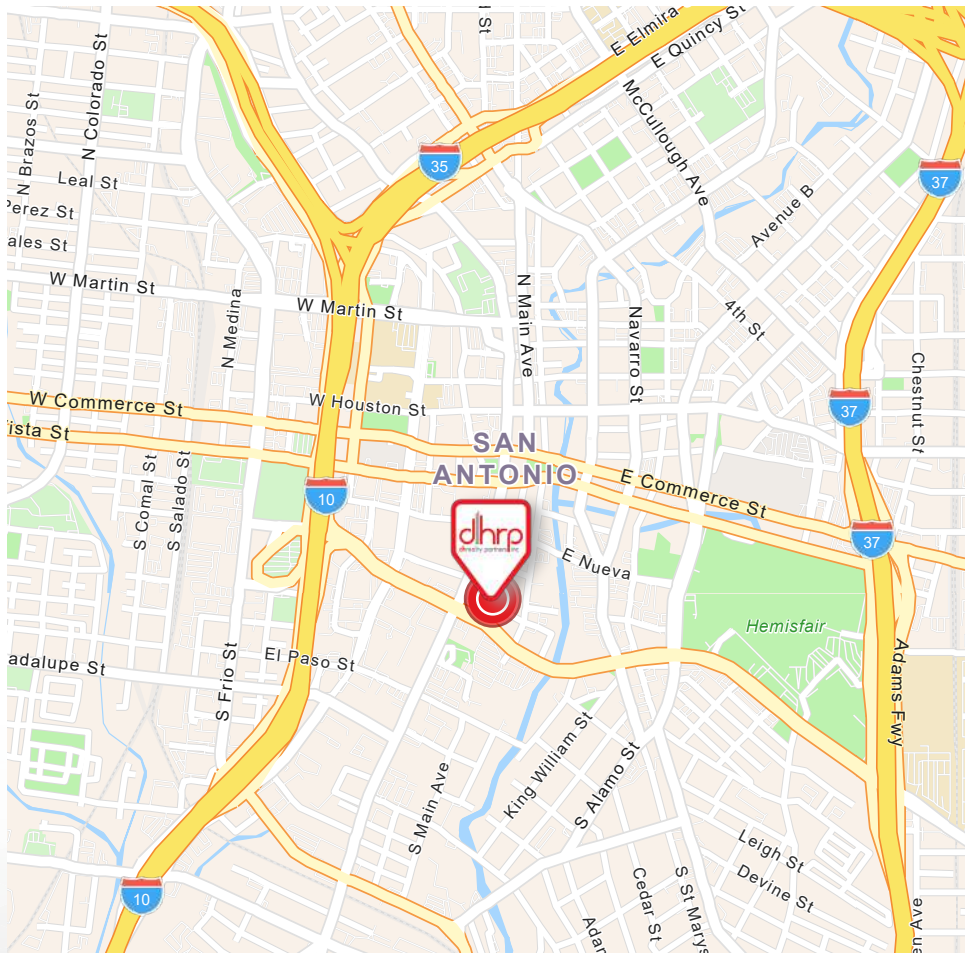
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LOCATION

Property is located in Downtown San Antonio, on Main Ave and Soledad. One block from Central Library and UTSA Southwest School of Art.

DESCRIPTION

Incredible opportunity for unique office space with a ±17,166 SF Historic building located in a prime area of downtown San Antonio & within walking distance to the San Antonio Library. Features include high ceilings, flexible floorplans, parking lot and foot traffic from Main Ave & Soledad.

HIGHLIGHTS

- Prime location in Downtown San Antonio
- Former Paramount Theater
- Easy access to and from: I-37, I-35, I-10 and Hwy 281
- Surrounded by multiple office buildings, hotels, and apartment buildings
- Close proximity to the Tobin Center for Performing Arts, Alamo Plaza, The Riverwalk, Thompson Hotel, and other major Downtown attractions

BUILDING SIZE

± 17,166 SF (Can Be Subdivided)

LEASE TERMS

5-10 Years

LAND SIZE

± 0.28 AC

LEASE RATE

Contact Brokers

ZONING

Downtown

Space Available	SF
B	± 1,658

PARKING

2:1,000 SF

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BUILDING PHOTOGRAPHY



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ROOFTOP PHOTOGRAPHY



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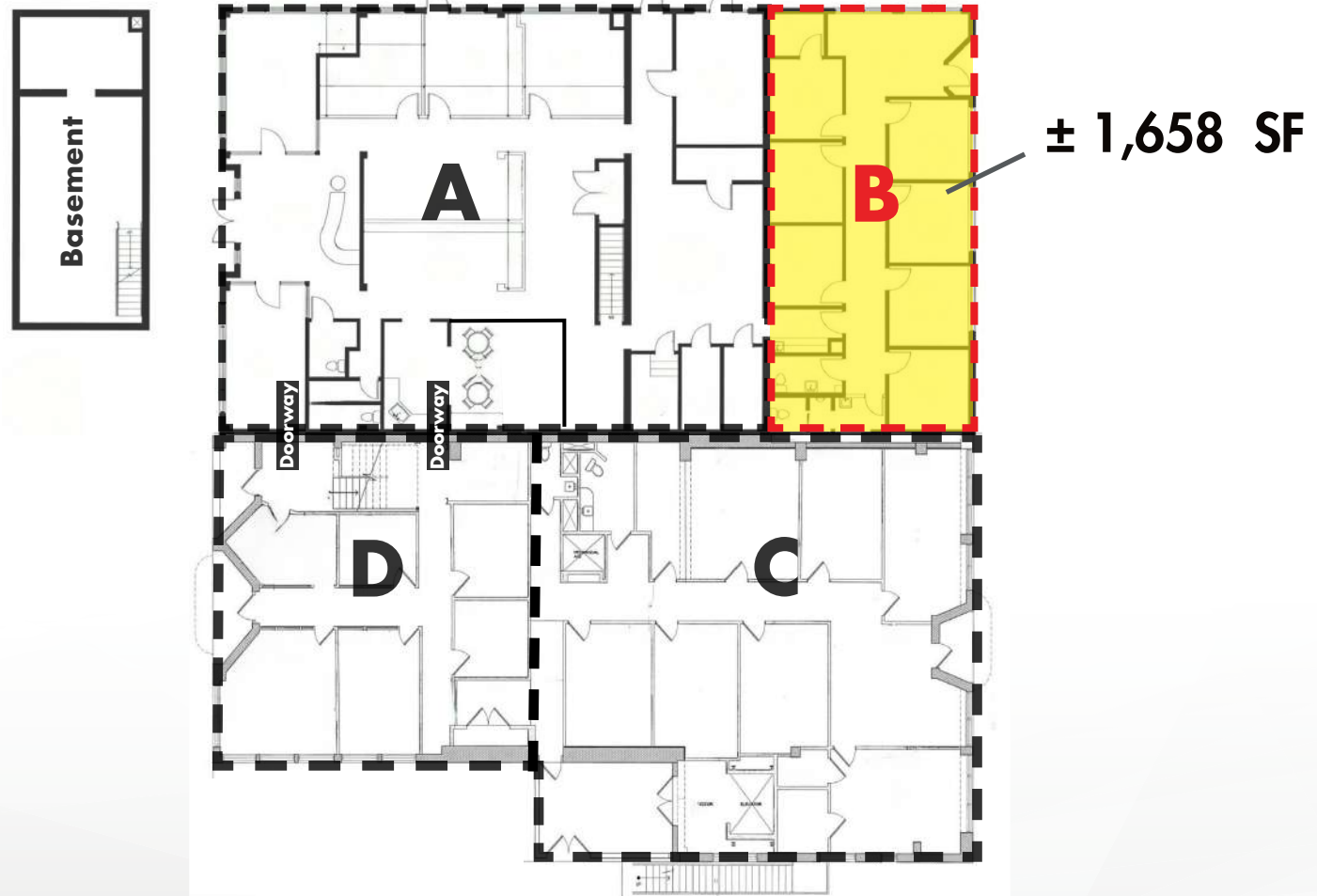
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FLOOR PLAN



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SPACE B: PHOTOGRAPHY



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PARKING LOT: 2:1,000 SF



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AERIAL MAP



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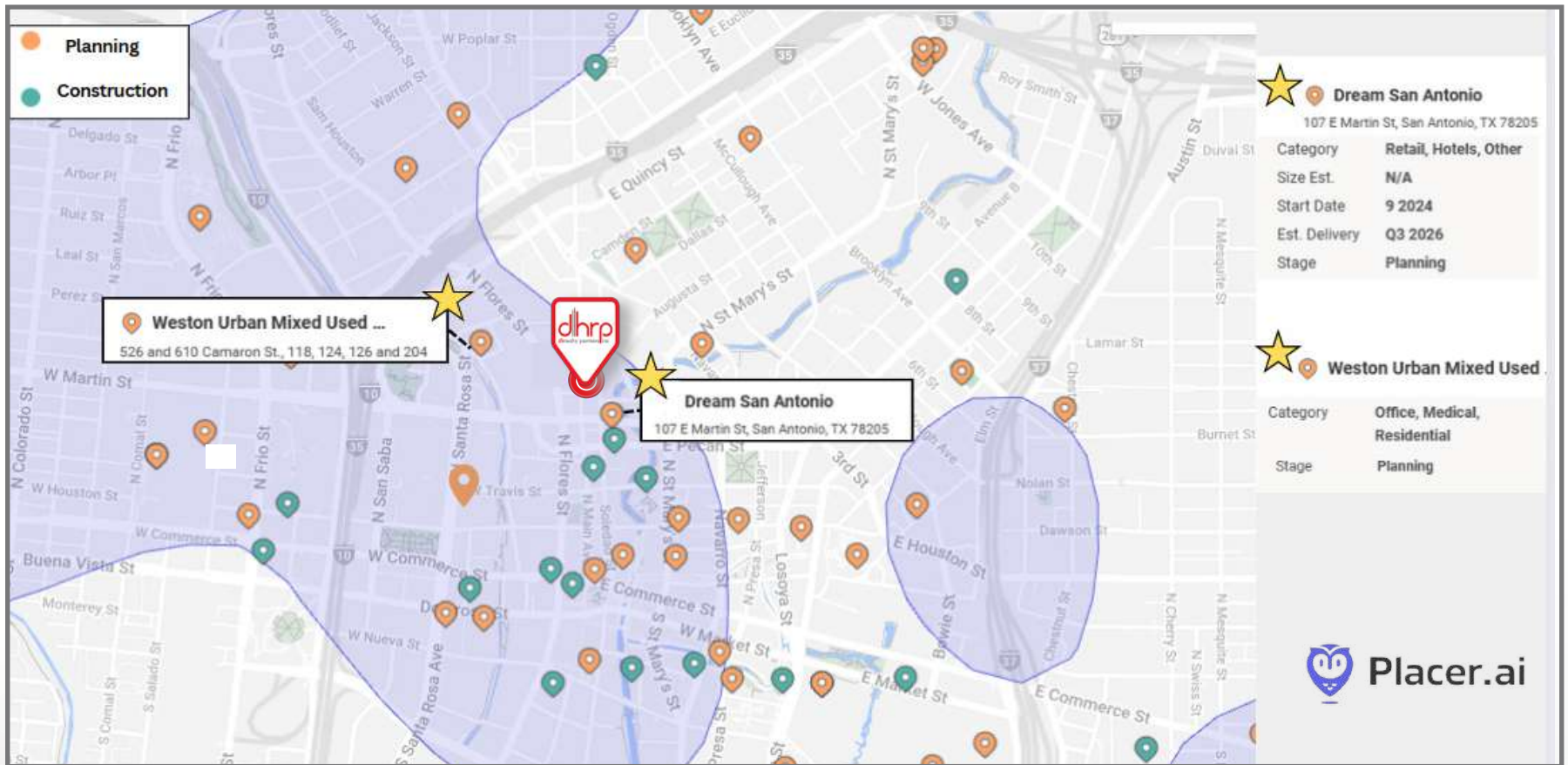
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PLANNED DEVELOPMENT



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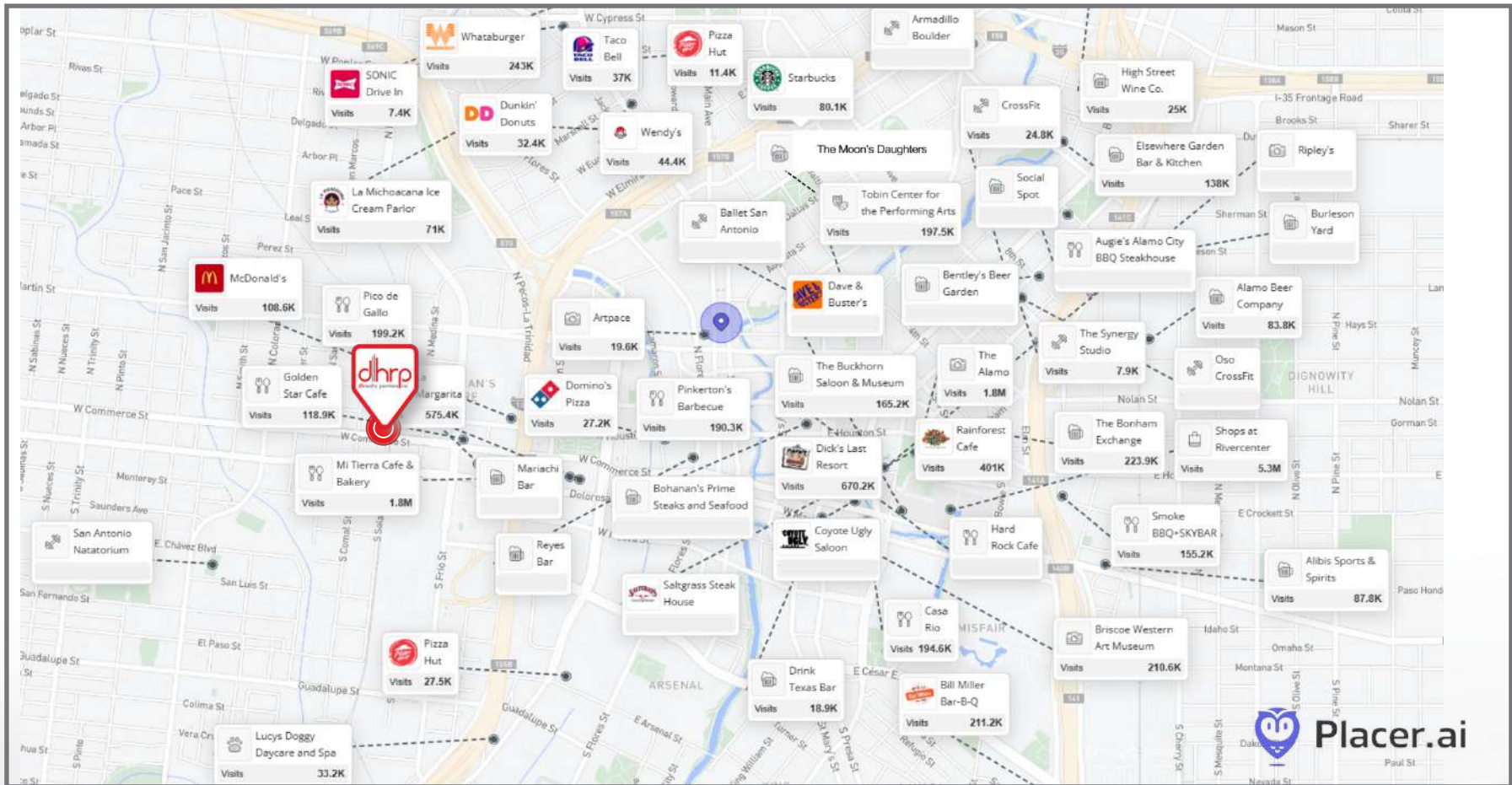
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BENEFITS OF DOWNTOWN OFFICE FOR YOUR EMPLOYEES



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DOWNTOWN SAN ANTONIO

Due to its thriving tourism industry, Downtown San Antonio continues to attract millions of visitors each year. The area's most popular tourist attraction, The Riverwalk, brings in over 14 million people each year alone. Its tree-lined walkways trace the path of the San Antonio River along with numerous restaurants, hotels, and retailers. The iconic river boats float up and down the river, live music plays, and events are held year-round including the annual Ford Holiday River Parade. Other notable Downtown attractions include The Alamo, Hemisfair Park, Historic Market Square, and La Villita Historic Arts Village.

POINTS OF INTEREST

- The San Antonio Riverwalk
- The Alamo
- Hemisfair Park
- Historic Market Square
- La Villita Historic Arts Village
- The Aztec Theater
- Tower of the Americas
- San Antonio Museum of Art
- San Fernando Cathedral
- UTSA Institute of Texan Cultures
- Henry B. Gonzalez Convention Center
- The Alamodome
- Tobin Center for Performing Arts
- Majestic Theatre
- Shops at Rivercenter
- H-E-B Headquarters
- CPS Energy Headquarters
- United States Federal Courthouse
- Bexar County Courthouse
- Weston Centre
- Frost Bank



76

HOTELS & LODGING

62,746

TOTAL EMPLOYEES

245

BARS & RESTAURANTS

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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
NEW RESIDENTS
PER DAY

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