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*San Antonio's*

# PREMIER-CREATIVE

*Office Building.*

Ideal For Creatives, Innovators, and Pioneers.”



THE  
**RAND**

110 E. HOUSTON ST. | SAN ANTONIO, TEXAS 78205



**STREAM**





## THE HISTORY

Built in 1913 for the Wolff & Marx, Co. department store, **THE RAND** has graced Houston Street with its presence for over a century. Skyscraper architects Sanguinet and Staats of Fort Worth designed the steel frame, concrete, red brick, and terra cotta structure in the Commercial or Chicago School style that was popularized in the early 20th century. Wolff & Marx shut their doors in 1965 and the Rand Building was retrofitted into an office tower. In the 1980's, the storied structure faced demolition, but was saved by the efforts of the San Antonio Conservation Society. Weston Urban acquired the property in 2013 and commenced a complete interior and exterior renovation. The Rand is now the heart of the Houston Street tech corridor, providing a home for Geekdom, the #1 coworking space in San Antonio.







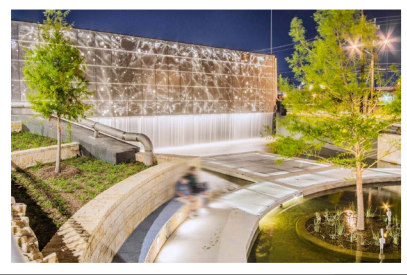
## THE PRESENT

**THE RAND** is one of downtown San Antonio's most renowned office/retail buildings. The historic building sits along the vibrant Houston Street, just one block from the famous San Antonio Riverwalk. Numerous restaurants, coffee shops, hotels, parks, and financial institutions are located within walking distance of the building. **THE RAND** is home to Geekdom, the collaborative coworking space where startups are born and entrepreneurs, technologists, developers, makers and creatives help each other build businesses. For alternative travel downtown, a bike share station is located adjacent to the building. Other amenities offered at **THE RAND** Building include local ownership, an on-site parking garage for employees and guests, 24-hour access to the building via a card-key system, and retail on the first floor including Double Standard and Chick-fil-A.





# NEARBY AMENITIES



## SAN PEDRO CREEK

Located two blocks west of the Rand Building lies the San Pedro Creek Cultural Park. This world-class linear park combines public art, architectural design, local craft, and historic preservation with engineering, ecosystem restoration, and native landscaping. The first segment of the park, which abuts Houston Street, is complete and ready for enjoyment. When fully finished, the linear parkway will offer over two miles of walkways through downtown San Antonio.



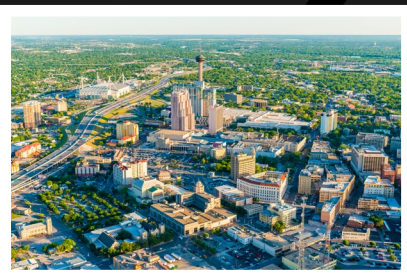
## UTSA EXPANSION

The UTSA School of Data Science and National Security Collaboration Center, both of which are housed in what is referred to as San Pedro I, officially opened in January 2023. The School of Data Science is creating a pipeline of highly qualified data scientists in San Antonio, while the National Security Collaboration Center brings together public and private entities under one location to fuel synergies between federal agencies and private technology companies. UTSA is also scheduled to break ground on the new Innovation, Entrepreneurship and Careers building, which is to be called San Pedro II, in Summer 2023. The 180,000 square foot building will provide training for careers in cybersecurity, computer and data sciences. [READ MORE HERE](#). The downtown campus is planned to ultimately support 10-15K students.



## LEGACY PARK

Located diagonally to the Rand Building sits Legacy Park, a 1.2 acre urban oasis. The beautifully manicured space, featuring contoured grounds and vine-covered walkways, was designed by the world-renowned landscape architecture firm of GGN. The park offers free Wi-Fi and numerous seating options to hold an outdoor meeting or to simply enjoy a cup of coffee from a nearby coffee shop. The park is programmed for year-round enjoyment and is anchored by Pinkerton's BBQ, a Texas Monthly recognized BBQ restaurant.



## WALKABLE ATTRACTIONS

Within close walking distance of the Rand Building are numerous coffee shops, hotels, parks, financial institutions and restaurants such as Bunz Handcrafted Burgers, Acenar, Bohanan's, Commonwealth Coffee, and Royal Blue Grocery to name a few.

## In Building Amenities:

DOUBLE  
STANDARD

| Now Open

Chick-fil-A

| Now Open



## PROPERTY HIGHLIGHTS

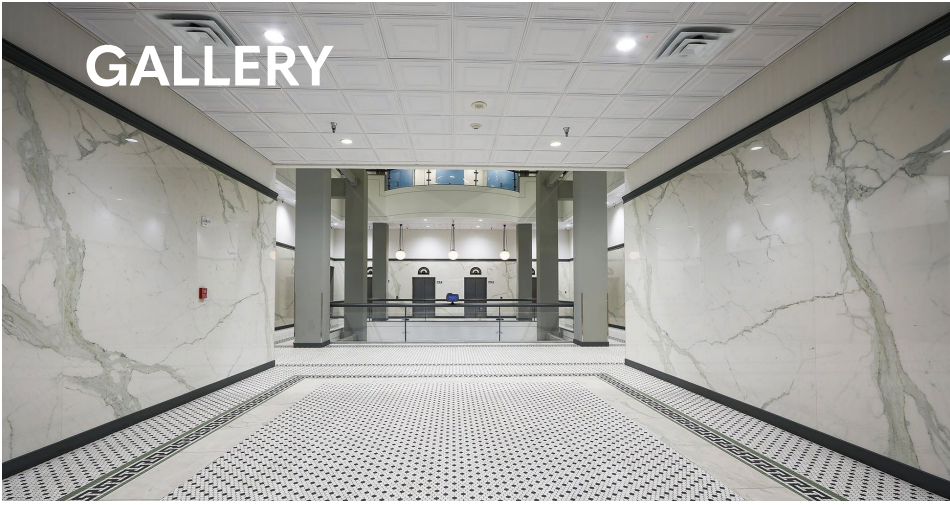
- Class A Creative Office Space
- Prime Houston Street Location
- Tenant controlled 24-hour access
- On-site parking garage
- Building Tenants receive [Geekdom Benefits](#)
- Walk Score of 95 / Transit Score of 86
- Professional property management team on site
- Data Providers: Spectrum, AT&T, Logix, Jump Fiber, Century, and Aethernet



## PROPERTY INFO

BUILDING SIZE:	112,668 Square Feet
STORIES:	8
PARKING:	Abundant parking available
AVAILABILITIES:	1,779 - 22,512 RSF
LEASE RATE:	Contact Broker







# PROPERTY AVAILABILITY



SUB LEVEL







# SUB LEVEL

**Quiet Sub Level Space Available.**

8,271 rentable square feet available on full floor.

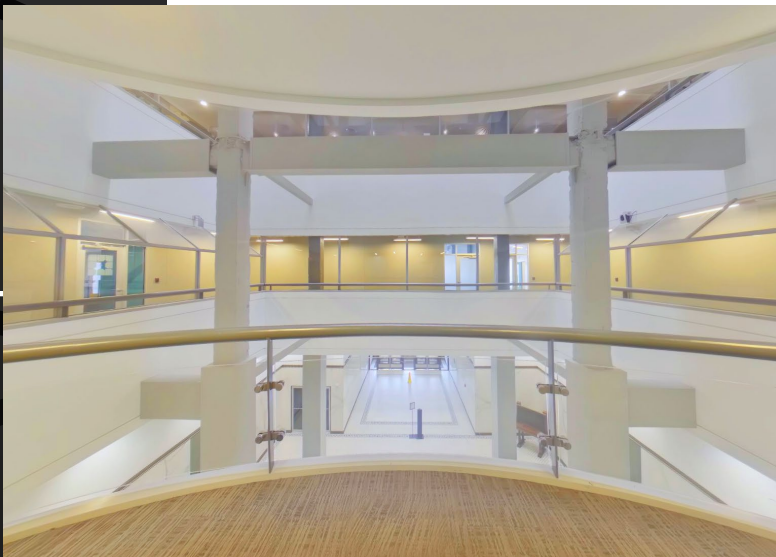
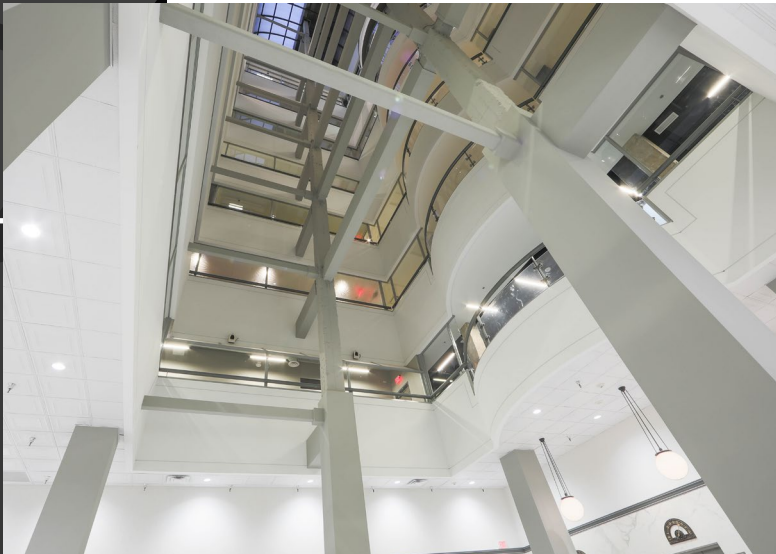




# PROPERTY AVAILABILITY

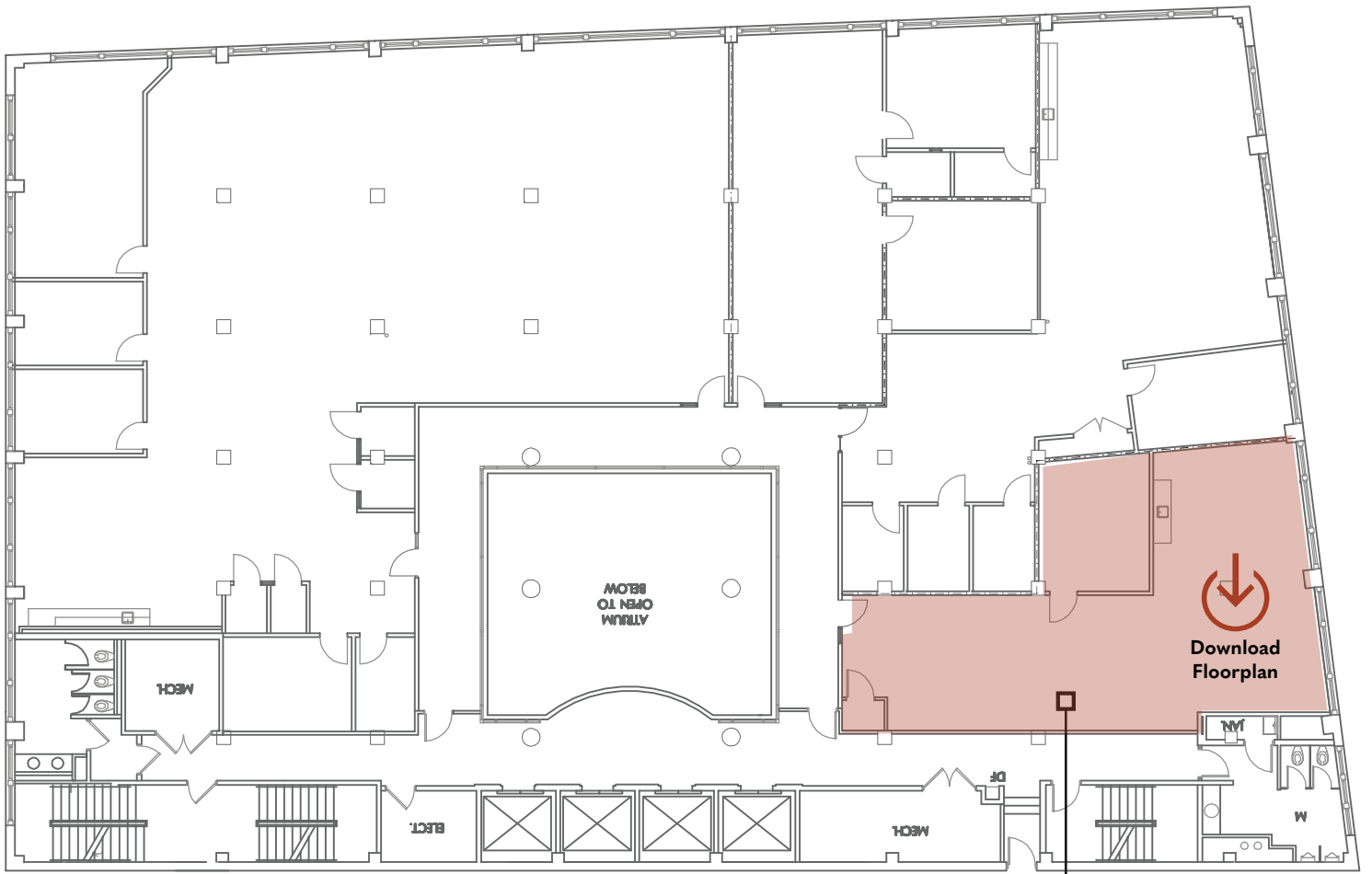


LEVEL 2  
INTERIOR PHOTOS



View The  
2nd Floor Lobby  
**VIRTUAL TOUR HERE**





**360°** Suite 290  
1,779 RSF  
(Spec Suite)

[View Virtual Tour](#)

**LEVEL 2**

**1 Spec Suite Now Available.**

Check out our available virtual tour.



# PROPERTY AVAILABILITY

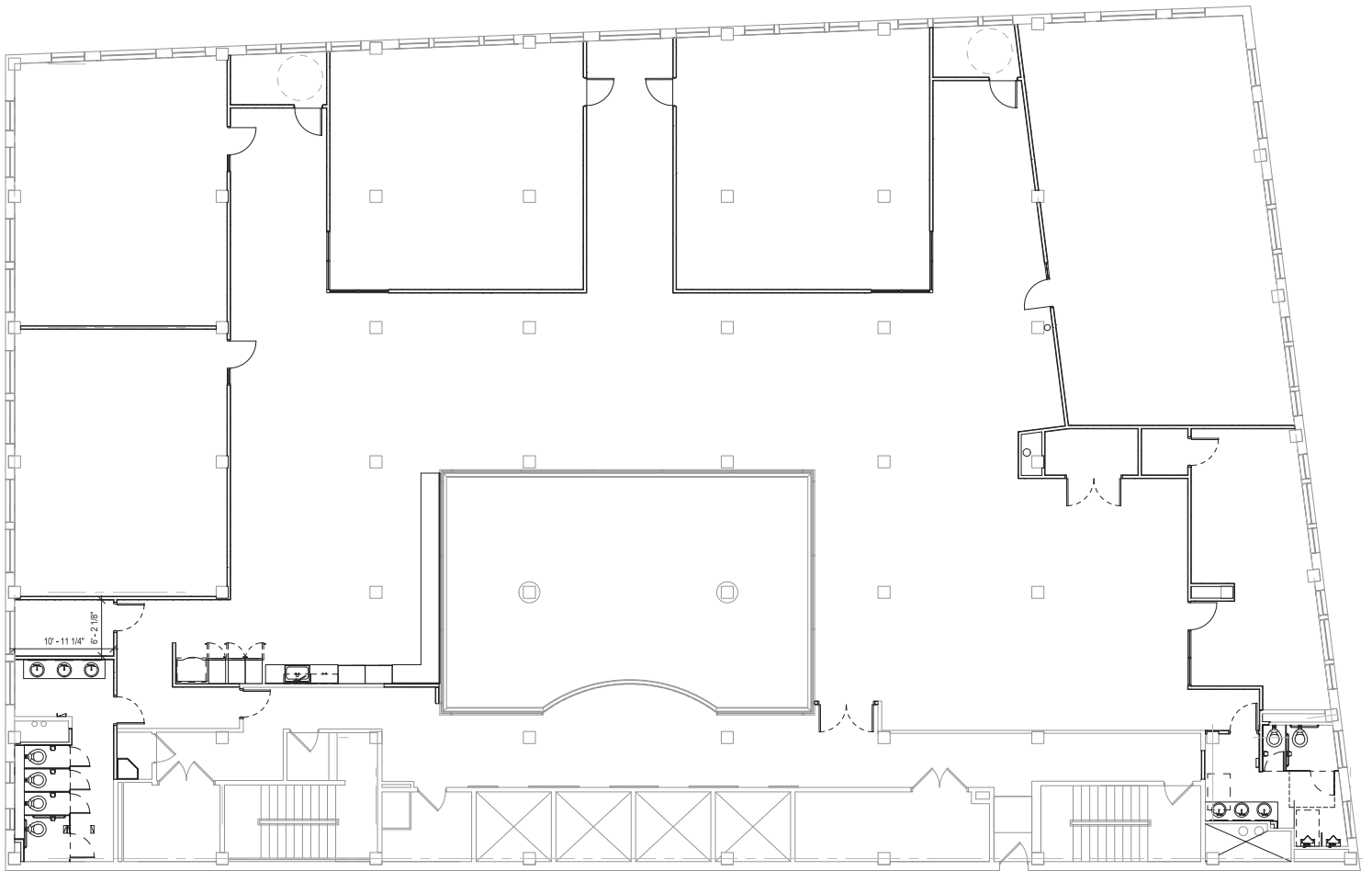


LEVEL 5  
INTERIOR PHOTOS



View The Suite  
**VIRTUAL TOUR**  
Here



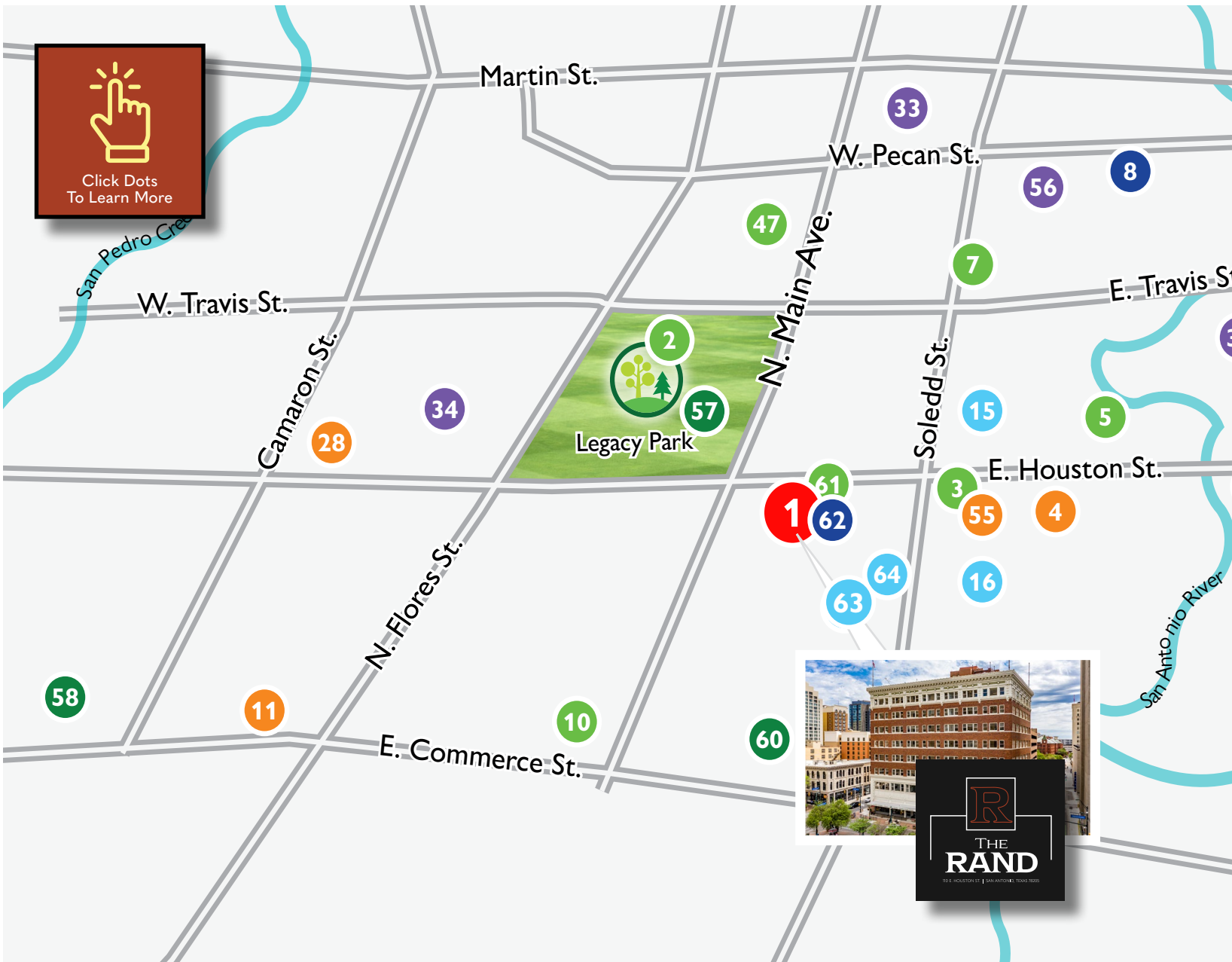


## LEVEL 5

### **12,462 Rentable Square Feet**

Additional space is available in the building for growth, including potentially on the adjacent floor.





## RESTAURANTS



- |                              |  |
|------------------------------|--|
| 2. Pinkertons BBQ            | 45. Alredo's Gelato Pizza Cannoli & Cafe |
| 3. Bunz                      | 47. Oasis Cafe                           |
| 5. Range                     | 48. The Palm                             |
| 7. Lula's Mexican Cafe       | 56. Domingo Restaurant                   |
| 10. Bill Miller's Bar-B-Q    | 57. Ostra Restaurant                     |
| 12. Acenar                   | 59. The County Line                      |
| 13. Jimmy John's             | 60. Hard Rock Cafe                       |
| 21. Bohanan's                | 53. Joe's Cab Shack                      |
| 23. Rebelle                  | 54. Landry's Seafood House               |
| 31. The Original Blanco Cafe | 61. Chick-fil-A                          |
| 36. La Panaderia Bakery Cafe |  |
| 37. Market on Houston        |  |
| 39. Dorregos                 |  |
| 41. Texas De Brazil          |  |
| 43. Bubba Gump Shrimp Co.    |  |

## HOTELS



- |   |                         |
|---|-------------------------|
| 15. Embassy Suites                      | 63. AC Hotel            |
| 16. Hampton Inn & Suites                | 64. Element San Antonio |
| 17. Drury Inn & Suites                  |                         |
| 18. Courtyard by Marriott               |                         |
| 19. Hotel Valencia                      |                         |
| 20. Omni La Mansion                     |                         |
| 22. Home2 Suites by Hilton              |                         |
| 24. The St. Anthony                     |                         |
| 51. Hyatt Regency San Antonio Riverwalk |                         |
| 55. Canopy by Hilton                    |                         |

## COFFEE / BARS

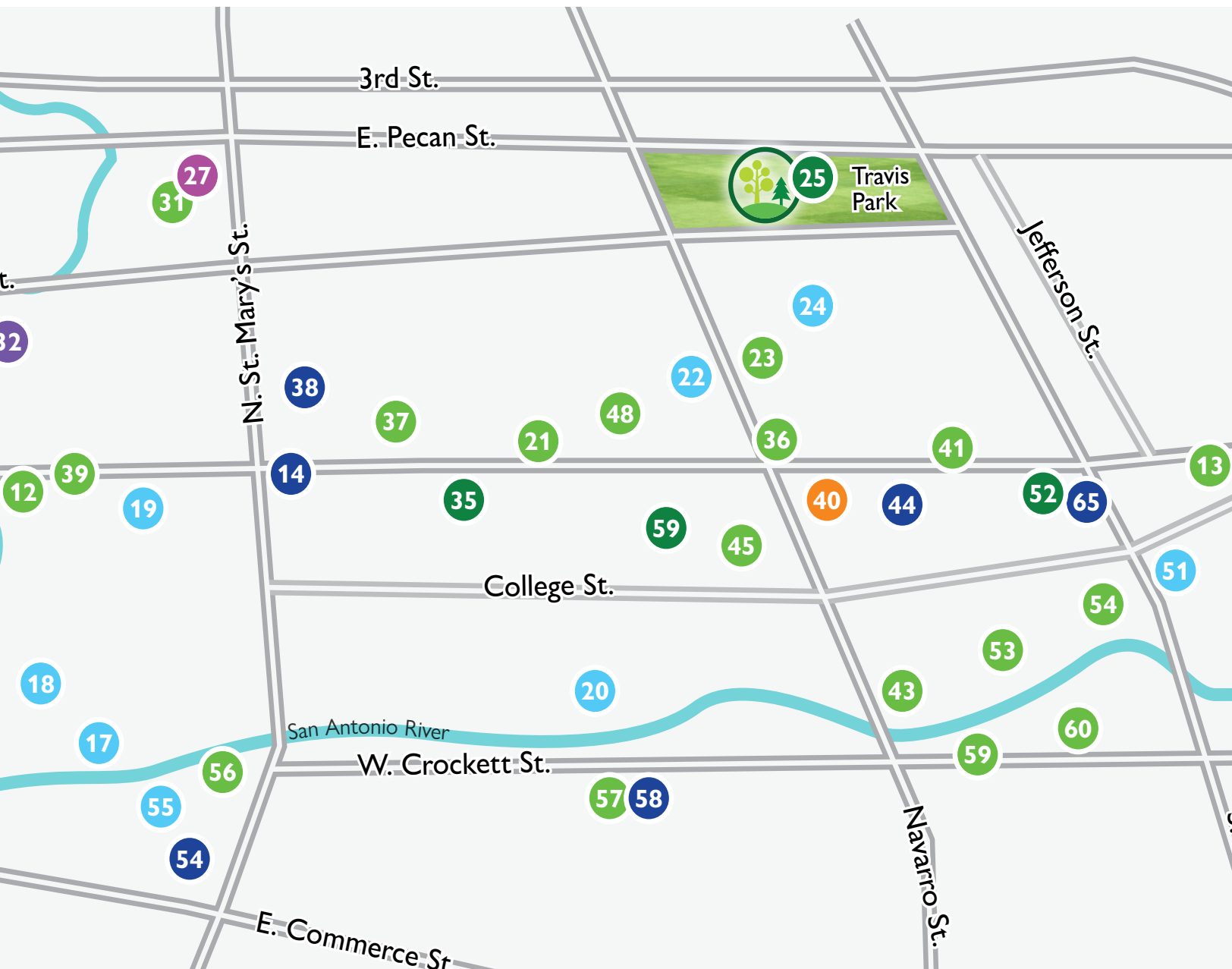


- |                               |                             |
|-------------------------------|-----------------------------|
| 8. Common Wealth              | 58. SoHo Wine & Martini Bar |
| 14. Starbucks                 | 62. Double Standard         |
| 38. Bar 414                   | 65. Voodoo Donuts           |
| 44. Revolution Coffee + Juice |                             |
| 54. The Esquire Tavern        |                             |



## PARKS





### SHOPPING / RETAIL



- 4. Royal Blue Grocery
- 11. 7-Eleven
- 40. Walgreens
- 28. Prose Nails
- 55. 18\8 Fine Men's Salons

### BANKS



- 32. IBC Bank
- 33. Frost Motor Bank
- 34. Frost Bank
- 56. BBVA/PNC

### AREA ATTRACTIONS



- 25. Travis Park
- 35. Majestic Theatre
- 52. The Buckhorn
- 57. Legacy Park
- 58. Texas Public Radio
- 59. Empire Theatre
- 60. Main Plaza



*Another Property Of*

**WestonUrban**

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*Proudly Leased By*

**STREAM**

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