

AVAILABLE
FOR LEASE

San Antonio, Texas 78205

425

SOLEDAD



ABOUT THE PROPERTY

425 SOLEDAD is an 8-story office building located in the heart of downtown San Antonio between Main Street & Soledad. The property currently offers up to 20,556 rentable square feet with an array of options such as *private offices*, *open office layouts*, and *move-in ready suites*.

Building Size: Approximately 73,000 square feet
Stories: 8
Lease Rate: Contact broker

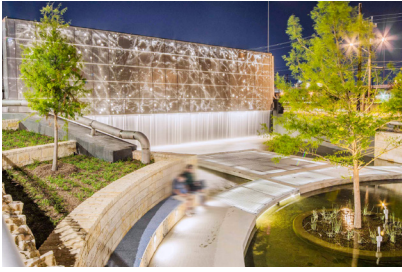
UP TO 20,556 SQUARE FEET AVAILABLE



PROPERTY HIGHLIGHTS

- Prime downtown location
- A short walk to numerous coffee shops, restaurants, and parks
- Abundant parking in attached garage
- Move-in ready suites available
- 2,619 - 20,556 RSF available
- Walk score of 90/Transit Score of 86
- Professional property management team on-site
- Data Providers: Aethernet, Spectrum, and AT&T

NEARBY AMENITIES



SAN PEDRO CREEK

Located two blocks west of **425 Soledad** 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.



LEGACY PARK

Located one block south of **425 Soledad** 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.



UTSA EXPANSION

The UTSA School of Data Science officially opened San Pedro I in Q1 2023. The school will eventually house 10-15K students and create a pipeline of highly qualified data scientists in San Antonio. The building also houses the National Security Collaboration Center, which announced a new project to work with the U.S. Census Bureau to expand how the agency collects and uses data. UTSA is now building the new Innovation, Entrepreneurship and Careers building, called San Pedro II. The 180,000 sf building will further connect students to San Antonio's business community, especially in business, engineering, and sciences.

[READ MORE HERE](#)



WALKABLE ATTRACTIONS

Within close walking distance of **425 Soledad** 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.



Prime
Downtown
Location

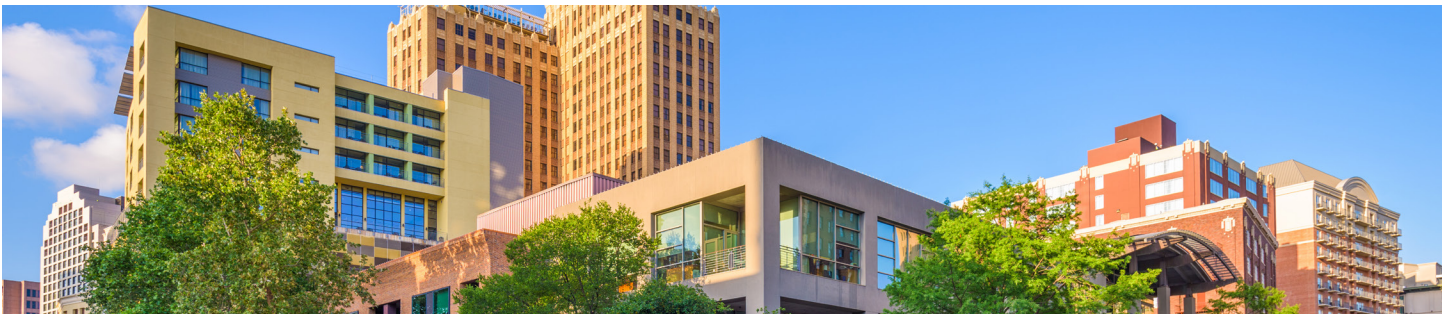




Professional
Property
Management
Team On-site



Tenant
Controlled
24-Hour
Access



LOCATION / AMENITY MAP



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 Sar |
| 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 | |

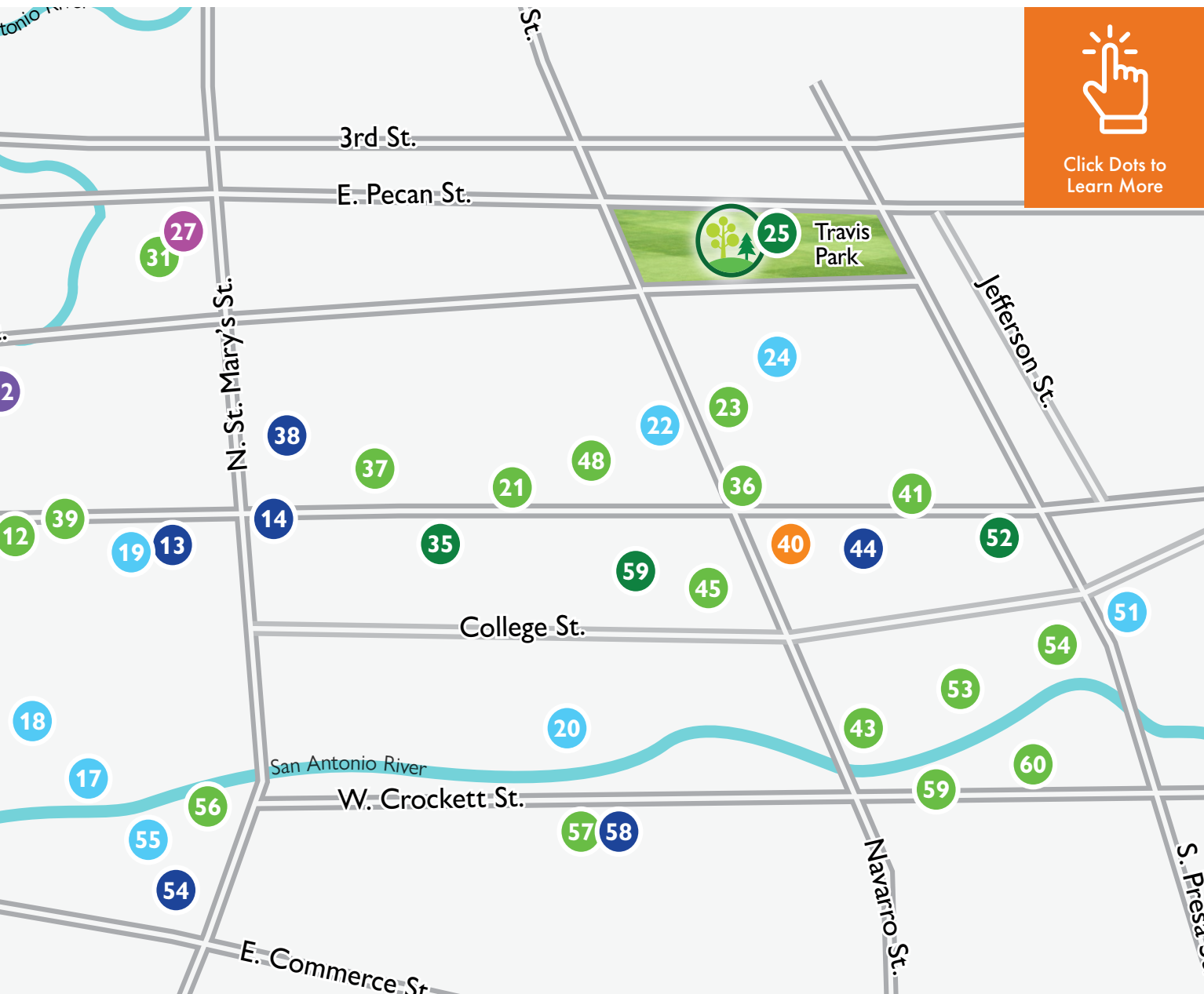
COFFEE / BARS



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



PARKS



SHOPPING / RETAIL



- 4. Royal Blue Grocery
- 11. 7-Eleven
- 40. Walgreens
- 28. Prose Nails
- 55. 1818 Fine Men's Salons

BANKS



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

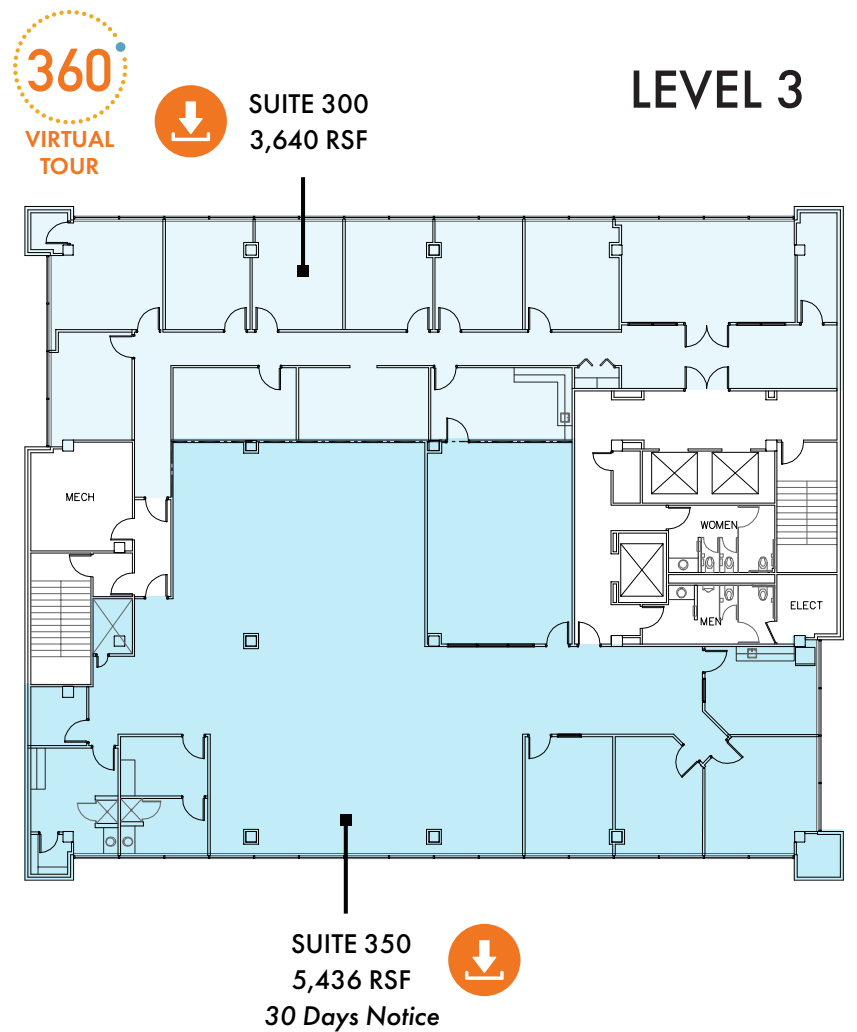
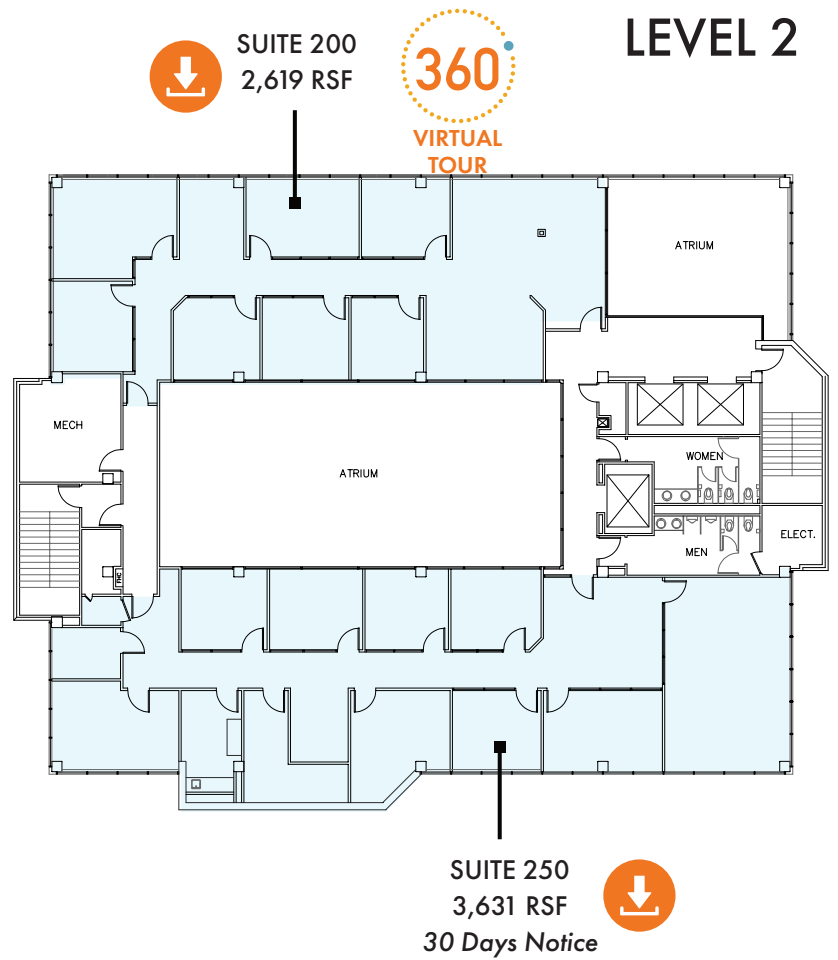
AREA ATTRACTIONS



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



AVAILABLE FLOORPLANS



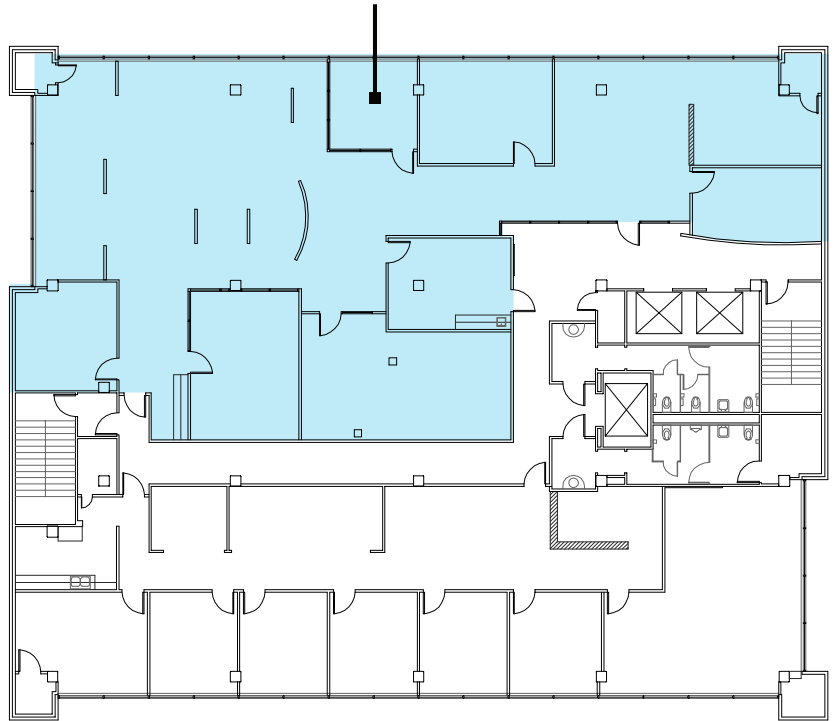


AVAILABLE
FLOORPLANS



SUITE 500
5,230 RSF
Divisible

LEVEL 5





San Antonio, Texas 78205



FOR INFORMATION, CONTACT:

Scott Ferguson

Vice President | 210.298.8531 | scott.ferguson@streamrealty.com

Zander Thomas

Senior Associate | 210.298.8541 | zander.thomas@streamrealty.com

Carolyn Shaw

Executive Managing Director & Partner | 210.298.8511 | cshaw@streamrealty.com