

THE
RAND
BUILDING

CREATIVE OFFICE BUILDING | FOR LEASE



WestonUrban

partners

THE RAND BUILDING HISTORY

1913

Architects Sanguinet and Staats designed the eight-story steel frame, concrete, red brick, and terra cotta structure in the Commercial or Chicago School style for the Wolff & Marx Co. department store.

1913 - 1965

Wolff & Marx operated its flagship store here, becoming a downtown retail icon.

1965

Wolff & Marx closed its doors. The building was subsequently retrofitted into an office tower to adapt to changing urban demands.

1969

The building's iconic four-sided clock, a prominent feature of its facade, was removed and sold.

1981

The San Antonio Conservation Society intervened to prevent demolition, purchasing the building and selling it to Randstone Ventures for restoration.

2013

Weston Urban acquired the property and commenced a complete interior and exterior renovation, blending the building's historic elements with modern amenities.

2021

The original clock was located, restored, and reinstalled at its original location on the building facade.

TODAY

The Rand Building is a testament to San Antonio's architectural and commercial evolution, seamlessly integrating its storied past with a vibrant future.





THE RAND BUILDING

IN DOWNTOWN WEST

ON-SITE



AMENITIES



PROPERTY INFO

BUILDING SIZE: 112,668 RSF

STORIES: 8

PARKING: ATTACHED GARAGE

LEASE RATE: CONTACT BROKER

AVAILABILITIES - 66,245 RSF

8TH FLOOR 12,462 RSF*

7TH FLOOR 12,462 RSF*

6TH FLOOR 12,462 RSF*

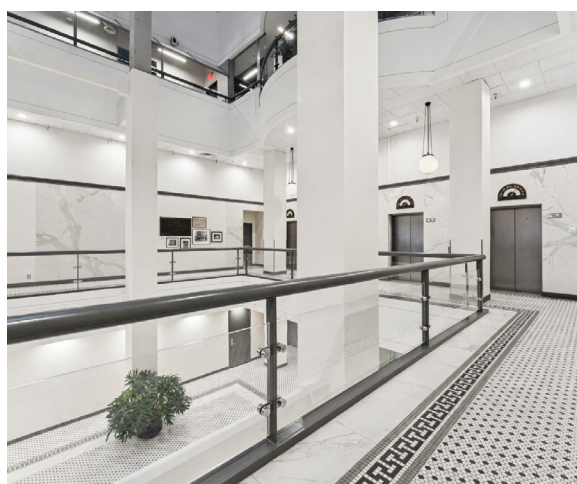
SUITE 500 12,462 RSF - [VIRTUAL TOUR](#)

SUITE 290 1,779 RSF

SUITE 202 6,347 RSF - [VIRTUAL TOUR](#)

CONCOURSE 8,271 RSF

*COMBINED FLOOR
OPPORTUNITY 49,848 RSF



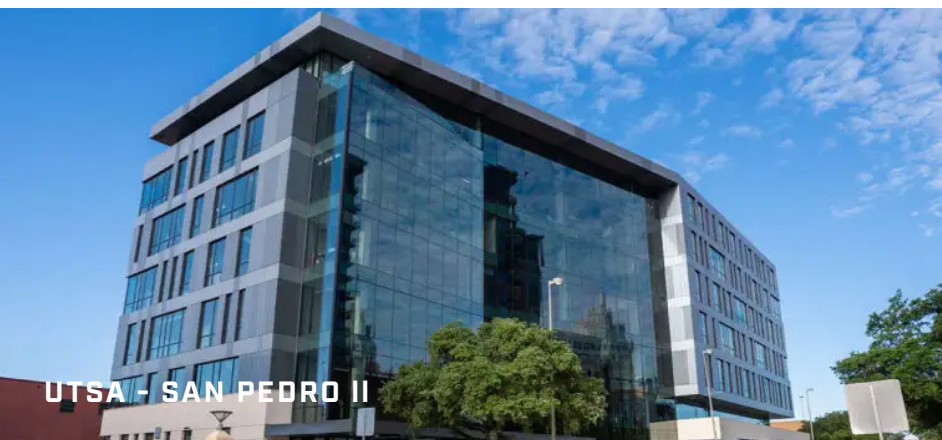
DOWNTOWN EXPERIENCE



LEGACY PARK



UTSA - SAN PEDRO I



UTSA - SAN PEDRO II

50+ Dining options for every occasion

14,470 Hotel rooms & suites in Downtown

6,500+ Existing multifamily units

1,795 Multifamily units under construction



UTSA - ONE RIVERWALK

UTSA Expands Student Presence to **10,000+**

SAN PEDRO I - 167,000 SF

School of Data Science and National Security

SAN PEDRO II - 180,000 SF

School of Innovation, Entrepreneurship, and
Careers Building

ONE RIVERWALK - 262,935 SF

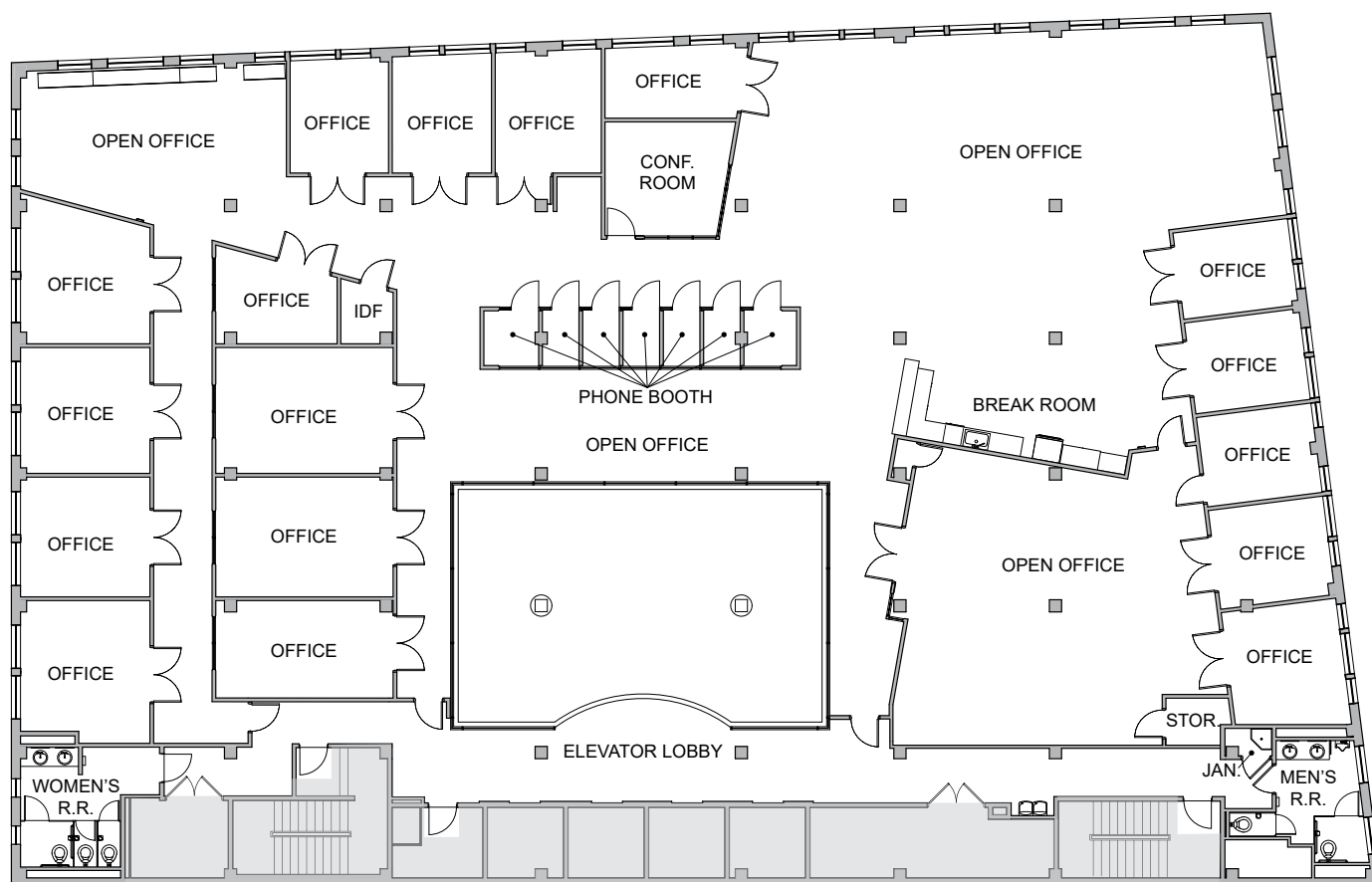
School of Architecture and Planning



DOWNTOWN SA WEST TX

A Hub for Innovation and Growth

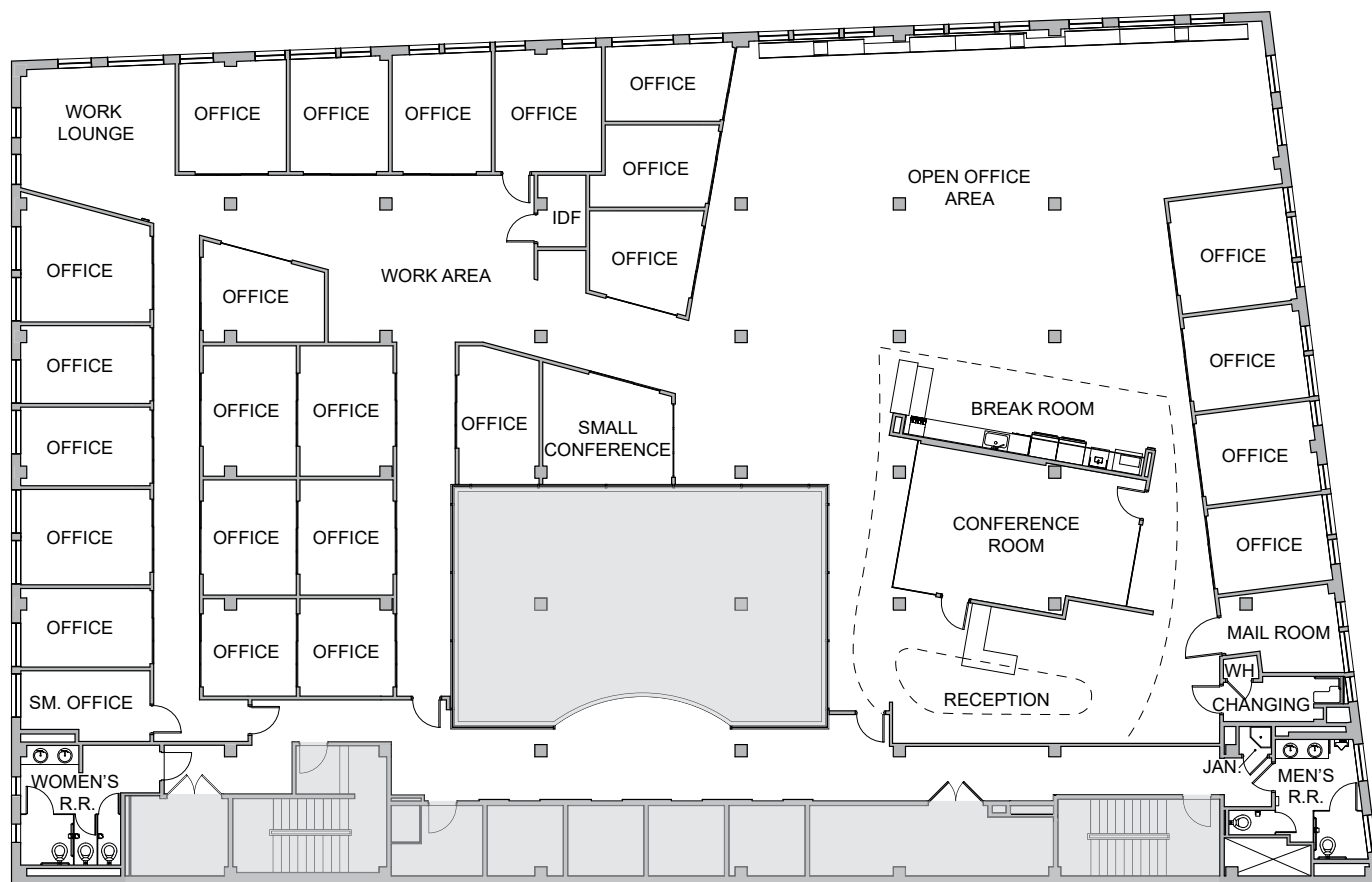
Downtown West San Antonio is *where Culture and Community meet*, blending modern amenities with historic charm—a thriving hub for businesses. With modern office spaces, residential options, and numerous food and beverage offerings, the district provides the perfect environment for innovation and growth.



LEVEL EIGHT

8TH FLOOR - 12,462 RSF

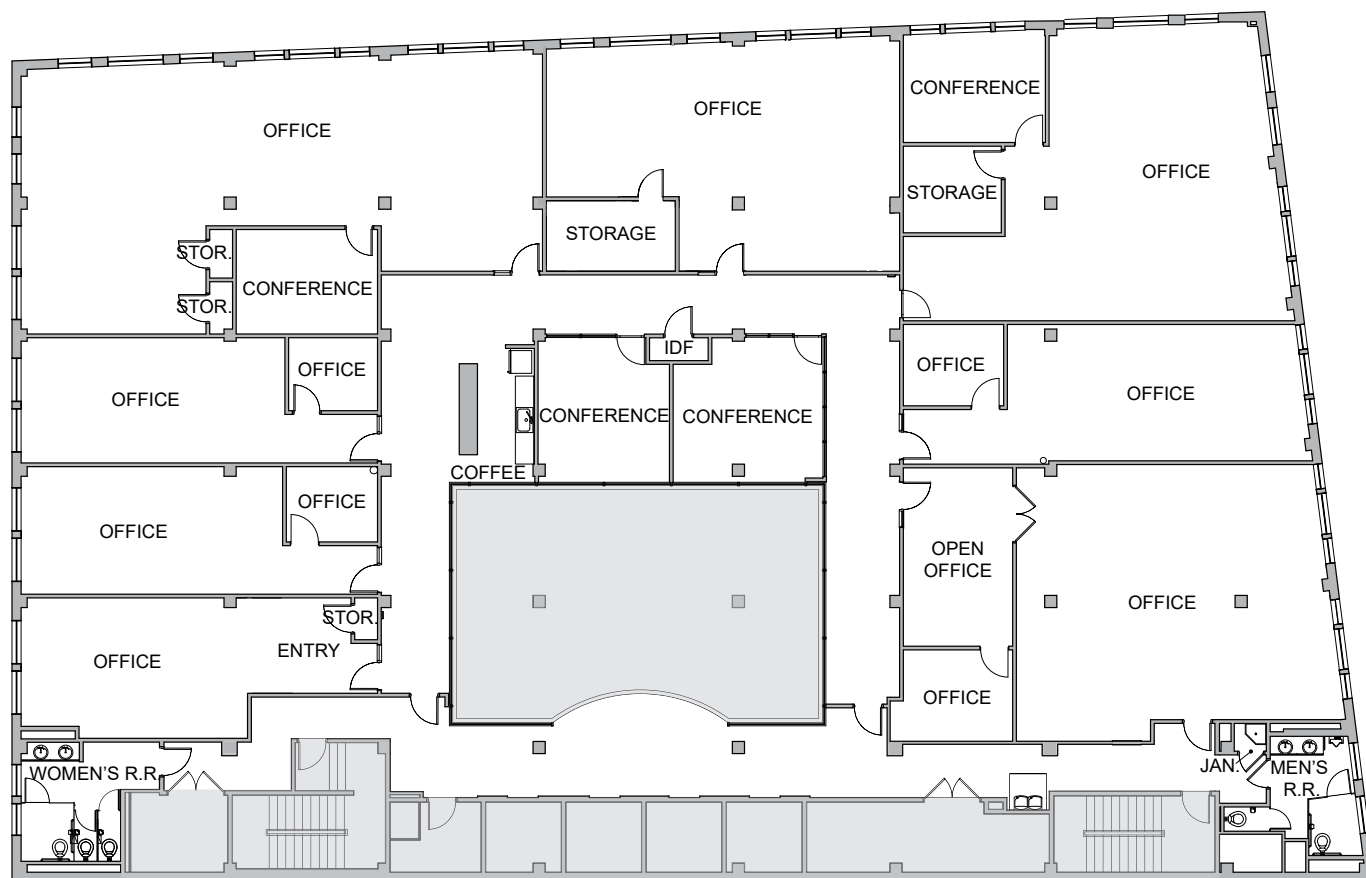
- Top Floor of Building, Full Floor Opportunity
- Grand Arched Skylight with Interior Glass Throughout Floor
- Open Break Area for Connection
- 7 Zoom & Phone Rooms with Glass Finishes
- 12 Exterior Private Offices with Views to Downtown West
- 5 Private Offices with Glass Fronts



7TH FLOOR - 12,462 RSF

- Full Floor Opportunity, Secured Access, Welcoming Entry with Reception Area
- 15 Exterior Offices with Views of Downtown West
- 8 Interior Offices with Sliding Glass Doors
- Open Break Area and Coffee Bar
- Open Ceiling with a Modern Feel
- Family Room-Style Lounge with Natural Lighting

**LEVEL
SEVEN**

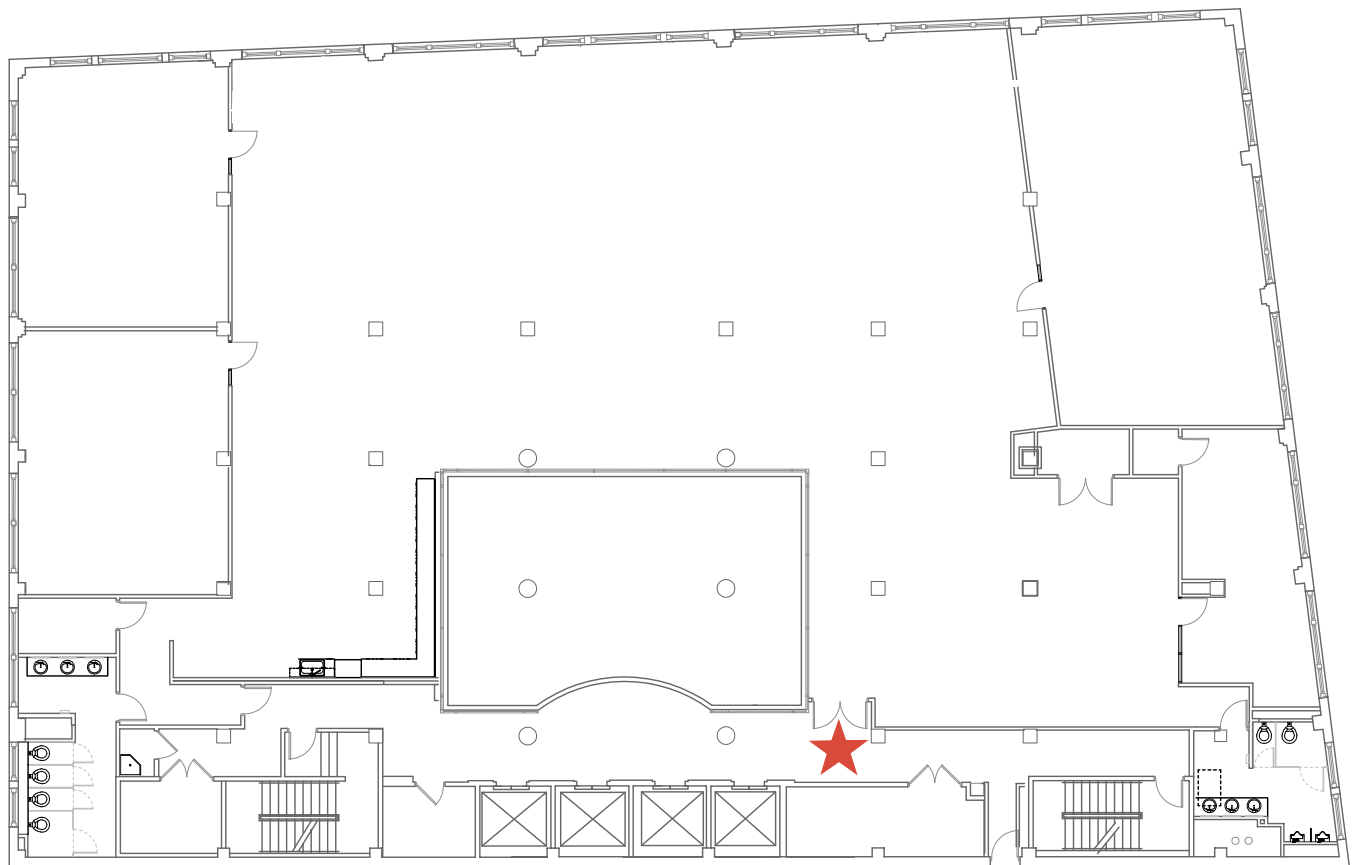


**LEVEL
SIX**

6TH FLOOR - 12,462 RSF

- Full Floor Opportunity
- 8 Large Meeting Rooms with Private Offices
- 2 Conference Rooms
- Views of Downtown West Throughout the Floor
- Secured Floor

[CLICK FOR VIRTUAL TOUR](#)

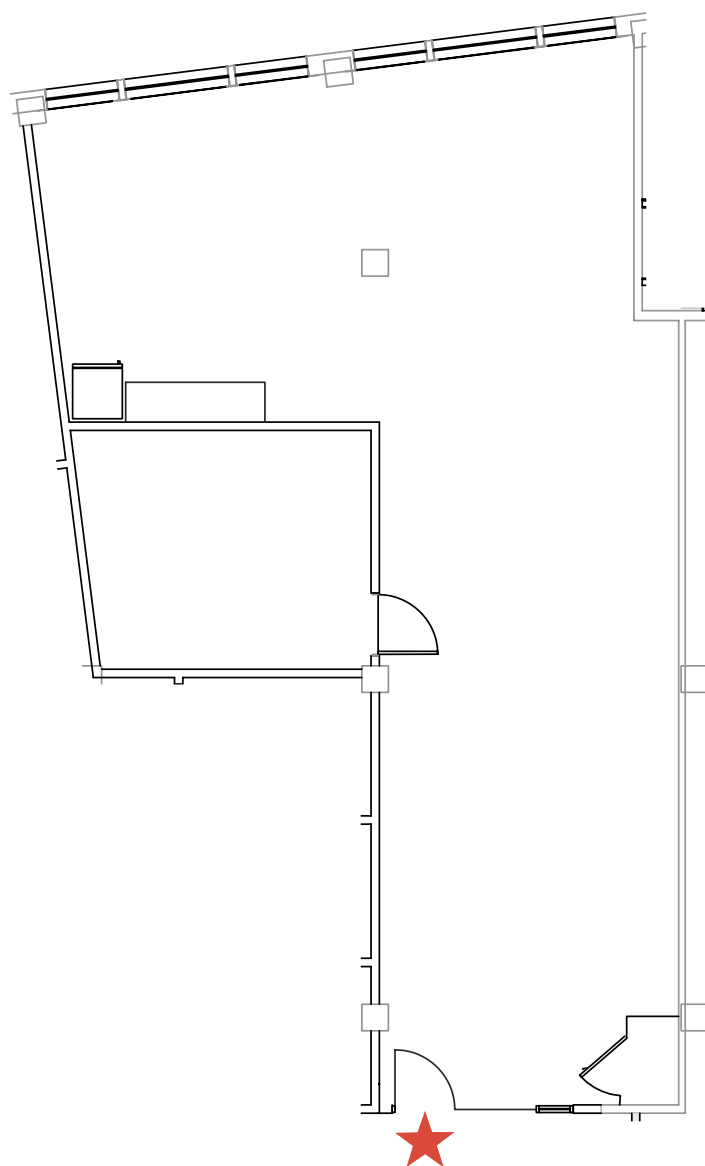


RAND GARAGE ENTRANCE

**LEVEL
FIVE**

SUITE 500 - 12,462 RSF

- Move-In Ready – Full Floor Opportunity
- Polished Concrete Flooring Throughout
- Open Ceiling
- Private In-Suite Restrooms and Large Breakroom
- Former Classroom/Training Space

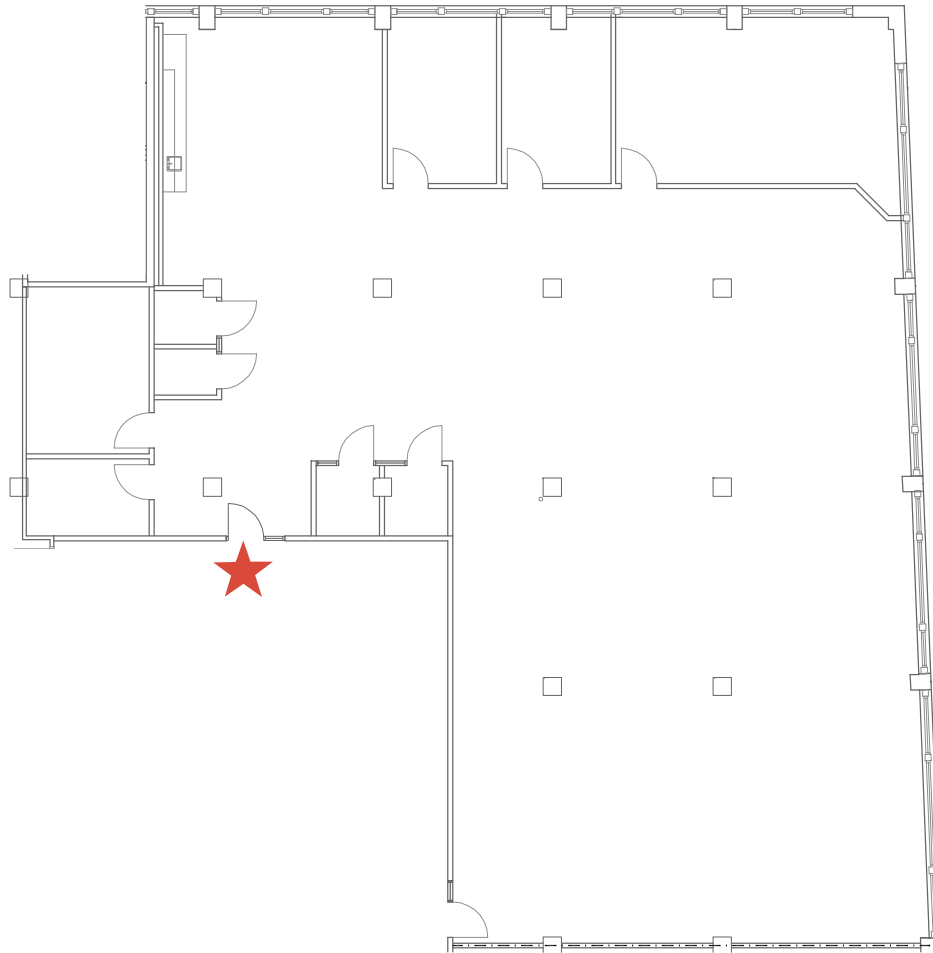


**LEVEL
TWO**

SUITE 290 - 1,779 RSF

- Move-In Ready
- Polished Concrete Floors and Open Ceiling
- Ideal Layout with a Dedicated Conference Room and Spacious Breakroom

[CLICK FOR VIRTUAL TOUR](#)



**LEVEL
TWO**

SUITE 202 - 6,347 RSF

- Move-In Ready with Available Furniture
- New Finishes – Open Ceilings, Updated Lighting, Glass Finishes Throughout
- Urban Views of Legacy Park



CONCOURSE LEVEL

CONCOURSE - 8,271 RSF

- Move-In Ready
- Large Training Room with Expandable Wall
- Large Kitchen and Break Room with Custom Booth Seating
- Open Ceiling Design



STAY

MULTIFAMILY

THE
RAND
BUILDING

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lindsey Tucker	488300	lindsey.tucker@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date