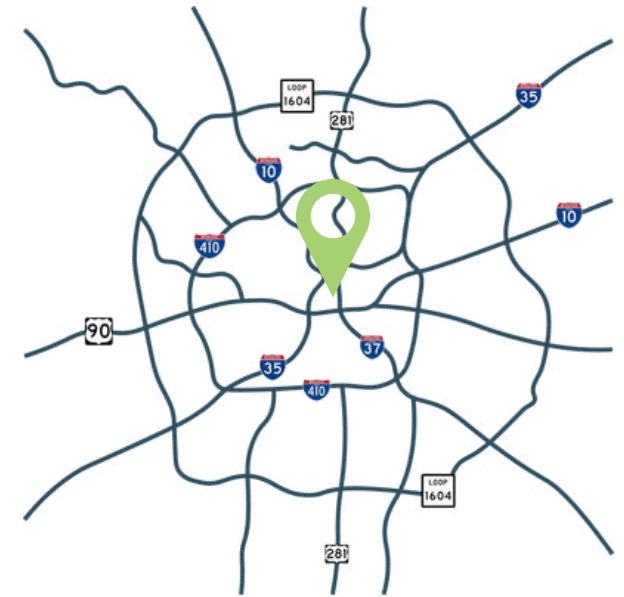


SPACE AVAILABLE

THE PARADIGM

102 9TH STREET SAN ANTONIO, TX 78215

A one-of-a-kind creative office building set along the San Antonio River Walk, featuring soaring exposed steel ceilings, floor-to-ceiling windows, and covered outdoor terraces with sweeping treetop views. The property offers a flexible mix of open collaborative workspace, glass-walled offices, and vibrant amenity space delivering an industrial-chic environment unlike anything else in the San Antonio office market.



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITCRE.COM

PROPERTY HIGHLIGHTS

1

Floor-to-ceiling glass walls flood the space with natural light and offer sweeping treetop and waterway views, with direct access to covered outdoor terraces and balconies

2

Spacious common area/amenity space on the ground level with a full kitchen, communal seating, and indoor-outdoor connectivity perfect for tenant events or co-working culture

3

Irreplaceable River Walk-adjacent location nestled among mature trees along the San Antonio River, offering a one-of-a-kind setting that stands apart from traditional office product in the market

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,448	118,626	329,358
Household Income	\$101,521	\$83,804	\$81,781
Total Households	6,713	48,041	127,112
Median Age	37.8	36.7	37.2

DESIRED USES

- Law Firm
- Financial Advisors
- Technology and Software Design
- Architecture Firm
- Engineering Firm
- Marketing Firm
- Energy Company
- Medical Device Company
- Co-Working
- Healthcare HQ

THE PARADIGM

SAN ANTONIO, TEXAS

“

The combination of thoughtful design, abundant natural light, and a true River Walk-adjacent setting makes this the perfect place for a company to make a statement about who they are.

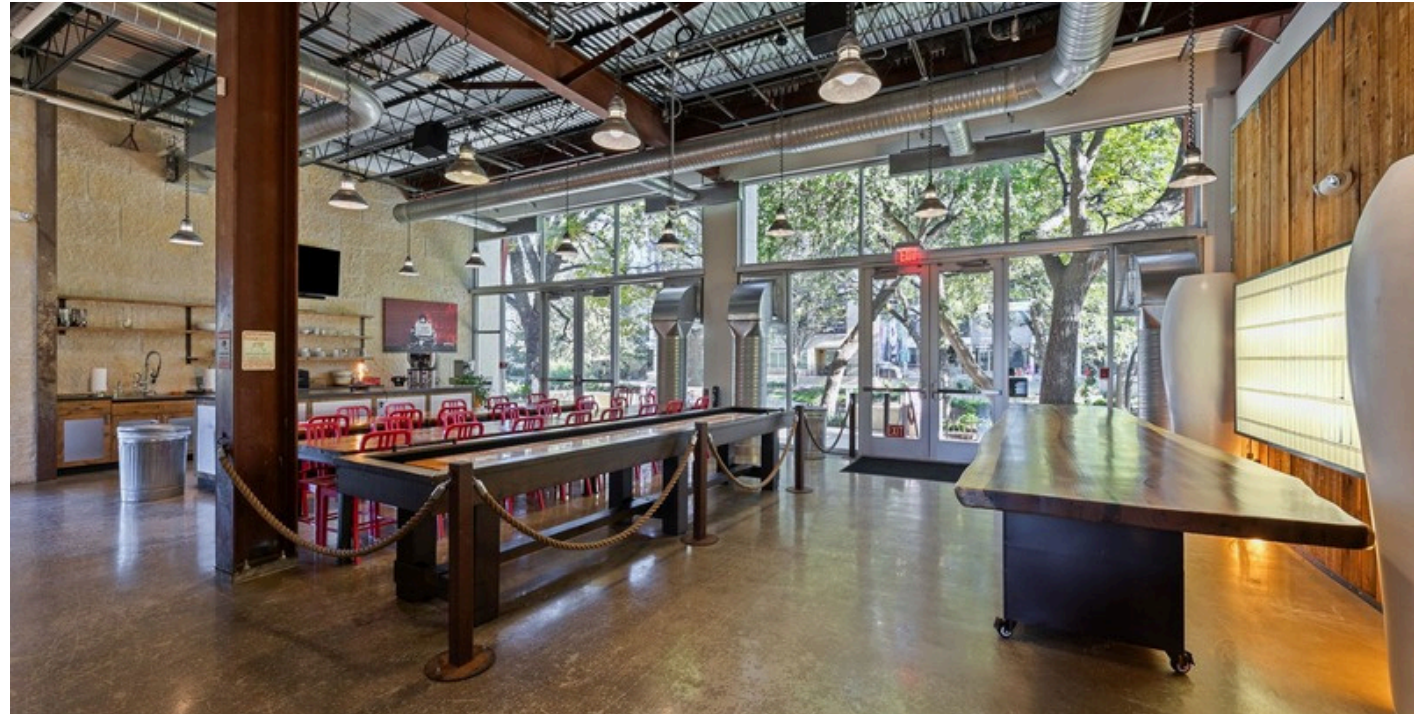
Kara Walters

”



THE PARADIGM

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Year Built/Renovated	2013
Available SF:	29,627 SF
Building Size:	36,028 SF
Rental Rate:	Contact Broker
Zoning:	RIO-2
Parking:	18



THE PARADIGM

SAN ANTONIO, TEXAS



THE PARADIGM

SAN ANTONIO, TEXAS

TOBIN HILL NEIGHBORHOOD
(2,283 HOMES)

DIGNOWITY HILL NEIGHBORHOOD
(5,288 HOMES)

HOTEL HAVANA

Upcoming Development: Project Marvel



THE PARADIGM

SAN ANTONIO, TEXAS

NACO
TIN-TOP
Chevron
KOTO'S RICE HOUSE
YELVET TACO
ming's
soulartherapy

Pearl
Best Quality Daughter
JAZZ
niche of pearl
SOUTHERLEIGH
LOCAL COFFEE
GURED
FOOD HALL BOTTLING
SUPPER
PULLMAN Market
KREWE
LARDER



INTERSTATE 35
INTERSTATE 37
I-37 (153,148 VPD)
I-35 (173,324 VPD)
SOUTHLINE
RIVER HOUSE
1800 BROADWAY
12WELVE 2WENTY1
Shiro Japanese Bistro
JONES & RIO
Riverwalk
Riverwalk
120 NINTH STREET
N ST MARYS ST (1,396 AADDT)

EAST UNICY

THRIFT@ THE WAREHOUSE

Museum Reach

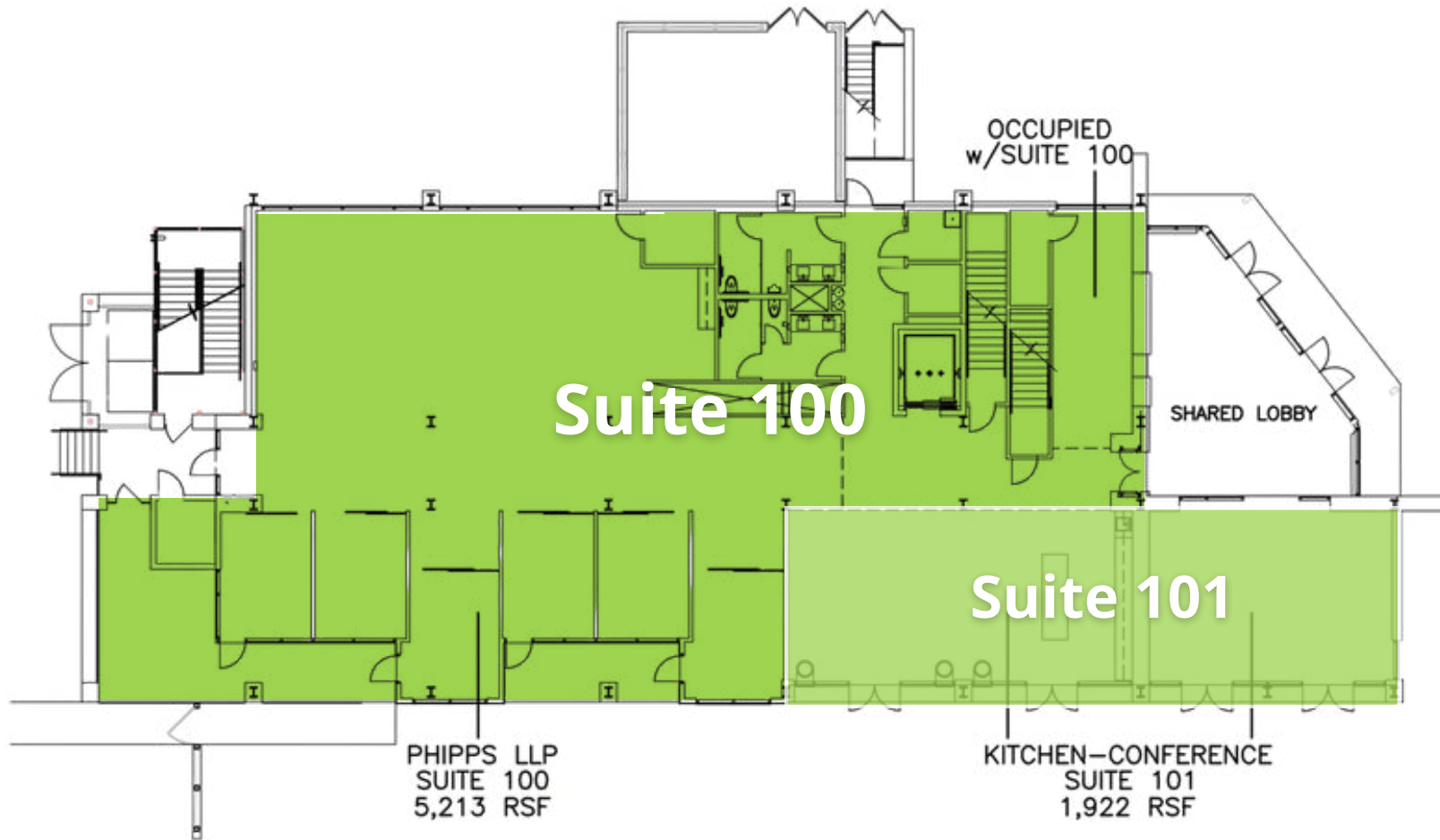
KSAT.com

SA MA San Antonio Museum of Art



THE PARADIGM

SAN ANTONIO, TEXAS



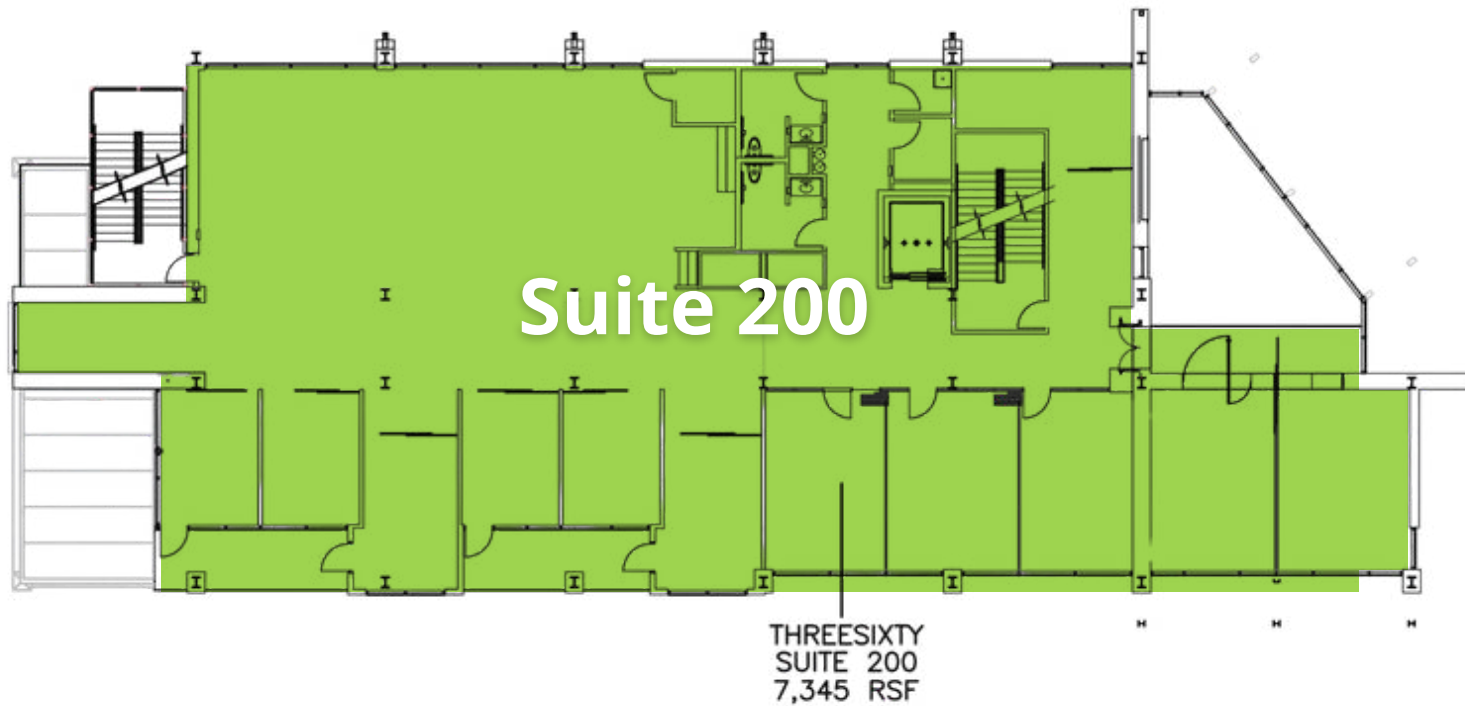
AVAILABLE SPACE

Suite Number	SF	Condition	
Suite 100	5,213	Office	} can be combined up to 7,135 SF
Suite 101	1,922	Kitchen/Conference	
Suite 200	7,345	Office	
Suite 300	7,062	Office	
Suite 400	8,085	Office/Rooftop Patio	



THE PARADIGM

SAN ANTONIO, TEXAS



AVAILABLE SPACE

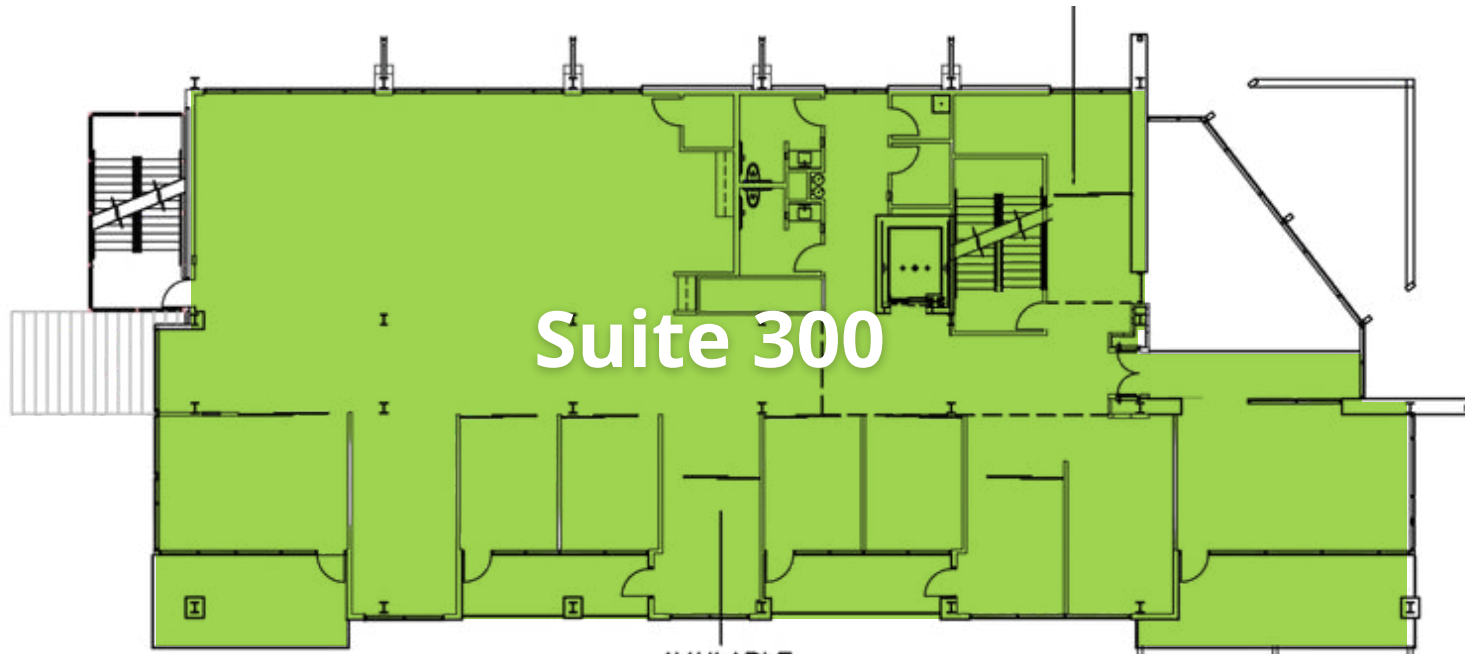
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THE PARADIGM

SAN ANTONIO, TEXAS



AVAILABLE SPACE

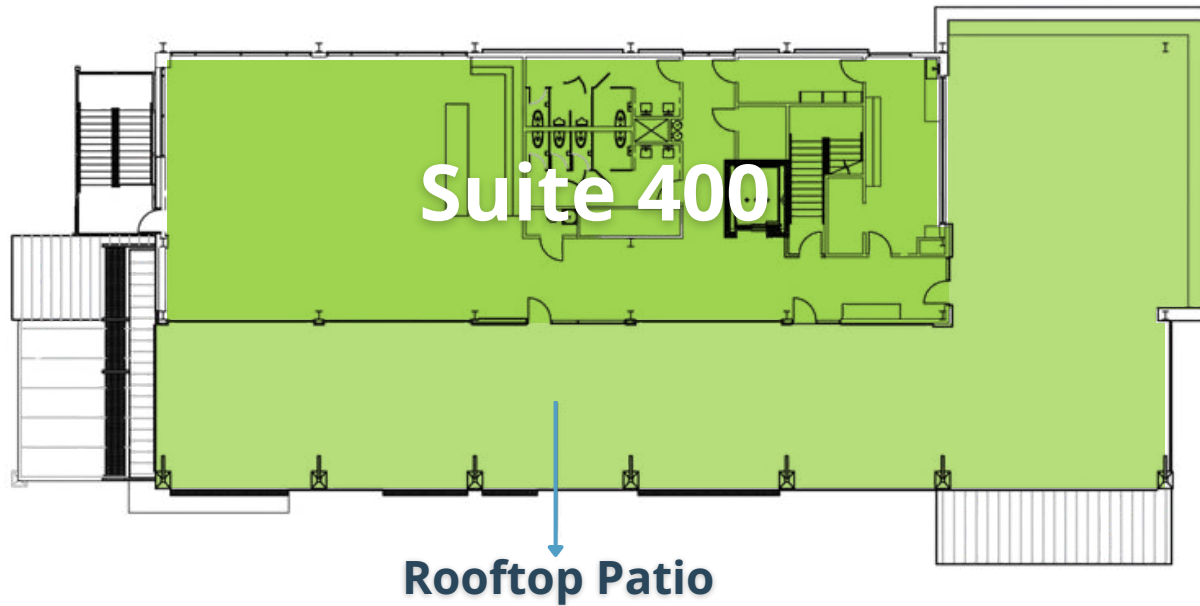
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