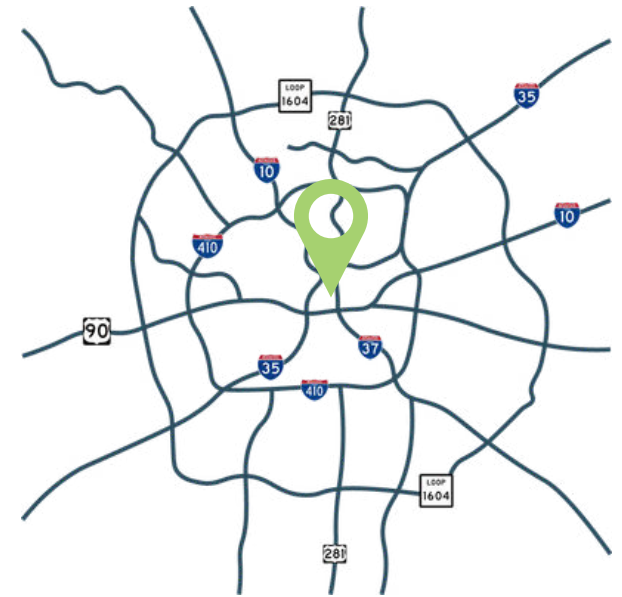


SPACE AVAILABLE

# 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.

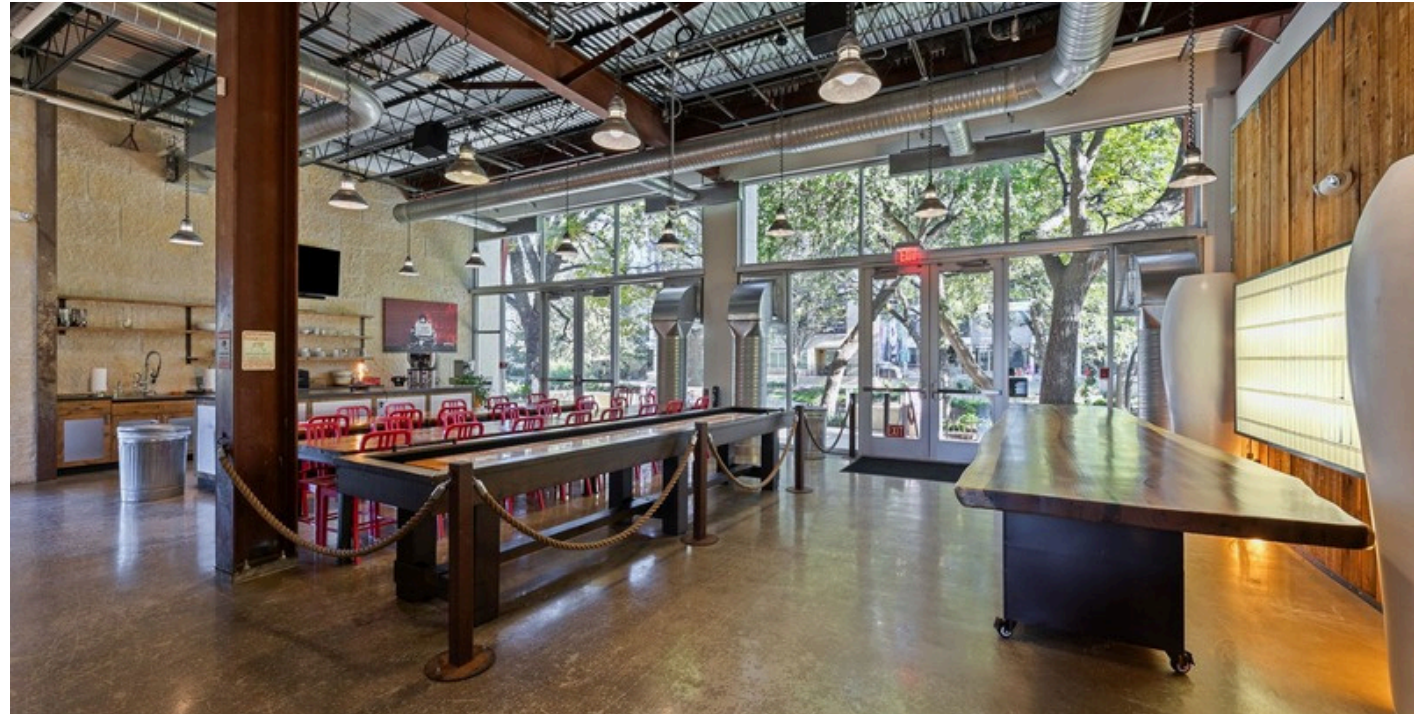
*Kara Walters*

”



# 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

A collage of logos including NACO, TIN-TOP, Chevron, KOTO'S RICE HOUSE, YELVET TACO, ming's, and soulartherapy.

A collage of logos including Pearl, Best Quality Daughter, JAZZ I G, niche of pearl, SOUTHERLEIGH, LOCAL COFFEE, GURED, FOOD HALL BOTTLING, SUPPER, PULLMAN Market, KREWE, and LARDER.



INTERSTATE 35

INTERSTATE 35

INTERSTATE 35

INTERSTATE 37

INTERSTATE 35

INTERSTATE 37

I-37 (153,148 VPD)

I-35 (173,324 VPD)

I-35 (173,324 VPD)

12 TWELVE 20 TWENTY 1

EAST UNICY

THRIFT@ THE WAREHOUSE

Museum Reach

KSAT.com

SOUTHLINE

credit human

1800 BROADWAY

RIVER HOUSE

SA MA

San Antonio Museum of Art

Shiro Japanese Bistro

JONES & RIO

Riverwalk

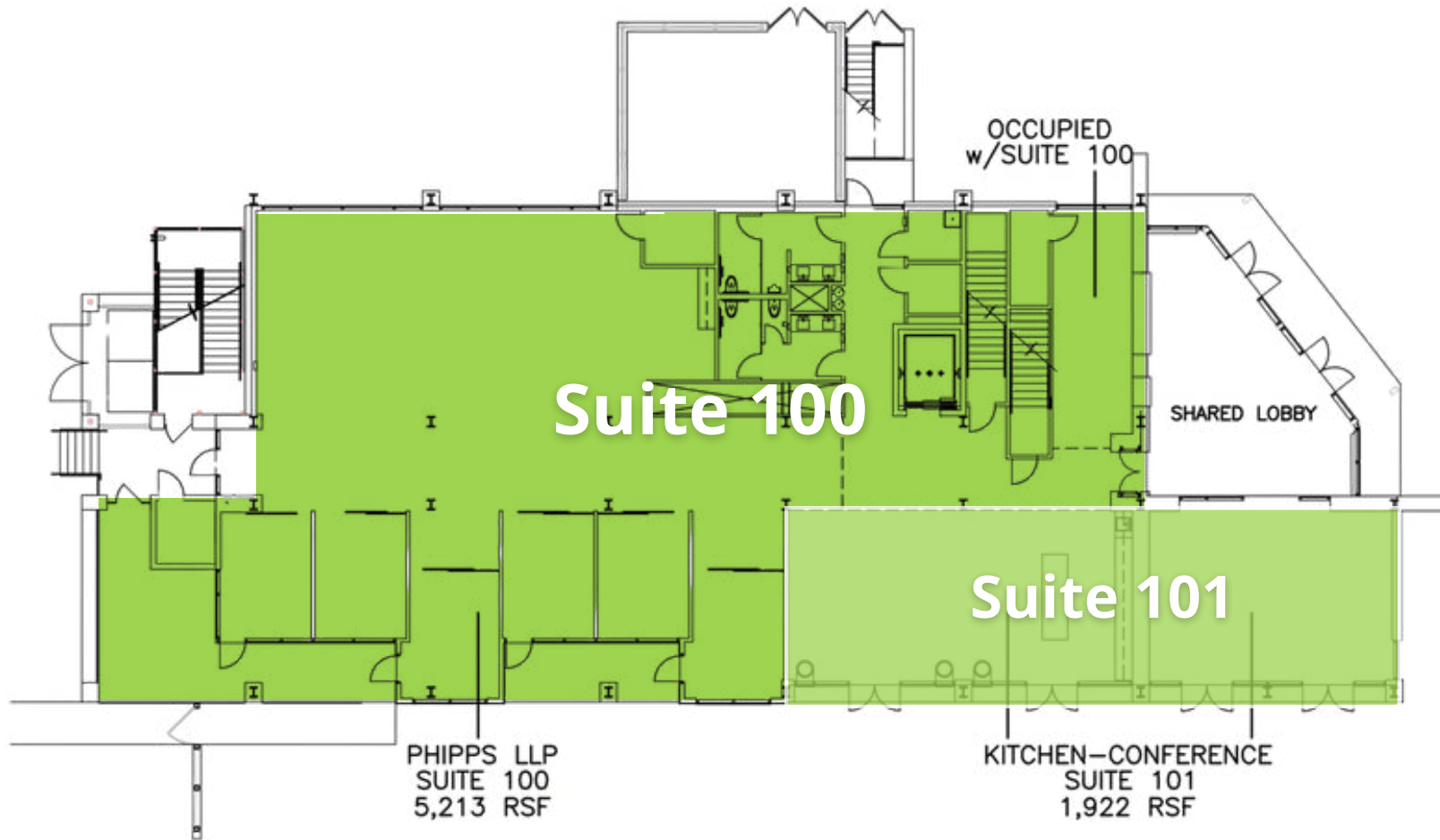
Riverwalk

120 NINTH STREET

N ST MARYS ST (1,396 AADDT)

# THE PARADIGM

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

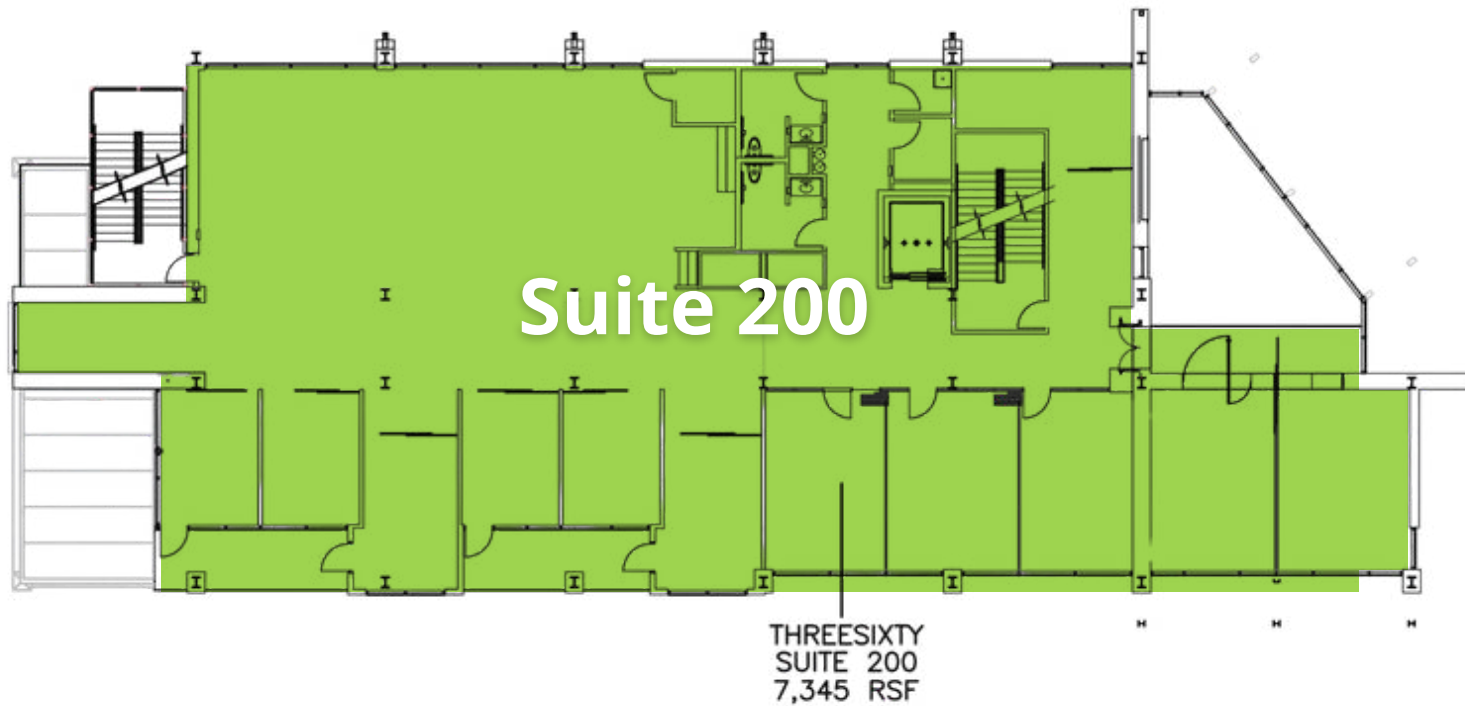
Suite Number	SF	Condition
Suite 100	5,213	Office
Suite 101	1,922	Kitchen/Conference
Suite 200	7,345	Office
Suite 300	7,062	Office
Suite 400	8,085	Office/Rooftop Patio

} can be combined up to 7,135 SF



# THE PARADIGM

SAN ANTONIO, TEXAS



## AVAILABLE SPACE

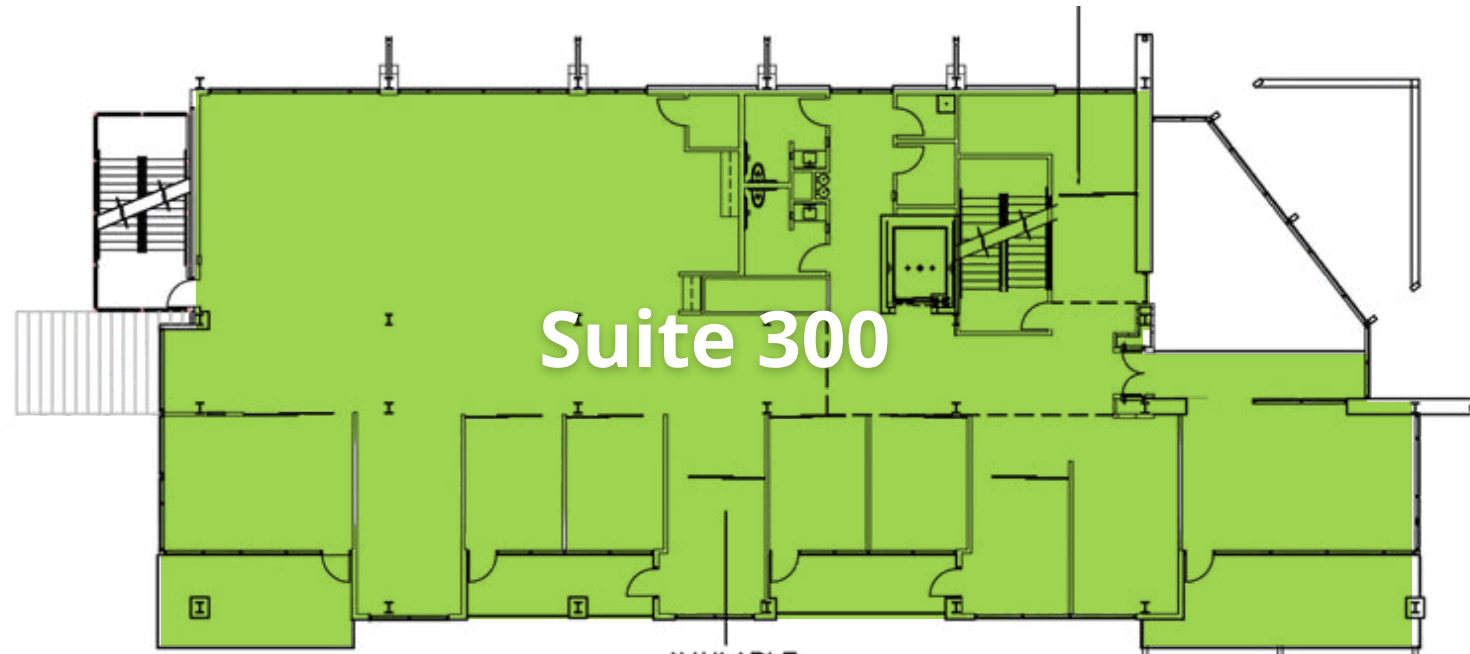
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SAN ANTONIO, TEXAS



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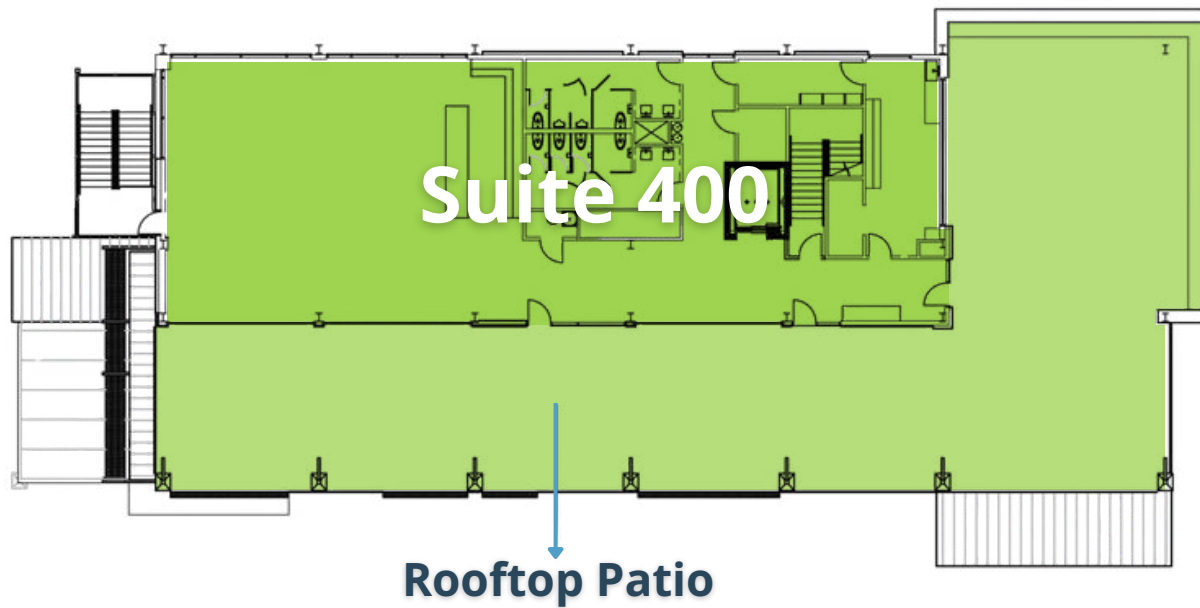
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