

AVAILABLE FOR LEASE



BROADWAY TRADE CENTER

SAN ANTONIO, TEXAS 78217



PROUDLY LEASED BY



PROPERTY INFORMATION

Broadway Trade Center is a well-maintained, ten-building, industrial warehouse facility totaling 199,060 square feet on approximately 12.7 acres.

YEAR BUILT: 1979/1980
 PARKING: 2.36/1,000; 17 Handicap Spaces
 LEASE RATE: \$8.50 - \$12.00/SF NNN (See Next Page)
 OPEX: \$3.27 - \$3.82/SF (See Next Page)

HIGHLIGHTS

- Prime location adjacent to San Antonio Int'l Airport & minutes to the Quarry Market, North Star Mall, and several other nearby amenities.
- **From 1,220 - 11,181 SF of space Available For Lease**
- Easy neighborhood commute to and from San Antonio's most desirable residential neighborhoods (Alamo Heights, Olmos Park, Stone Oak)
- Easy and enhanced access to all parts of the city (Loop 410, Hwy 281, IH-35, IH-10)
- Diverse blend of stable tenants
- Ideally situated flex property with wide range of finish-outs from 15% - 100%

SITE PLAN





BLDG F: BOARDWALK ST.
\$9.50 - \$9.75/SF | OPEX - \$3.27/SF

- 2550 2,020 SF [DOWNLOAD](#)
- Rate: \$1,500/month>> 2556 1,220 SF [DOWNLOAD](#)
- 2564 1,814 SF [DOWNLOAD](#)



BLDG D: BITTERS RD.
\$8.50/SF | OPEX - \$3.82/SF

- Contiguous for total of 11,181 SF
- 2564-1 9,613 SF [DOWNLOAD](#)
 - 2564-2 1,568 SF [DOWNLOAD](#)



BLDG A: BROADWAY ST.
\$9.50 - \$9.75/SF | OPEX - \$3.82/SF

- Contiguous for total of 4,000 SF
- 10109 2,000 SF [DOWNLOAD](#)
 - 10107 2,000 SF [DOWNLOAD](#)
 - 10117 2,000 SF [DOWNLOAD](#)



BLDG B: BOARDWALK ST.
\$9.50 - \$9.75/SF | OPEX - \$3.82/SF

- 2535 1,625 SF [DOWNLOAD](#)
- 2539 1,625 SF [DOWNLOAD](#)



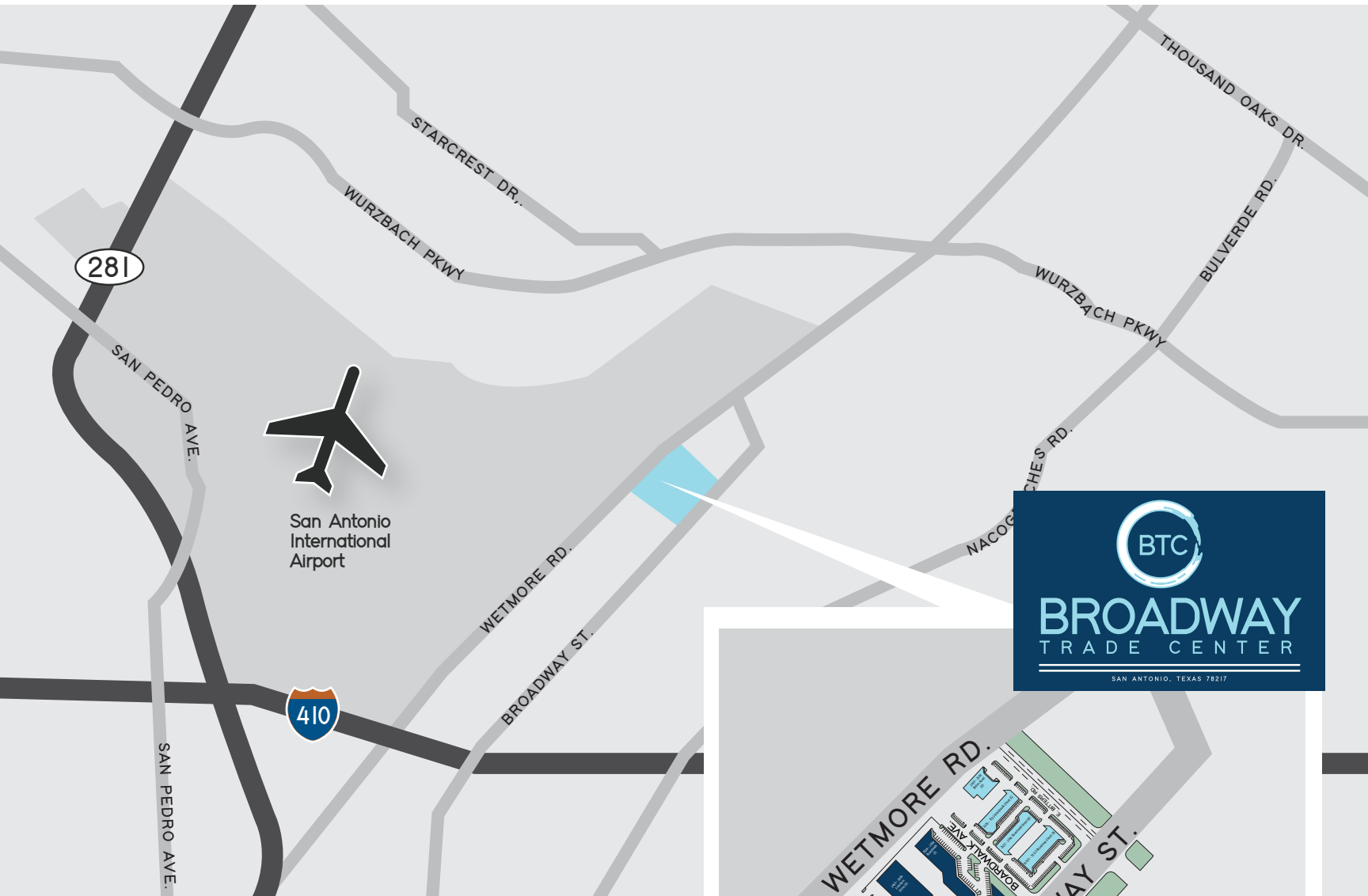
BLDG C: FREEDOM DR.
\$9.50/SF | OPEX - \$3.39/SF

- 2475 4,125 SF [DOWNLOAD](#)



BLDG C: BOARDWALK ST.
\$9.75/SF | OPEX - \$3.64/SF

- Contiguous for total of 4,058 SF - 30 Day Notice
- 2505 2,112 SF [DOWNLOAD](#)
 - 2507 1,946 SF [DOWNLOAD](#)



NEARBY AMENITIES (1.5 MILE RADIUS)

RESTAURANTS

- | | | |
|-------------------------------|------------------------------|-----------------------------|
| Rosario's | Fuddrucker's | La Gloria |
| Chongco Thai Rice & Noodles | Hsiu Yu Chinese Rest. | Las Palapas |
| Jim's Restaurant | Formosa Garden | Raising Cane's Chicken |
| Taco Garage | Taco Palenque | Cholula's |
| 410 Diner | The Barn Door | Charlie Brown's Bar & Grill |
| La Panaderia | Smoke Shack | Zona Bar & Bistro |
| Beto's Comida Latina | Bangkok 54 Thai Cuisine | La Choza Mexican Restaurant |
| Braza Brava Pizza Napoletaria | Barbecue Station | Brown Bag Sandwich Shop |
| Soluna | Crumpets Restaurant & Bakery | |
| Sonia's Restaurante Mexicano | TacoRitos | Trevinos Barbacoa |
| Caracheo's Mexican Restaurant | Taco Doches | Agave Grill |
| Rookies Too Bar & Grill | Chill's Grill & Bar | |

BANKS

- | | | |
|-----------------------------------|------------|------------------|
| Jefferson Bank | IBC Bank | Wells Fargo Bank |
| Guaranty Bank | Chase Bank | BBVA Compass |
| Randolph AFB Federal Credit Union | | |

HOTELS

- | | | |
|-------------------------------|----------------------|-------------------|
| Courtyard San Antonio Airport | Country Inn & Suites | Crowne Plaza |
| Residence Inn Alamo Heights | Days Inn | SpringHill Suites |
| Travelodge Inn & Suites | Econo Lodge Airport | |





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