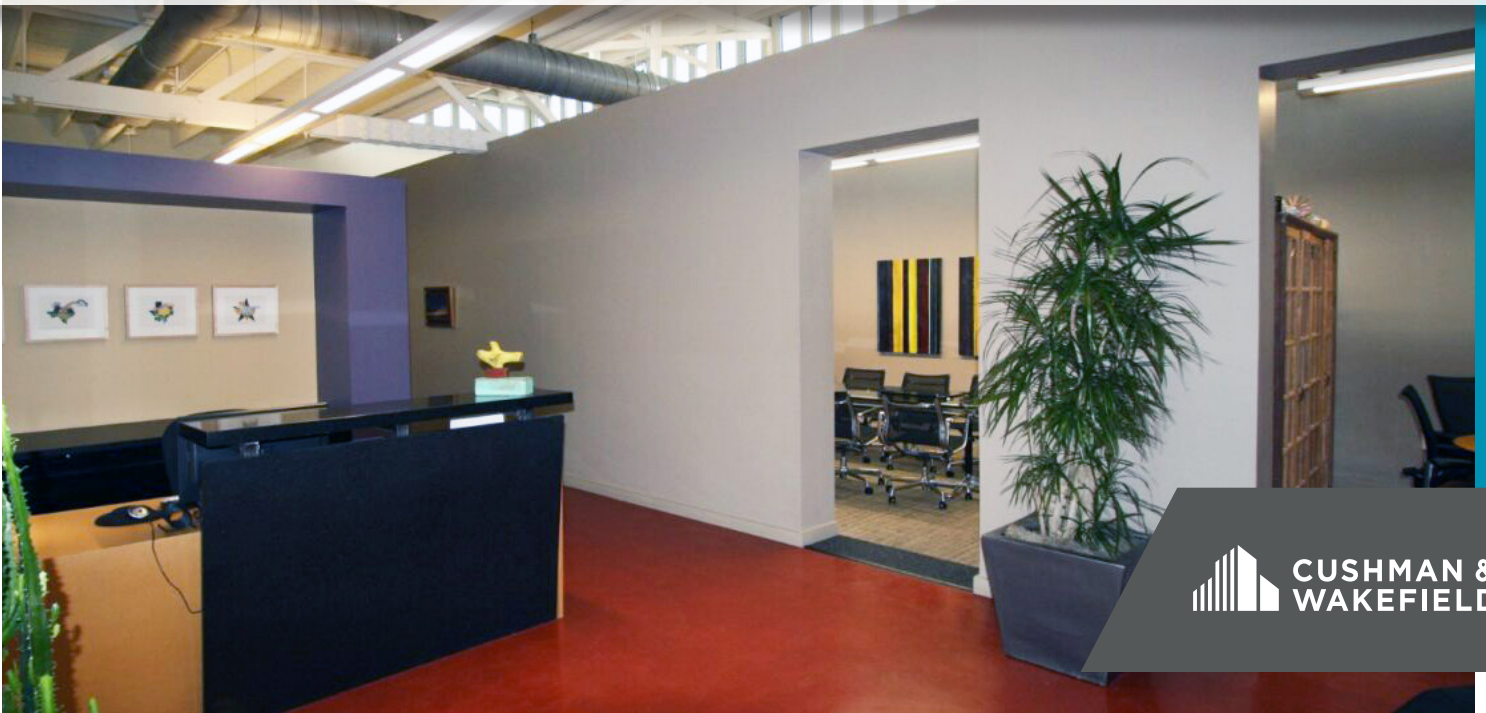


FOR SUBLEASE



**WORK, STAY, SHOP, & PLAY AT
1633 BROADWAY
SAN ANTONIO, TX 78215**

3,468 RSF AVAILABLE



 **CUSHMAN &
WAKEFIELD**

ABOUT THE BUILDING

1633 Broadway offers tenants a premier office location at the entrance to the Pearl District, providing tenants a one-of-a-kind dining and retail experience unrivaled in Texas. A true culinary and entertainment attraction; tenants will thrive both outside and inside the office.

SUBLEASE FEATURES



3,468 RSF



Sublease Expiration Date:
May 31, 2026



Quoted Rate:
\$37.00 Gross



Open Office concept, ideal for creative user



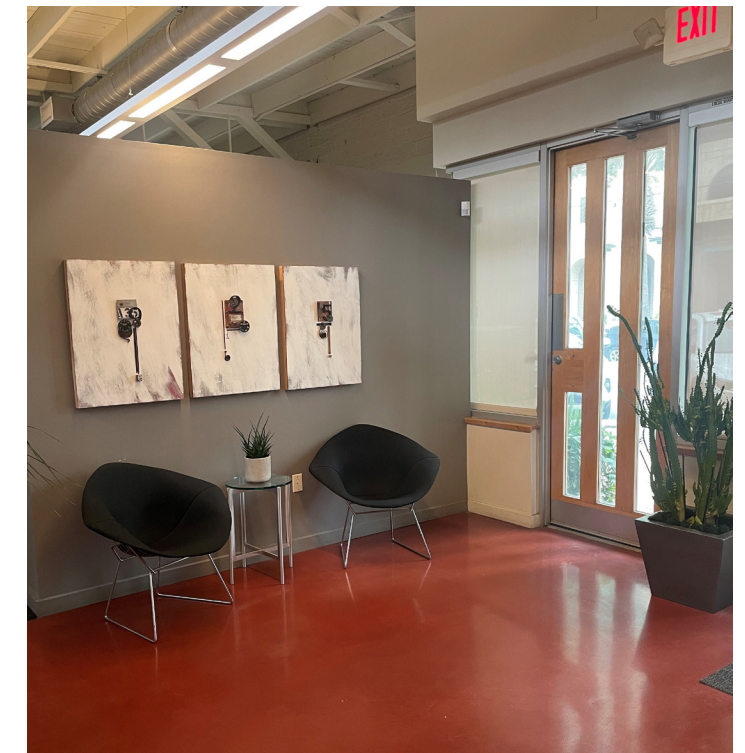
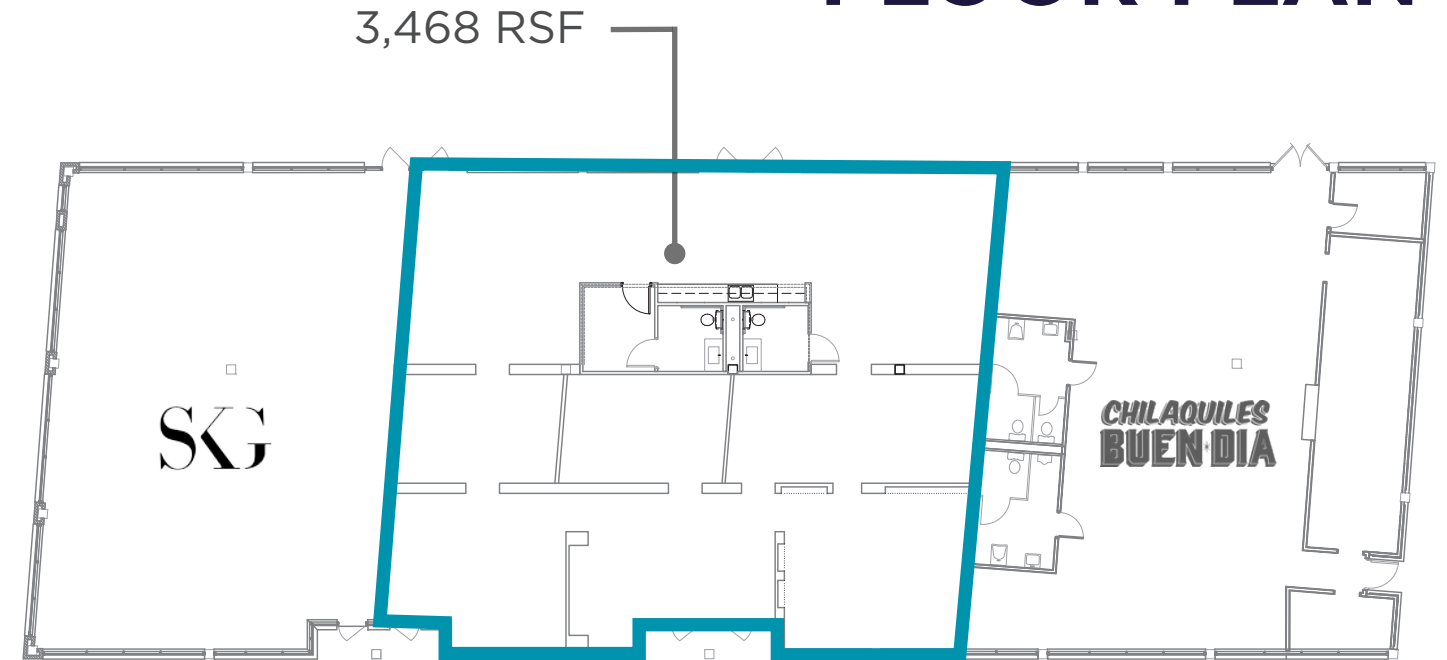
Surface Parking



Outdoor courtyard space, perfect for office gatherings



FLOOR PLAN

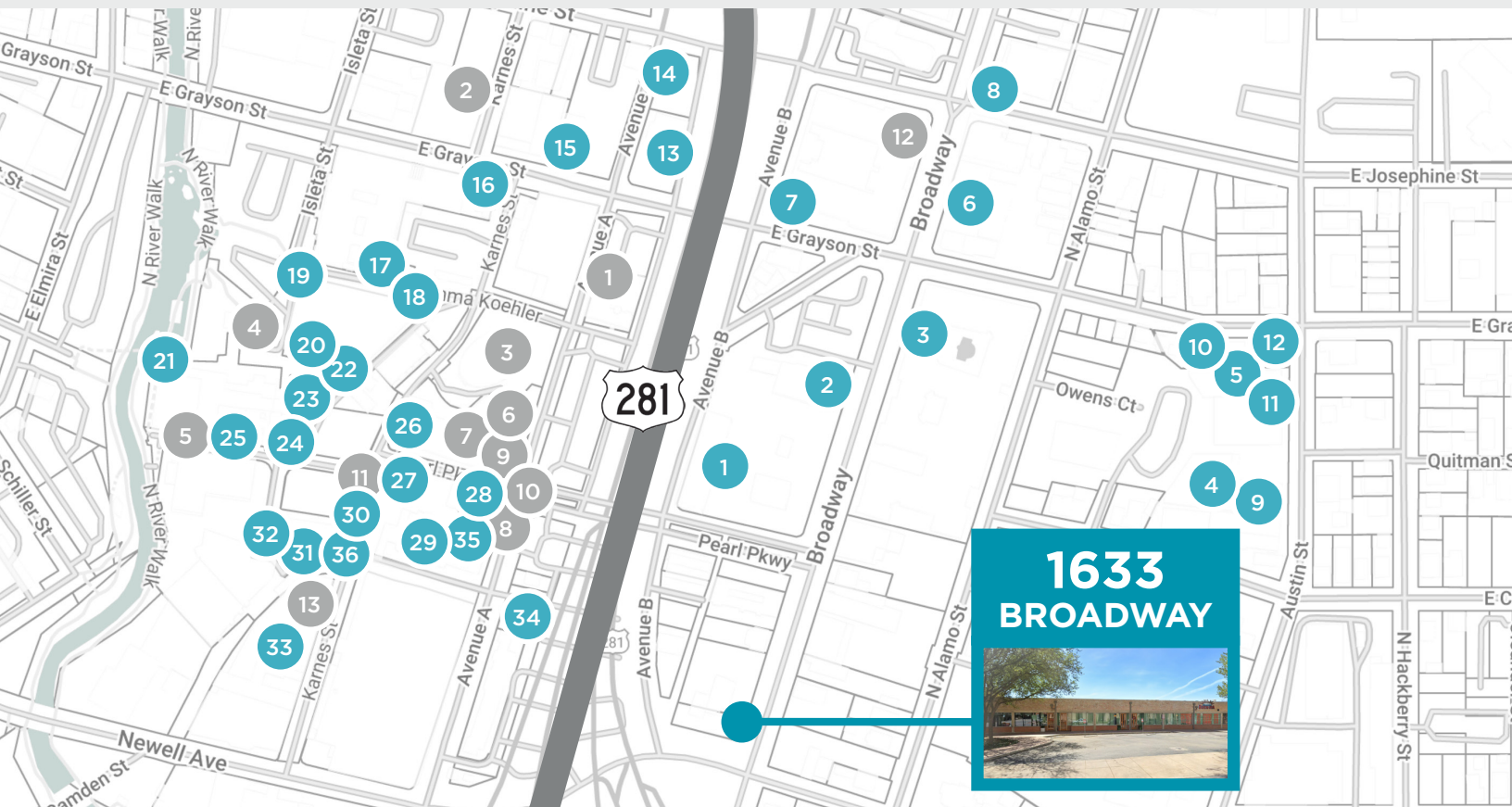


Restaurants + Drinks

1. Adora
2. Arrosta
3. Arneretti Coffee & Chai
4. The Modernist
5. Restaurant Claudine
6. Nineteen Hyaku
7. Sam's Burger Joint
8. The Newstand
9. Smash'd
10. Besame Bar and Food truck Park
11. Three Star Bar
12. Fried Hard
13. Down on Grayson
14. Josephine Street
15. Carriqui
16. Ladino
17. Full Goods Diner
18. Lick Honest Ice Creams
19. Blue Box Bar
20. Brasserie Mon Chou Chou
21. Supper
22. Boiler House at the Pearl
23. Transylvania Treats
24. Southerleigh Fine Food And Brewery
25. Sternewirth
26. Botika
27. Bakery Lorraire at the Pearl
28. Local Coffee
29. Cured
30. Jazz, TX
31. Food Hall At Bottling
32. WonderSlice Pizza
33. Pullman Market
34. Best Quaiity Daughter
35. High Street Wine Co.
36. Chilaquil

Shop + Stay + Play

1. Trek Bicycle San Antonio Pearl
2. West Elm
3. Stable Hall
4. Hotel Emma
5. Larder
6. King Ranch Saddle Shop
7. Feliz Modern POP at Pearl
8. Niche at Pearl
9. The Tiny Finch
10. Ten Thousand Villages
11. The Twig Book Shop
12. CVS
13. Pullman's Market



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