

STRATEGIC

MIDTOWN OFFICE LOCATION.

GRAYSON HEIGHTS

1422 Grayson St. | San Antonio, Texas 78208



UP TO 25,682 RSF AVAILABLE

1ST FLOOR SPEC SUITE MOVE-IN READY



REDEVELOPMENT
COMPLETED.



PROPERTY INFORMATION

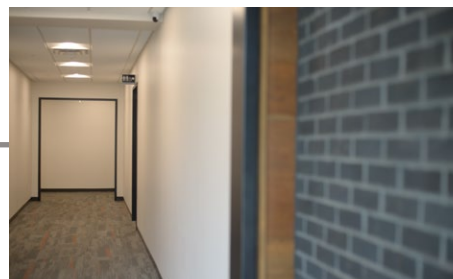
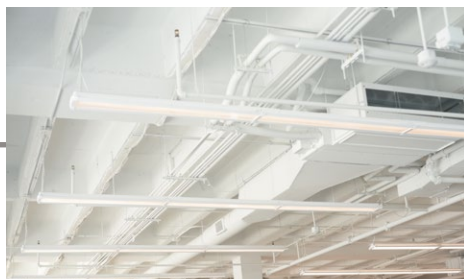
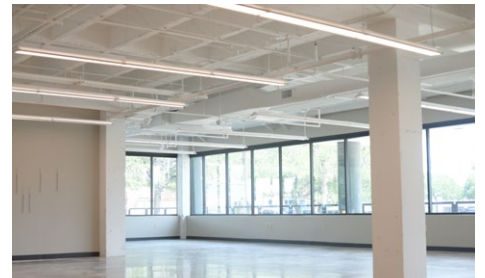
GRAYSON HEIGHTS is a 5-story office building consisting of approximately 60,000 rentable square feet and is strategically located to offer great access & proximity to the Urban Core.

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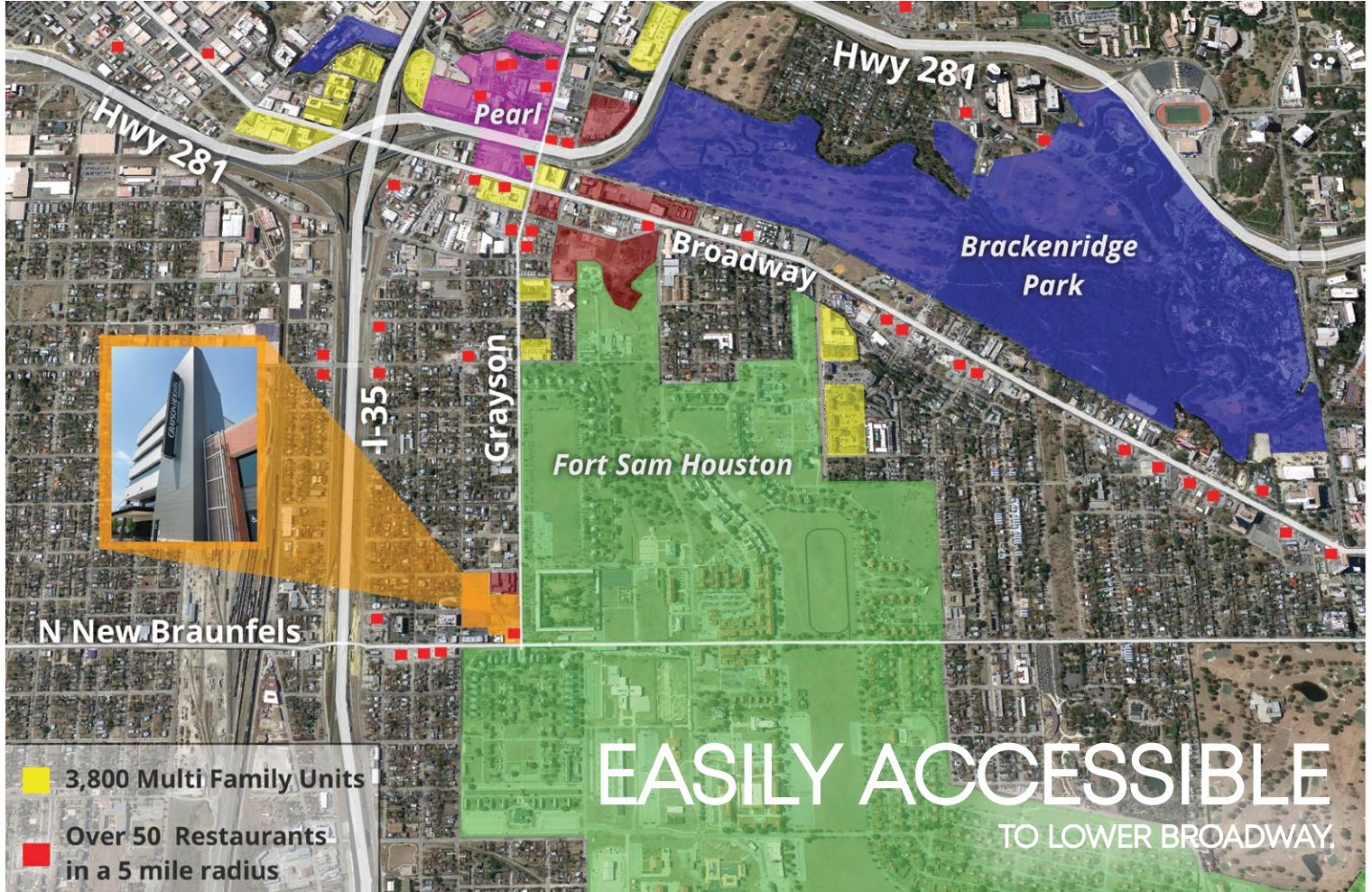
GRAYSON HEIGHTS

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MORE ABOUT THE PROPERTY

- « On-site banking
- « On-site ownership & property management
- « ICRIP & HUB ZONE QUALIFIED (Unique city incentives available)
- « Immediate access to lower Broadway amenities, etc.
- « Unparalleled access to Hwy 281 & IH-35



THE PEARL & NEARBY CULTURE CORRIDOR



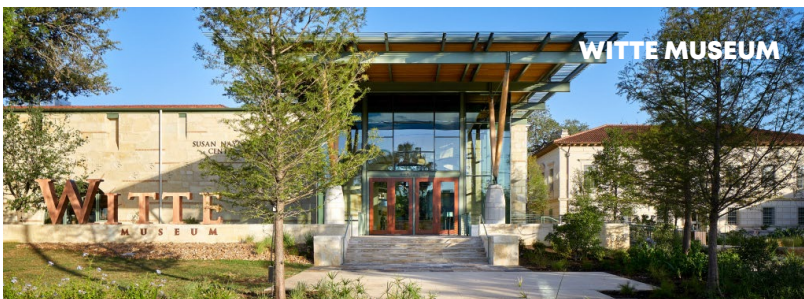
FORT SAM HOUSTON QUADRANGLE



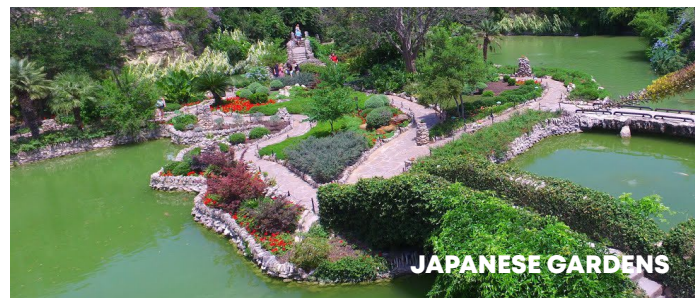
GRAYZE ON GRAYSON



WITTE MUSEUM



JAPANESE GARDENS



NEARBY AMENITIES

JUST MINUTES FROM:

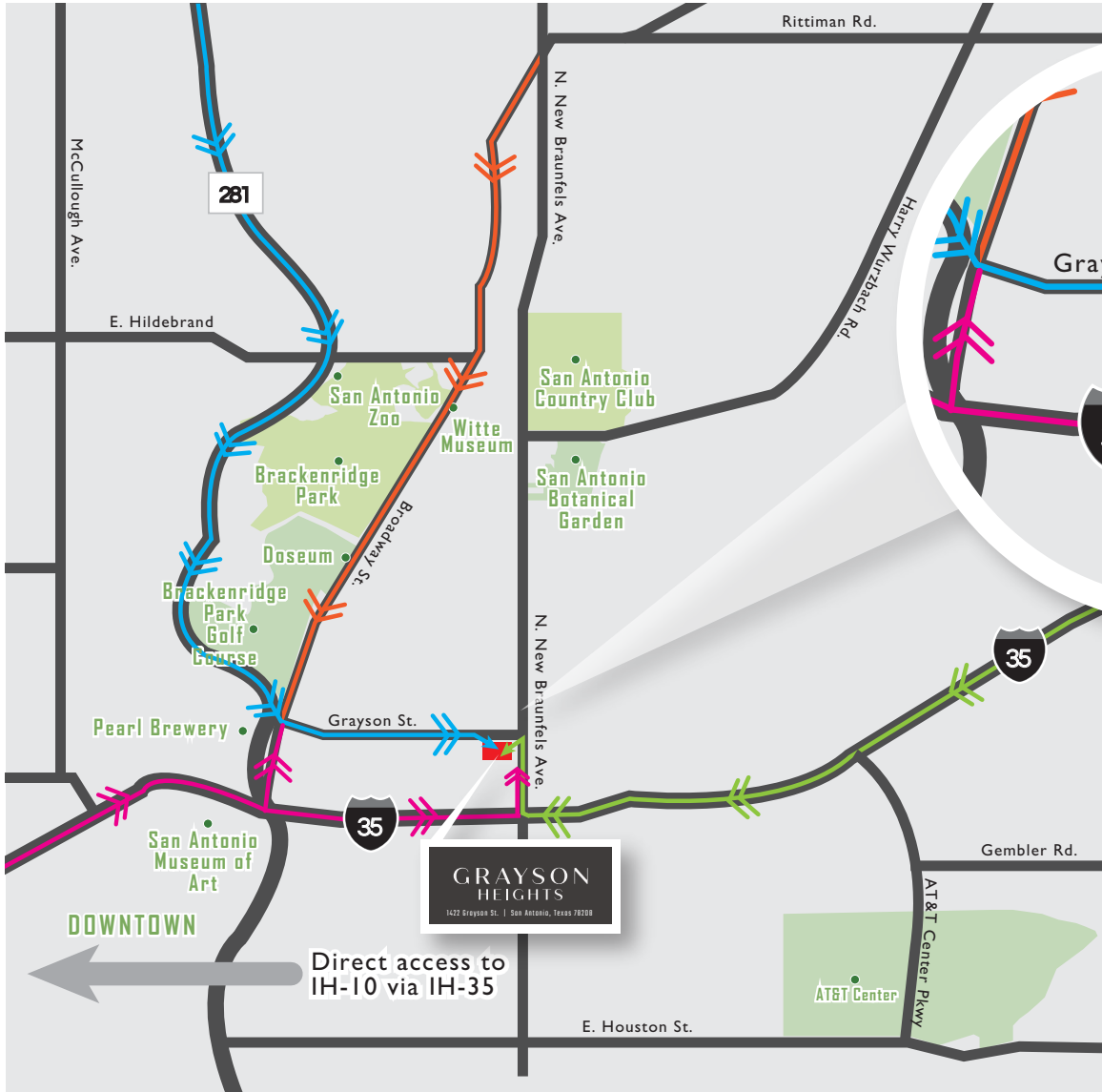
- « Fort Sam Houston: .1 Miles
- « New Alamo Community College HQ: .8 Miles
- « The Pearl 1 Miles
- « Downtown: 1.8 Mile
- « Alamo Heights: 1.75 Miles
- « Brackenridge Park & Golf Course: 1.3 Miles

AVAILABILITIES

- BASEMENT LEVEL:** 4,301 SF
- 1ST FLOOR:** 1,520 SF / 2,466 SF
- 2ND FLOOR:** Up to 17,498 SF
- 4TH FLOOR:** 5,645 SF

LEASE RATE

\$24.00 - 26.00/SF/YR NNN



ACTIVATED
GRAYSON
CORRIDOR

528
ACRES



GRAYSON HEIGHTS
CAMPUS

UNPARALLELED ACCESS

TO HWY 281 & IH-35.

THERE ARE OVER
50
DINING LOCATIONS
WITHIN **5** MILES
OF THE PROPERTY

WHAT'S NEARBY?

MULTI-FAMILY

- Agave Apartments (340 Units)
- 307 Dwyer (272 Units)
- Judson Candy Factory Lofts (84 Units)
- Blue Star Lofts (64 Units)
- Steel House Lofts (67 Units)
- Cevallos Street Lofts (252 Units)
- The Mosaic (120 Units)
- Southtown Flats (212 Units)
- The Flats at Big Tex (336 Units)
- Lone Star Brewery (TBD)
- The Park at Lone Star (28 Units)
- Lotus Urban Homes (17 Units)
- Sunglo Project (10 Units)
- Peanut Factory (25 Units)
- 1010 South Flores St. (46 Units)
- South End Lofts (52 Units)
- Sojo Townhomes (52 Units)
- The Riverhouse (261 Units)
- Rivera on Broadway (302 Units)
- 1800 Broadway (230 Units)

RESTAURANTS

- La Gloria
- Supper
- Green Vegetarian Cuisine
- Viva Tacoland
- IL Sogno
- Boilerhouse Texas
- Southerleigh Fine Food
- Cured
- Botika
- The Granary Cue & Brew
- Sam's Burger Joint
- San Antonio's Pig Stand
- Josephine Street
- TNT Tacos and Tequila
- Carmelita's Mexican Rest.
- Grayze
- Shuck Shack
- Timbo's
- Olgita's Molino
- El Molino Mexican Rest.

- Taco La Gardenia
- Olis Eats & Treats
- Lord's Kitchen
- Charles's Supermarket
- Simple Chinese
- Bill Miller's
- Ma Harper's
- Creole Kitchen
- Tank's Pizza
- Bin Tapas (& More)

BANKS

- Bank of America
- Frost Bank
- Bank of San Antonio
- Generations Bank FCU
- Wells Fargo Bank



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To Schedule a Tour or For Additional Information, Contact:
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