



BROADWAY THEATER BUILDING OFFICE SPACE FOR LEASE 4940 Broadway | San Antonio, TX 78209

OFFICE BUILDING AVAILABLE FOR LEASE



OFFERING SUMMARY

Available SF: 173-607 RSF

Lease Rate: Call for Pricing

Building Size: 23,581 SF

Market: Alamo Heights

PROPERTY OVERVIEW

Located in the Heart of Alamo Heights. Convenient to downtown, midtown and Highway 281. Area shopping and dining include: Cappy's, Cappycino's, Central Market, LaMadeleine and Broadway Daily Bread.

PROPERTY HIGHLIGHTS

- Close to Dining and Shopping
- Ample Surface Parking
- 24 Hour Access
- Full Service Lease

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,021	35,124	102,280
Total Population	9,414	90,344	275,675
Average HH Income	\$136,118	\$84,726	\$57,820

RICHARD MCCALED

Broker
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richard@rfmcommercial.com

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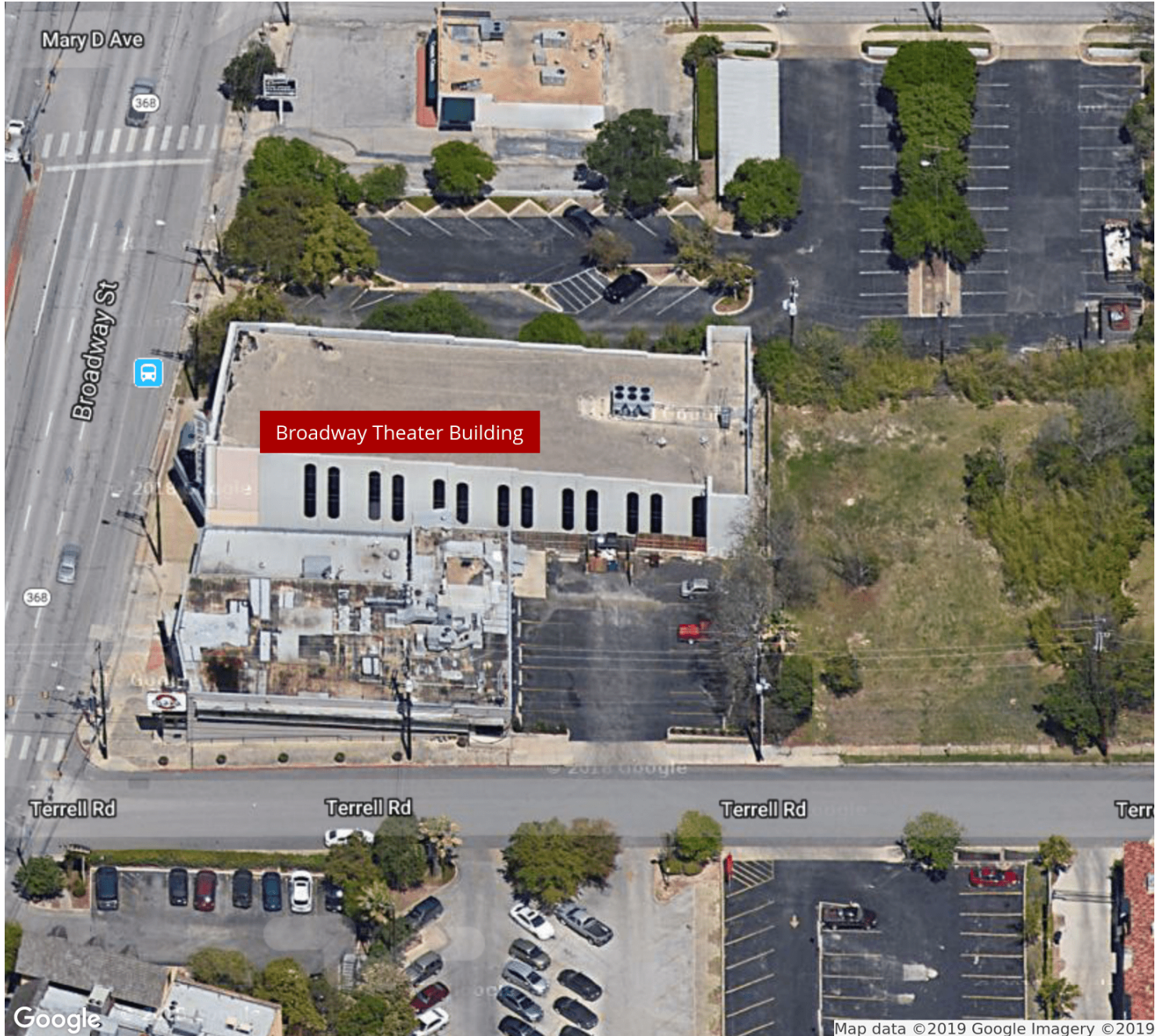
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AVAILABLE SOON

AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 118	Available	173 SF	Gross	Call for Pricing	One room office directly off lobby with sidelight window.
Suite 120	Available	290 SF	Gross	Call for Pricing	Single office with storage room
Suite 139	Available	566 SF	Base Year	Call for Pricing	Reception area and large office with large window
Suite 140	Available	607 SF	Gross	Call for Pricing	Office with large window, reception area and storage room

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 311	Available	517 SF	Base Year	Call for Pricing	Office with reception area and storage room with large office
Suite 323	Available	517 SF	Base Year	Call for Pricing	Reception area and two offices

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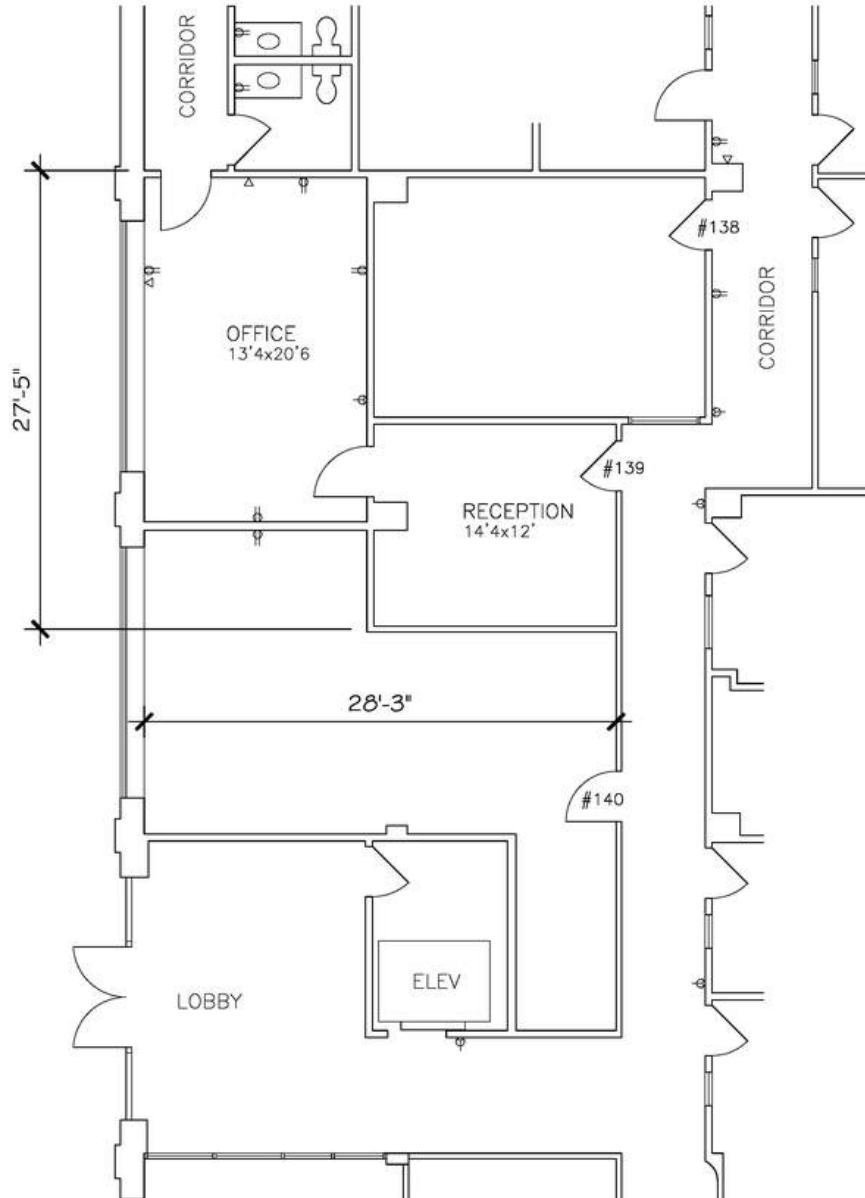
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proposed 8-26-16
566 RSF

1/8" = 1'-0"

**4940 BROADWAY
Suite #139**

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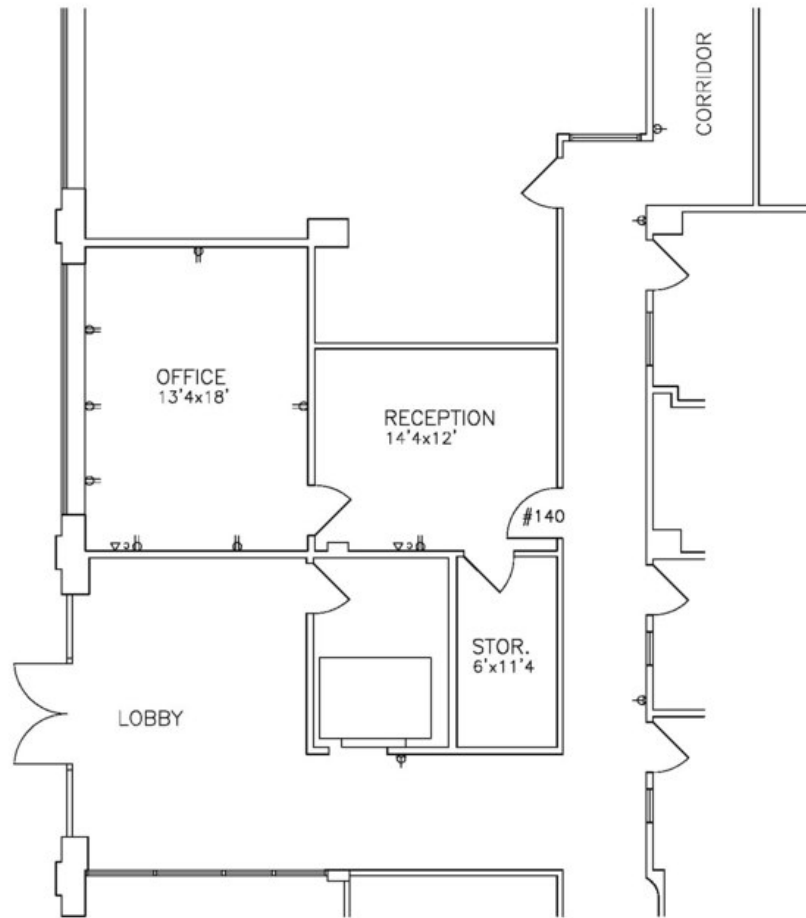
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proposed 9-21-15
607 RSF

1/8" = 1'-0"

**4940 BROADWAY
Suite #140**

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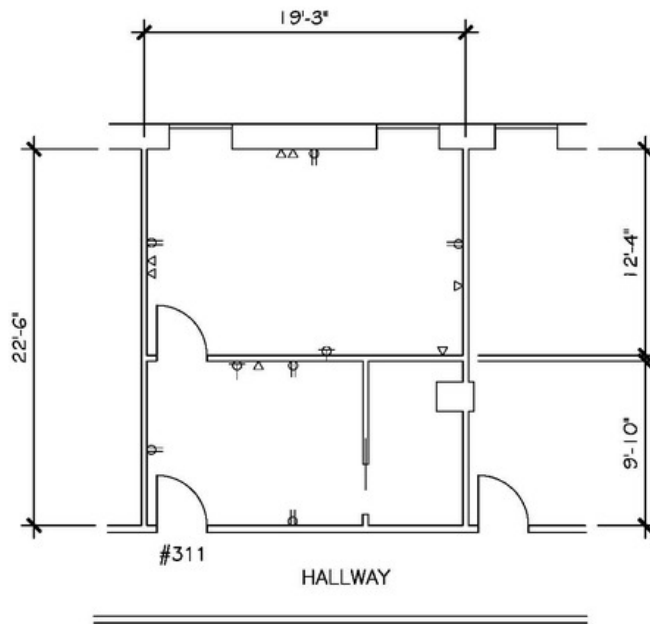
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3-30-15

1/8"=1'-0"

4940 BROADWAY
Suite #311 517 RSF
BROADWAY THEATER BUILDING

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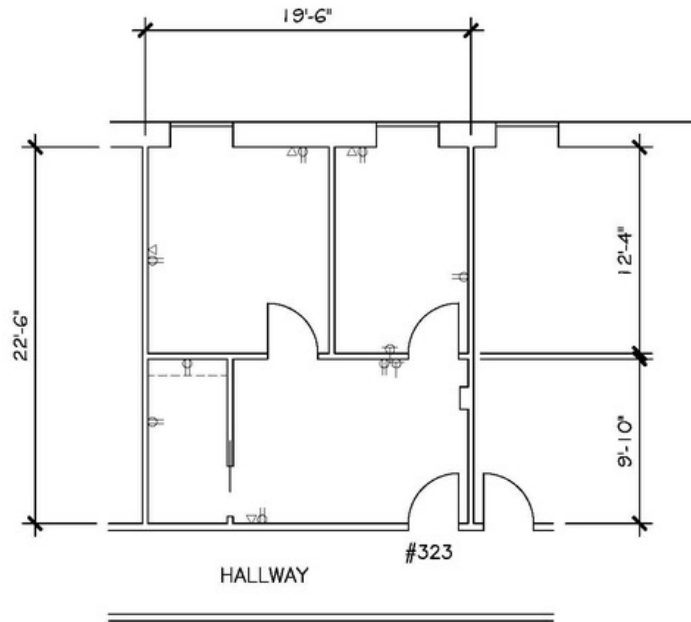
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9-29-14

1/8"=1'-0"

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Suite #323 517 RSF
BROADWAY THEATER BUILDING

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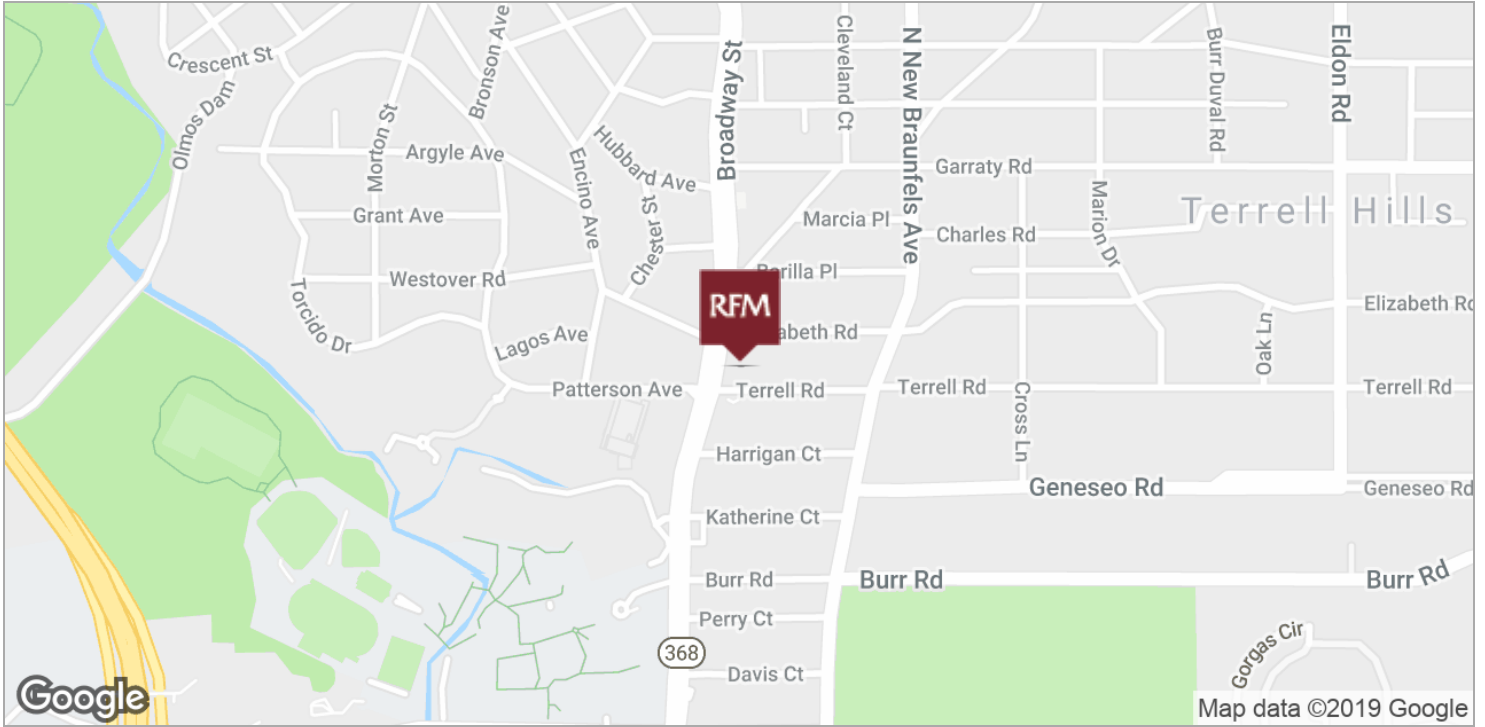
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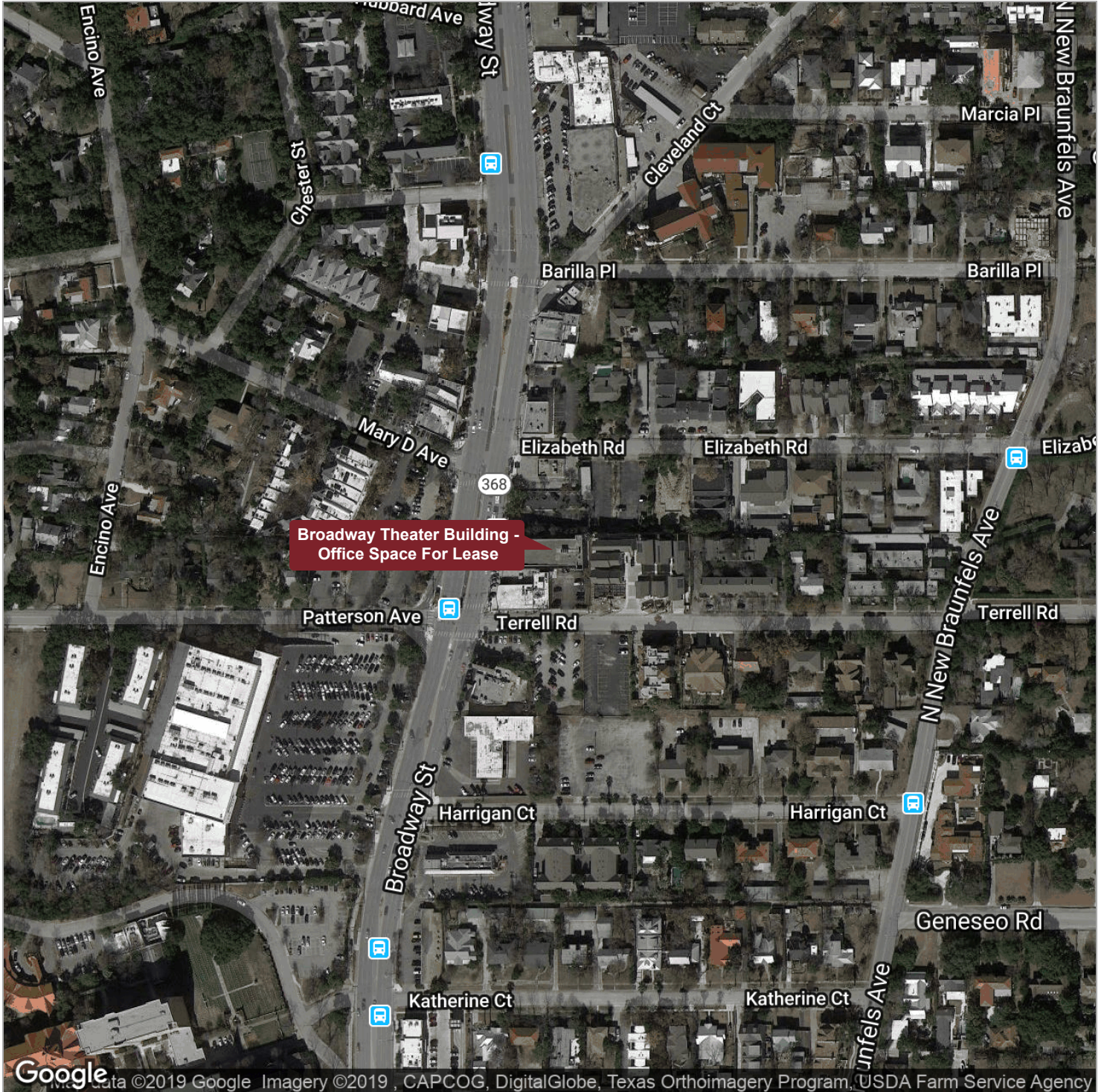
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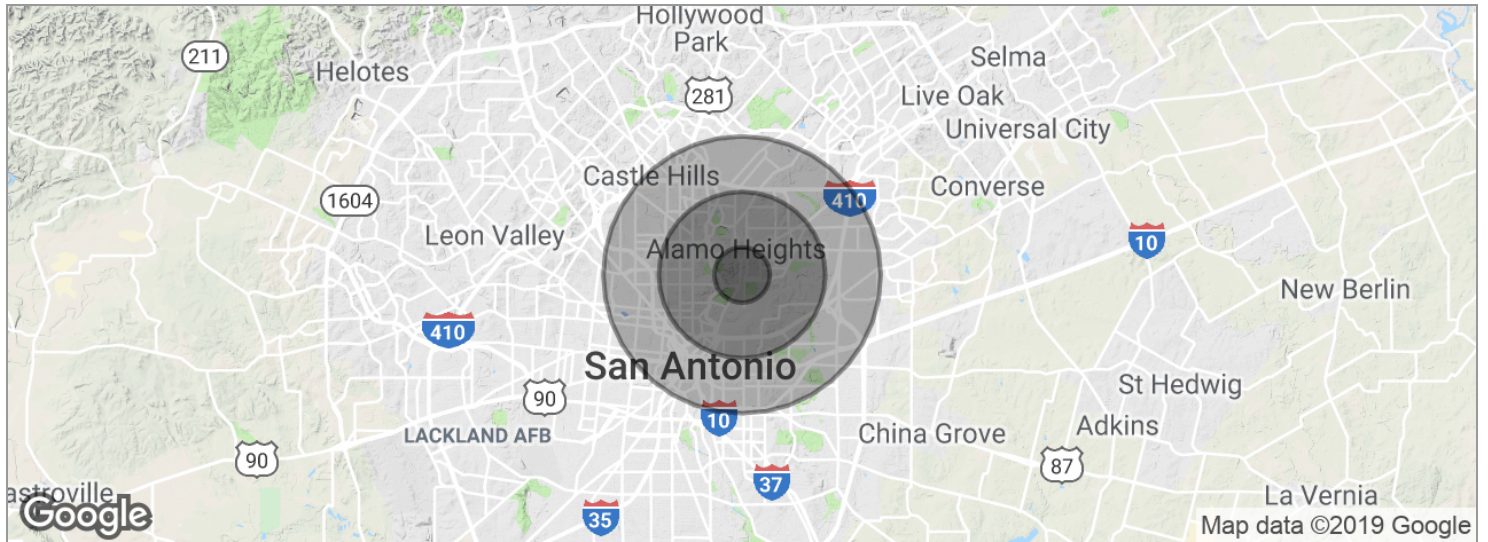
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Total population	9,414	90,344	275,675
Median age	40.1	36.5	35.0
Median age (Male)	39.8	35.1	33.2
Median age (Female)	40.9	37.9	36.9
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Total households	4,021	35,124	102,280
# of persons per HH	2.3	2.6	2.7
Average HH income	\$136,118	\$84,726	\$57,820
Average house value	\$233,441	\$240,277	\$148,623

* Demographic data derived from 2010 US Census

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