

1603

BROADWAY

THE NEW STANDARD IN
OFFICE ENVIRONMENT







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**DEFINE YOUR
WORKSTYLE**

ACCOMMODATIONS FOR THE WORKPLACE



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GAME- CHANGER BY DESIGN

DEFINE YOUR COMPANY'S EVOLVING CULTURE



A NEW VIBE

EMPOWER YOUR WORKFORCE

A modern glass skyscraper with a ground-floor lounge and pool area. The building features a grid of dark window frames and large glass panels. A prominent balcony with a glass railing is visible on the upper floors. The ground floor is an open-plan lounge area with people sitting at tables and standing. A swimming pool is in the foreground on the left, with people in swimwear. The overall scene is bright and contemporary.

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ELEVATE YOUR WORKSTYLE WITH:

VALET | OFFICE ROOM SERVICE | CONCIERGE SERVICES
LAUNDRY & DRY CLEANING | RESTAURANT & BAR
SPA SERVICES | DYNAMIC FITNESS CENTER | MEETING ROOMS

CLASS A+ OFFICE SPACE UP TO 63,600± RSF AVAILABLE:

LEVEL 07:	32,220± RSF
PENTHOUSE LEVEL 08:	31,380± RSF

STRUCTURED PARKING:

2.00± PER 1,000

SURFACE PARKING:

.75± PER 1,000



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BROADWAY

HAPPY PEOPLE

DESIGNED WITH A FOCUS ON THE USER'S EXPERIENCE

CONNECTING PEOPLE TO STIMULATE, INNOVATE AND INSPIRE

- ▶ 18-FOOT CEILINGS WITH 16 FEET OF GLASS ALLOW FOR ENGAGEMENT AND INTERACTION
- ▶ OPEN FLOORPLATES DESIGNED TO CULTIVATE PRODUCTIVITY AND BUILD VALUE
- ▶ PRIVATE TERRACES AND SWEEPING VIEWS OF BROADWAY, PEARL AND DOWNTOWN SAN ANTONIO



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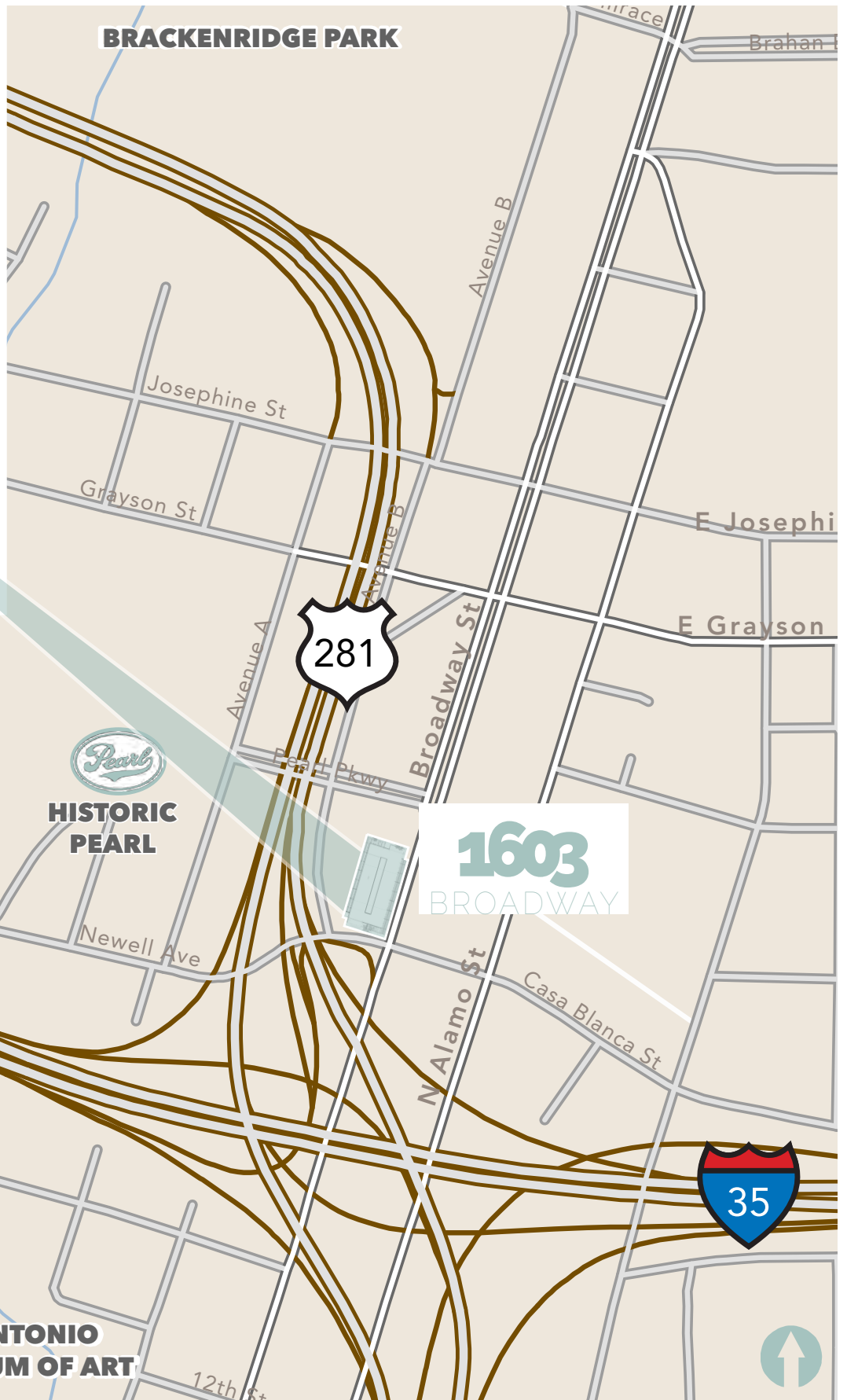
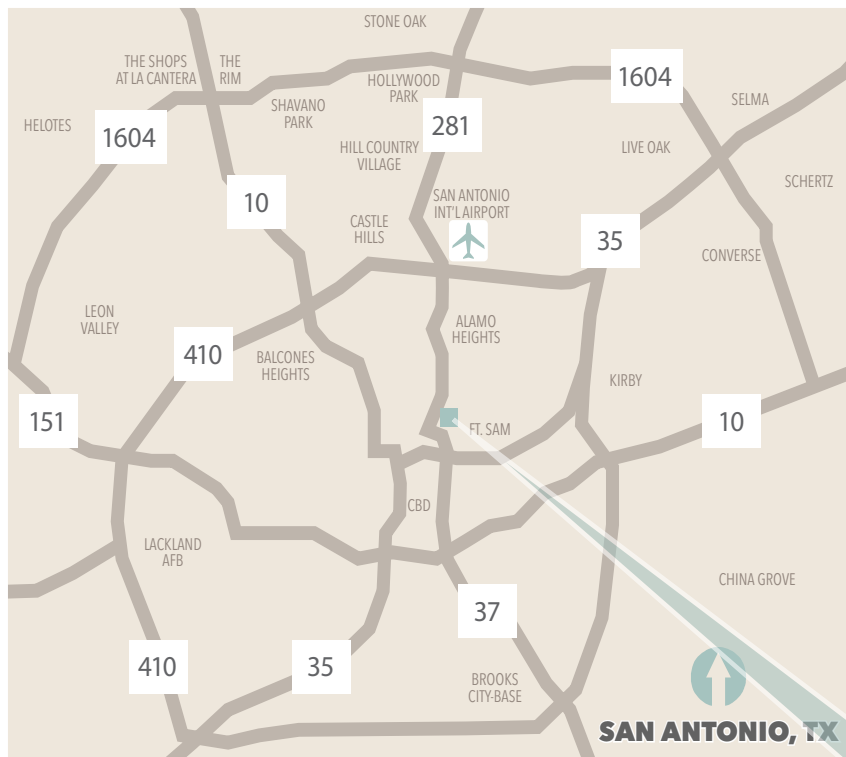
BROADWAY

WALKABLE CULTURE

EXPLORE THE PLACE TO BE

CONVENIENTLY LOCATED NEXT TO PEARL AND THE EMERGING BROADWAY CORRIDOR

- ▶ PEARL: EXPERIENCE A WORLD-RENOWNED ICON KNOWN FOR MUSIC, DINING, SHOPPING AND EXPLORATION
- ▶ ACCESSIBILITY TO THE BANKS OF THE SAN ANTONIO RIVER, AMPITHEATRE, PARKITO, PLAZA AND PEARL PARK
- ▶ DOG FRIENDLY, PEOPLE WELCOME



LOCATION, WALK TIMES & AREA AMENITIES



WALK TIME AREAS IN MINUTES

1-3 MINUTES

4-7 MINUTES

8-11 MINUTES

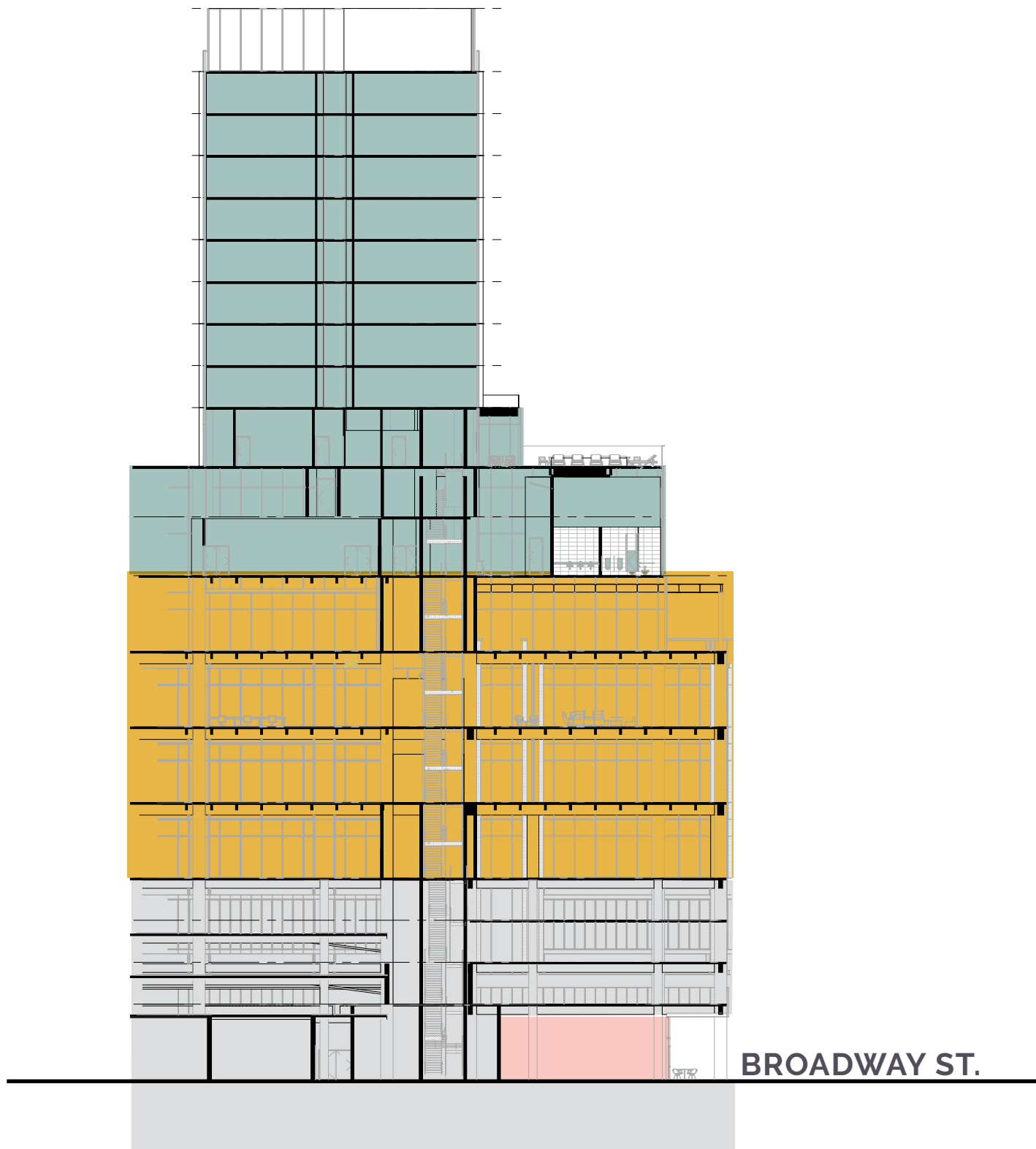
AREA AMENITIES

30+ RESTAURANTS & BARS

20+ MULTIFAMILY PROJECTS

50+ RETAIL SHOPS

PROGRAM



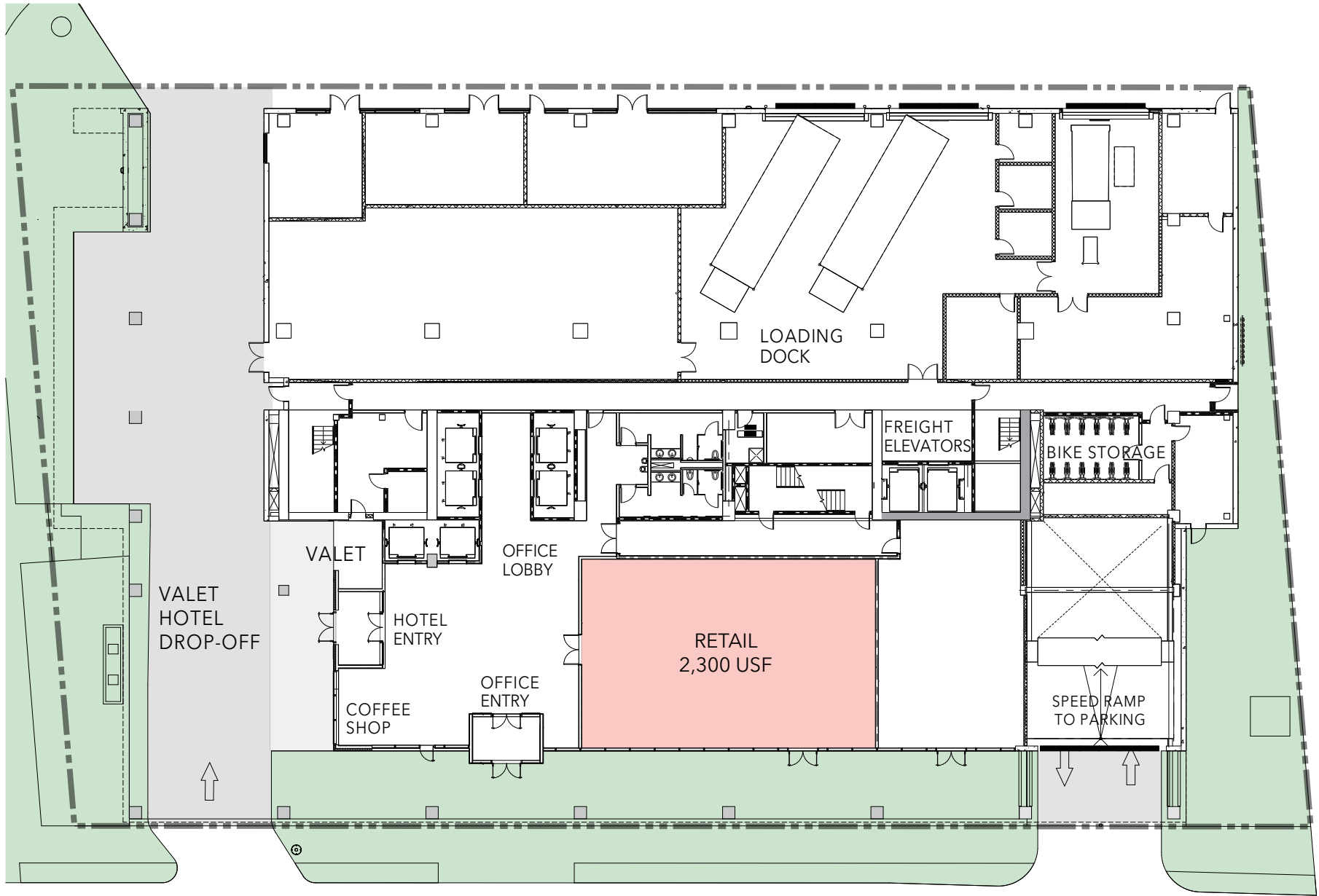
 HOTEL LEVELS 09 - 19

 OFFICE LEVELS 05 - 08

 PARKING LEVELS 01 - 04

 RETAIL LEVEL 01

GROUND FLOOR

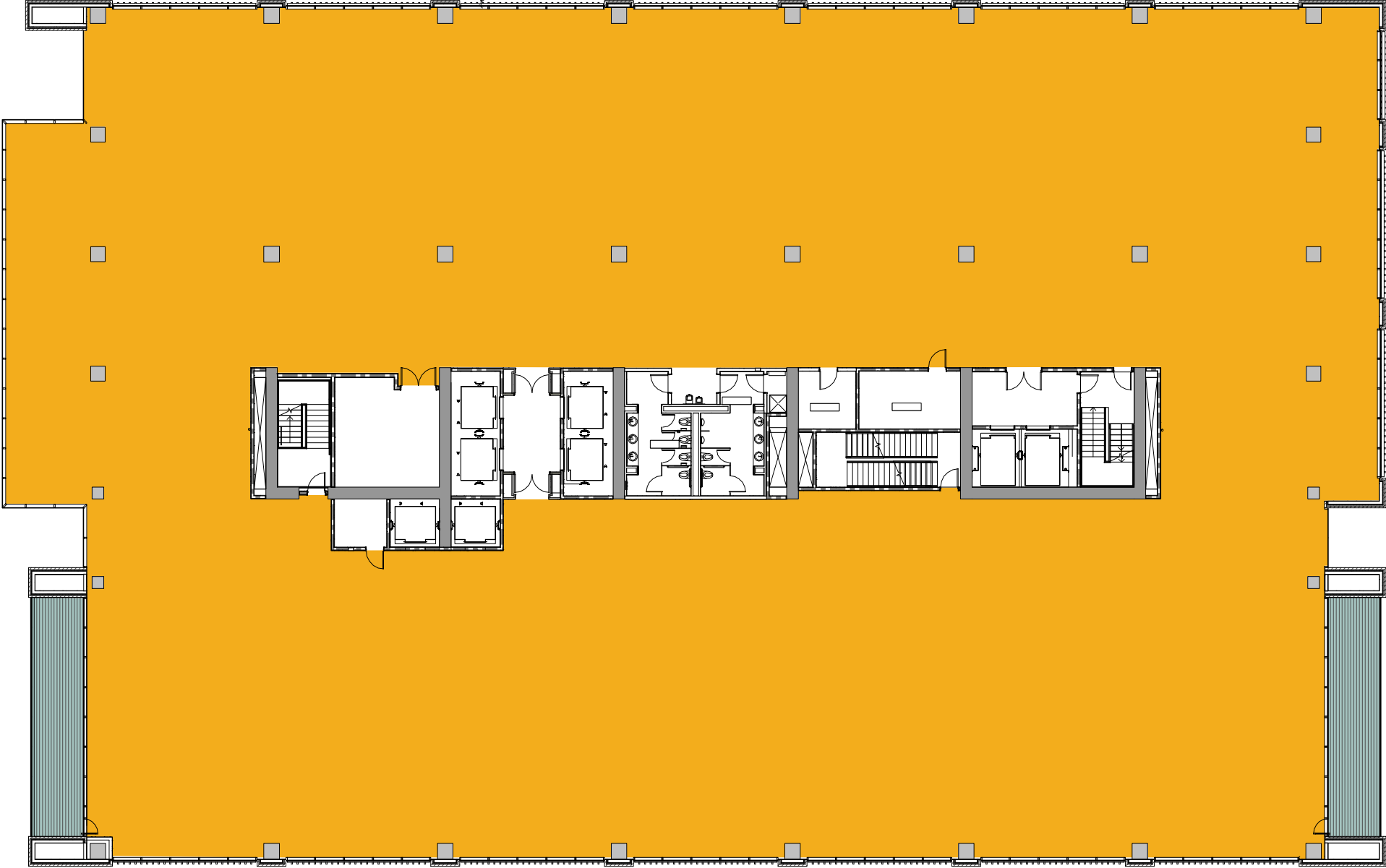


BROADWAY ST.

RETAIL AVAILABLE 2,300± SF

PARKING, 2.00± PER 1,000

FLOOR PLAN LEVEL 07

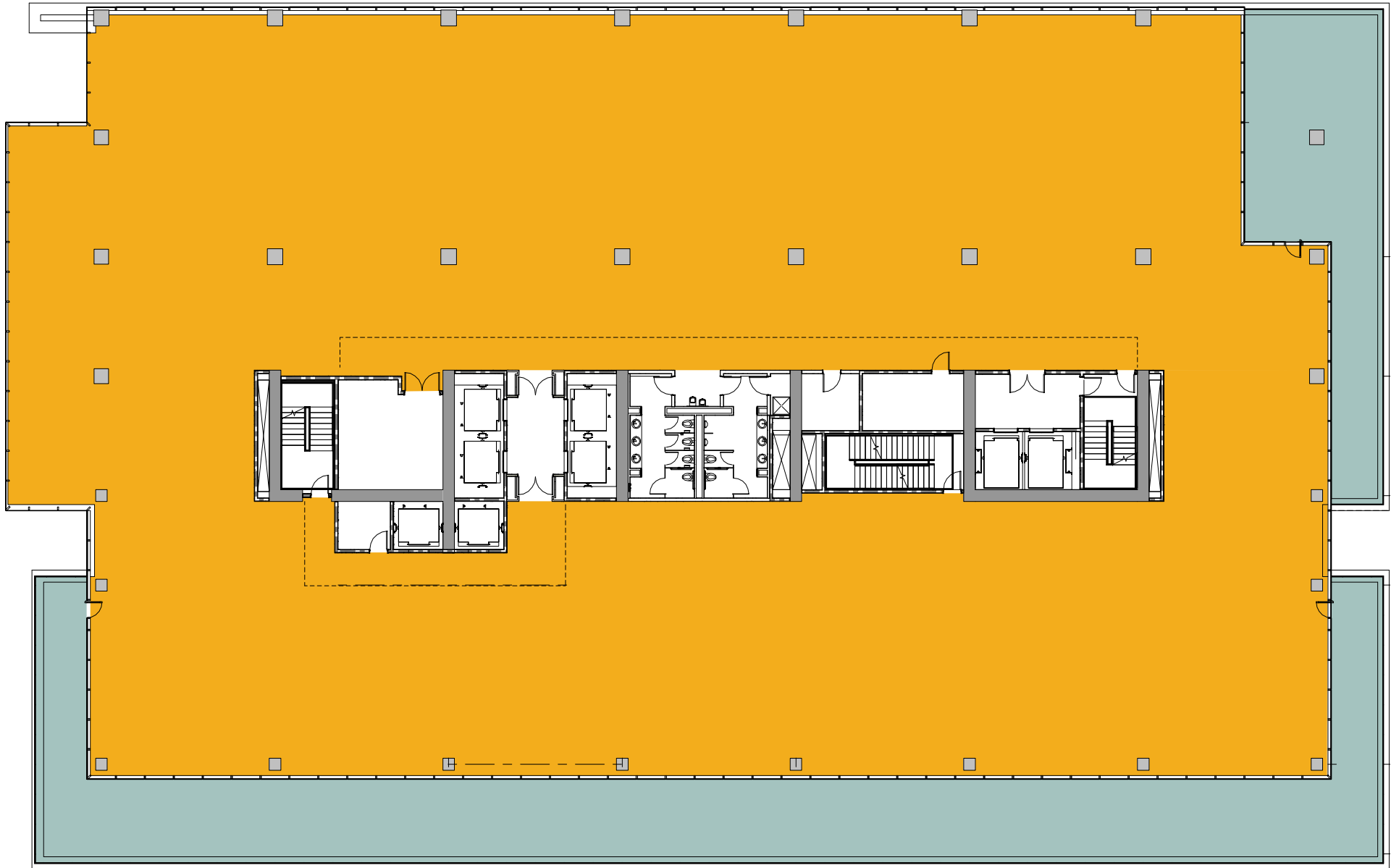


 OFFICE

 TERRACE

±32,220 RSF

FLOOR PLAN PENTHOUSE LEVEL 08



±31,380 RSF

THE NEW STANDARD IN OFFICE ENVIRONMENT 19

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DEVELOPED BY


GRAY SI PARTNERS

INVESTMENT MANAGEMENT

ARCHITECT

Gensler

EXCLUSIVE BROKER

 **TRANSWESTERN**[®]

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