

AVAILABLE FOR LEASE

86  
TEN

8610 Broadway  
San Antonio, Texas 78217



## PROPERTY INFORMATION

86|Ten Broadway is a 58,460 SF, 4-floor office building in North Central San Antonio. With convenient access to Loop 410, the San Antonio International Airport, and Alamo Heights, this building features boutique offices and is owner occupied with property management also on-site.

## PROPERTY HIGHLIGHTS

- Available SF: 800 - 8,296 RSF
- Lease Rate: \$23.50 /RSF/YR FSC
- Lot Size: 1.58 Acres
- Project Size: 58,460
- No. Floors: 4
- Parking Ratio: 3.4/1000 Per SF



- Shared conference and building breakrooms

## FOR MORE INFORMATION, CONTACT:

**Alyse Sellers**

210.298.8554 | alyse.sellers@streamrealty.com

**Zander Thomas**

210.298.8541 | zander.thomas@streamrealty.com

**STREAM**

# AVAILABLE FOR LEASE



# 86 TEN

8610 Broadway  
San Antonio, Texas 78217

## AVAILABLE FLOORPLANS

### LEVEL 2

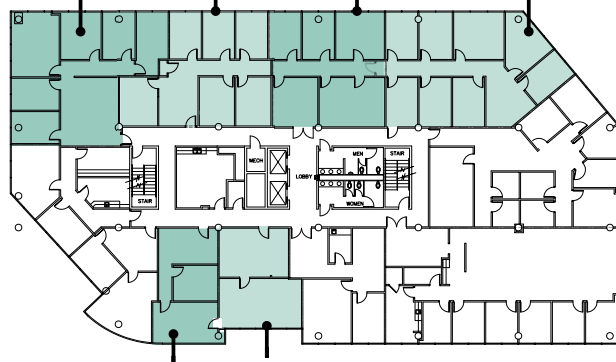
Suites 211/250/251/255 contiguous for total of 7,091 SF.

View Floorplan  
**Suite 211**  
1,966 RSF

View Floorplan  
**Suite 250**  
1,593 RSF

View Floorplan  
**Suite 251**  
1,463 RSF

View Floorplan  
**Suite 255**  
2,069 RSF



View Floorplan  
**Suite 260**  
800 RSF

View Floorplan  
**Suite 240**  
856 RSF

Suites 240/260 contiguous for total of 1,656 SF.

## ADDITIONAL VIRTUAL TOURS

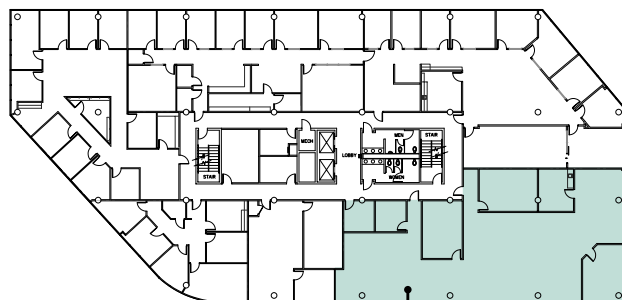
Building Break Room



Building Conference Room

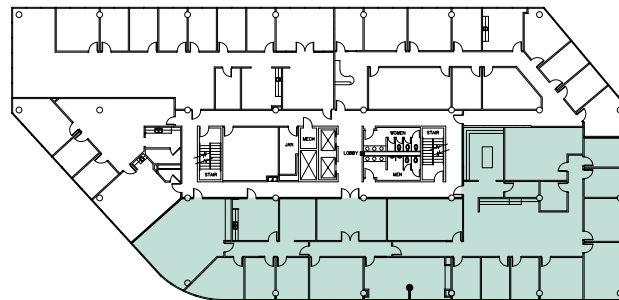


### LEVEL 3



View Floorplan  
**Suite 305**  
4,842 RSF

### LEVEL 4



View Floorplan  
**Suite 440**  
8,296 RSF

FOR MORE INFORMATION, CONTACT:

**Alyse Sellers**

210.298.8554 | alyse.sellers@streamrealty.com

**Zander Thomas**

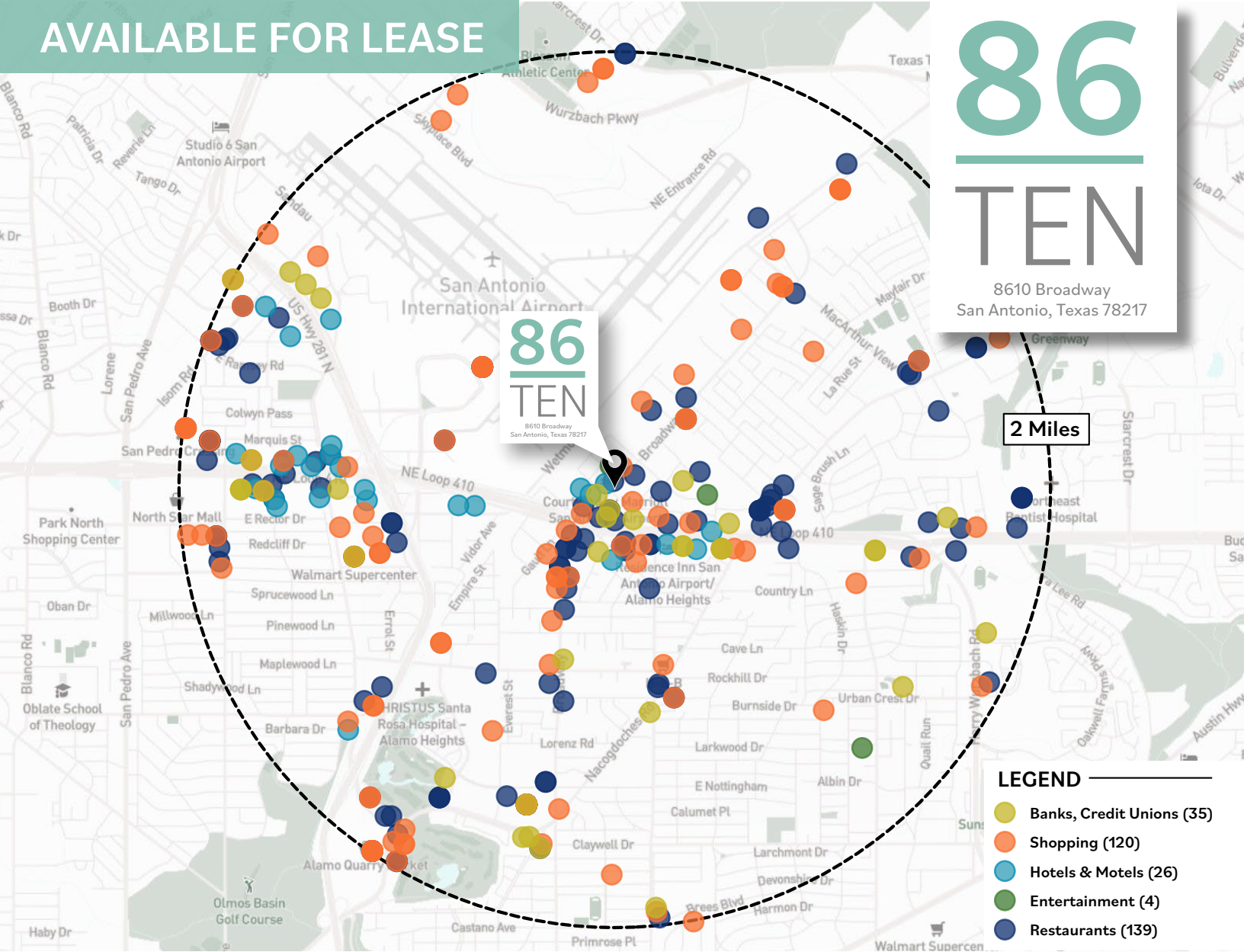
210.298.8541 | zander.thomas@streamrealty.com

**STREAM**

AVAILABLE FOR LEASE

86  
TEN

8610 Broadway  
San Antonio, Texas 78217



## WHAT'S NEARBY

### RESTAURANTS

- Restaurants
- Cabo Bob's
- Capo's Italian Grill
- Fleming's Prime Steakhouse
- Hanzo
- Ida Claire
- La Fonda Alamo Heights
- Solouna

### HOTELS

- Hilton Garden Inn
- Comfort Inn
- Hyatt Place
- Residence Inn
- La Quinta Inn
- Towne Place Suites
- Courtyard by Marriott
- Homewood Suites

### SHOPPING

- North Star Mall
- Lincoln Heights
- Quarry Market
- Hampton Inn Suites
- Home2 Suites by Hilton

FOR MORE INFORMATION, CONTACT:

Alyse Sellers

210.298.8554 | alyse.sellers@streamrealty.com

Zander Thomas

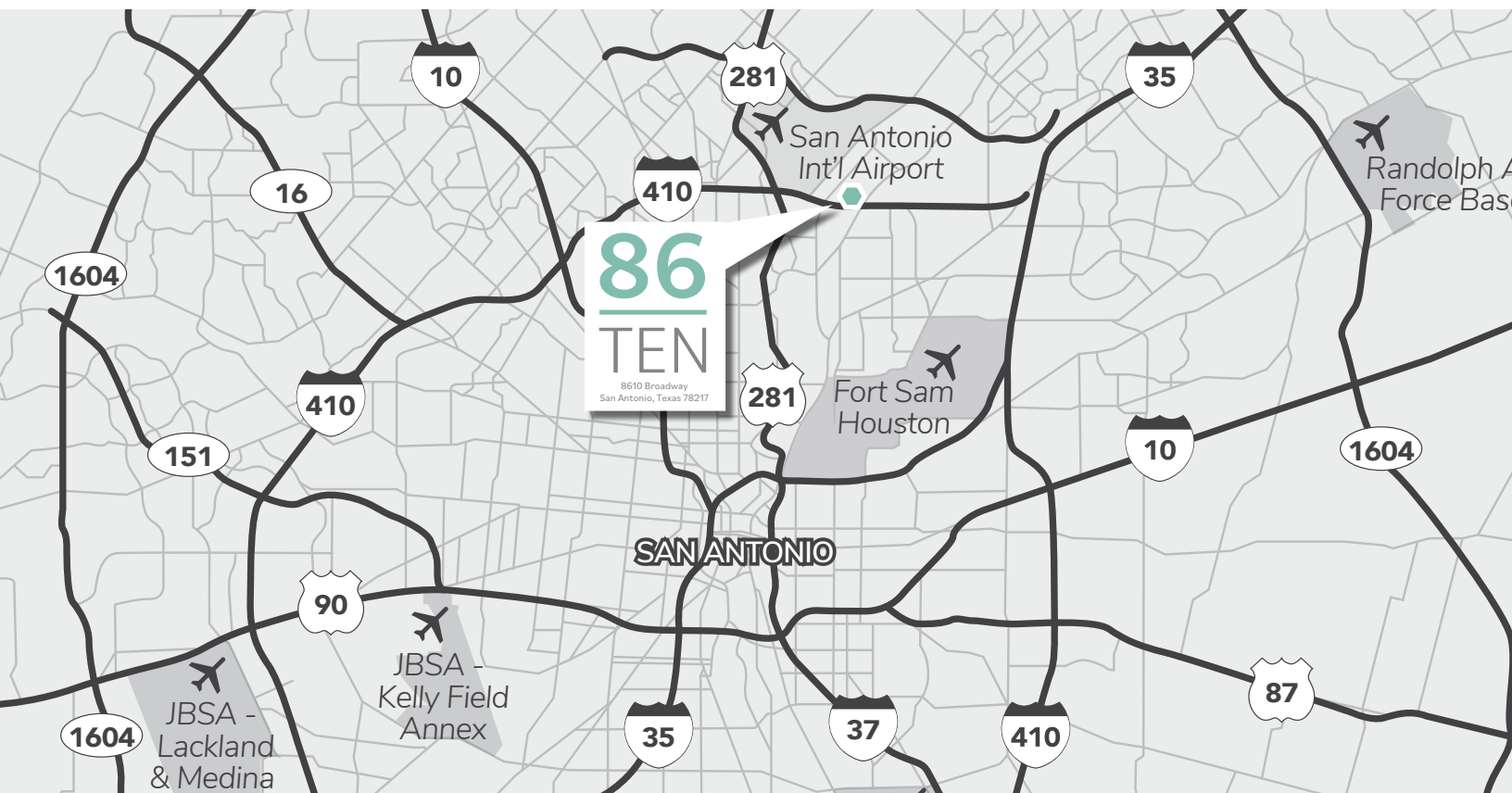
210.298.8541 | zander.thomas@streamrealty.com

STREAM

AVAILABLE FOR LEASE

86  
TEN

8610 Broadway  
San Antonio, Texas 78217



FOR MORE INFORMATION, CONTACT:

**Alyse Sellers**

210.298.8554 | alyse.sellers@streamrealty.com

**Zander Thomas**

210.298.8541 | zander.thomas@streamrealty.com

**STREAM**

Copyright © 2026 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.