

EXCLUSIVE

Turn-Key Headquarters Opportunity

500 Navarro Street | Downtown San Antonio



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Fully Built-Out
Headquarters Space

Immediate Occupancy



Gustavo Torres, CCIM
210.219.3680
gus@entrust-ca.com
Lic. #681940

6800 PARK TEN BLVD
STE. 109 N
SAN ANTONIO, TX 78255
www.entrust-ca.com

EXCLUSIVE

Turn-Key Headquarters Opportunity

500 Navarro Street | Downtown San Antonio



This Brochure (the “Brochure”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with a potential lease transaction. The information contained herein is believed to be reliable; however, no representation or warranty, express or implied, is made as to its accuracy, completeness, or correctness. Prospective tenants and lessors are encouraged to conduct their own independent investigation and due diligence and to consult with their legal, financial, and real estate advisors prior to entering into any lease agreement or related transaction.

This Brochure does not constitute an offer to lease, sublease, or otherwise convey any interest in the property, nor does it constitute a solicitation of an offer to lease. Any lease transaction will be subject to the execution of a mutually acceptable written lease agreement and satisfaction of applicable legal requirements.

The information contained herein is confidential and is intended solely for the use of the recipient in evaluating a potential lease transaction. It may not be reproduced, distributed, or disclosed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective tenants and lessors shall rely solely on their own inspection, investigation, and evaluation of the property and the terms of any proposed lease. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, contained herein.



Gustavo Torres, CCIM
210.219.3680
gus@entrust-ca.com
Lic. #681940

6800 PARK TEN BLVD
STE. 109 N
SAN ANTONIO, TX 78255
www.entrust-ca.com

PROJECT OVERVIEW

Entrust Commercial Advisors Group presents a turn-key office leasing opportunity at 500 Navarro Street in the heart of Downtown San Antonio.

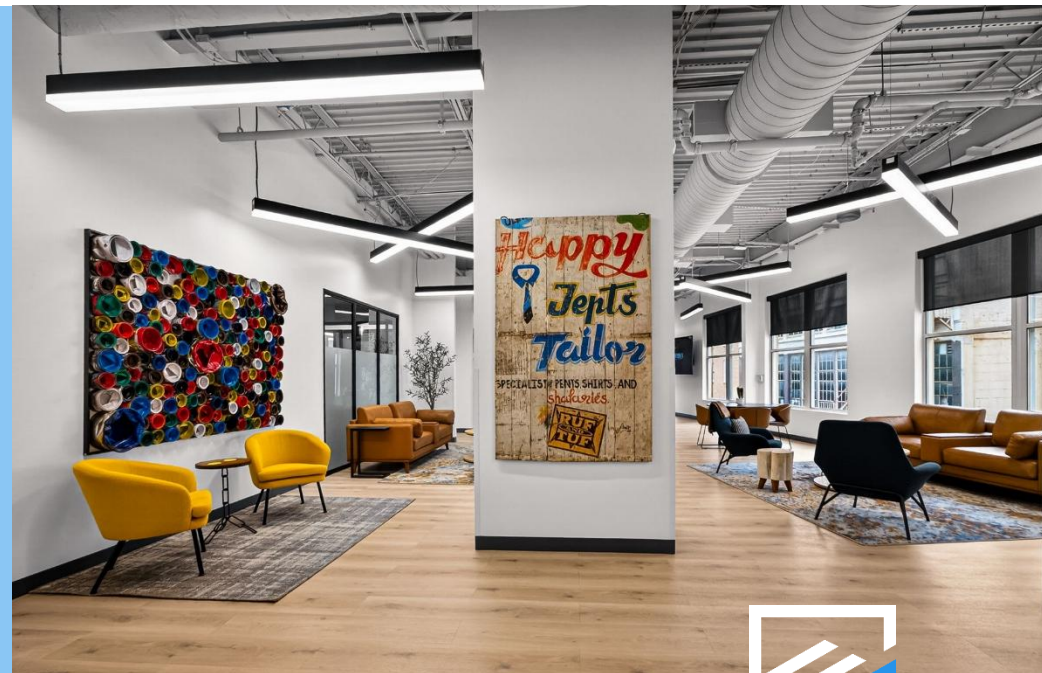
This highly visible property allows a tenant to step directly into a fully built-out office environment featuring private offices, conference rooms, collaborative work areas, reception space, and modern employee amenities—significantly reducing the time, cost, and disruption associated with a traditional office build-out.

The property combines contemporary finishes, abundant natural light, and thoughtfully designed common areas to create a professional workplace environment suited for a wide range of office users. Located within walking distance of the River Walk, Travis Park, major hotels, restaurants, government offices, and key business destinations, the property offers both convenience and prestige in one of San Antonio's most recognized downtown locations.

This is a plug-and-play opportunity for companies seeking immediate occupancy, lower upfront capital expenditures, and a professional headquarters presence.

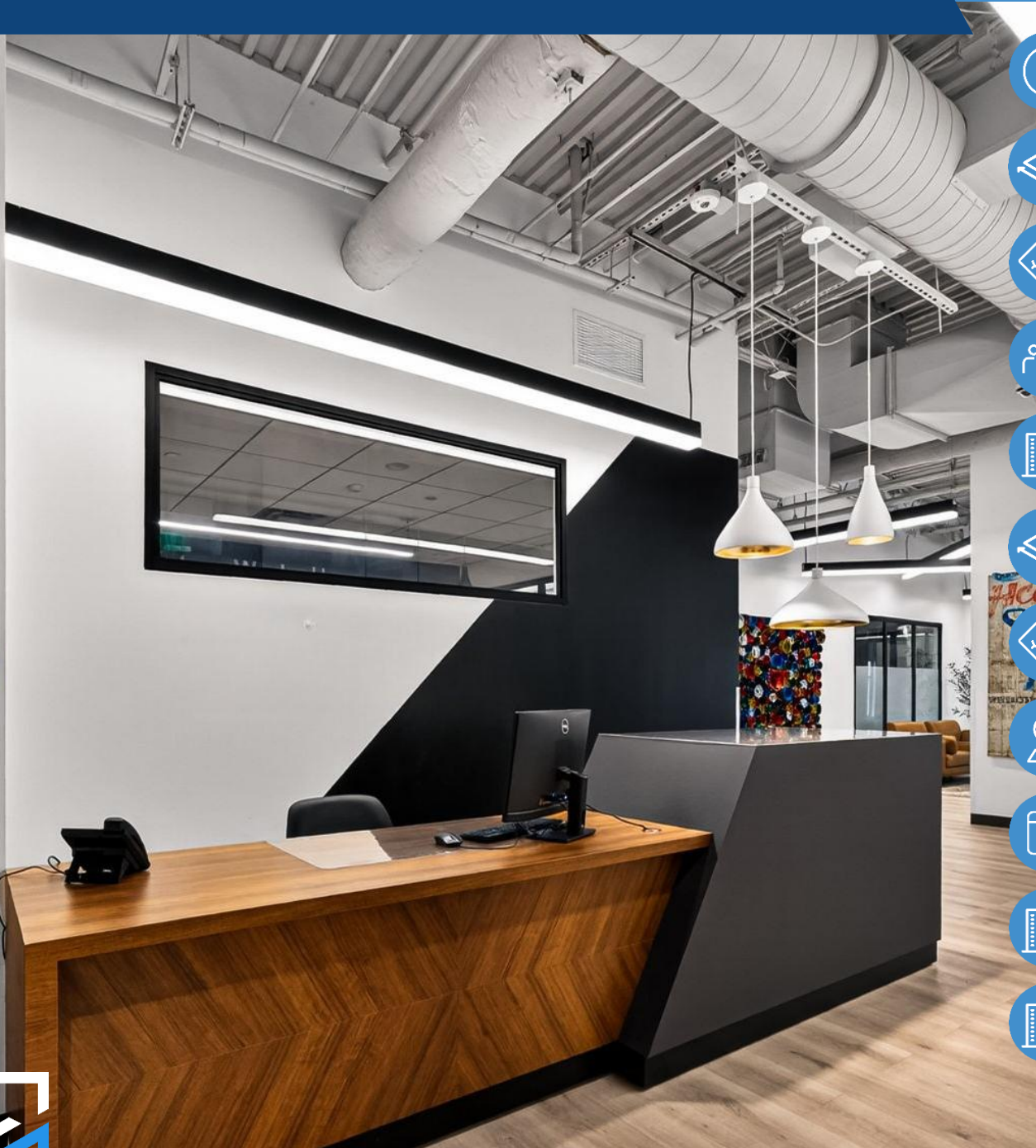
PROJECT HIGHLIGHTS

- Turn-Key Office Opportunity
- Private Offices & Conference Rooms
- Reception & Collaborative Areas
- Walkable to River Walk, Hotel & Dining
- Immediate Occupancy
- Move-In Ready Improvements
- HQ, Professional Services, Corporate Uses



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



-  AVAILABLE BUILDING AREA
3,000 - 19,779 SF
-  BASE RATE / SF
\$18.50
-  LEASE STRUCTURE
Triple-Net
-  TENANCY
Single/ Multi
-  CONFERENCE ROOMS
TWO (2)
-  YEAR RENOVATED
2024
-  SUBMARKET
CBD
-  BUILD OUT
Full Build Out
-  OCCUPANCY
Immediate
-  TRIPLE NET EST.
\$11.15 / SF
-  TENANT IMPROVEMENTS
Negotiable



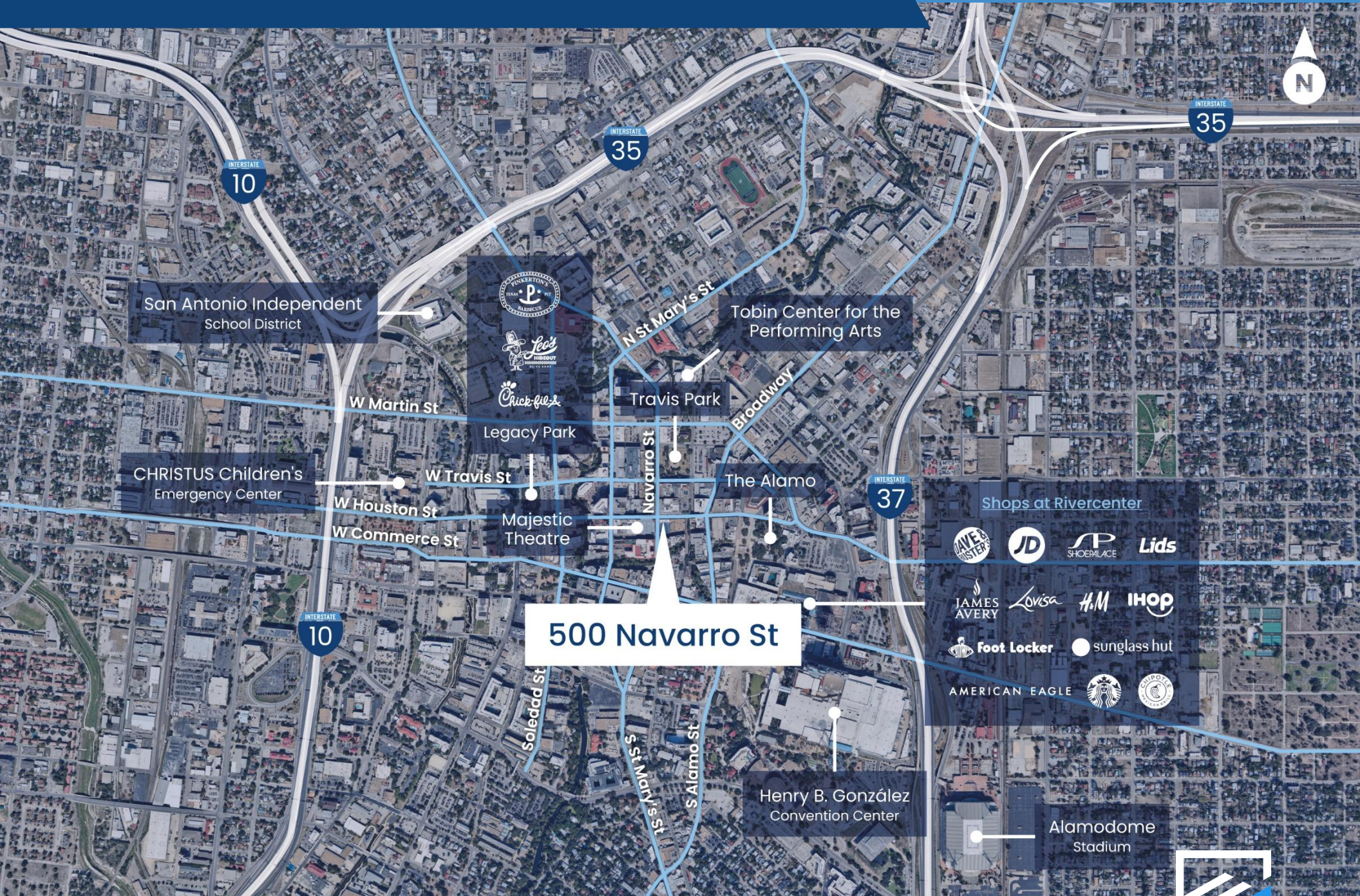
CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

AERIAL MAPS



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



San Antonio Independent School District



Tobin Center for the Performing Arts

Travis Park

Legacy Park

CHRISTUS Children's Emergency Center

W Travis St

The Alamo

W Houston St

Majestic Theatre

W Commerce St

500 Navarro St

Shops at Rivercenter



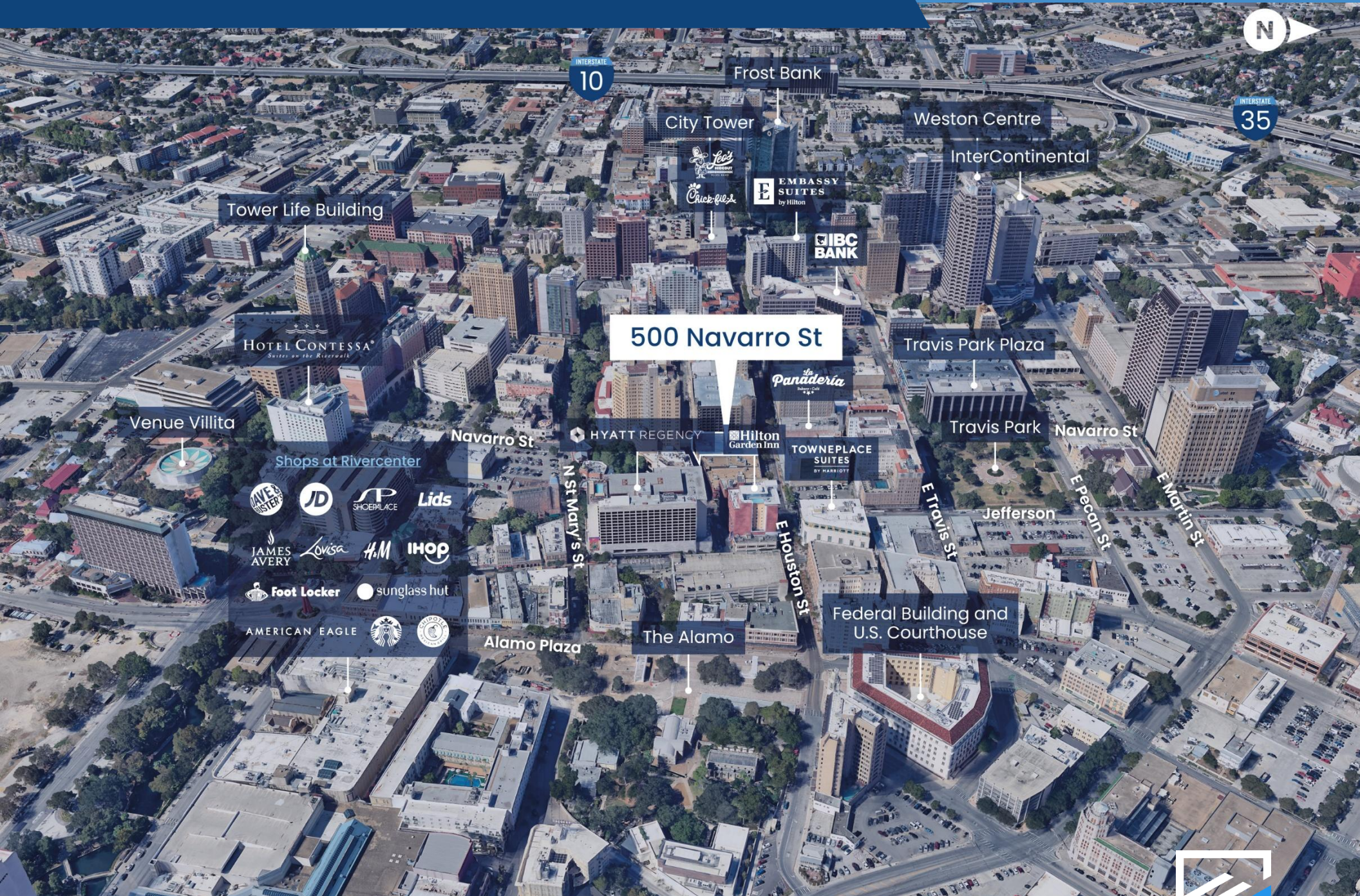
Henry B. González Convention Center

Alamodome Stadium



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY

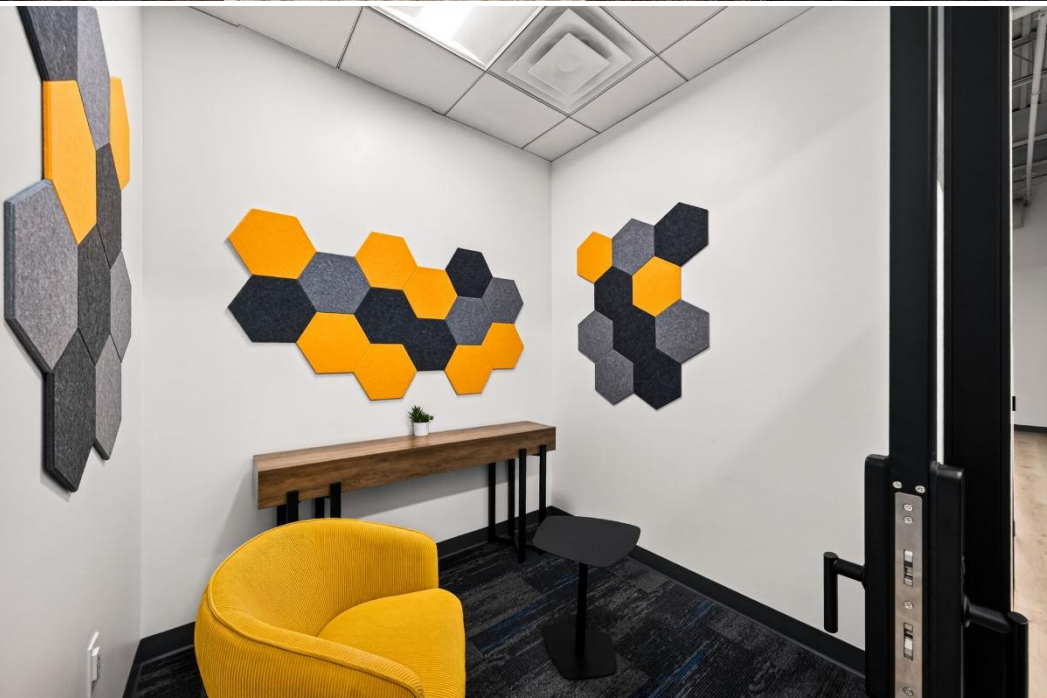


500 Navarro St



INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

INTERIOR

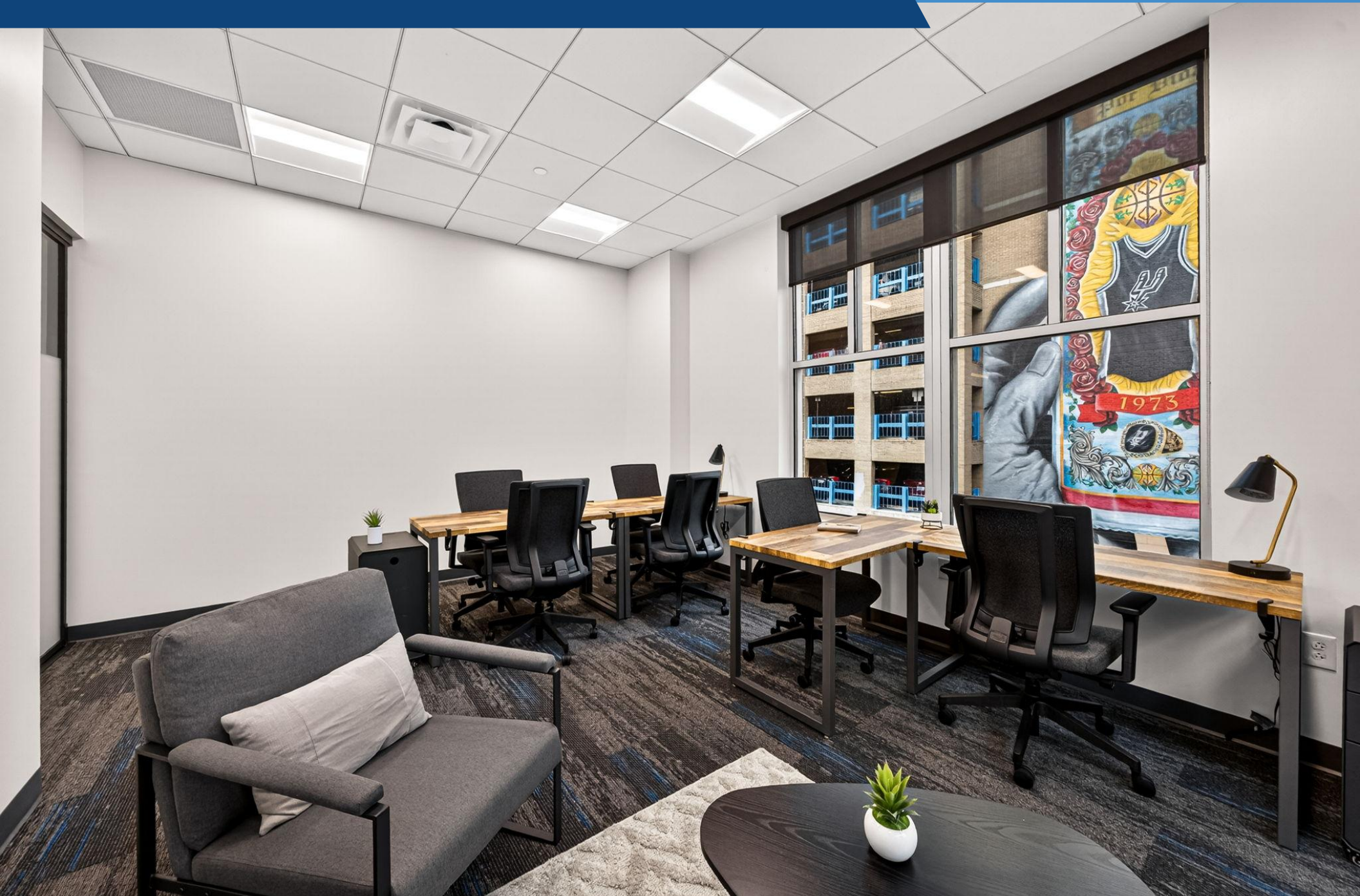
EXCLUSIVE LEASING OPPORTUNITY



CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

INTERIOR

EXCLUSIVE LEASING OPPORTUNITY



CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

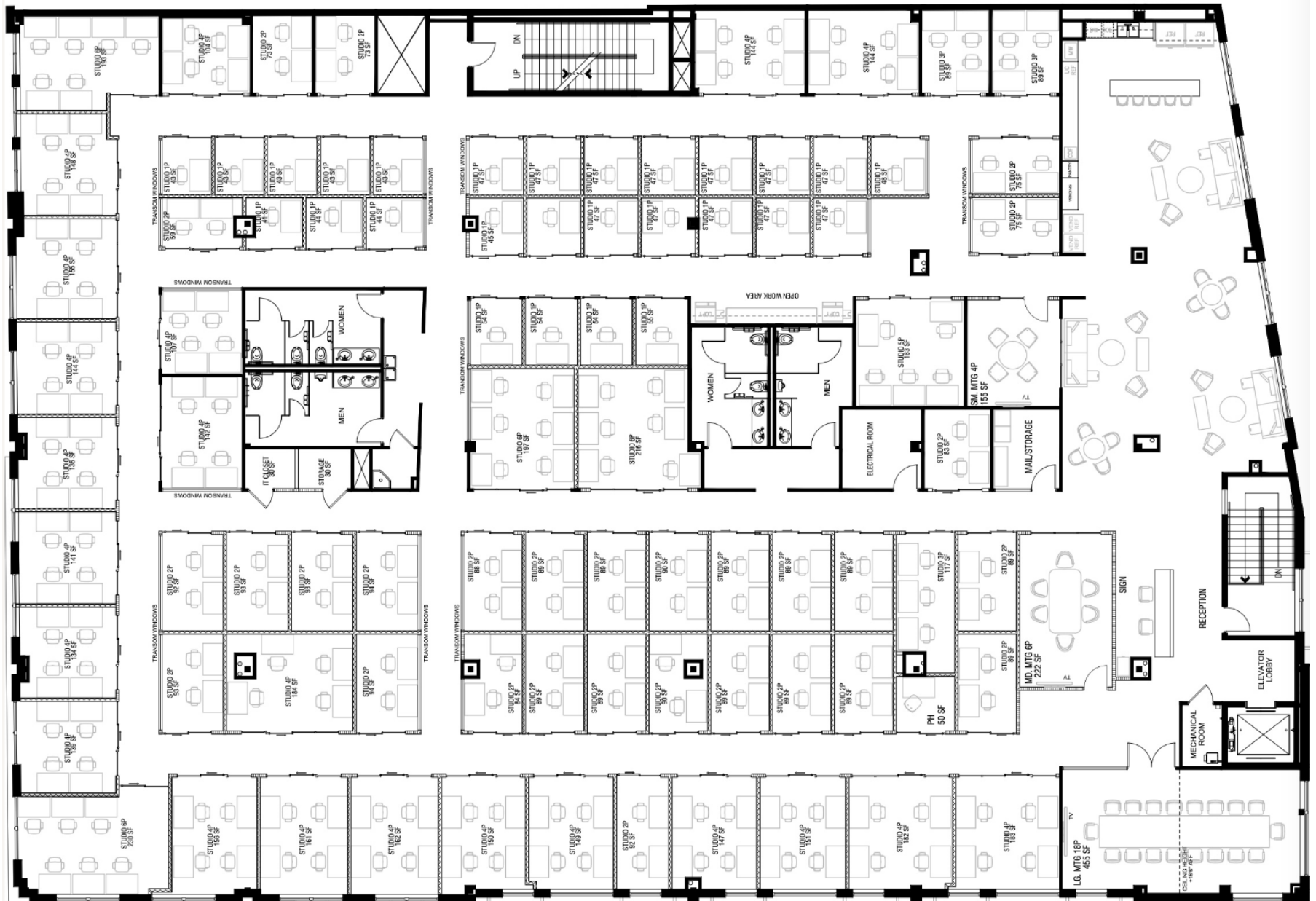


FLOORPLAN



FLOORPLAN

EXCLUSIVE LEASING OPPORTUNITY

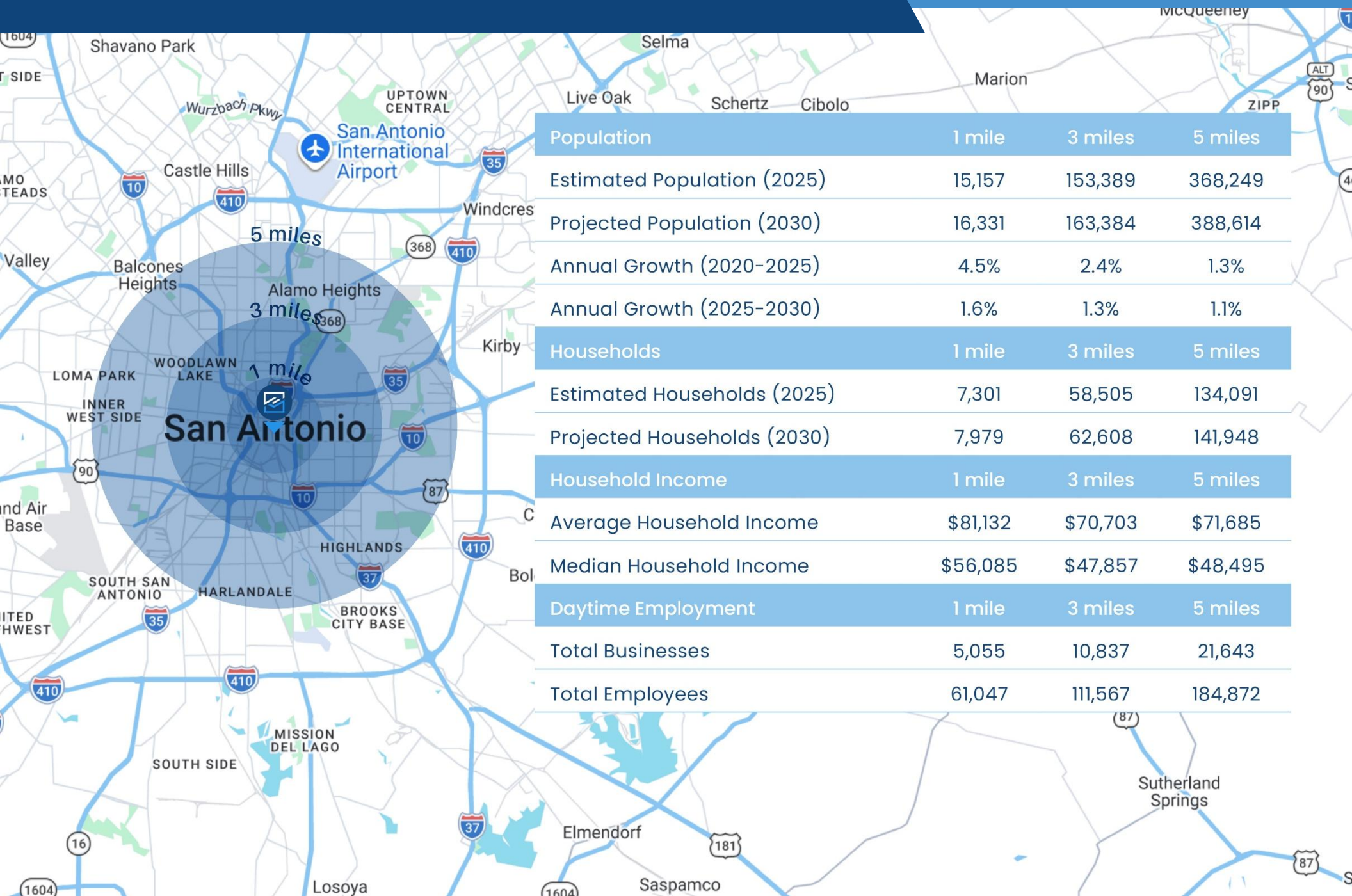


DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2025)	15,157	153,389	368,249
Projected Population (2030)	16,331	163,384	388,614
Annual Growth (2020-2025)	4.5%	2.4%	1.3%
Annual Growth (2025-2030)	1.6%	1.3%	1.1%
Households			
Estimated Households (2025)	7,301	58,505	134,091
Projected Households (2030)	7,979	62,608	141,948
Household Income			
Average Household Income	\$81,132	\$70,703	\$71,685
Median Household Income	\$56,085	\$47,857	\$48,495
Daytime Employment			
Total Businesses	5,055	10,837	21,643
Total Employees	61,047	111,567	184,872

