

TEXAS' FIRST  
MASS TIMBER OFFICE

THE  
SOTO

LEADING THE WAY  
IN SUSTAINABLE DESIGN

25,323<sup>SF</sup>  
SUBLEASE SPACE AVAILABLE

711 BROADWAY STREET SAN ANTONIO, TX 78215

# 711 BROADWAY STREET

SAN ANTONIO,  
TEXAS 78215



## PROPERTY HIGHLIGHTS

The Soto is a cutting-edge, Class A+ office building located in San Antonio's River North District, featuring Texas' first mass timber construction. Purpose-built for sustainability and the modern workplace, The Soto delivers a premium experience with thoughtful design, top-tier amenities, and unbeatable proximity to downtown and the Pearl District.

### Top-Tier Workplace Features

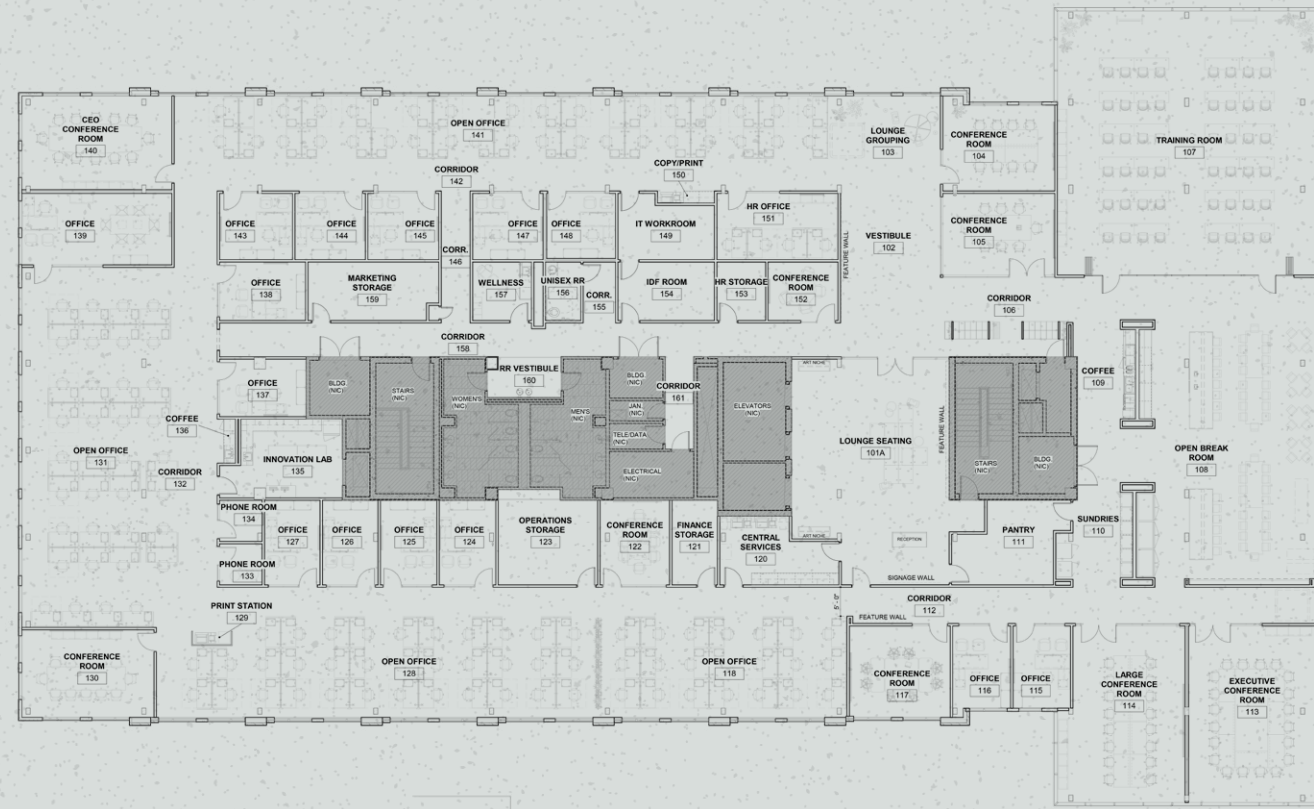
- Mass timber construction with LEED certification — sustainable, modern design
- 12-foot ceilings and abundant natural light — enhances comfort and productivity
- Raised floors with underfloor air distribution — efficient, flexible climate control
- Tenant conference room — professional, on-site meeting space
- Locker rooms and showers — ideal for active commuters

### On-Site & Nearby Amenities

- On-campus restaurants, retail, and entertainment
- Adjacent to Make Ready Market food hall
- Walkable to the River Walk trail system and Pearl District

A NEW STANDARD  
FOR SUSTAINABLE  
OFFICE SPACE  
IN SAN ANTONIO

# FLOOR PLAN



# FULL FLOOR OPPORTUNITY

## 25,323 RSF

FULL FLOOR OPPORTUNITY  
**25,323 RSF**

Contact broker for rate

### Parking & Accessibility

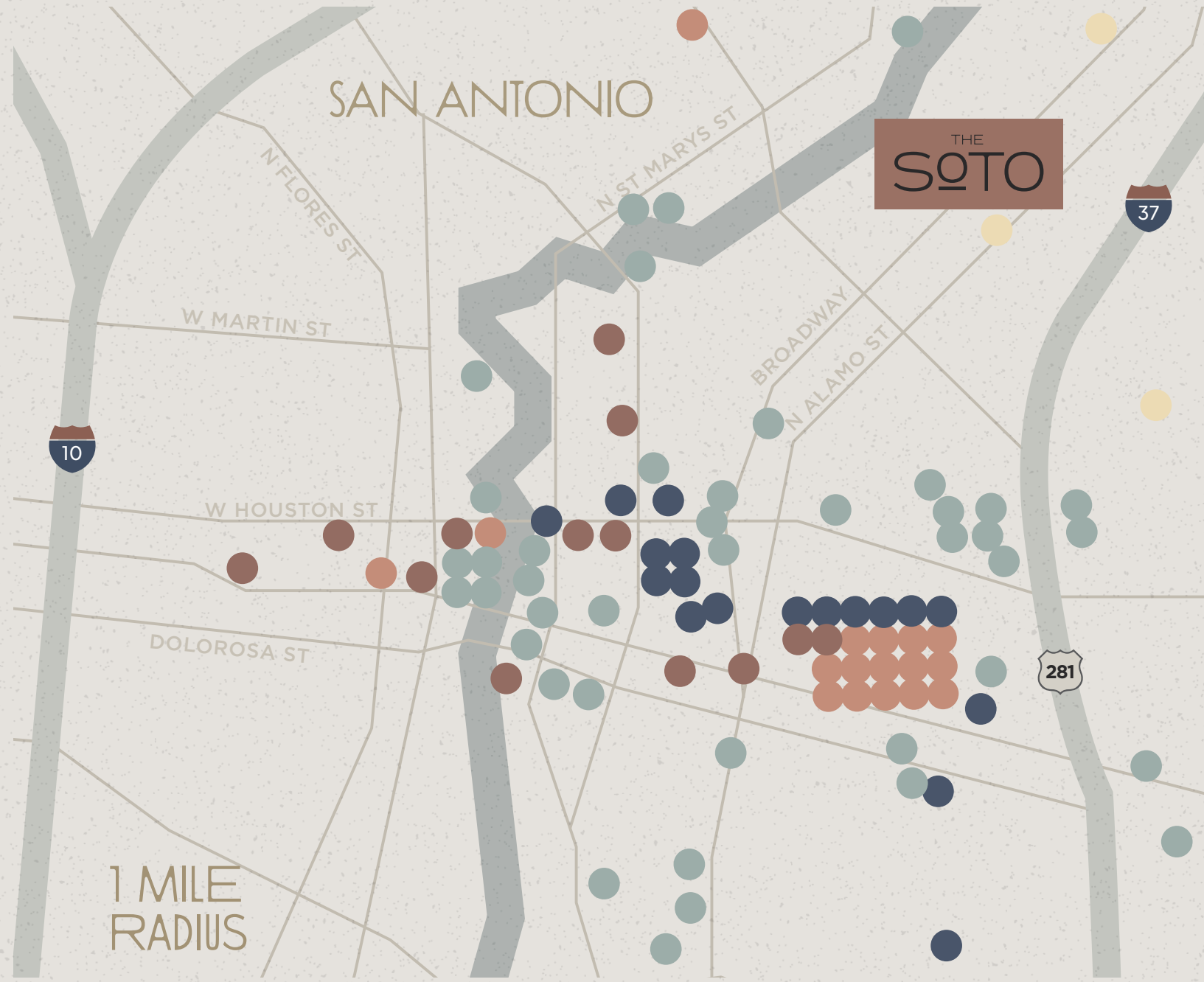
Sub-level executive parking

3.0:1,000 SF parking ratio

Secured bike racks for tenants

Immediate access to I-35, I-37, & Hwy 281





# AMENITIES MAP

- 15 FAST FOOD
- 43 HOTELS
- 19 SHOPPING
- 3 FITNESS
- 20 RESTAURANTS



# RIVER NORTH'S GO-TO SPOT

## TO EAT, SIP+STAY FOR A WHILE



# MAKE READY

SAN ANTONIO,  
TEXAS 78215

VISIT [MAKEREADYMARKET.COM](http://MAKEREADYMARKET.COM)



## MAKE READY MARKET — RIVER NORTH'S NEIGHBORHOOD GATHERING SPOT

Pull up a seat and stay awhile at Make Ready Market, River North's go-to destination for good food, good drinks, and good company. Perfectly situated between Broadway and the San Antonio River, the market brings together San Antonio's favorite culinary talents and exciting new voices in one vibrant space.

Discover the flavors that make River North special — from the bold spice of Thai Bird to the comforting tastes of Four Brothers Venezuelan Kitchen. Whether you're here for a quick bite or a long lunch, there's always something fresh, flavorful, and worth coming back for.



711

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FOR MORE INFORMATION,  
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