

8,045 RSF

Office Space For Sublease

San Antonio, TX | 78215

900
Broadway



CBRE

***A timeless Broadway icon
reimagined for today's
business landscape—900
Broadway delivers unmatched
visibility, character, and
connectivity***

Property Overview

Grunt Style Space

900 Broadway is a historic mixed-use commercial property located at the prominent intersection of Broadway Street and 9th Street in San Antonio's rapidly growing Museum Reach/ Midtown corridor. Originally constructed in 1935, the building was extensively renovated in 2017, preserving its historic character while modernizing the property for contemporary office and retail users.

The property served as the headquarters for notable tenants, including Grunt Style, and offers a combination of retail storefronts and office space in one of San Antonio's most desirable urban submarkets



ORIGINAL 1930s
ARCHITECTURE



ADAPTIVE REUSE
DESIGN



PRESERVED HISTORIC
FAÇADE

900 BROADWAY



SAN ANTONIO, TX 78215





Surrounded by Convenience, Connected to Community. Located in the heart of San Antonio's Museum Reach District, 900 Broadway offers a unique blend of urban walkability, historic character and modern workplace appeal. Tenants enjoy access to Pearl, Downtown, the San Antonio Riverwalk, Brackenridge Park and an abundance of dining, entertainment, hospitality and lifestyle amenities creating an environment for collaboration, recruitment and growth.

Property Highlights

Total Building Size	37,886 RSF
Stories	3
Available Space	1st floor- 8,045 SF
Parking	4.01/1,000 SF
Lease Expiration	02/28/2031
Leasing Rate	Contact Broker



BASEMENT FLOOR

GYM WITH LOCKER ROOMS & SHOWERS

FIRST FLOOR

OPEN FLOOR CONCEPT WITH PRIVATE OFFICES, MEETING SPACES & BREAKROOM

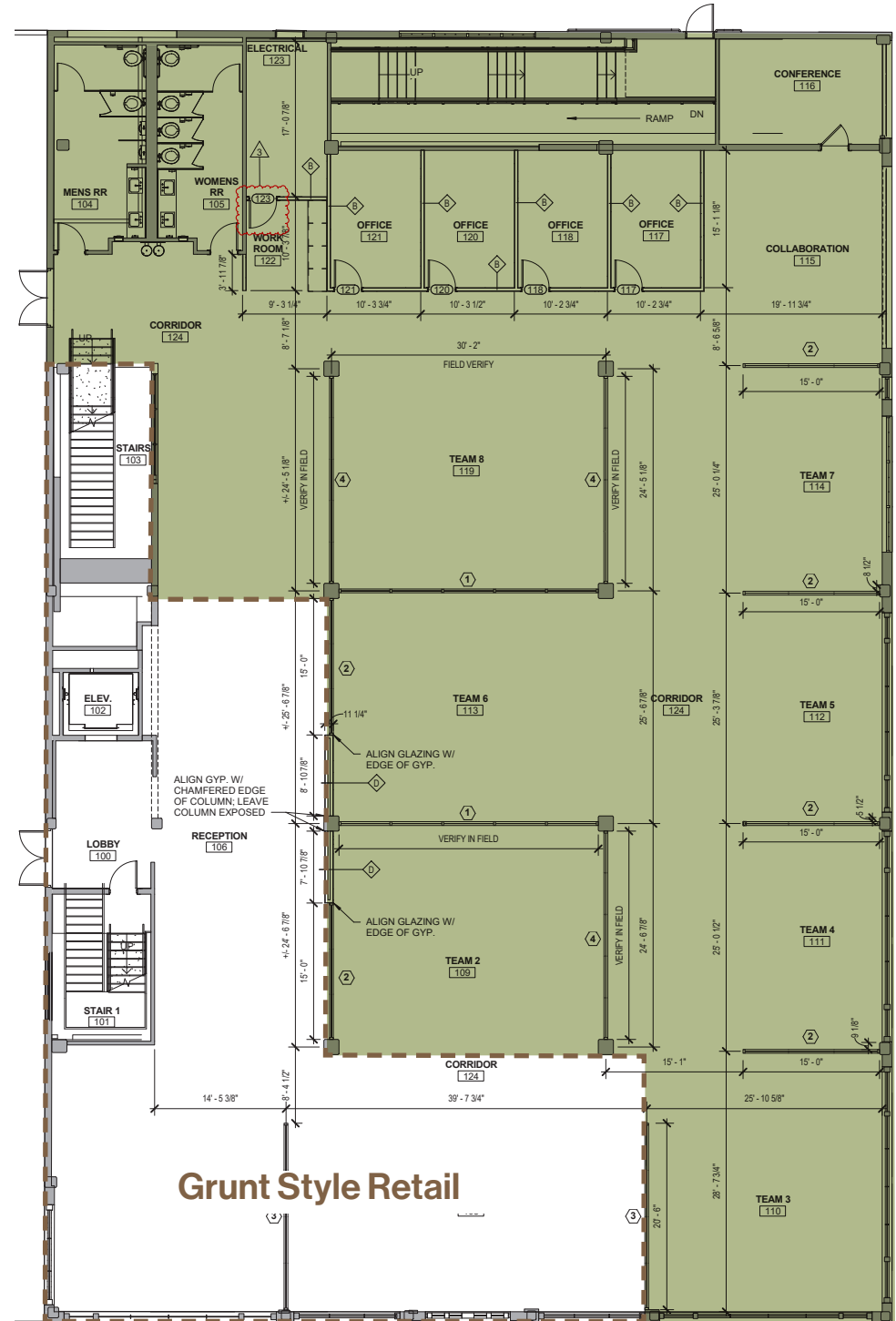
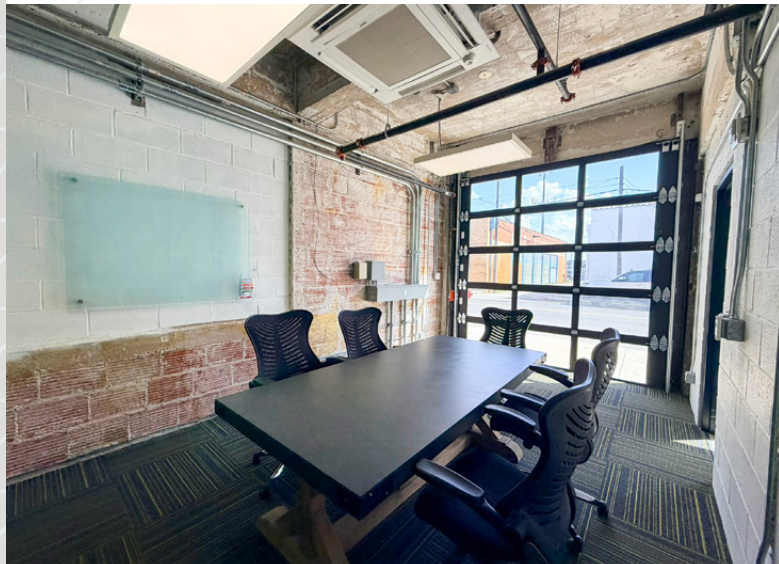
SECOND FLOOR

LARGE CONFERENCE ROOMS, TENANT LOUNGE & EXECUTIVE OFFICES



Availability- 1st floor 8,045 RSF

Flexible office environment with combination of private offices, open office, conference rooms and collaboration spaces, break room and restrooms.



Tenant Amenities and Common Areas



Large Conference Room/Training



Team Collaboration Spaces



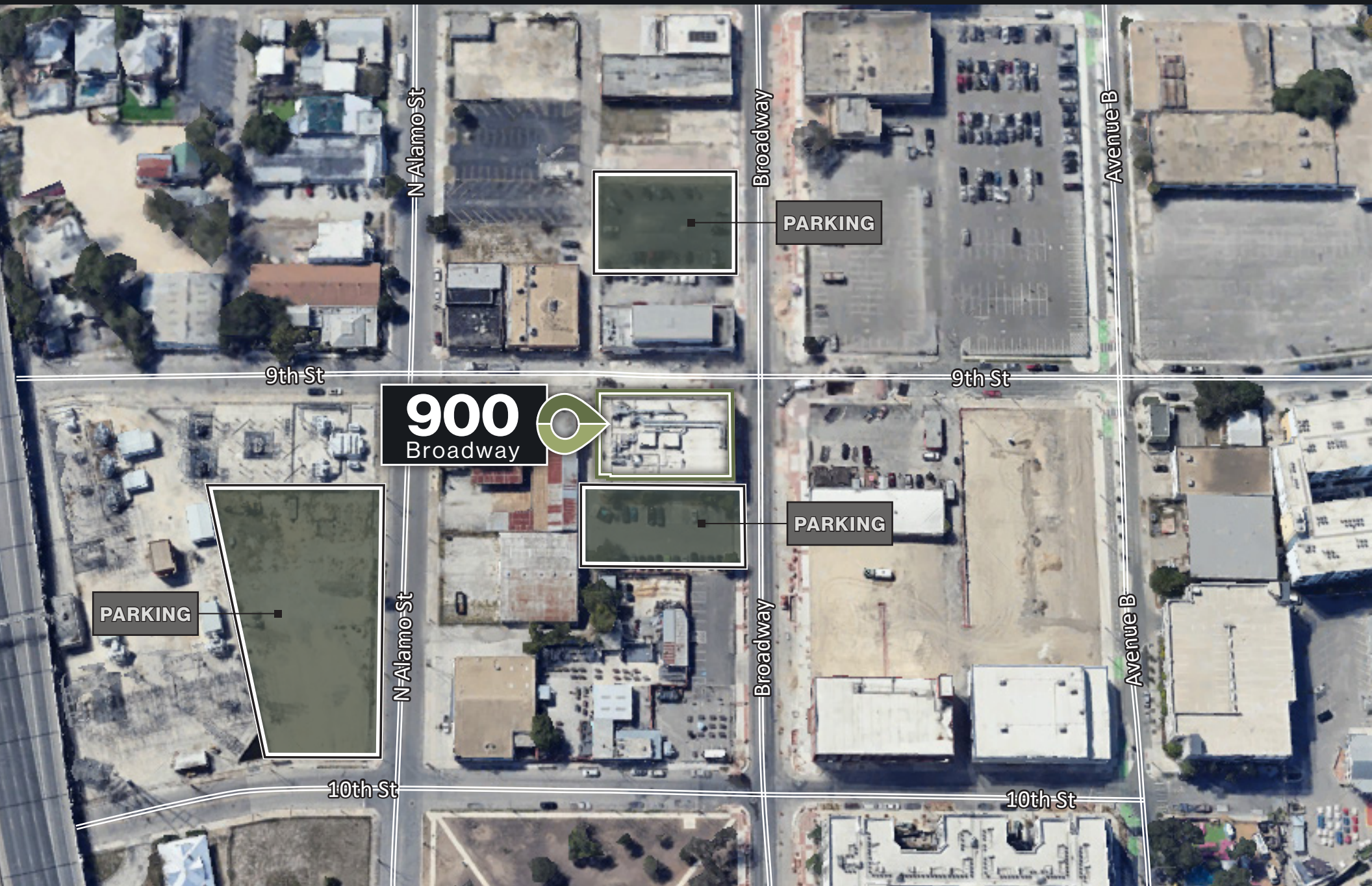
Workout Room



Locker Room with Showers



Parking Map



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900 Broadway



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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