

EXCLUSIVE

Turn-Key Headquarters Opportunity

500 Navarro Street | Downtown San Antonio

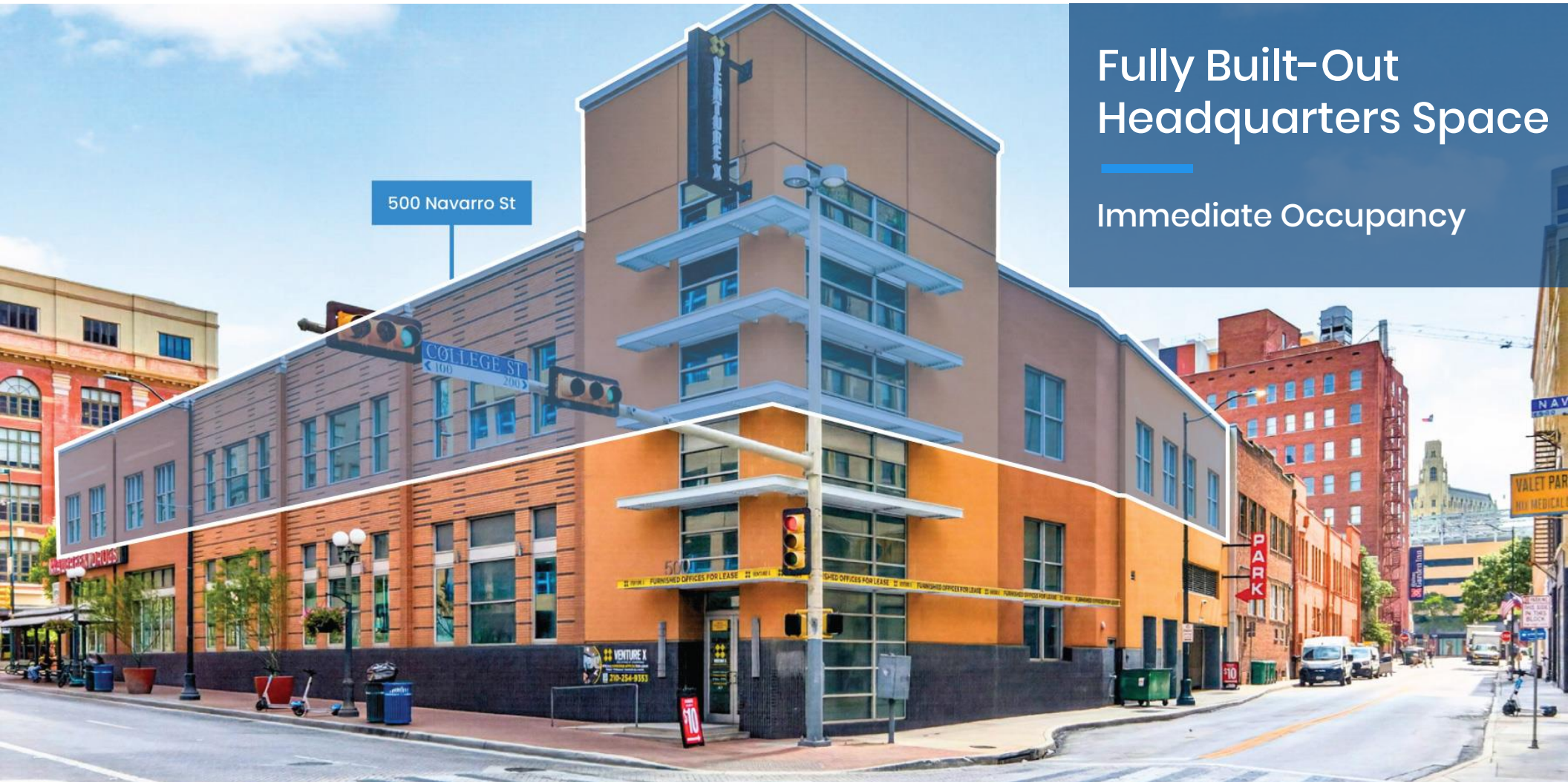


ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Fully Built-Out
Headquarters Space

Immediate Occupancy



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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.



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PROJECT OVERVIEW

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

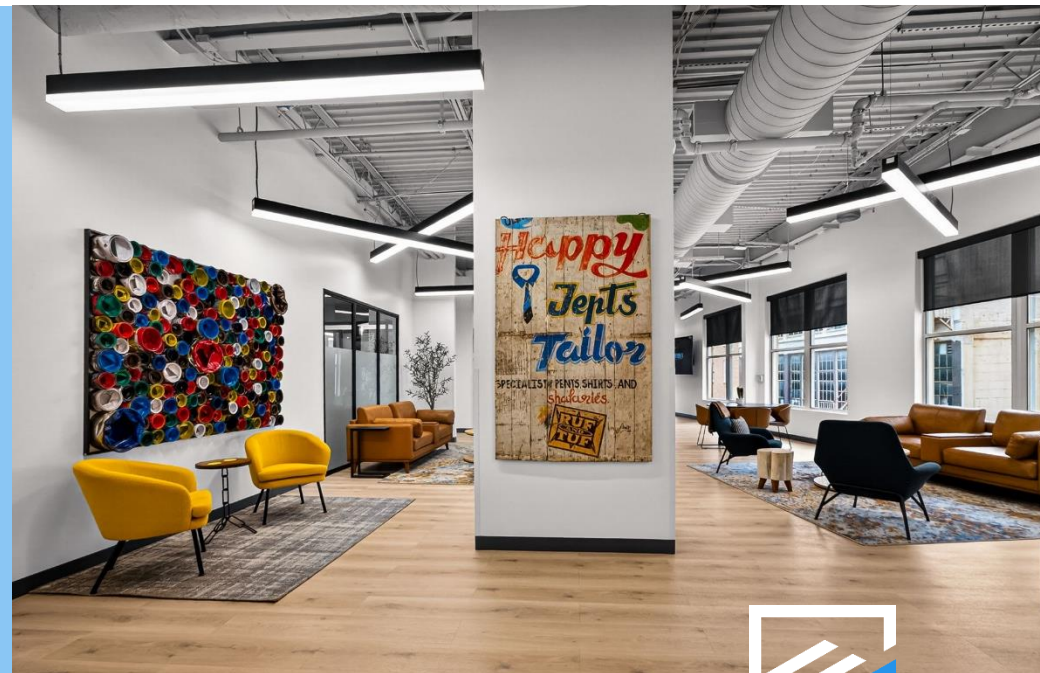
This highly visible property allows a tenant to step directly into a fully built-out office environment featuring private offices, conference rooms, collaborative work areas, reception space, and modern employee amenities—significantly reducing the time, cost, and disruption associated with a traditional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



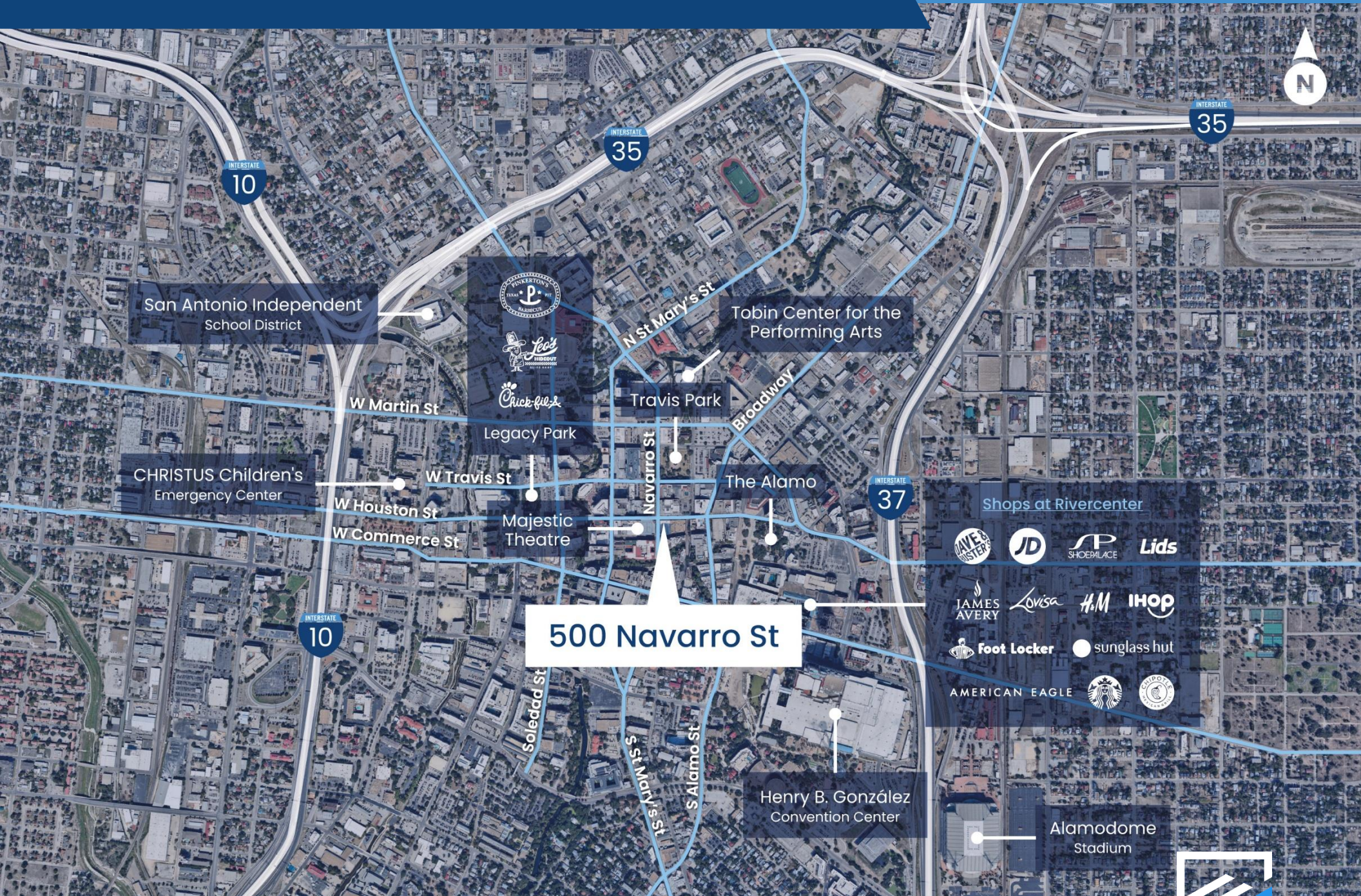
CONTACT || GUSTAVO TORRES, CCIM || 210 219 3680 || GUS@ENTRUST-CA.COM || LIC #681940

AERIAL MAPS



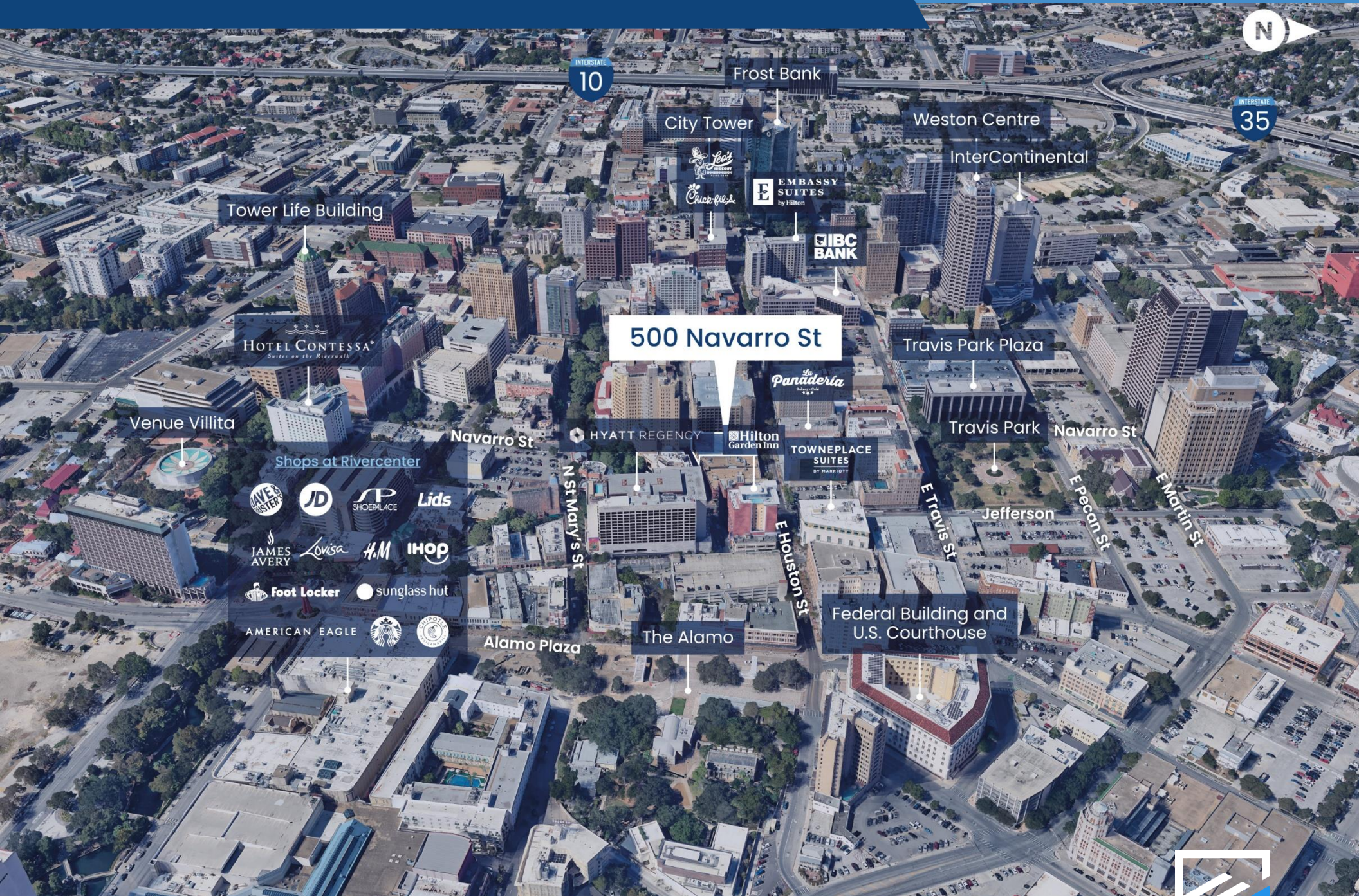
AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY



AERIAL MAP

EXCLUSIVE LEASING OPPORTUNITY

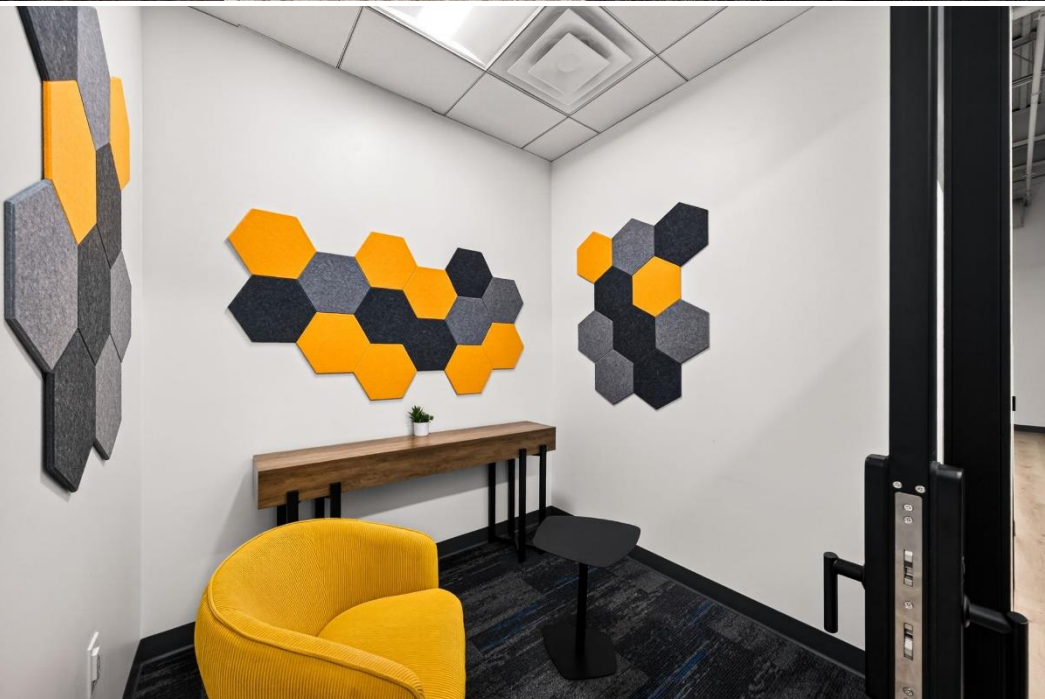


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INTERIOR

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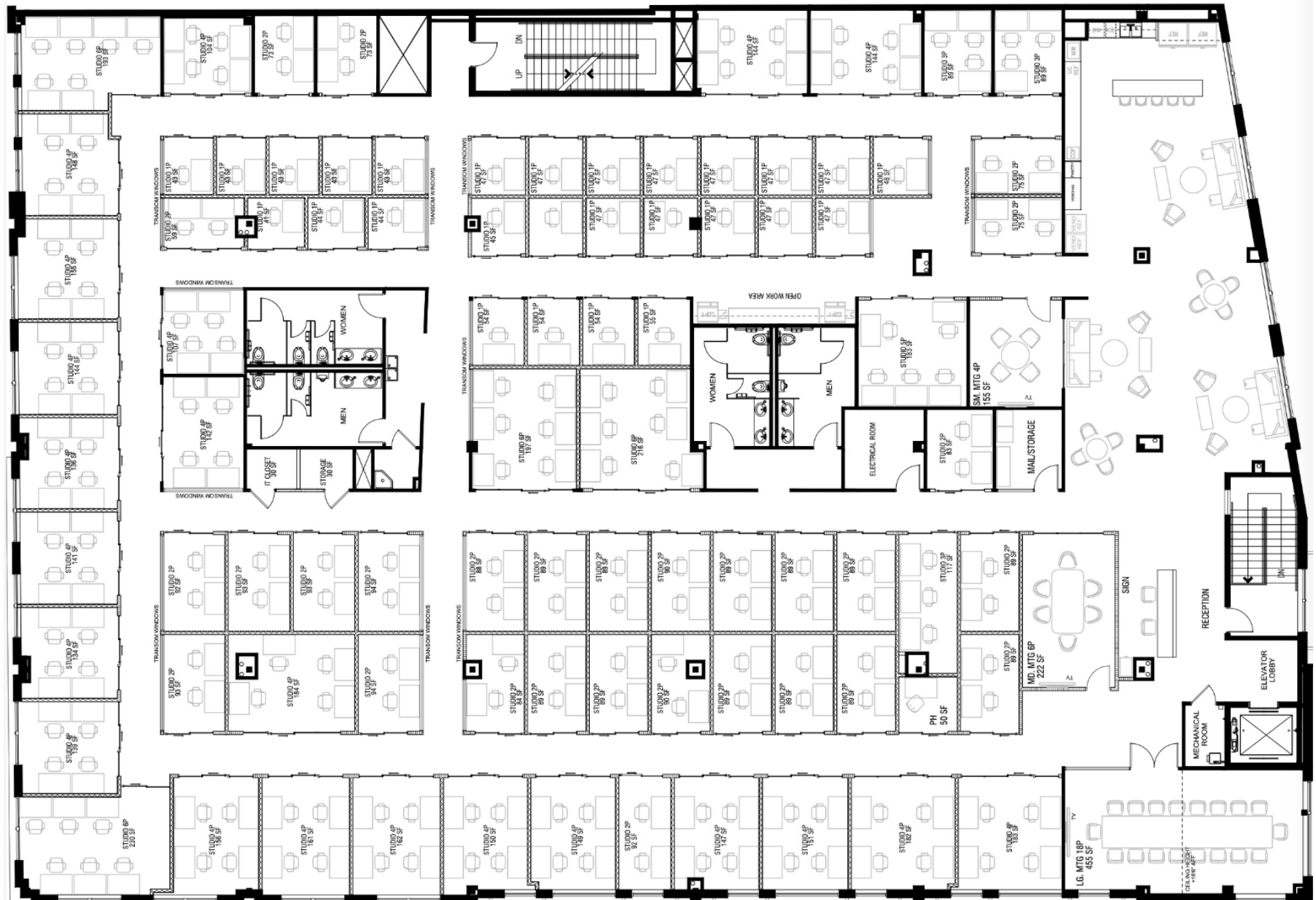
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FLOORPLAN



FLOORPLAN

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FLOORPLAN OPTION

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Common Area

New Tenant

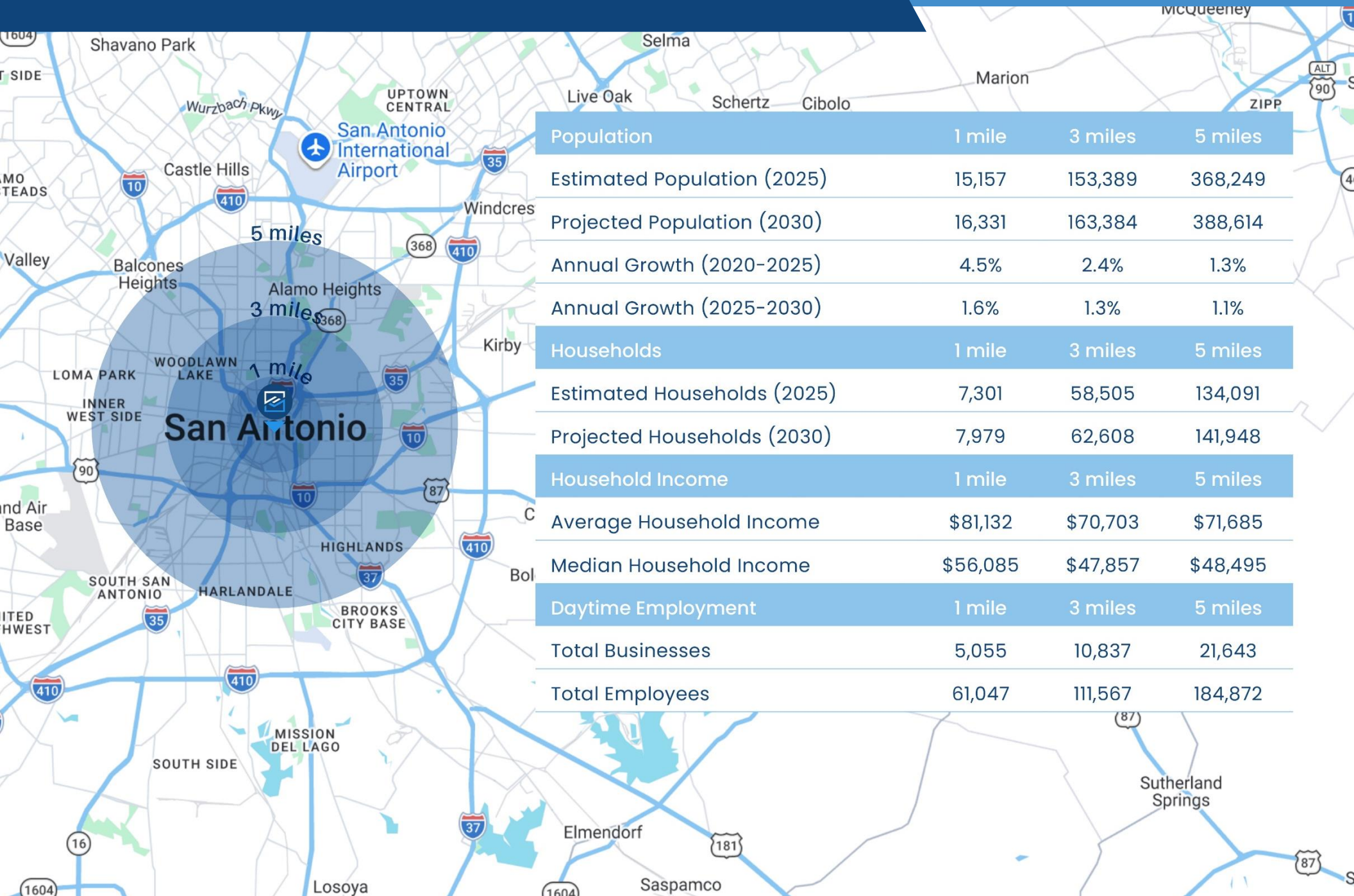
Existing Tenant

DEMOGRAPHICS



DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



Population	1 mile	3 miles	5 miles
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	1 mile	3 miles	5 miles
Estimated Households (2025)	7,301	58,505	134,091
Projected Households (2030)	7,979	62,608	141,948
Household Income	1 mile	3 miles	5 miles
Average Household Income	\$81,132	\$70,703	\$71,685
Median Household Income	\$56,085	\$47,857	\$48,495
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	5,055	10,837	21,643
Total Employees	61,047	111,567	184,872



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.

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. **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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Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
Gustavo Torres	681940	gus@entrust-ca.com	726.230.6105
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Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov