

T H E
CREAMERY
B L D G

3,335 RSF SUBLEASE



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PROPERTY OVERVIEW

Building overview

The Creamery is a newly renovated mixed use project with available office space, a coffee shop, restaurants, bars, food trucks, a multi-family project and is adjacent to the San Antonio River with access to walking trails. It is conveniently located with easy access to Hwy 281 and other major thoroughfares and is in close proximity to the The Pearl district and surrounding neighborhoods with numerous other amenities.

44,682 SF
office

3,335 SF
sublease space available

ON-SITE
AMENITIES



LUNATIQUE

ROOFTOP GARDEN AT AMELIA

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AMENITIES

Restaurants

- 1 Hook Land & Sea
- 2 Burger Boy
- 3 Curry Boys BBQ
- 4 Velvet Taco
- 5 La Gloria
- 6 Down on Grayson
- 7 Nineteen Hyaku
- 8 Ay Caramba Taco Cantina
- 9 Josephine Street
- 10 Arrosta
- 11 Allora
- 12 Carriqui
- 13 Ladino
- 14 Full Goods Diner
- 15 Brasserie Mon Chou Chou
- 16 Supper
- 17 Boiler House at the Pearl
- 18 Southerleigh
- 19 Botika
- 20 Bakery Lorraine
- 21 Cured
- 22 Food Hall
- 23 WonderSlice Pizza
- 24 Freight Fried Chicken
- 25 Best Quality Daughter
- 26 Restaurant Claudine
- 27 Fried Hard
- 28 Besame Bar
- 29 Smash'd
- 30 Demo's Greek Food

Coffee

- 1 NOLA Brunch & Beignets
- 2 Summer Moon Coffee
- 3 Gravvies Coffee
- 4 Local Coffee
- 5 Larder
- 6 Crème Coffee & Social
- 7 Amaretti Coffee & Chai
- 8 Lick Honest Ice Creams

Bars and Entertainment

- 1 Amelia Social Lounge
- 2 Midnight Swim
- 3 Little Death
- 4 Sternewirth
- 5 Jazz-TX
- 6 High Street Wine Co.
- 7 Sam's Burger Joint
- 8 Blue Box Bar
- 9 The Lonesome Rose
- 10 Brackenridge Golf Course
- 11 The Modernist

Apartments and Hotels

- 1 Hotel Emma
- 2 Tin Top Flats
- 3 The Can Plant Residences
- 4 The Josephine
- 5 Cellars at Pearl

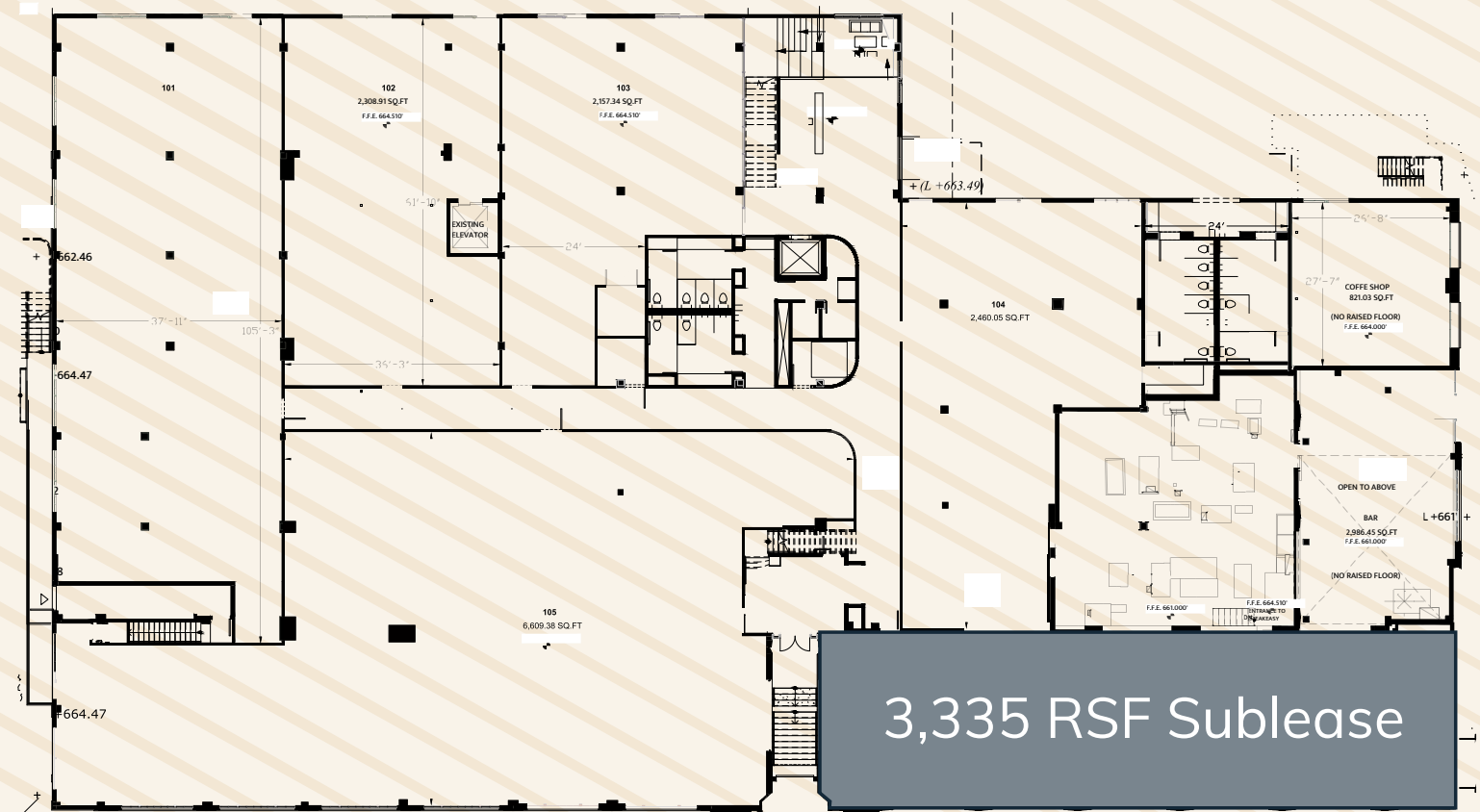


SITE PLAN

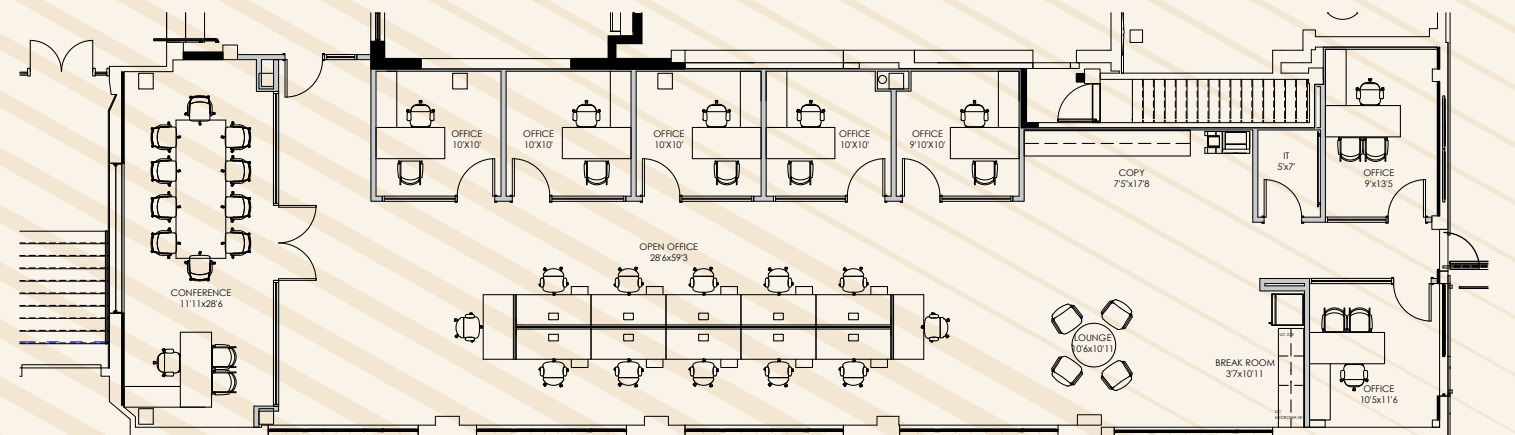


FLOOR PLANS

FIRST FLOOR



CONCEPTUAL SPACE PLAN



T H E
CREAMERY
B L D G

875 E. ASHBY PLACE | SAN ANTONIO, TX 78212

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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.

2-10-2025



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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Buyer/Tenant/Seller/Landlord Initials

Date