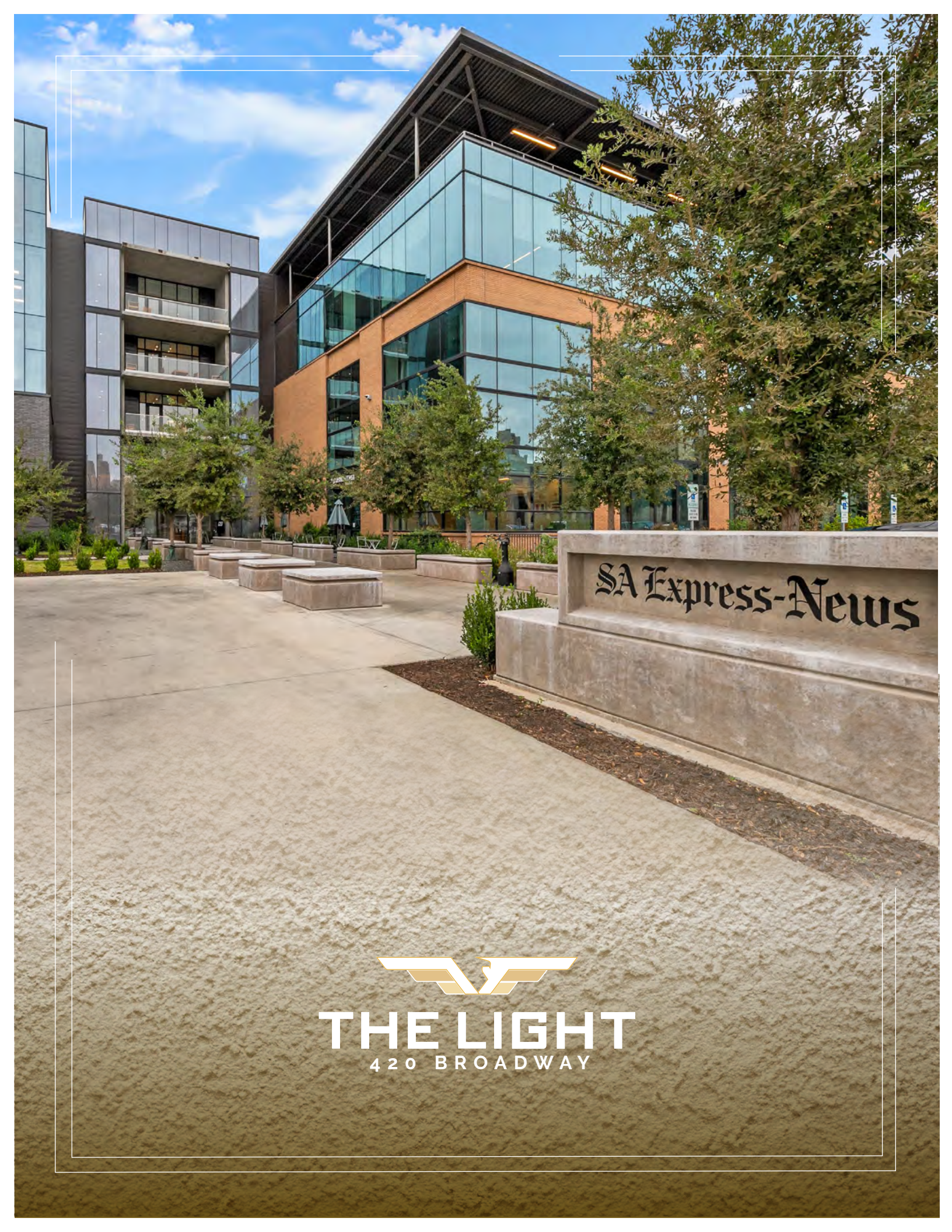




SA Express-News


THE LIGHT
420 BROADWAY

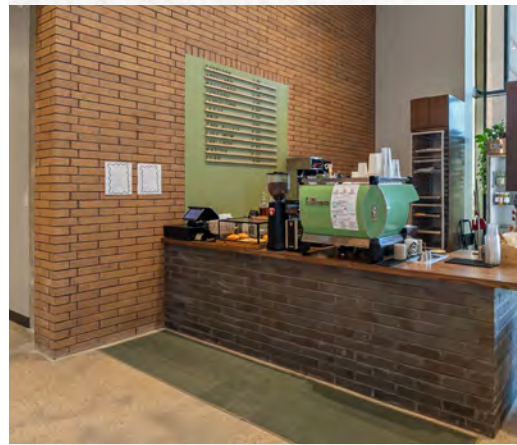


The Light Building stands as a testament to San Antonio's rich history and its dynamic future. Originally constructed in the 1930s, this iconic structure was once the bustling headquarters of The San Antonio Light newspaper, a publication that illuminated the city's stories for over a century.

Today, the Light Building stands as a trophy asset in San Antonio's commercial real estate market. Its gleaming exterior still captures the essence of its Art Deco origins, while the interior buzzes with the energy of modern enterprise. Tech startups, creative agencies, and forward-thinking companies now call this revitalized space home, drawn by its unique blend of historical significance and cutting-edge functionality.

The building's transformation extends beyond its walls, catalysing development in the surrounding area. What was once a quieter part of downtown has become a vibrant district, with new restaurants, cafes, and boutiques springing up to serve the influx of professionals.





Building & Amenities

The Light Building - 148,347 sf

Available space

Print Building
Floor 2 - 19,962 RSF

Light Building
Floor 3 - 7,250 RSF

Parking

403 surface spaces

43 lower level spaces

446 total | 3:1,000 sf



Amenities



Coffee shop and
grab & go kiosk
in the lobby



Gym &
showers



Lobby
wellness room



Exterior
balconies/patios



Security
patrol



Below ground
executive parking
garage



amenities



Available space

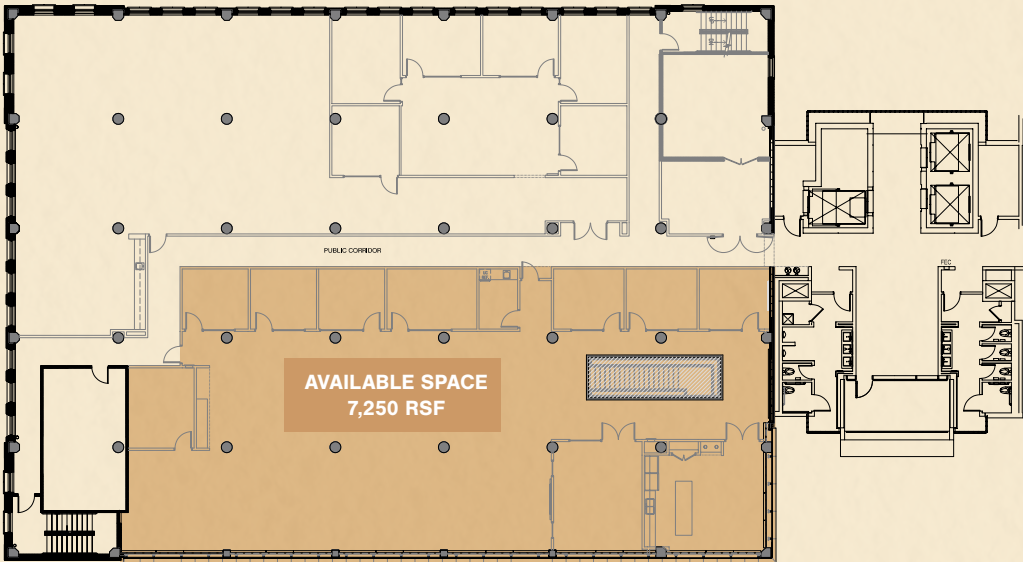
Floor 2 - Print Building
19,962 RSF Available



Click or Scan

VISUALIZE SPACE VIEW DEMISING OPTIONS

Floor 3 - Light Building
7,250 RSF Available



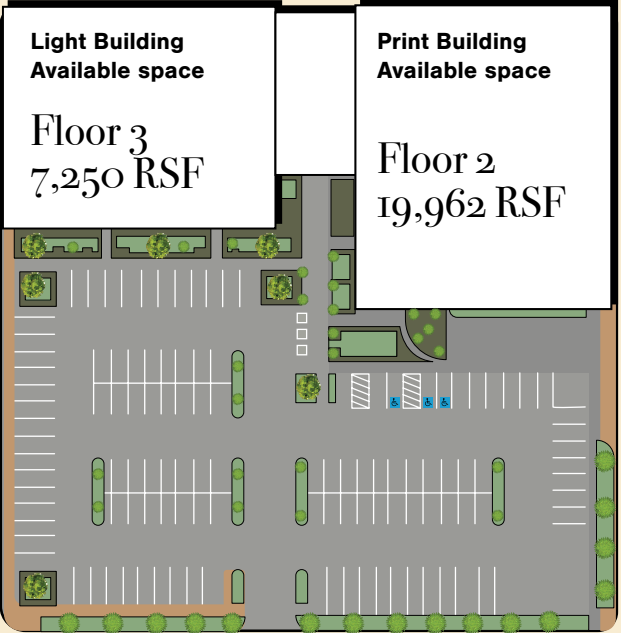
Click or Scan

VISUALIZE SPACE

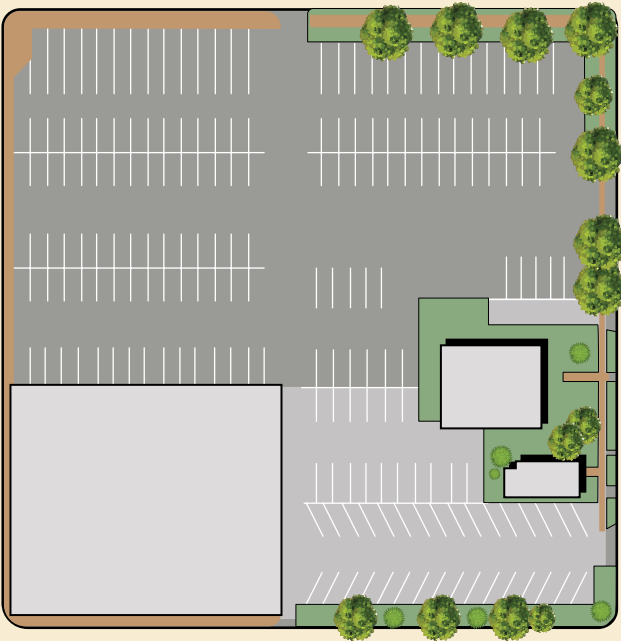


MCCULLOUGH AVE

BROADWAY



4TH ST



3RD ST



The Pearl



Tobin Center for the Performing Arts



The Thompson Hotel



Make Ready Market

One-of-a-kind River North location

Walk Score:
82 very walkable

Transit Score:
77 excellent transit

Bike Score:
63 bikeable

Walkable Hospitality entertainment

Many of San Antonio's top entertainment and hospitality venues within a few blocks of the properties

Nestled along the San Antonio River between downtown and the Pearl, Make Ready Market serves as the nucleus of the River North area. Our prime location, just a 10-minute bicycle ride from the central business district and the Pearl, bridges the gap between urban amenities and local charm.

Surrounded by thriving communities and attractions like the Maverick Dog Park, Make Ready Market is perfectly positioned to foster connections and create lasting memories.

Location



Pearl

THE PEARL DISTRICT

22-acre, mixed-use space featuring retail, dining, a riverside amphitheater, and the third campus of The Culinary Institute of America

18+ local restaurants, 15+ shops

5 minutes from properties

**FORT SAM HOUSTON
(ARMY SOUTHERN COMMAND)**
4 MILES

1900 BROADWAY

ENCORE GRAYSON

ALAMO COLLEGES HQ

BROADWAY EAST

RIVERA ON BROADWAY

JONES RIO APARTMENTS

RIVER HOUSE APARTMENTS

FLATS AT RIVER NORTH

THE SOTO

SCOTTISH RITE PERFORMING ARTS

THE JOSEPHINE

THE CREAMERY

JONES AT PEARL REACH
(Development Details Pg. 23)

SAN ANTONIO
MUSEUM OF ART

PHIPPS BUILDING

WYNDHAM GARDEN

CPS ENERGY HQ

MAKE READY MARKET
7 Restaurants | Coffee Shop
Idle Beer Hall & Brewery

501 BROADWAY

318 MCCULLOUGH

THE LIGHT
420 BROADWAY

TRINITY UNIVERSITY

THE ART RESIDENCES
THOMPSON HOTEL

SAN ANTONIO RIVERWALK
MUSEUM REACH

TOBIN CENTER FOR THE PERFORMING ARTS

TRAVIS PARK

TRAVIS PARK PLAZA

ONE
RIVERWALK

300 CONVENT

BAPTIST MEDICAL CENTER

INTERSTATE
37

US HIGHWAY
281



THE LIGHT

420 BROADWAY

Robert McDonough 210-839-2037 robert.mcdonough@jll.com



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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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Robert Oliver McDonough	738316	robert.mcdonough@jll.com	210-839-2037
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date