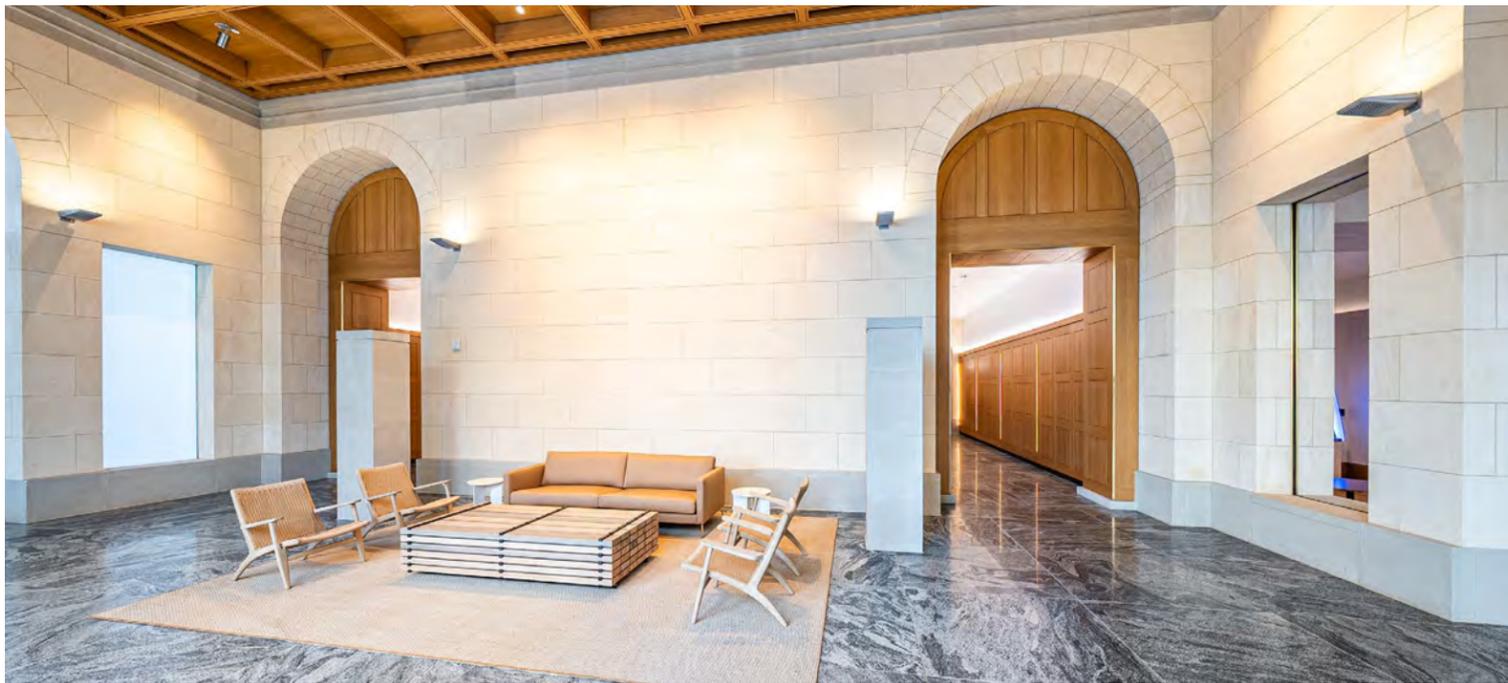


Last Space on Top Floor with Terrace Views



THE
JEFFERSON BUILDING
AT 1900 BROADWAY





Only one suite remains on the Top Floor



Walk-out Terrace



Amazing Views of Downtown



Luxurious Finishes



Great place for family office, company HQ, foundation office, or anyone that appreciates privacy and security



Featured Pearl Area Restaurants

- | | |
|-------------------------|---------------------------|
| Bakery Lorraine | Lick Honest Ice Cream |
| Best Quality Daughter | Local Coffee Founders |
| Boiler House | Restaurant Claudine |
| Food Hall | Sam's Burger Joint |
| Brasserie Mon Chou Chou | Savor |
| Carriqui | Southerleigh Fine Food |
| Chilaquil | Sternewirth |
| Down on Grayson | Supper |
| Cured | The Modernist |
| Full Goods Diner | Wonderslice |
| Go Fish Market | Velvet Taco |
| High Street Wine Co. | Nicosi |
| Jazz, TX | |
| Josephine Street | Featured New Below |
| La Gloria | Isidore |
| Ladino | Fife and Farro |
| Larder | Mezquite |



Olmos Park
Avg. Home Value \$576,408
Median Age: 40.9

Alamo Heights
Avg. Home Value \$591,000
Median Age: 45.3

Terrell Hills
Avg. Home Value \$593,914
Median Age: 45.3

SAN ANTONIO COUNTRY CLUB

JAPANESE TEA GARDENS

SAN ANTONIO ZOO

BRACKENRIDGE PARK

BRACKENRIDGE GOLF COURSE

Fort Sam Houston
400-Acre U.S Army Base
Employs over 27,000 military and civilian personnel

THE JEFFERSON BUILDING
AT 1900 BROADWAY

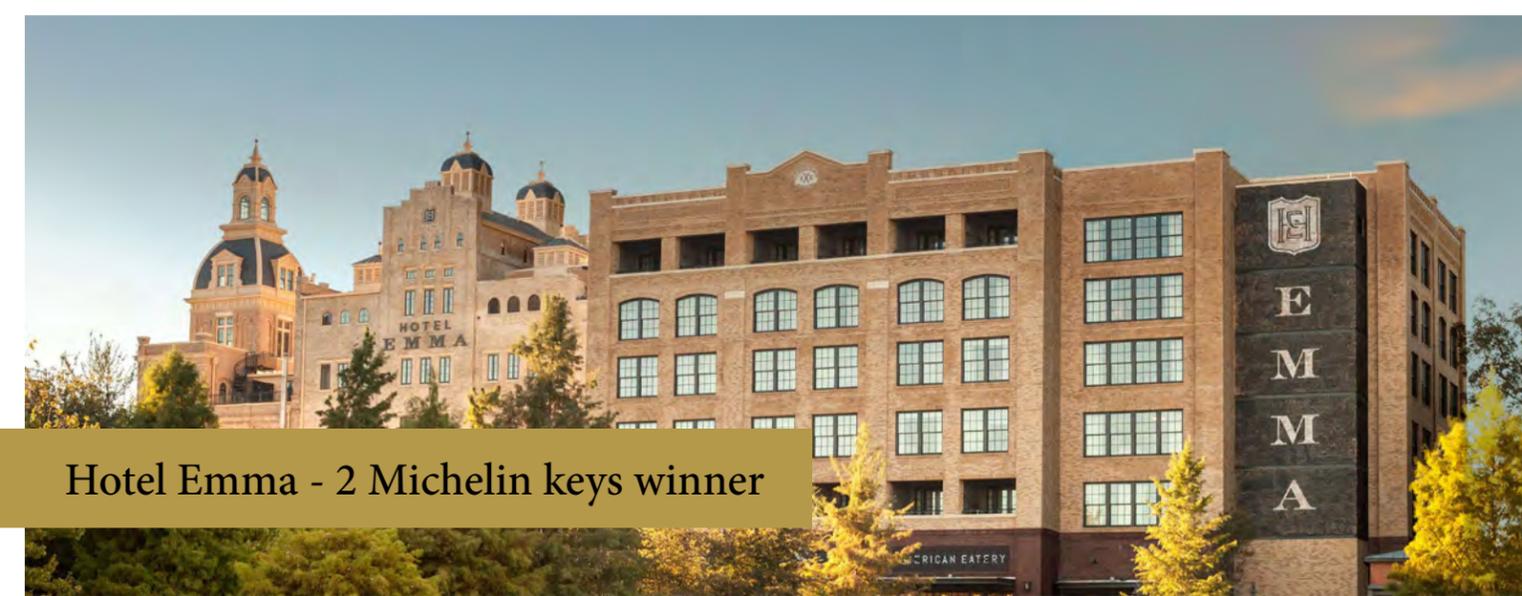
Pearl
22-Acres
29 Restaurants & Bars • 13 Shops & Services
Award Winning Hotel Emma
498K SF Class A Office
550+ Class A Residential Units

San Antonio River

281

281





Hotel Emma - 2 Michelin keys winner



Stable Hall 1894



Pullman Market at Pearl

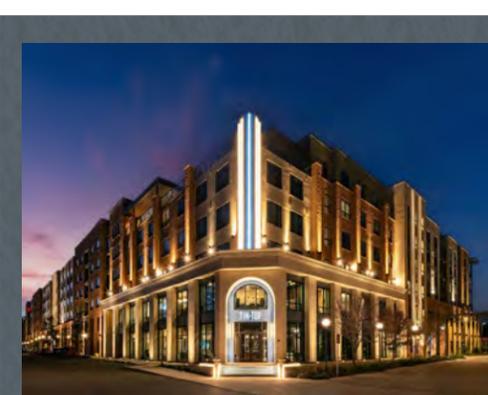


The Pearl

Midtown is the best place to be in San Antonio for culture and vibrant atmosphere

Walkable Hospitality entertainment

Home to unforgettable cuisine, rich history, curious articles, and all the charm of South Texas. When you visit Pearl, we'd bet you won't ever walk the same path twice.



The Creamery

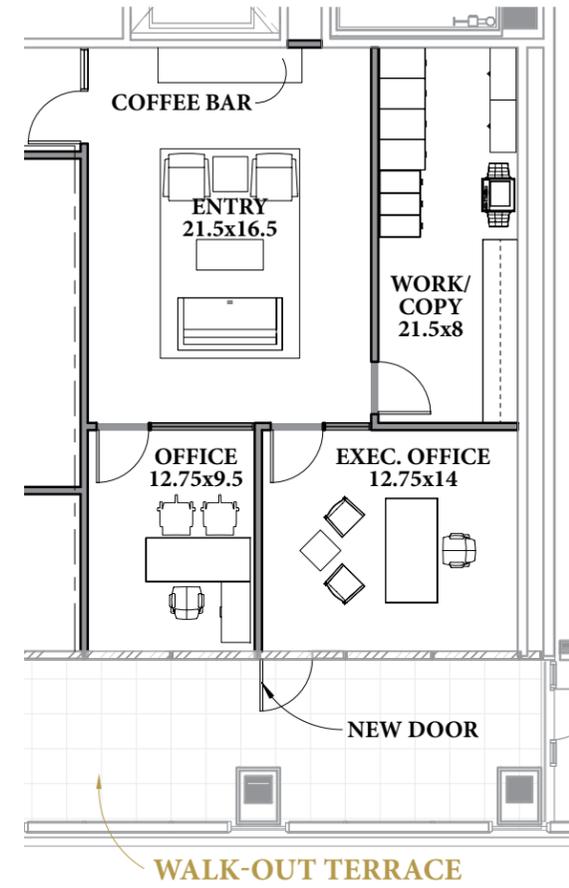
A mixed-use facility featuring apartments, restaurants, & office spaces, The Creamery Entertainment District aims to become the premier location for pleasure, leisure & enjoyment for local San Antonians & visitors to the Alamo City alike. Future additions will include additional spots for hospitality & more diverse eateries for guests to enjoy.

Terrace Level - ±1,290 RSF

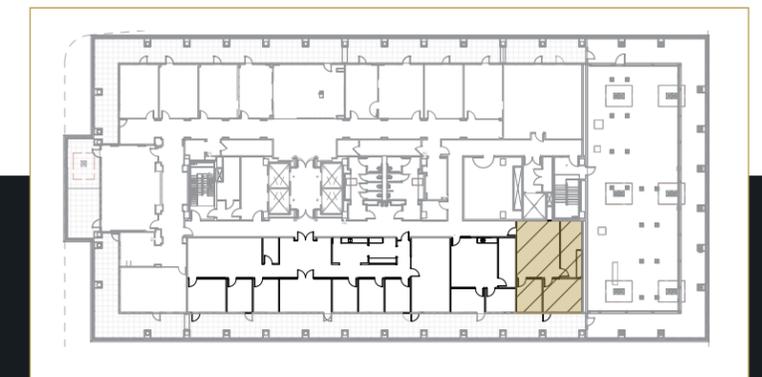
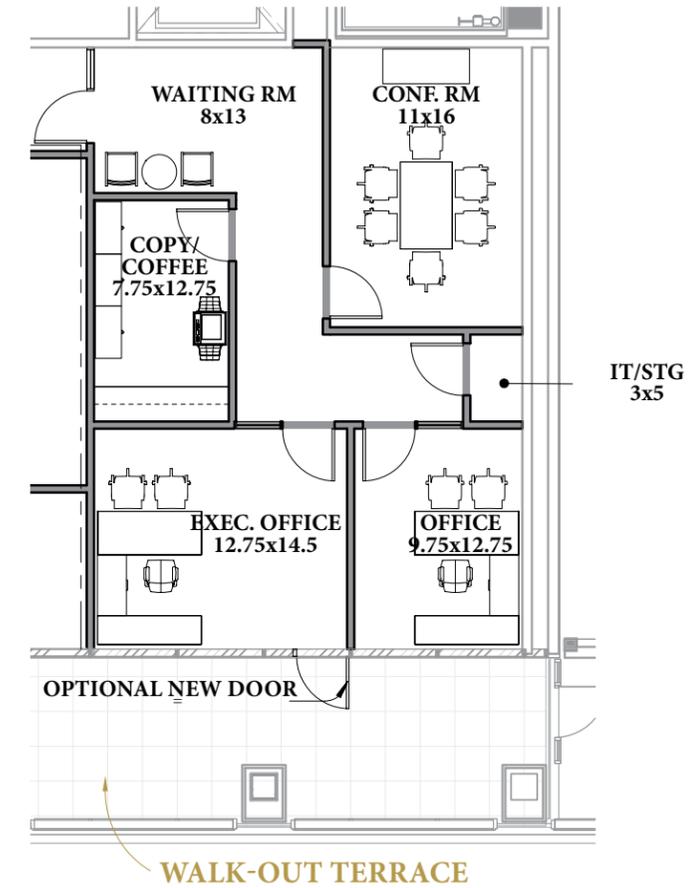
AVAILABLE SPACE



OPTION A



OPTION B



Jefferson Bank

JLL

MILAM REAL ESTATE CAPITAL, LLC

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

THE
JEFFERSON BUILDING
AT 1900 BROADWAY

Leasing inquiries, please contact:

Mark Krenger
+1 210 293 6870
mark.krenger@jll.com



Jefferson Bank



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.