403 E Commerce Street

HISTORIC OFFICE SPACE

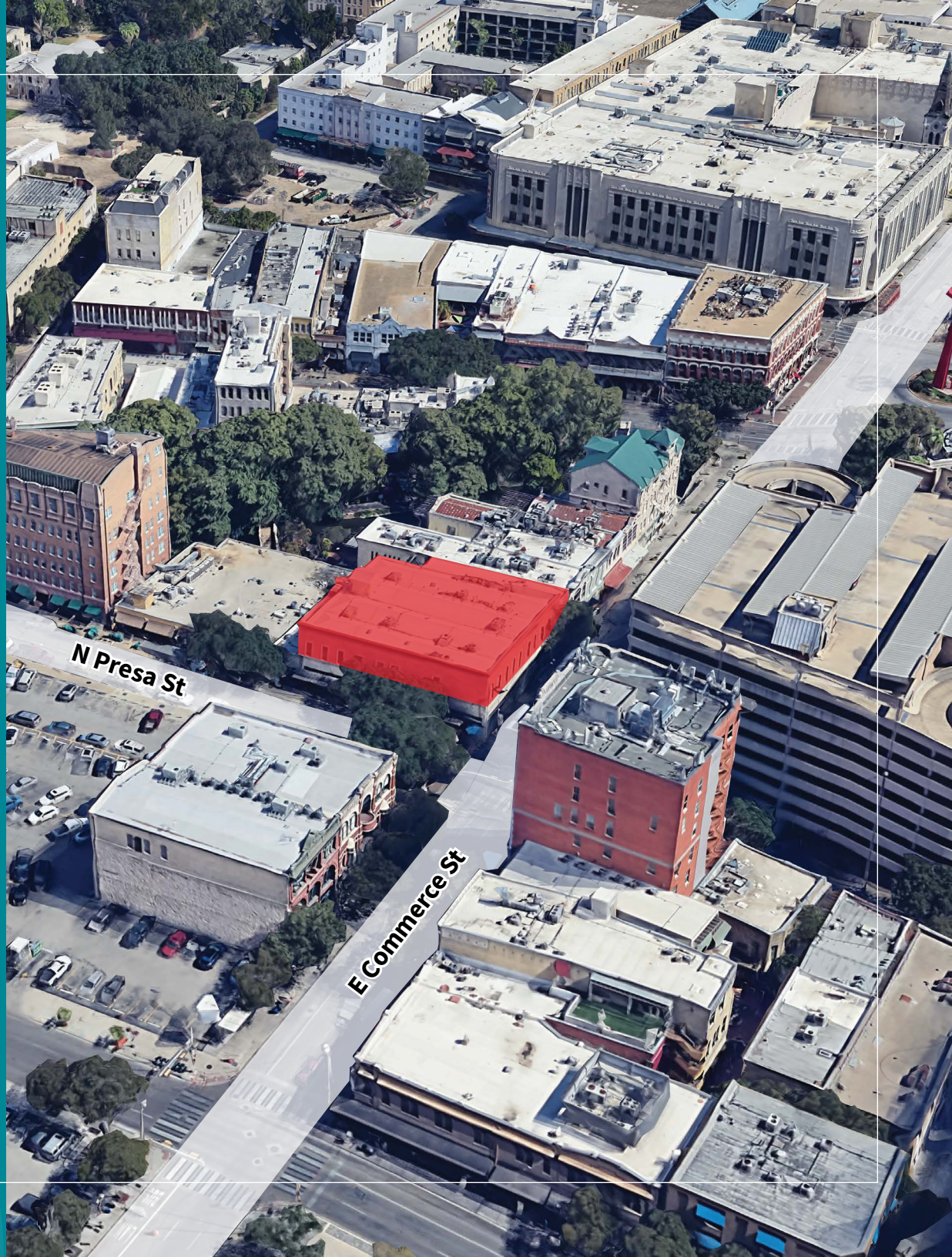
JLL

Jones Lang LaSalle Americas, Inc.

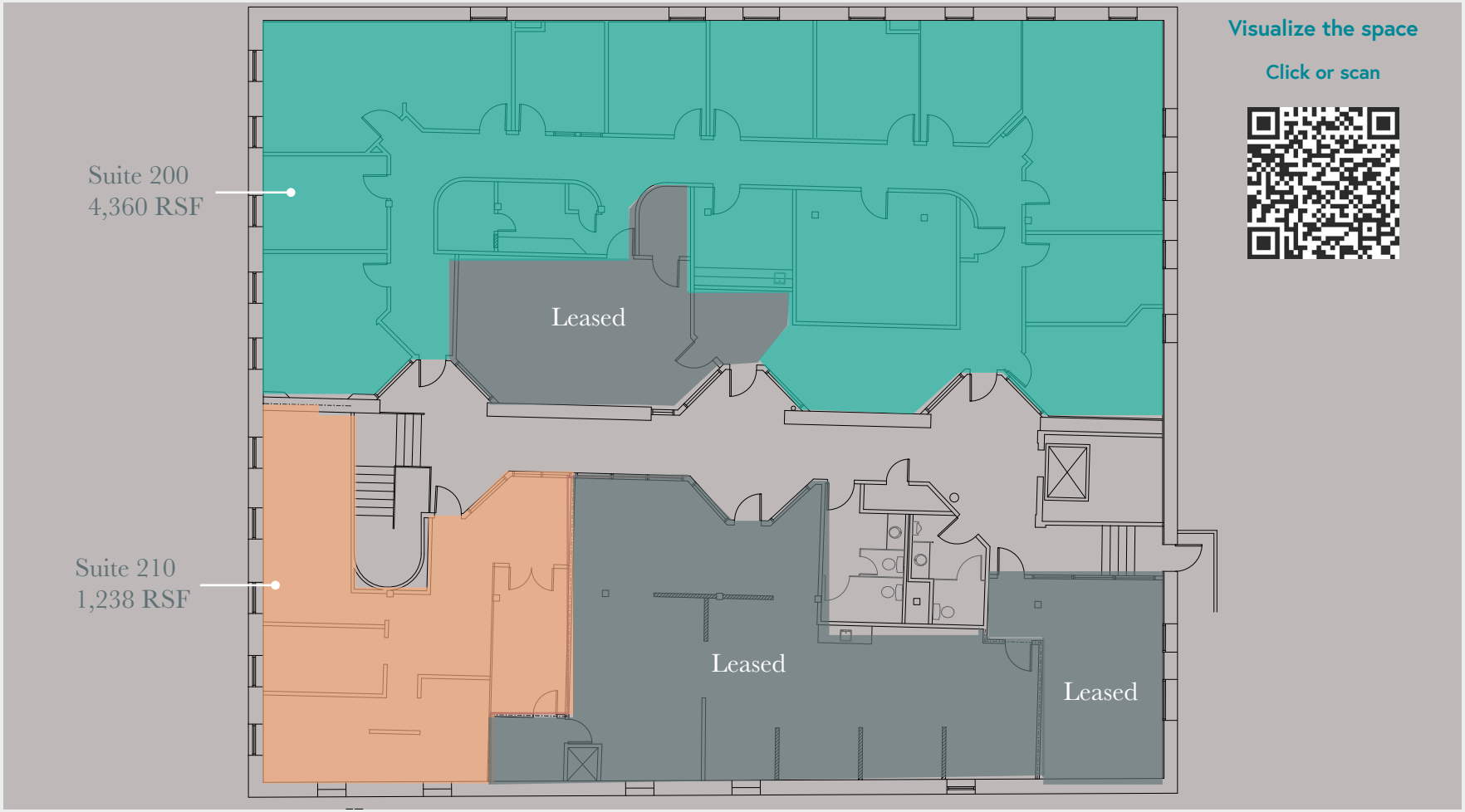
Location overview

Located along the picturesque San Antonio River Walk, 403 E Commerce is a 21,701 SF building providing stunning views and versatile space options. This is a rare chance to secure an historic office space for immediate occupancy. In close proximity to the City and County offices, Federal Court House and the UTSA School of Data Science. Retail tenants located at street level and River Walk level.

- **Suites ranging from 1,238 RSF to 4,360 RSF**
- **River walk frontage**
- **Immediate occupancy**
- **Proximity to walkable amenities**
- **Garage and Surface parking options located across the street**
- **Aggressive lease terms available**



Floor plan


Suite 200
4,360 RSF
Leased
Suite 210
1,238 RSF
Leased
Leased
Visualize the space
Click or scan

An Amenity Driven Area

Downtown San Antonio is home to over 60,000 people, 10,000 students and the workplace for thousands more, it is a diverse center of arts, entertainment, and business.

Restaurants

- Alfredo's Gelato Pizza Cannoli & Café
- Ambler Texas Kitchen + Cocktails
- Battalion
- Biga
- Blush Restaurant & Bakery
- Bohanan's Prime Steaks and Seafood
- Box St. All Day Brunch
- Bubba Gump Shrimp Co.
- Casa Rio
- CommonWealth Coffeehouse & Bakery Weston
- Dough Pizzeria Napoletana
- Dorrego's
- Gus's World Famous Fried Chicken
- Guadalajara Grill
- Hot Joy
- La Focaccia Italian Grill
- La Frite Belgian Bistro
- La Panadería Bakery Café
- Landrace
- Landry's Seafood House
- Little Em's Oyster Bar
- Luna Rosa Puerto Rican Grill y Tapas
- Maverick Coffee Bar
- Maverick Texas Brasserie
- Maverick Whiskey
- Mixtli
- NONNA Osteria
- Ocho
- Pinkerton's Barbecue
- Range | Steak - Seafood - Field
- Rebelle
- Rosario's ComidaMex & Bar
- Royal Blue Grocery
- Saltgrass Steak House
- Smoke Texas River Walk
- Stout's Signature
- Texas De Brazil
- The Friendly Spot Ice House
- The Moon's Daughters
- The Palm
- The Republic of Texas Restaurant
- The River's Edge Cafe & Patio Bar
- Thai Lucky Sushi Bar & Restaurant
- Tito's Mexican Restaurant
- Whataburger

Entertainment & Landmarks

- Alamodome
- Aztec Theatre
- Bexar County District Courts
- Hemisfair Park Redevelopment
- Henry B. González Convention Center
- La Villita Historic Village
- Majestic Theatre
- Shops at Rivercenter
- The Alamo
- Tobin Center for Performing Arts
- Tower of the Americas
- UTSA Institute of Texan Cultures
- UTSA Southwest Campus

Hotels

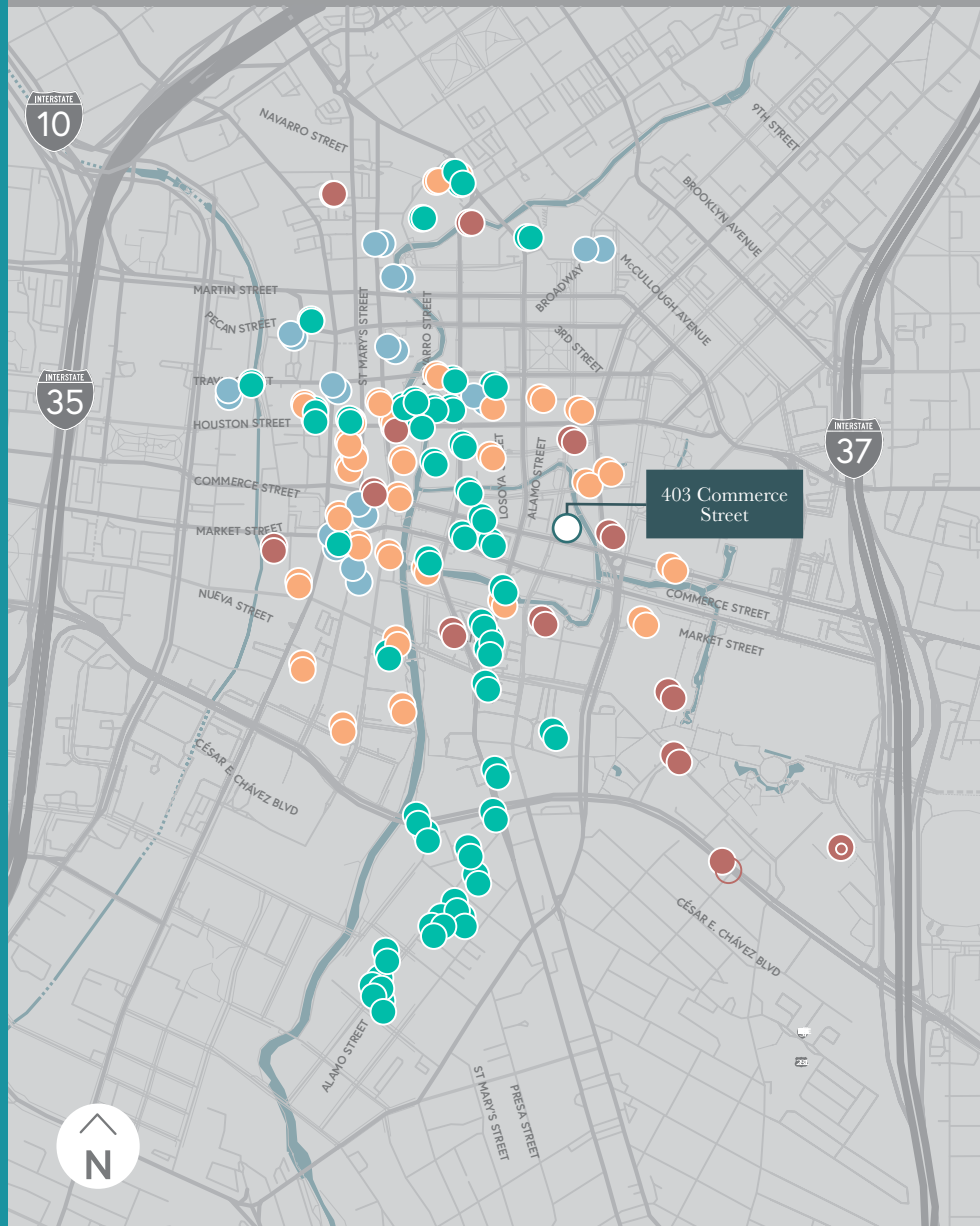
- Club Wyndham La Cascada
- Courtyard by Marriott San Antonio Riverwalk
- Drury Inn & Suites San Antonio Riverwalk
- Drury Plaza Hotel San Antonio Riverwalk
- Embassy Suites by Hilton San Antonio Riverwalk
- Grand Hyatt San Antonio River Walk
- Hilton Palacio del Rio
- Holiday Inn San Antonio-Riverwalk
- Homewood Suites by Hilton San Antonio-Riverwalk/ Downtown
- Hotel Contessa
- Hotel Gibbs Downtown San Antonio Riverwalk
- Hotel Indigo San Antonio-Riverwalk
- Hotel Valencia Riverwalk
- Hyatt Place San Antonio/ Riverwalk
- Hyatt Regency San Antonio Riverwalk
- Menger Hotel
- Mokara Hotel & Spa
- O'Brien Riverwalk Boutique Hotel
- Omni La Mansión del Rio
- Riverwalk Plaza Hotel
- San Antonio Marriott Rivercenter on the River Walk
- SpringHill Suites by Marriott San Antonio Downtown/ Riverwalk Area
- The Crockett Hotel
- The Emily Morgan San Antonio - a DoubleTree by Hilton Hotel
- The Gunter Hotel San Antonio Riverwalk
- The St. Anthony, a Luxury Collection Hotel, San Antonio
- The Westin Riverwalk, San Antonio
- Thompson San Antonio – Riverwalk, by Hyatt
- TownePlace Suites by Marriott San Antonio Downtown Riverwalk
- Valencia Hotel Group Central Reservations

Office Buildings

- 300 Convent St
- 401 E Houston St
- Frost Bank
- IBC Centre I & II
- International Center
- Light Building
- One Alamo Center
- One Riverwalk Place
- Travis Park Plaza
- Weston Centre

Major Companies with a Significant CBD Presence:

AECOM, AT&T, AmegyBank of Texas, Bitdefender, Dykema, CPS Energy, Google Fiber, Frost, EY, USAA, HAYNES BOONE, IBC BANK, NORTON ROSE FULBRIGHT, UTSA



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