

7600
BROADWAY

PREMIER
OFFICES



 EMBREY

INTRODUCTION

Embrey Partners, a diversified and nationally recognized real estate investment company, is leading the development of an upscale mixed-use project offering refined living and premier offices in one of San Antonio's most desirable communities.

The property will be known simply as 7600 Broadway, drawing part of its identity from one of the city's most iconic and historic streets. The building is situated on a unique triangle of land at the corner of Broadway and Nacogdoches, a gateway to the historic Alamo Heights community.

"This special piece of property required a design that not only respects the history and tradition of the location, but one that also seeks to elevate the neighborhood and community," said Trey Embrey, President and CEO of Embrey. "We believe our modern take on the future honors tradition and will be a proud addition to the community."

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OFFICE OVERVIEW



OFFICE

52,835 SF



PARKING RATIO

3.25/1000



PROJECTED DELIVERY

Q3 2021

PROPERTY OVERVIEW

Set within a luxurious mixed-use development featuring both residences and office space, 7600 Broadway is designed for people seeking a walkable working and living experience in the heart of one of San Antonio's premier neighborhoods.

FOR LEASING INFORMATION
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LOCATION OVERVIEW

7600 BROADWAY | SAN ANTONIO, TX 78209



Located in the beautiful, historic and serene neighborhood of Alamo Heights in San Antonio.



High walkability rating and conveniently located near retail and dining-filled destinations such as Alamo Quarry Market and The Shops at Lincoln Heights.



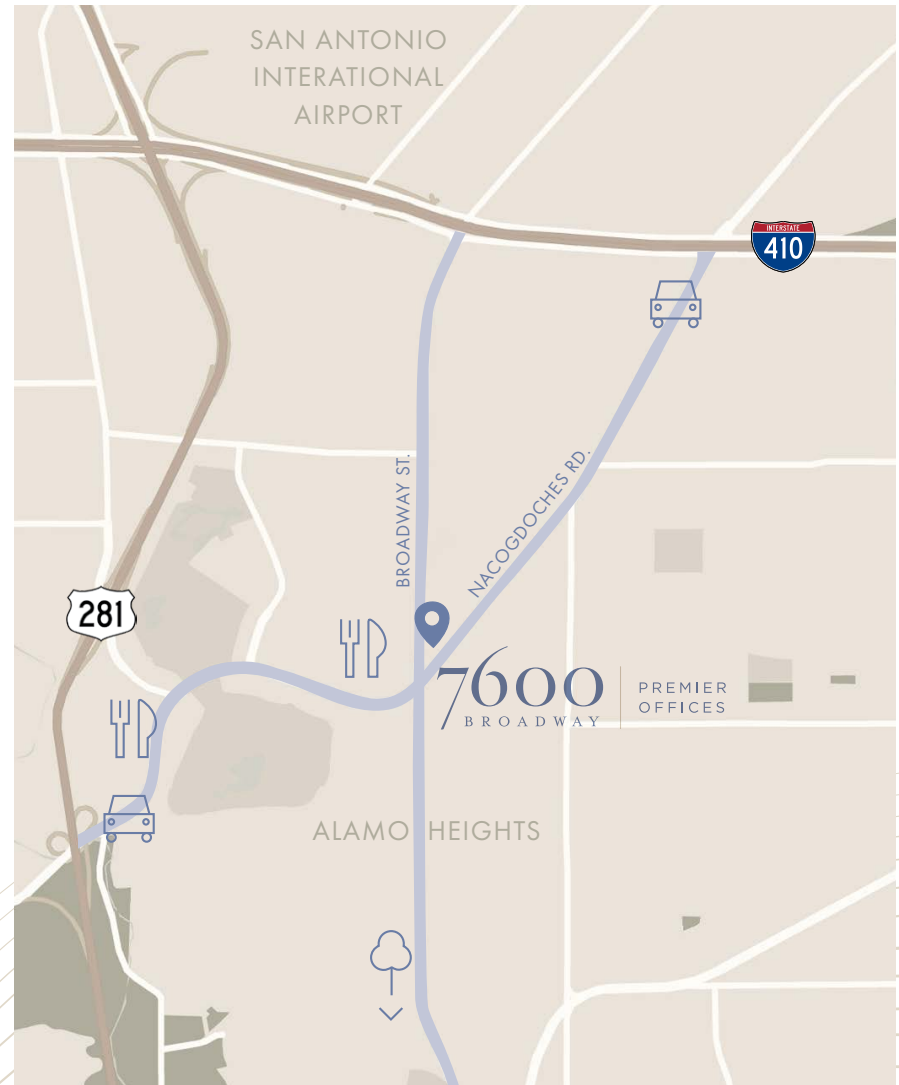
Proximate to the Pearl, San Antonio Botanical Garden, San Antonio Zoo and Brackenridge Park.



Easy access to Loop 410, US 281, and the San Antonio International Airport.

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ALAMO QUARRY MARKET

255 EAST BASSE ROAD

1.3 mi.

VILLAGE ON THE GREEN

555 EAST BASSE ROAD

0.5 mi.

LINCOLN HEIGHTS SHOPPING CENTER

999 EAST BASSE ROAD

0.6 mi.

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THE NEIGHBORHOOD

ALAMO QUARRY MARKET

255 EAST BASSE ROAD

1.3 mi.

Amy's Ice Creams

California Pizza Kitchen

Canyon Cafe

Chili's

Chipotle

Corner Bakery Cafe

Fleming's

Freddy's

J. Alexander's

Mo's Irish Pub

P.F. Chang's

Papouli's Greek Grill

Piatti Ristorante & Bar

Snooze

Starbucks

VILLAGE ON THE GREEN

555 EAST BASSE ROAD

0.5 mi.

Paesanos - Lincoln Heights

Jubilee Cafe & Bakery

LINCOLN HEIGHTS SHOPPING CENTER

999 EAST BASSE ROAD

0.6 mi.

HEB

OrderUp

Paciugo Gelato Cafe

Panera Bread

Steinmart

Stone Werks

Torchy's Tacos

Twin Liquors

Zoes Kitchen



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ONSITE OFFICE AMENITIES



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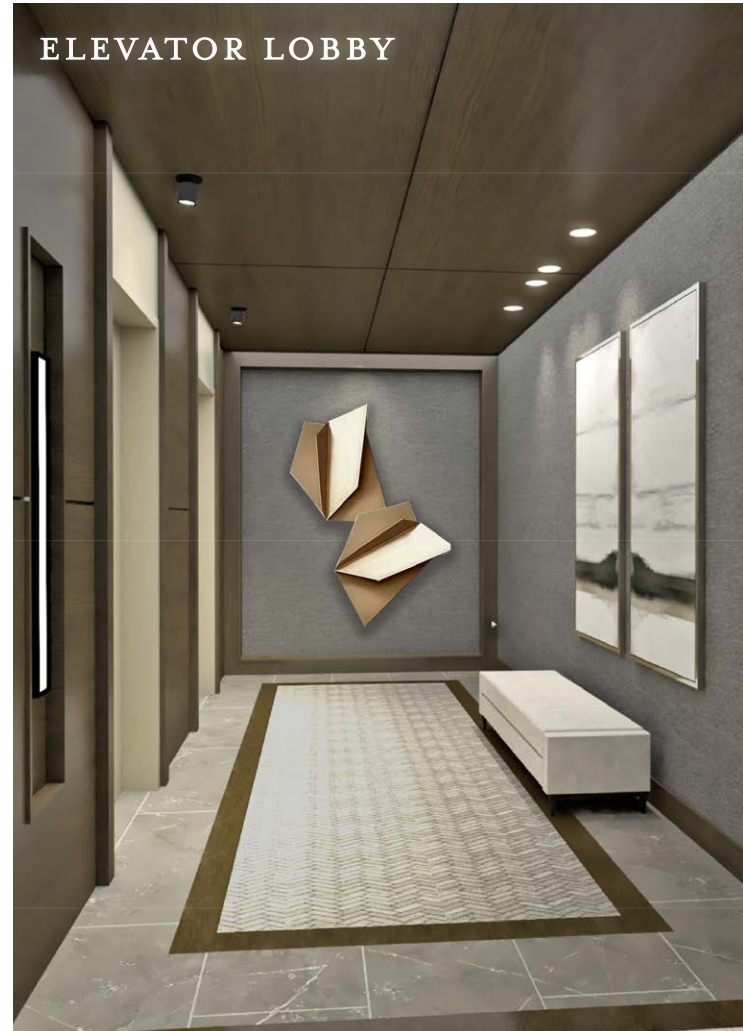
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GAME ROOM



CONFERENCE ROOM



ELEVATOR LOBBY

ONSITE OFFICE AMENITIES, continued



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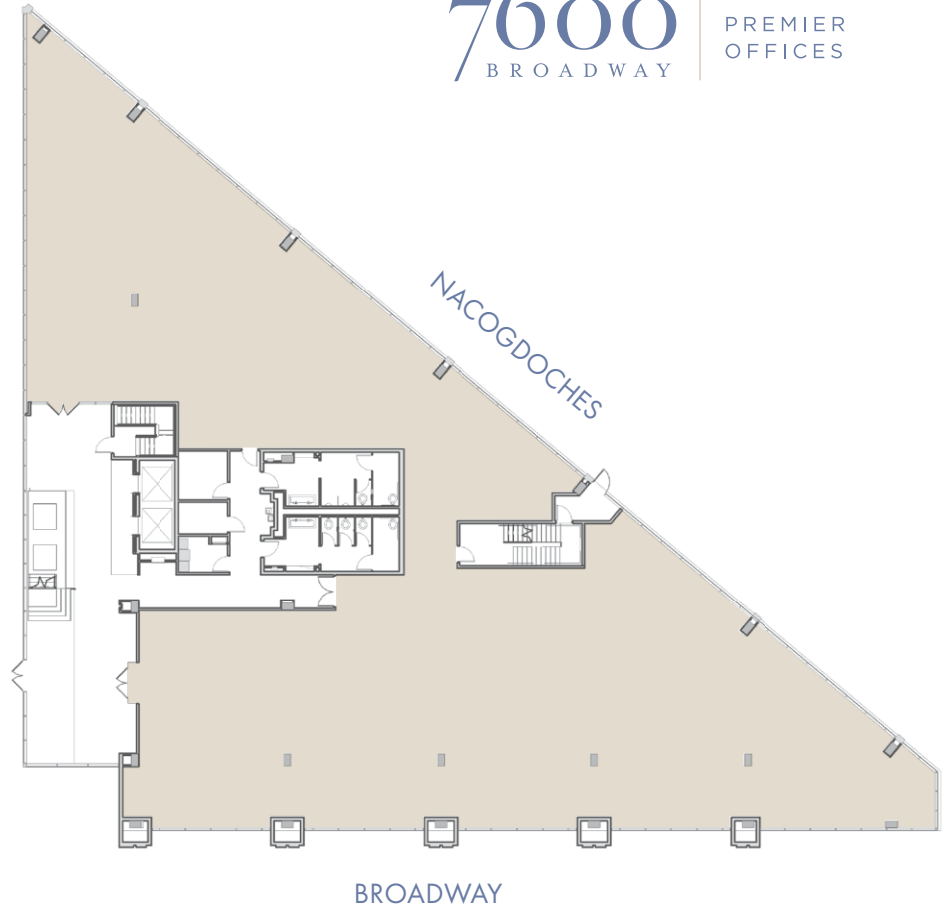
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FITNESS CENTER & PRIVATE SHOWERS

1ST FLOOR PLAN
13,430 SF, SINGLE TENANT

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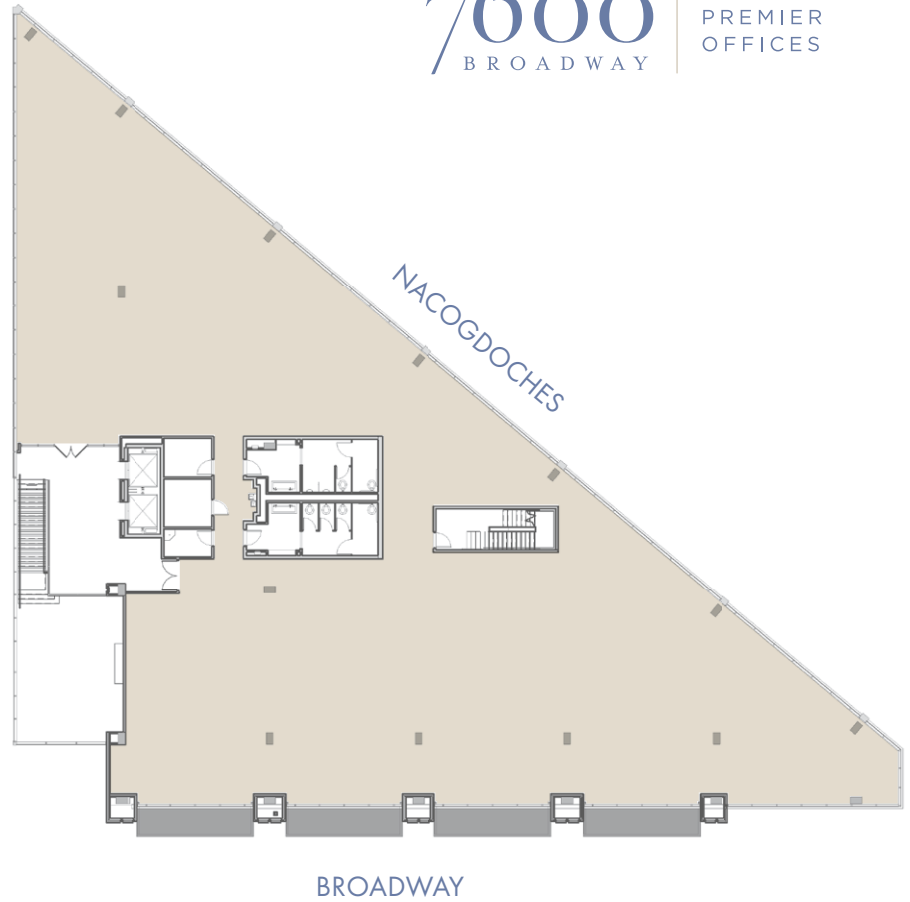
FIRST FLOOR LOBBY



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2ND FLOOR PLAN
13,895 SF, SINGLE TENANT

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SECOND FLOOR LOBBY



3RD

FLOOR PLAN

25,510 SF, LEASED

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THIRD FLOOR LOUNGE



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