

INVESTMENT SUMMARY

# 1010 N Saint Mary's

SAN ANTONIO, TEXAS

[CLICK HERE TO SIGN CA AND  
DOWNLOAD OFFERING  
MATERIALS](#)



## THE ASSET

---



1010 N SAINT MARY'S STREET, SAN ANTONIO, TEXAS



401,516 RSF BUILDING



PROPERTY PROVIDES OPPORTUNITY FOR REDEVELOPMENT TO A VARIETY OF USES



3.760-ACRE LAND SITE FRONTING ON A PRIME PIECE OF THE SAN ANTONIO RIVERWALK



MULTIPLE PATHWAYS FOR MAJOR EXPANSION OF CURRENT USE



DESIRABLE PEARL DISTRICT PATH OF GROWTH LOCATION WITH A VERY WALKABLE LOCATION TO RIVERWALK AND PEARL ENTERTAINMENT, RESTAURANTS AND HOTELS



APPROXIMATELY 630 FEET OF SAN ANTONIO RIVERWALK FRONTAGE

## INVESTMENT SUMMARY

---

Cushman & Wakefield's Central Texas Capital Markets team is pleased to present to the market, 1010 N Saint Mary's, a 401,516 square foot fifteen story project located on a 3.76 acre site along prime frontage of the San Antonio Riverwalk. Situated between the Pearl District and the core CBD of San Antonio, the project is ideally positioned for redevelopment to a variety of uses or continued use as office.

1010 N Saint Mary's has been home to AT&T for the past 12 years. The location is highly walkable with a walk score of 76. Being located on the famous San Antonio Riverwalk tenants enjoy the benefits of all the retail and dining establishments in close proximity to the project.

## POTENTIAL FUTURE USES

---



Retail



Multifamily



Office



Hotel



School



Alternative Use





SAN ANTONIO RIVER WALK

MCCULLOUGH AVE

BROOKLYN AVE

411010 N SAINT MARY'S



N SAINT MARY'S ST

## SITE DESCRIPTION

---

<b>Address</b>	1010 N St Mary's, San Antonio, Texas
<b>Access</b>	Easy ingress/egress to and from via all major thoroughfares
<b>Land Size</b>	± 3.76 Acres 163,768 square feet
<b>Parking</b>	405 total parking spaces 38 of which are covered parking spaces
<b>Occupancy</b>	100% Currently (AT&T vacating in June)
<b>Zoning</b>	FBZ/T6-2/RIO-2/AHOD - Form Base Zone/Transect T6 Calibrated T6-2/River Improvement Overlay/Airport Hazard Overlay
<b>Foundation</b>	Concrete slab

## BUILDING DESIGN & CONSTRUCTION

---

<b>Net Rentable Area</b>	401,516 SF
<b>Floors</b>	15
<b>Year Built</b>	1961 and 1967
<b>Façade Description</b>	Brick veneer and glass fenestrations
<b>Frame</b>	Reinforced concrete frame with steel framing





**ALAMO HEIGHTS**

**ALAMO COLLEGES HQ**

**FORT SAM HOUSTON**

**CREDIT HUMAN TOWER & THE OXBOW**

**THE PEARL DISTRICT**

**1800 BROADWAY**

**TRINITY UNIVERSITY**

**JONES AT PEARL REACH**

**RIVER HOUSE APARTMENTS**

**JON...**

**PHIPPS BUILDING**

**WYNDHAM GARDEN**

**AUGUSTA FLATS**

**McCullough Ave**

**1010 N Saint Mary's**

**BAPTIST MEDICAL CENTER**

1010 N SAINT MARY'S



# KEY

- Residential ■
- Commercial ■
- Public Spaces ■
- Schools ■
- Hotels ■
- Hospital ■
- Riverwalk ■

ENCORE GRAYSON

1603 BROADWAY

SAN ANTONIO MUSEUM OF ART

FLATS AT RIVER NORTH

ES RIO APARTMENTS

120 9TH STREET

MAKE READY MARKET

THE SOTO

CPS ENERGY HQ

501 BROADWAY

SAN ANTONIO RIVERWALK MUSEUM REACH

318 MCCULLOUGH

EL TROPICANA

100 TAYLOR TELECOM CENTER

TOBIN CENTER FOR THE PERFORMING ARTS

THE ART RESIDENCES

THOMSON HOTEL

# 1010 N Saint Mary's

**SAN ANTONIO, TEXAS**

---

**INSTITUTIONAL GROUP**

**TODD MILLS**

Executive Managing Director  
C: 210 771 0570  
todd.mills@cushwake.com

**HUNTER MILLS**

Director  
C: 210 269 5927  
hunter.mills@cushwake.com

**DEBT & EQUITY**

**CHASE JOHNSON**

Managing Director  
C: 281 704 6189  
O: 512 474 2400  
chase.johnson@cushwake.com

**CALEB RIEBE**

Sr. Financial Analyst  
C: 512 439 6720  
O: 512 474 2400  
caleb.riebe@cushwake.com