

TEXAS' FIRST
MASS TIMBER OFFICE

THE SOTO

LEADING THE WAY
IN SUSTAINABLE DESIGN

25,323^{SF}
SUBLEASE SPACE AVAILABLE

711 BROADWAY STREET SAN ANTONIO, TX 78215

711 BROADWAY STREET

SAN ANTONIO,
TEXAS 78215



A NEW STANDARD
FOR SUSTAINABLE
OFFICE SPACE
IN SAN ANTONIO

TEXAS' FIRST MASS TIMBER OFFICE

PROPERTY HIGHLIGHTS

The Soto is a cutting-edge, Class A+ office building located in San Antonio's River North District, featuring Texas' first mass timber construction. Purpose-built for sustainability and the modern workplace, The Soto delivers a premium experience with thoughtful design, top-tier amenities, and unbeatable proximity to downtown and the Pearl District.

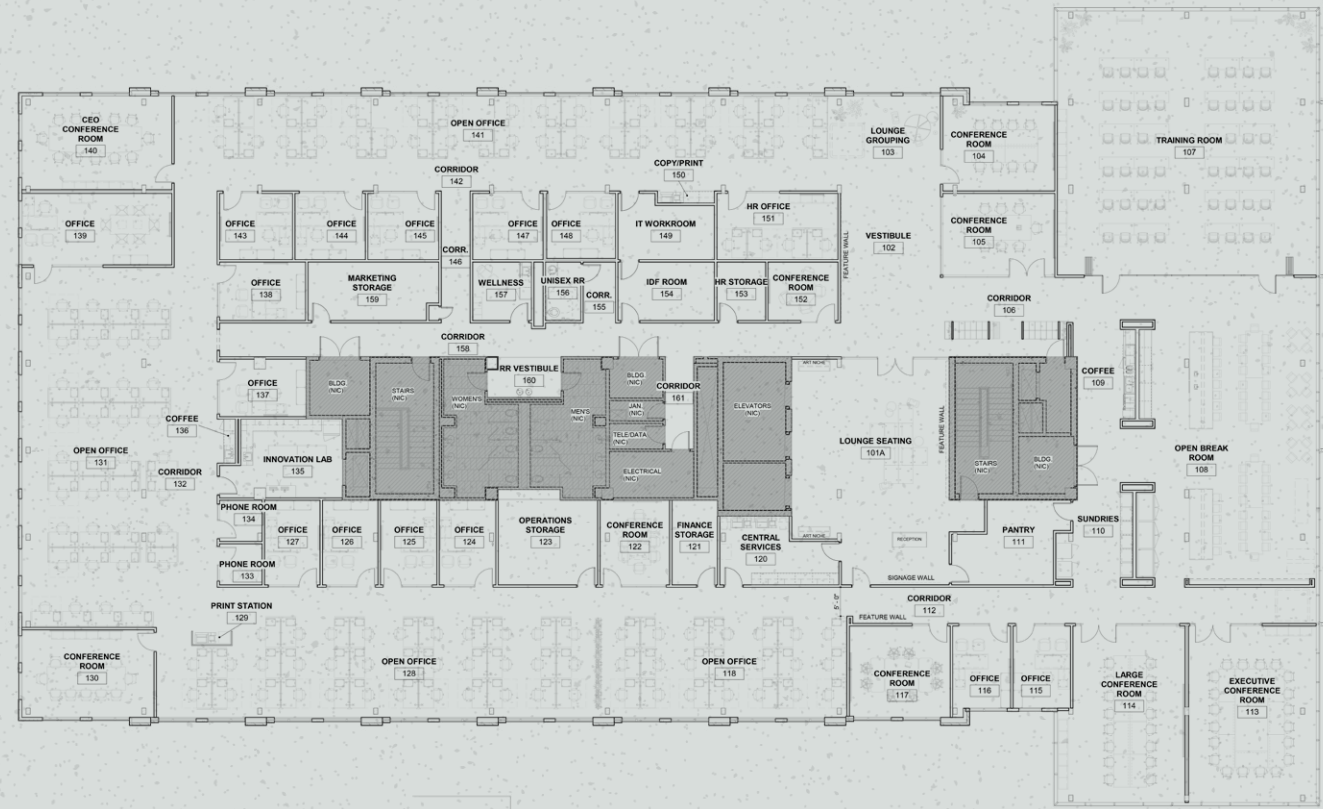
Top-Tier Workplace Features

- Mass timber construction with LEED certification — sustainable, modern design
- 12-foot ceilings and abundant natural light — enhances comfort and productivity
- Raised floors with underfloor air distribution — efficient, flexible climate control
- Tenant conference room — professional, on-site meeting space
- Locker rooms and showers — ideal for active commuters

On-Site & Nearby Amenities

- On-campus restaurants, retail, and entertainment
- Adjacent to Make Ready Market food hall
- Walkable to the River Walk trail system and Pearl District

FLOOR PLAN



FULL FLOOR OPPORTUNITY 25,323 RSF

Contact broker for rate

Parking & Accessibility

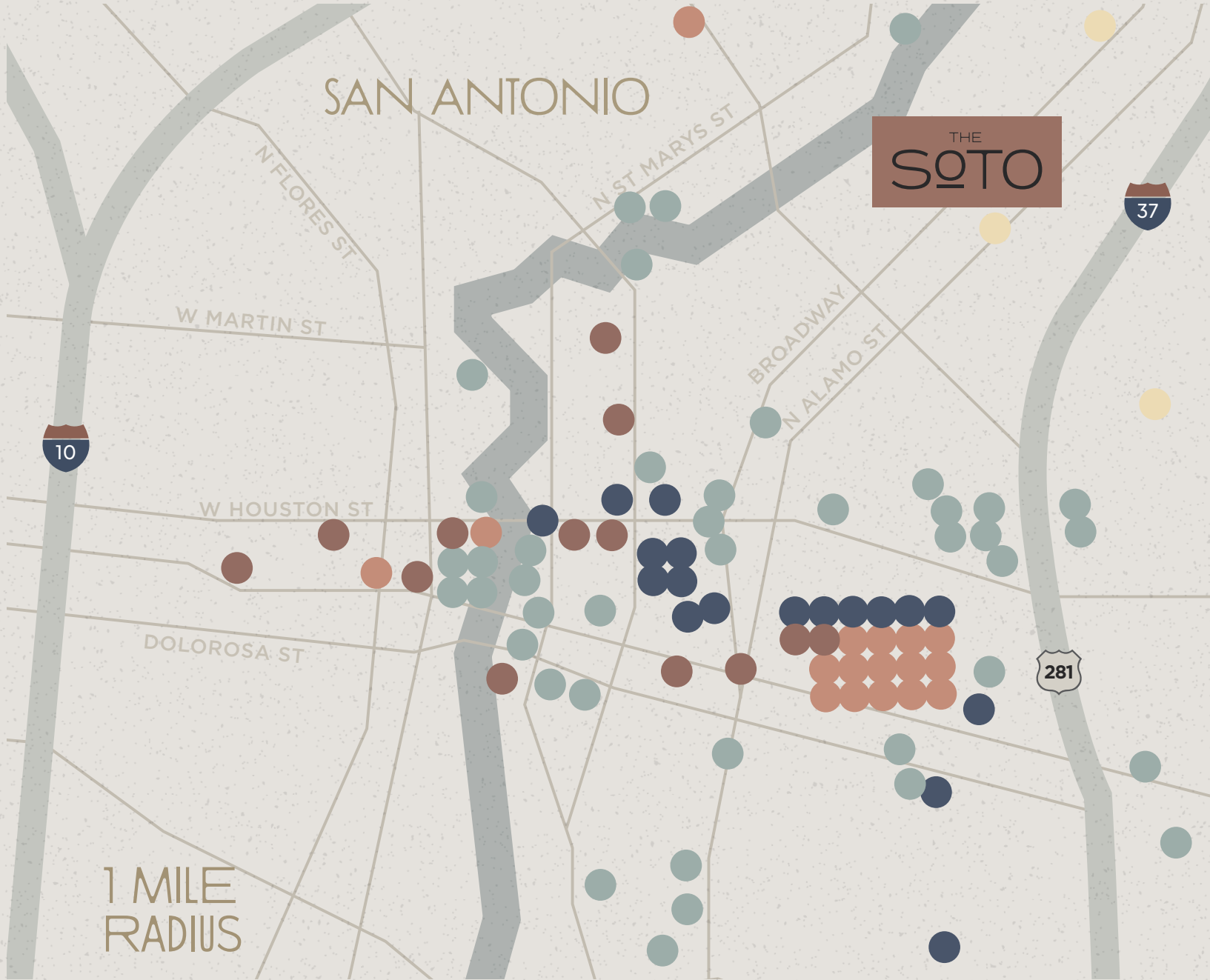
- Sub-level executive parking
- 3.0:1,000 SF parking ratio
- Secured bike racks for tenants
- Immediate access to I-35, I-37, & Hwy 281



FULL FLOOR OPPORTUNITY

25,323 RSF





AMENITIES MAP

- 15 FAST FOOD
- 43 HOTELS
- 19 SHOPPING
- 3 FITNESS
- 20 RESTAURANTS



RIVER NORTH'S GO-TO SPOT

TO EAT,
SIP+STAY
FOR A
WHILE



MAKE
READY

SAN ANTONIO,
TEXAS 78215

VISIT [MAKEREADYMARKET.COM](https://www.makereadymarket.com)



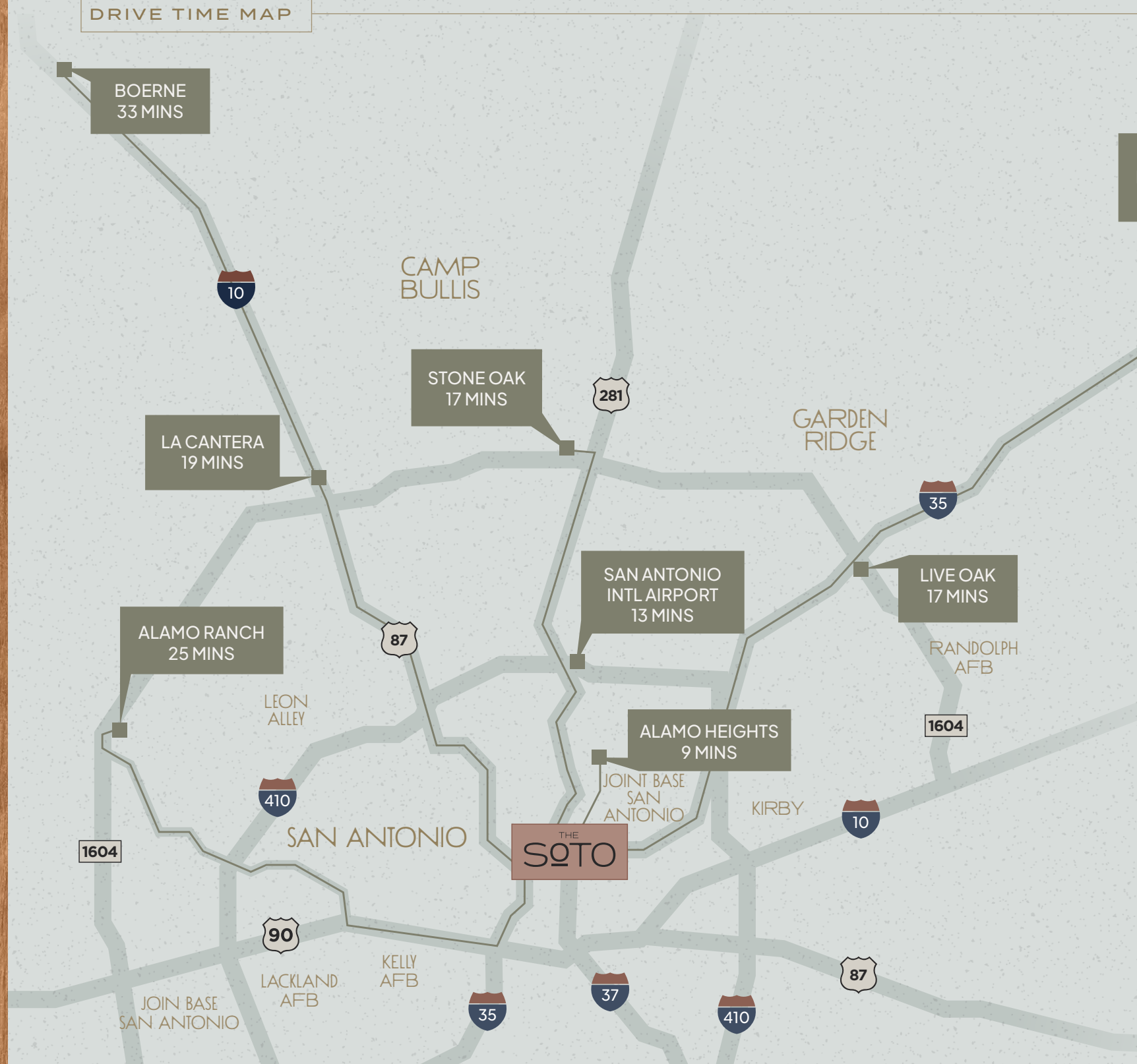
MAKE READY MARKET — RIVER NORTH'S NEIGHBORHOOD GATHERING SPOT

Pull up a seat and stay awhile at Make Ready Market, River North's go-to destination for good food, good drinks, and good company. Perfectly situated between Broadway and the San Antonio River, the market brings together San Antonio's favorite culinary talents and exciting new voices in one vibrant space.

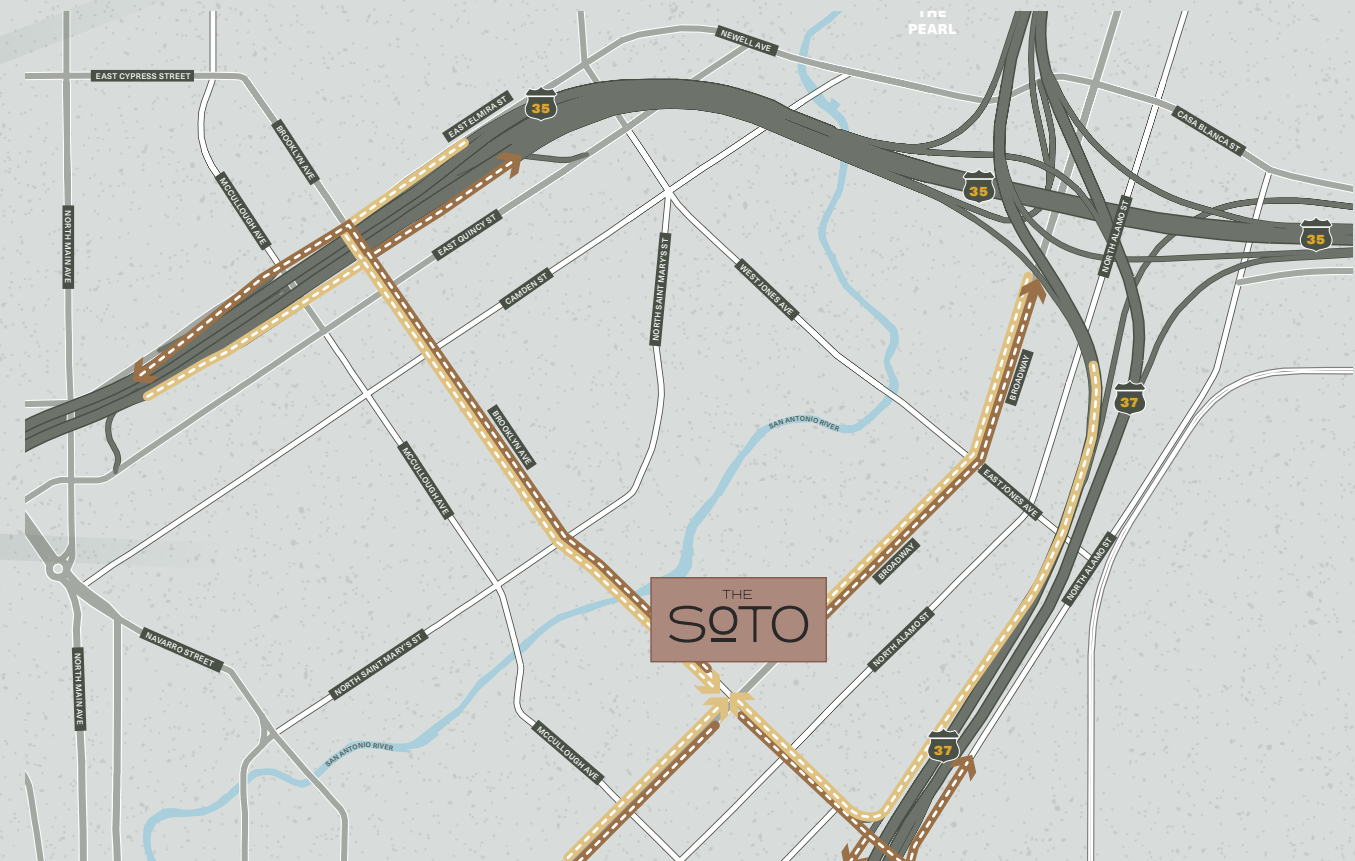
Discover the flavors that make River North special — from the bold spice of Thai Bird to the comforting tastes of Four Brothers Venezuelan Kitchen. Whether you're here for a quick bite or a long lunch, there's always something fresh, flavorful, and worth coming back for.

DRIVE TIME MAP

29.432913168949195
-98.48309050785943



INGRESS
EGRESS



DRIVE TIME

711

BROADWAY
STREET

SAN ANTONIO,
TEXAS 78215

FOR MORE INFORMATION,
PLEASE CONTACT:

BRYAN SETHNEY
Managing Director
+ 1 210 305 4280
bryan.sethney@cushwake.com

MEREDITH MUECKE HOWARD
Director
+ 1 512 804 9116
meredith.howard@cushwake.com

TEXAS' FIRST
MASS TIMBER OFFICE

THE
SOTO

LEADING THE WAY
IN SUSTAINABLE DESIGN

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified, no warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

 CUSHMAN &
WAKEFIELD