

**CUSHMAN &
WAKEFIELD**

FOR LEASE

454

SOLEDAD ST

San Antonio, TX 78205





PROPERTY OVERVIEW

Situated beside the scenic San Antonio River, 454 Soledad Street is a three-story, 20,432 SF building that offers stunning views with versatile space solutions.

This is a rare opportunity to secure an executive suite or premium general office space, available for immediate occupancy. The lower floors provide a rare chance to establish your office in a prime riverfront location.



PRIME RIVER WALK
LOCATION



AVAILABLE IMMEDIATELY



WALKABLE AMENITIES

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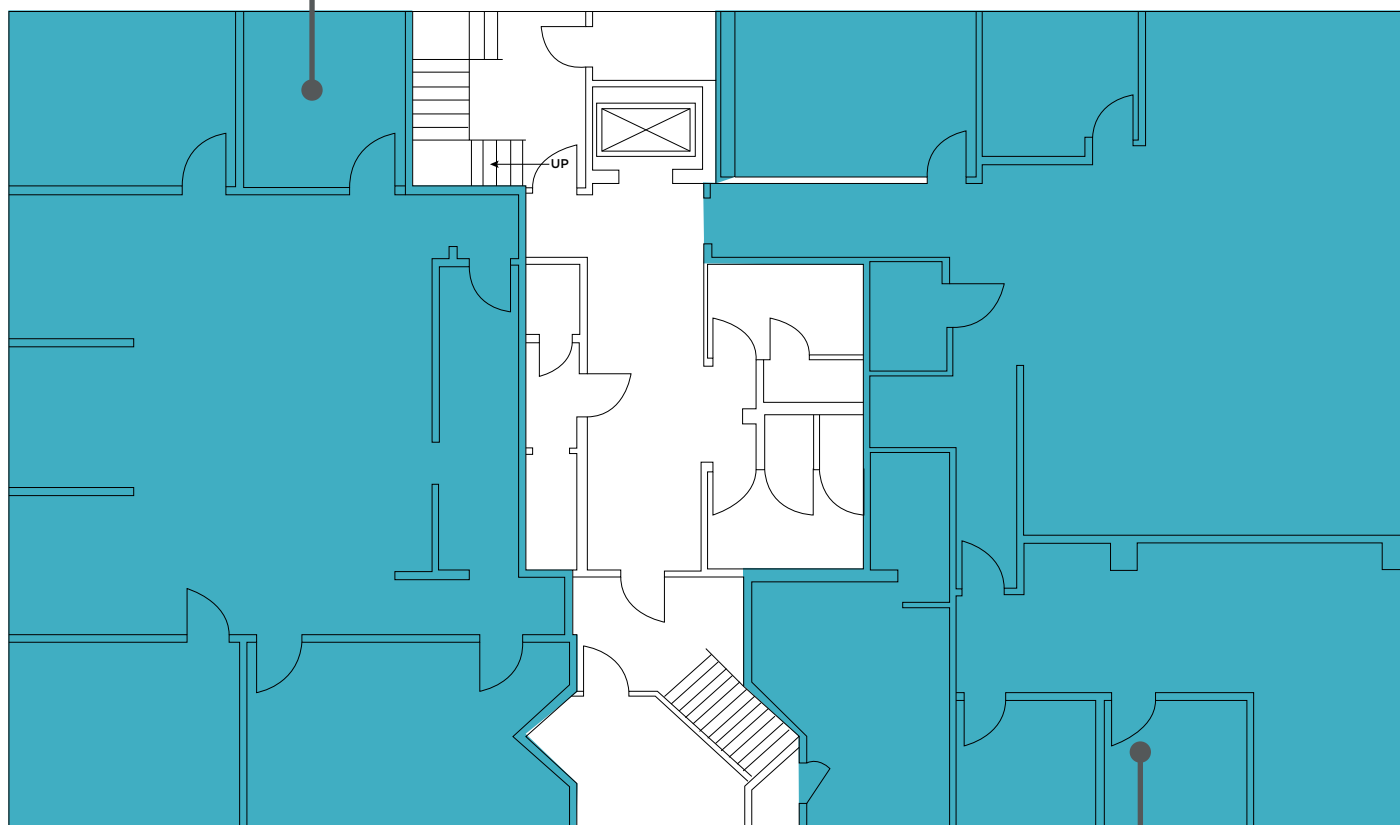
454
SOLEDAD ST

FLOOR PLAN

RIVER LEVEL

4,819 RSF

SUITE R101
2,110 RSF



SUITE R101
2,709 RSF



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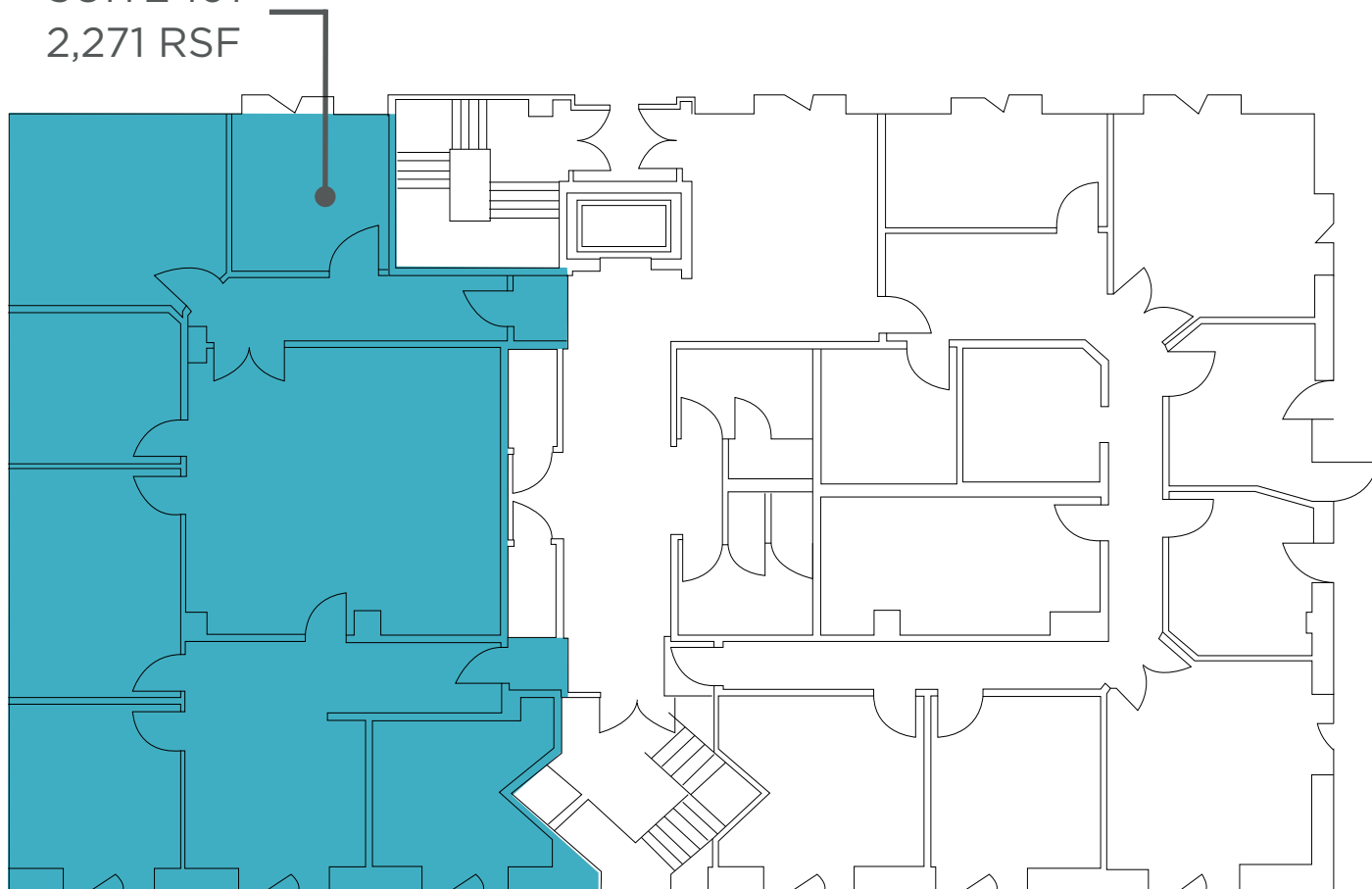
SOLEDAD ST

FLOOR PLAN

FIRST LEVEL

2,271 RSF

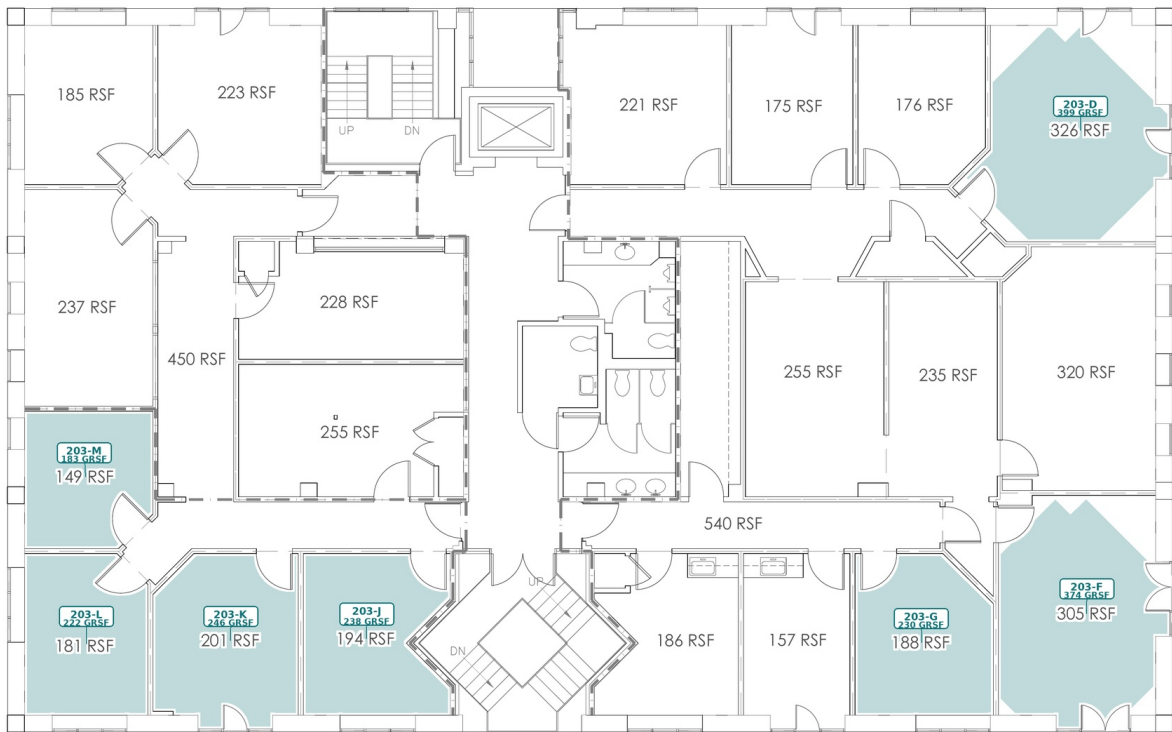
SUITE 101
2,271 RSF



FLOOR PLAN
SECOND LEVEL · EXECUTIVE SUITES

AVAILABLE
183-399 GRSF

ASKING RATE
\$26 FS Gross



Available · labels offset — original RSF remains visible



210.682.1500

12/11/2018

454 SOLEDAD
SECOND FLOOR
SAN ANTONIO, TEXAS 78205

SCALE: 3/32" = 1'-0"
ALL ROOM SIZES ARE APPROXIMATE

1232 NORTH HACKBERRY
PHONE: 210.641.0258
FAX: 210.641.0260
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AVAILABLE EXECUTIVE SUITES

Second Floor · 454 Soledad St · Updated September 2026 · Suite IDs match LoopNet

GROSS RENTABLE SF METHOD

Gross Rentable SF = Usable SF + Pro Rata Share of Common Area
Floor usable = 4,397 SF · Floor common (450 + 540) = 990 SF · Add-on = 22.52%
Quoted SF = Gross Rentable (Usable × 1.2252). Asking rate \$26.00 / SF Full Service Gross.

Suite	Location	Usable SF	Gross Rentable SF	\$26 FS / mo	\$27 FS / mo
203-D	NE corner (non-river)	326	399	\$864	\$898
203-F	SE / river corner	305	374	\$810	\$842
203-K	South / SW	201	246	\$533	\$554
203-J	South (left of stairs)	194	238	\$516	\$536
203-G	South / river window	188	230	\$498	\$518
203-L	SW corner	181	222	\$481	\$500
203-M	West wall	149	183	\$396	\$412
TOTAL		1,544	1,892		

NOTES

- Suite IDs aligned to LoopNet: 203-D, 203-F, 203-G, 203-J, 203-K, 203-L, 203-M.
- Plan labels are offset so original Valla RSF callouts remain visible.
- Former Suite 203-I (186 USF) is leased and excluded above.
- Full-service gross includes utilities, taxes, insurance, janitorial. Tenant provides internet/phone.
- Floor plan source: Valla Design Group, 12/11/2018. All room sizes approximate.

FOR MORE INFORMATION

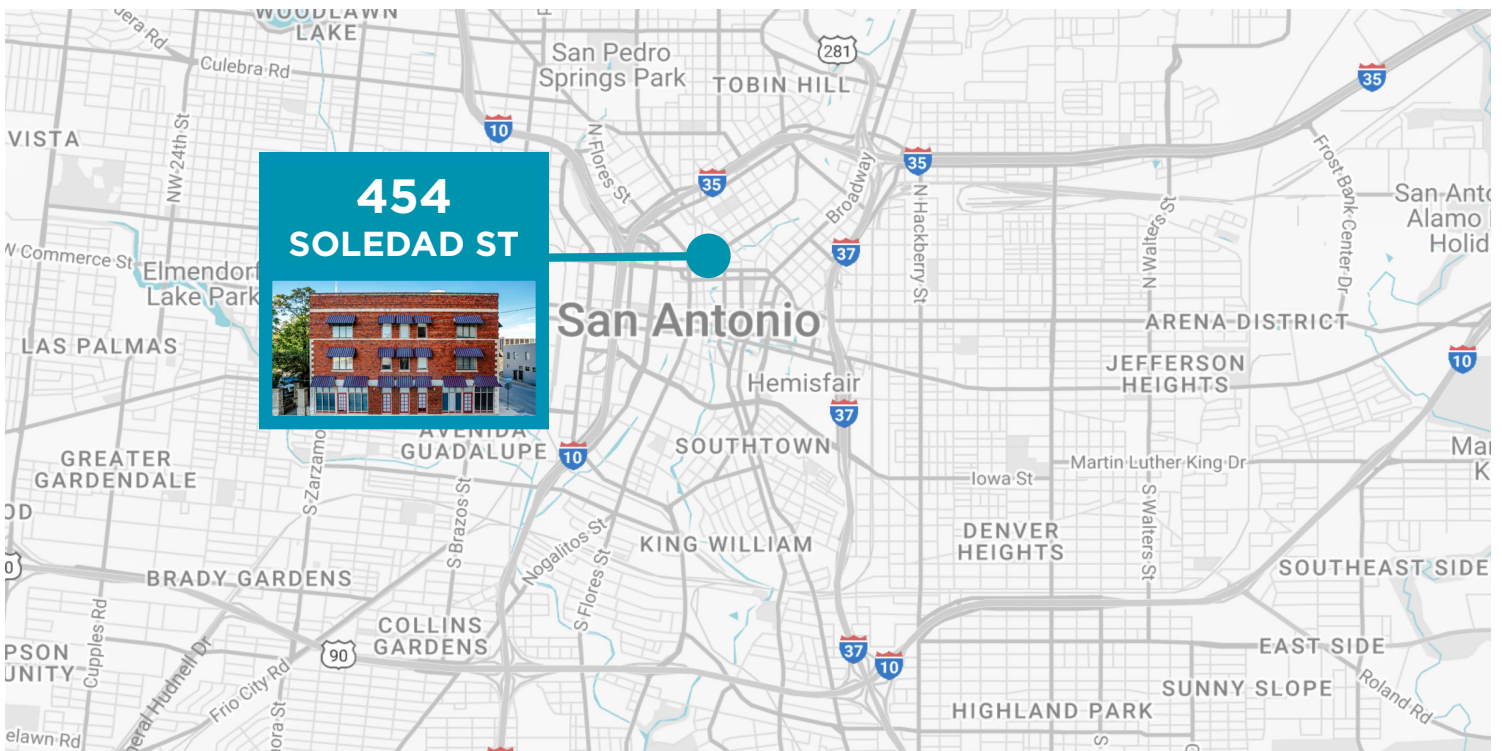
Meredith Muecke Howard · Director

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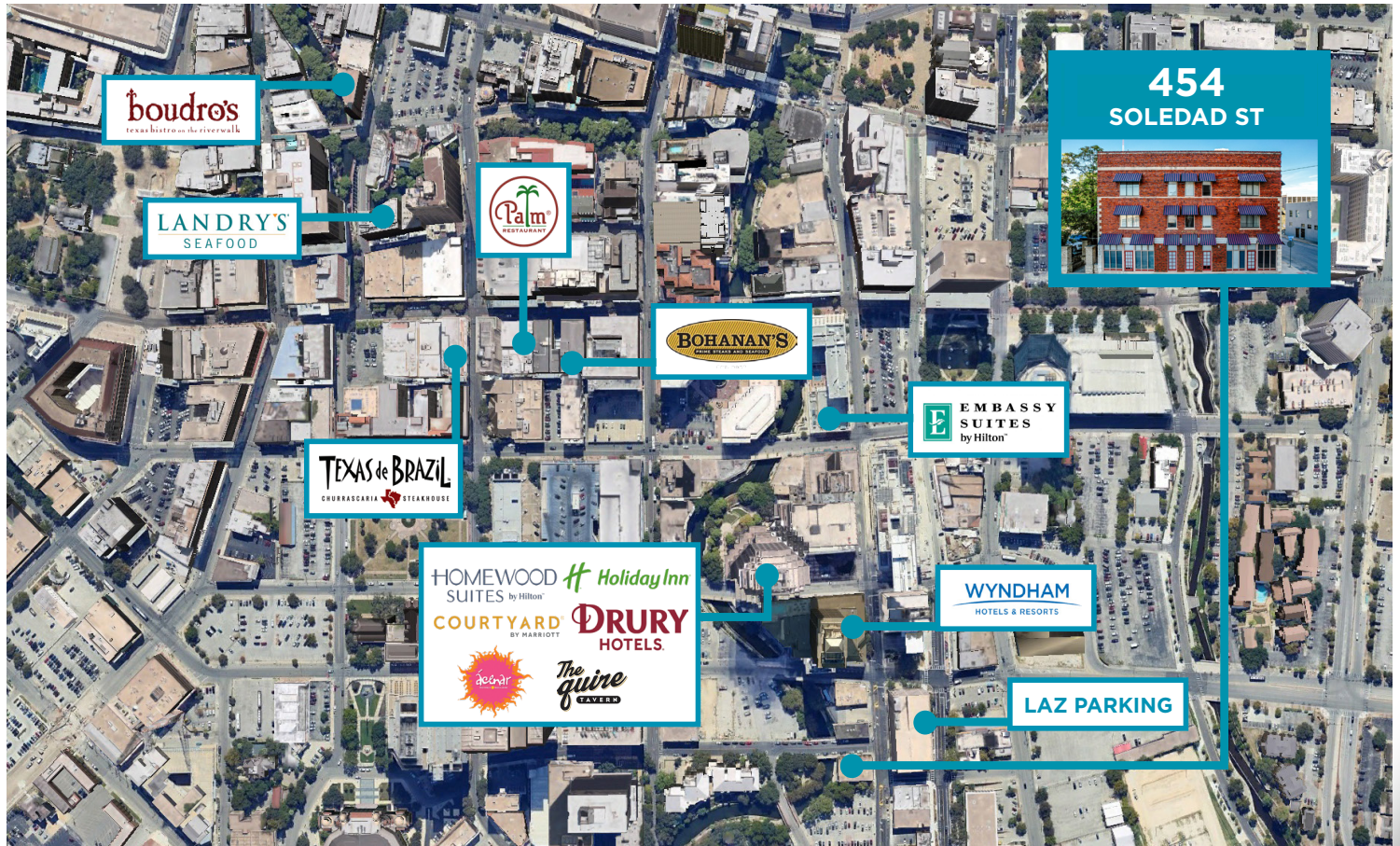
SOLEDAD ST



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454 SOLEDAD ST

AMENITY AERIAL





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454

SOLEDAD ST

FOR MORE INFORMATION, PLEASE CONTACT:

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