



**8,600 +/- SF OFFICE
FOR LEASE
425 SOLEDAD
ENTIRE 8TH FLOOR
SAN ANTONIO, TX 78205**

DEBORAH BAUER
deborah@drakecommercial.com

TRAVIS BAUER
travis@drakecommercial.com

210.402.6363



DRAKECOMMERCIAL.COM



4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



Table of Contents

Executive Summary01

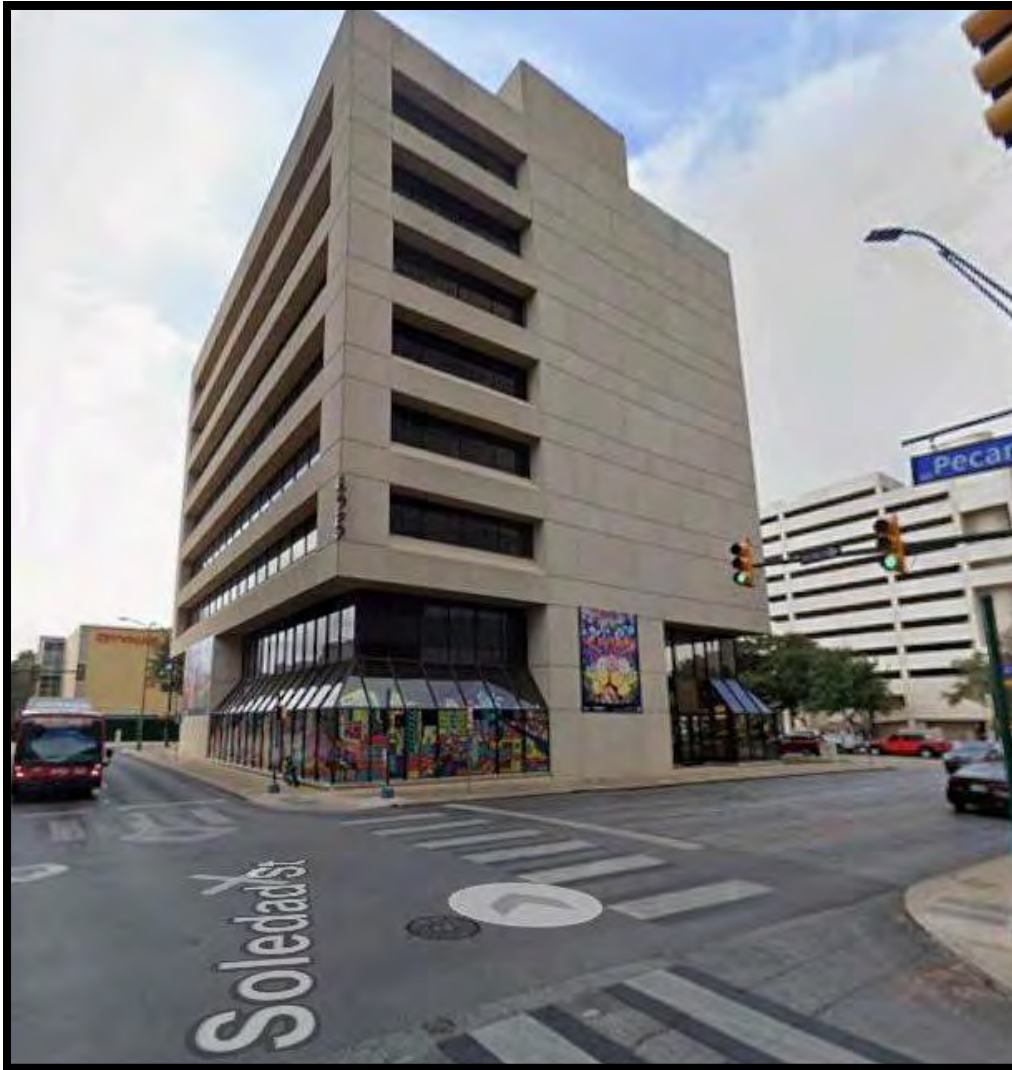
Mapping02

Property Photos04

Floor Plan07

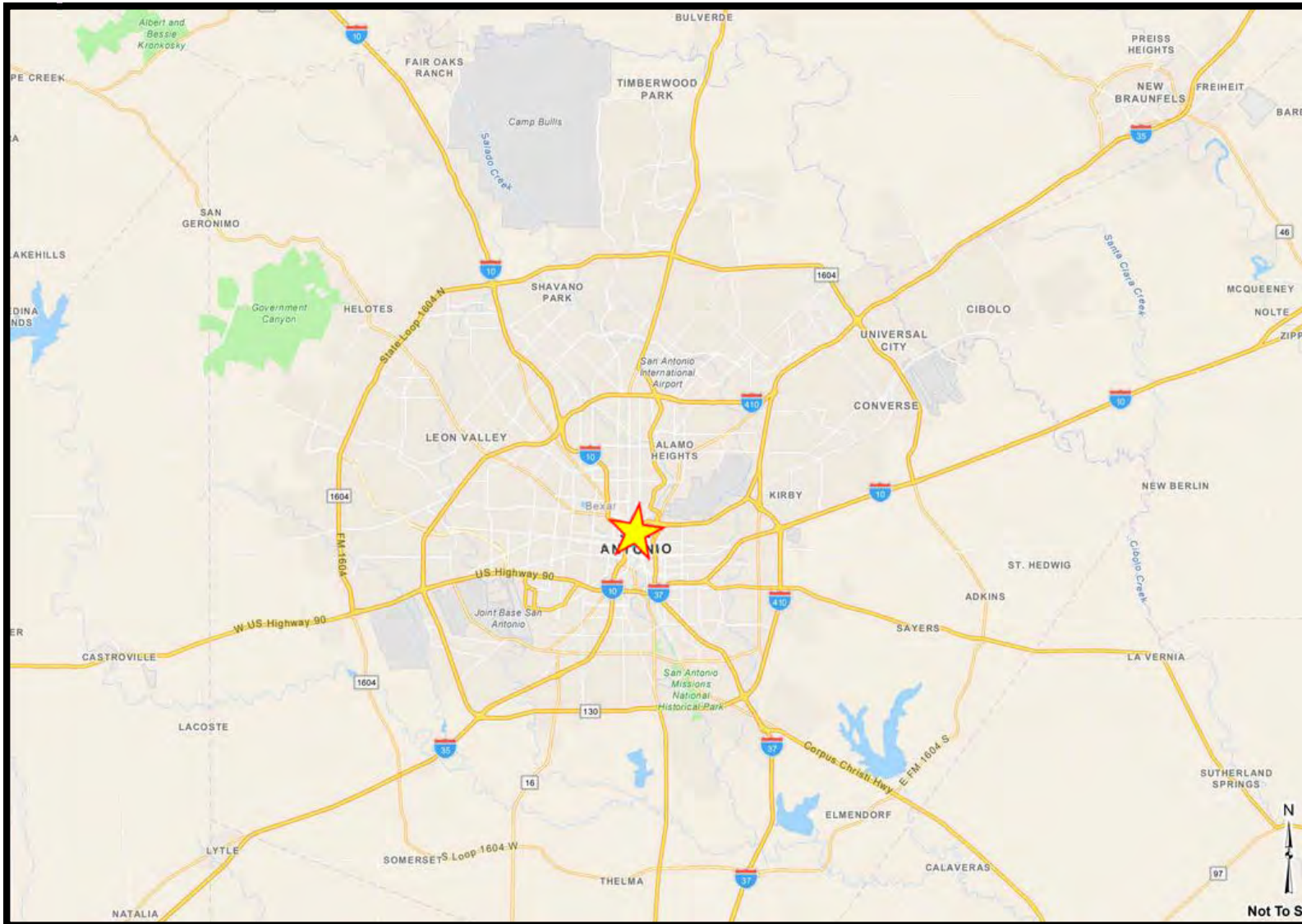
Articles 08

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- 8,600 +/- SF OFFICE FOR LEASE
- Corner of Soledad and Pecan
- Heart of downtown
- Large reception and conference room; 19 private offices; executive office; large training room, work room and breakroom; tunnel to parking garage
- Lease rate - \$19.00 SF NNN

MAPPING



D Drake Commercial Group

For more information, please contact Deborah Bauer or Travis Bauer
210.410.6363 • deborah@drakecommercial.com • travis@drakecommercial.com

MAPPING



Lobby Elevators



Office Reception



Conference Room



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OFFICE PHOTOS



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Workroom



Hallway

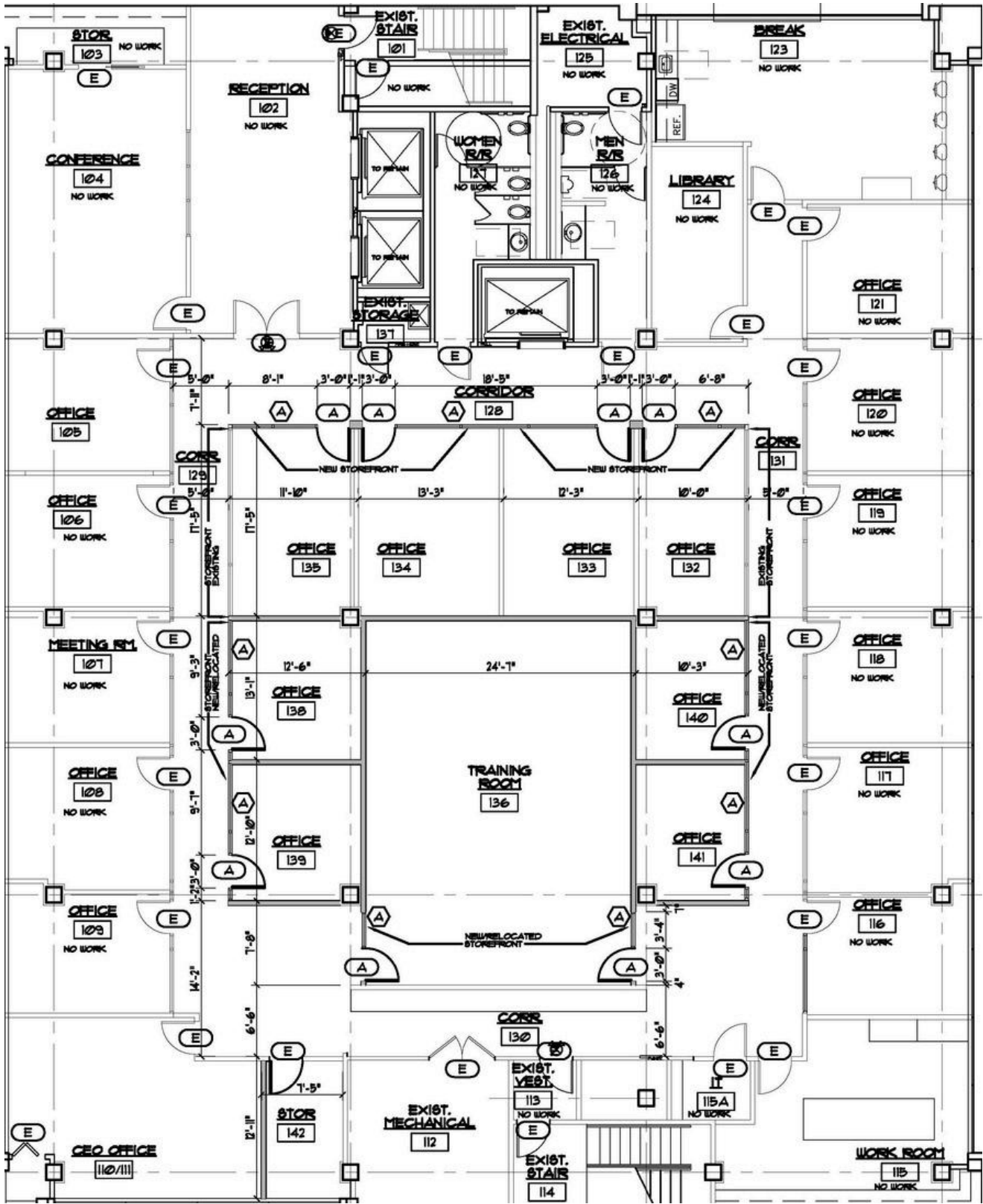


Training Room



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FLOOR PLAN



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SAN ANTONIO
BUSINESS JOURNAL

Ballpark group reveals downtown stadium plans

First Look: New renderings offer an idea of what stakeholders have planned for an undeveloped center city area.

By [W. Scott Bailey](#) – Senior Reporter, San Antonio Business Journal - Mar 26, 2026



Image: San Antonio Missions | Populous

Proposed night aerial view of downtown ballpark.

Story Highlights

Weston Urban unveiled detailed plans for a downtown San Antonio ballpark opening in 2028.

The approximately 7,500-seat stadium will anchor roughly one billion dollars in center city development.

Populous designed the roughly 160 million dollar facility to integrate with the redeveloped San Pedro Creek

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Batter up.

Those were some of the first words uttered by Weston Urban CEO Randy Smith, as the group tasked with delivering a downtown ballpark has hit a key milestone, unveiling more detailed plans, including initial renderings for a project that could anchor a billion dollars in new center city development.

Plans call for the stadium to accommodate approximately 7,500 fans for baseball.

“We’ve got to come out of the ground with two other projects before we can break ground on the ballpark,” said Smith, who is also a key part of the San Antonio Missions’ ownership group, during an exclusive interview.

Stakeholders [have shared with the San Antonio Historic Design Review Commission](#) their plan for west downtown that, in addition to the stadium, includes an adjacent residential tower and a hotel.

While the renderings are not final designs, they shed more light on what is envisioned for the stadium site and the neighboring projects.

It’s a critical step that moves the city closer to a groundbreaking on a key project that prior groups were unable to deliver.

The finished product, ballpark backers insist, will be a multi-use facility the community can enjoy.

“It’s baseball, but then more than that,” said Bruce Hill, control person for the Missions’ ownership group and among the key stakeholders driving the ballpark project.

The ballpark will have multiple access points rather than one main entryway. One of those entry points will be behind home plate, in a structure that will house a club and other amenities.

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“How fans experience those will be very different,” Smith said.

The ballpark’s proximity to a redeveloped San Pedro Creek is key and has helped guide the planning process.

“The connection to the creek was one of our top design priorities,” Smith said.

The integration of other key points is also a critical part of the plan and includes ground-level space in the multifamily tower that will house the Missions’ team store and offices. The area will also serve as an outfield entry point for the stadium.

“At the end of the day, minor league baseball is all about fun, a place to make memories with family and friends,” said Geoff Kornegay, a principal with global design firm Populous, which Missions ownership recruited roughly a year ago to serve as lead architect for the roughly \$160 million center city ballpark. The stadium is slated to open in 2028.



Home plate area entrance to downtown ballpark

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“The ballpark extends the San Pedro Creek ecosystem into the city, reinforcing a unique pedestrian experience between San Antonio’s ancient paths and urban grid,” said Don McDonald, principal for San Antonio-based firm Don B. McDonald Architects, who has also been involved in the process. “The stadium emerges from a collection of masonry buildings with proportions, material and scale that speak to the old North Flores neighborhood.”

While the [new ballpark design will offer](#) fans far more viewing and engagement options than Wolff Stadium, building in a historic district is more complex than what designers faced in developing the Missions’ current home.

“It’s been a huge challenge, and the one that we’ve spent the most time focusing on,” Smith said.

“It’s not an easy task,” Hill said. “But I think we’ve put together the right team to get it done.”

Other ballparks, including stadiums in Charlotte and Nashville, have served as inspiration as backers want to deliver a destination venue.

There is still plenty of work ahead to move the project from the drawing board to development. Stadium backers will work with HDRC and other stakeholders over the next few months to finalize a design plan, pricing and scheduling.

“That should happen this summer,” Smith said. “There’s a long way to go, but to get this far is a huge step.”

It’s been worth the wait, according to Hill.

“It will be epic,” he said.

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**SAN ANTONIO
BUSINESS JOURNAL**

More details emerge on developments surrounding Missions ballpark

Here's the latest on what's planned for the western edge of downtown.

By [James McCandless](#) and [Amber Serio](#) – San Antonio Business Journal Mar 27, 2026



The hotel and tower are up for review from the city's design panel.

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Story Highlights

- Weston Urban will develop up to \$1 billion in private projects around the new San Antonio Missions ballpark.
- Two apartment towers totaling 681 units and a 160-room hotel will anchor the development.
- The San Pedro Creek Development Authority plans to sell bonds to fund the ballpark and surrounding projects.

On the heels of releasing [designs for the proposed San Antonio Missions](#) downtown ballpark, a better picture of the surrounding development was made public Friday.

San Antonio developer Weston Urban, as part of its stake in the team, is heading up what is expected to be up to \$1 billion in private development attached to the new stadium. As part of a [Historic and Design Review Commission](#) (HDRC) evaluation on April 1, the city released details on what is planned along San Pedro Creek.

As previously reported, [the developer is pushing for two apartment towers](#), one 27 stories and the other 14, totaling 681 units. A nearby hotel project would offer "approximately 160 rooms," according to documents submitted to the city.

At the Business Journal's inaugural "Downtown Next" panel Thursday, Weston Urban Vice President of Multifamily Mark Jensen said the team is looking at a mixture of housing types that range in rental rate, unit size and amenity set, though the natural surroundings should prove a big draw.

"But there is nothing that we can put in there that is a greater residential amenity than what we have literally right outside the door here in San Pedro Creek — to have a two-mile linear parkway, there's nothing better than that," Jensen said.

He added that future developments will draw a lot of inspiration from the firm's existing product, namely 300 Main and The Continental Residences.

"[So](#) we're super focused on more residential products, different shapes and sizes, but urban in context," he said.

The San Pedro Creek Development Authority oversees the ballpark. The public-private entity plans [to sell bonds](#) in order to fund the developments.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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- Put the interests of the client above all others, including the broker's own interests;
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 - o that the owner will accept a price less than the written asking price;
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 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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Drake Commercial Group	442994	deborah@drakecommercial.com	210-402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	210-402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	210-402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

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