

OFFICE | FOR LEASE | 107 N FLORES STREET | SAN ANTONIO, TX 78205

# Dry Goods

EST. 1915

## BLDG.



PROJECT BY:

 WestonUrban





107 N FLORES STREET | SAN ANTONIO, TX 78205



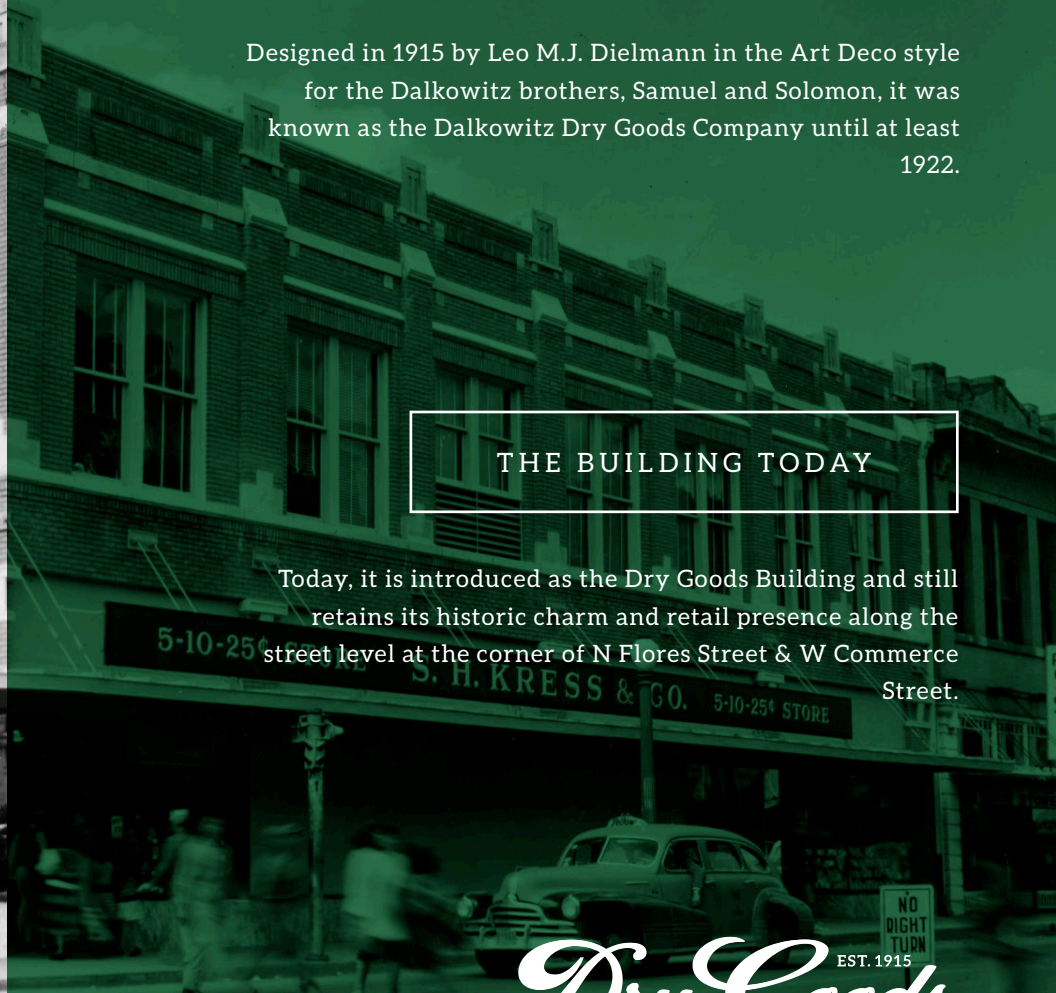
EST. 1915

The building located at 107 N Flores Street, now known as the Dry Goods Building, is a contributing building in the Main and Military Plaza National Register Historic District.

Designed in 1915 by Leo M.J. Dielmann in the Art Deco style for the Dalkowitz brothers, Samuel and Solomon, it was known as the Dalkowitz Dry Goods Company until at least 1922.

THE BUILDING TODAY

Today, it is introduced as the Dry Goods Building and still retains its historic charm and retail presence along the street level at the corner of N Flores Street & W Commerce Street.



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## THE BUILDING REDEFINED.

The renovation work, which has recently been completed, is rooted in retaining the building's historic character and charm. Recent improvements included restoring the exterior façade, retrofitting existing light fixtures, bringing back the original wood floors, and adding new restrooms with finishes that harken back to when the building was constructed.

Located on the second floor of the project, the office portion of the Dry Goods Building offers 11,186 rentable square feet of space. Defining features of the space include high exposed ceilings that measure up to 15 feet tall, abundant natural light provided by numerous large wooden windows, and a private entrance on N Flores Street. The Dry Goods Building is conveniently located within walking distance to numerous restaurants, parks, historic landmarks, the University of Texas at San Antonio's School of Data Science and National Security Collaboration Center, City Hall, and the Bexar County Courthouse. The building also offers dedicated parking in the adjacent parking lot and parking garages nearby.

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## RESTAURANTS

1. Acenar Mexican Restaurant
2. Athens Express
3. Bella on Houston
4. Biga on the Banks
5. Bill Miller Bar-B-Q
6. Bohanan's
7. Candy's Old Fashioned Burgers
8. Dorrego's
9. Fratello's Centra Citta
10. Iron Cactus
11. Kimura
12. La Margarita
13. La Panderia Bakery Cafe
14. Lula's Mexican Cafe
15. Mexican Manhattan
16. Mi Tierra Cafe y Panaderia
17. Pinch Boil House
18. Poblanos on Main
19. Range
20. Rita's on the River
21. Subway
22. Sushi Zushi
23. The County Line
24. The Esquire Tavern
25. The Original Blanco Cafe
26. The Palm San Antonio
27. Viva Villa
28. Zinc Bistro & Bar
29. Zocalo Mio
30. Pinkerton's Barbecue

## COFFEE/CONVENIENCE

31. 7Eleven
32. CommonWealth Coffee House & Bakery
33. CommonWealth Coffee House & Bakery
34. CVS
35. Walgreens
36. Revolucion Coffee + Juice
37. Rosella at The Rand
38. Royal Blue Grocery
39. Sip Brew Bar & Eatery
40. Starbucks

## LANDMARKS

41. San Fernando Cathedral
42. Historic Market Square
43. Spanish Governor's Palace
44. Selena Bridge Riverwalk
45. Travis Park
46. Briscoe Western Art Museum
47. The Alamo
48. Alameda Theatre
49. City Hall San Antonio
50. Milam Park
51. Bexar County Court House
52. Main Plaza
53. Legacy Park
54. UTSA School of Data Science and National Security Collaboration Center
55. UTSA College of Business Expansion
56. Existing UTSA Downtown Campus









## UTSA SCHOOL OF DATA SCIENCE AND NATIONAL SECURITY COLLABORATION CENTER

The UTSA School of Data Science and National Security Collaboration Center, which broke ground in January 2021, will be the first new building in UTSA's downtown campus expansion. The building will be six stories, encompassing 167,000 square feet of space for classrooms, laboratories, innovation and research space. Located at 506 Dolorosa, the new school will be situated in a key position along San Pedro Creek, serving as an anchor for San Antonio's tech corridor, with proximity to the Bexar County Courthouse, City Hall, UTSA Downtown Campus, and less than a quarter mile from the Dry Goods Building.

The construction is expected to be completed in Summer 2022 and will be a hub for thousands of UTSA cybersecurity and data science students, which will continue to bolster this already booming area with additional economic and community investment. The project will advance the university's goal of earning national recognition as a research-intensive institution and will help to solidify San Antonio's reputation as "Cyber City USA."

UTSA President Taylor Eighmy spoke on the importance of the new development, "For more than 20 years UTSA has been a pioneer in cybersecurity and also now offers best-in-class programs in data science, cyber manufacturing, cloud computing and artificial intelligence. This new transdisciplinary building, which is deeply connected to the economic well-being of San Antonio and will house the first School of Data Science in Texas, will enable UTSA to prepare students for the high-tech jobs of the future and to grow its ecosystem of government, industry and academic partners tackling society's grand security challenges."

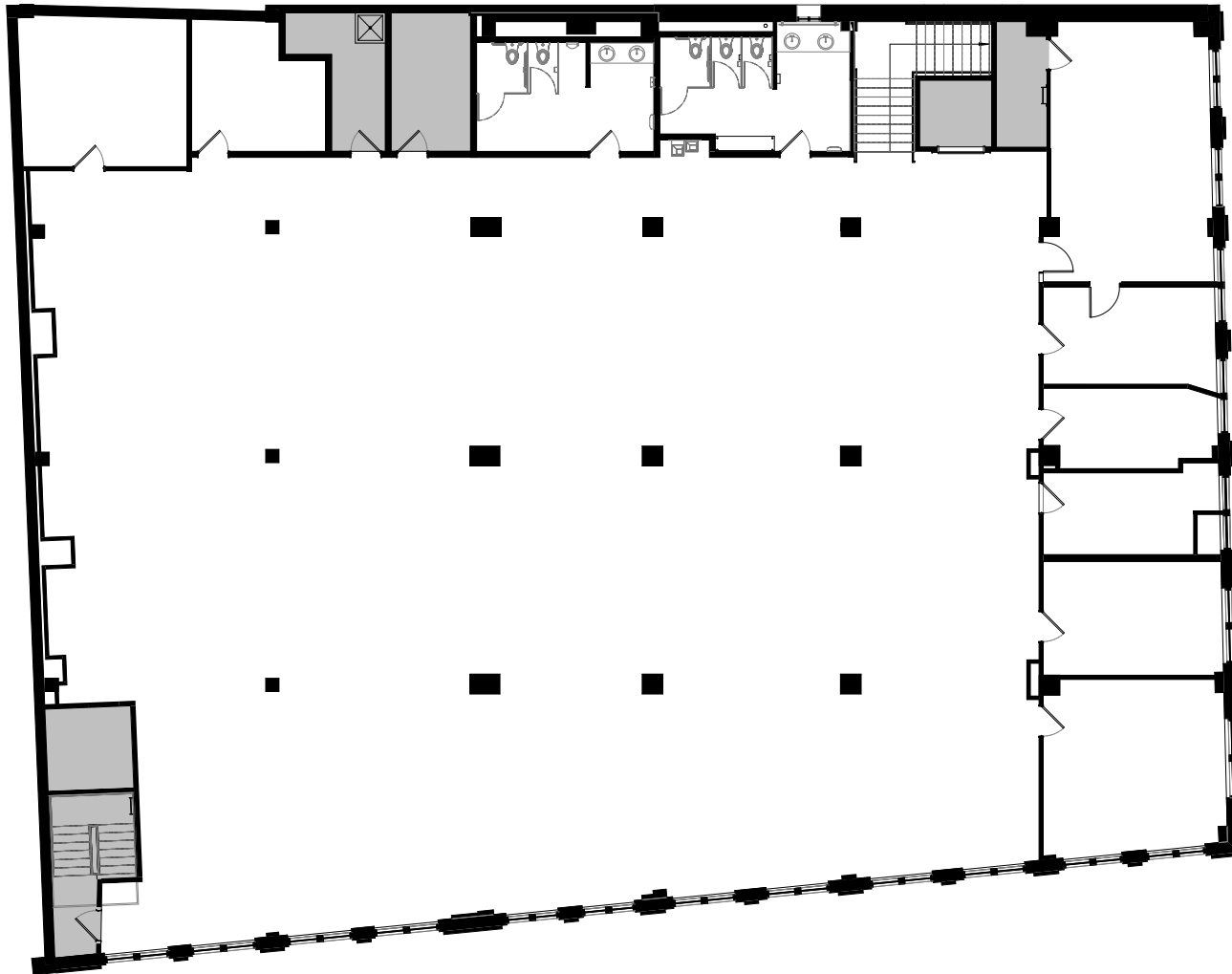
## SCHOOLS AT UTSA'S DOWNTOWN CAMPUS

- School of Data Science (506 Dolorosa)
- National Security Collaboration Center (506 Dolorosa)
- College of Business (622 Dolorosa)
- College of Architecture, Construction, and Planning (Located at existing downtown campus (501 W Cesar E Chavez Blvd)
- School of Health, Community and Policy (Located at existing downtown campus (501 W Cesar E Chavez Blvd)
- College of Education and Human Development (Located at existing downtown campus (501 W Cesar E Chavez Blvd)



# 2ND FLOOR

11,186 RSF



## FLOOR PLAN

Sample layouts with renderings  
included on following pages.

 360° VIRTUAL TOUR

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FOR MORE INFORMATION

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COUNTS	
<span style="color: blue;">■</span>	WORKSTATIONS: 68
<span style="color: orange;">■</span>	OFFICES: 6
<span style="color: teal;">■</span>	CONFERENCE ROOM: 4
<span style="color: purple;">■</span>	Huddle Area / Room: 9
<span style="color: pink;">■</span>	BREAK ROOM: 1
<span style="color: lightpink;">■</span>	RECEPTION: 1
<span style="color: lightteal;">■</span>	PHONE ROOM: 2
<span style="color: yellow;">■</span>	PRINTER STATION: 1
<span style="color: olive;">■</span>	SERVER / STORAGE ROOM: 1

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COUNTS	
<span style="color: blue;">■</span>	WORKSTATIONS: 16
<span style="color: orange;">■</span>	OFFICES: 21
<span style="color: teal;">■</span>	CONFERENCE ROOM: 3
<span style="color: purple;">■</span>	Huddle Area / Room: 7
<span style="color: pink;">■</span>	BREAK ROOM: 1
<span style="color: red;">■</span>	RECEPTION: 1
<span style="color: lightgreen;">■</span>	PHONE ROOM: 2
<span style="color: yellow;">■</span>	PRINTER STATION: 1
<span style="color: olive;">■</span>	SERVER / STORAGE ROOM: 1

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