



ARGALI
COMMERCIAL REAL ESTATE SERVICES

THE ALLEN
2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



LEASING@ARGALICRE.COM | 210.343.2186

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PROPERTY SUMMARY

THE ALLEN

2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



PROJECT SCOPE

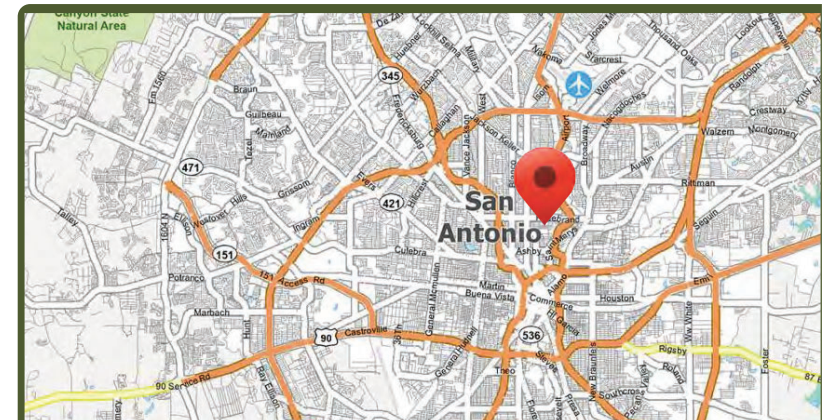
Located on the corner of McCullough Ave and E Ashby Pl in the heart of the Tobin Hill/Monte Vista neighborhood, just minutes away from the Pearl District. This historic redevelopment of former Allen's Flowers & Gifts, originally W.R. Dallas' furniture warehouse dating back to 1929, was completed in December 2023 and now leases office space for individuals and businesses.

PROPERTY DETAILS

BUILDING SIZE	20,152 SF
AVAILABILITY	3 EXECUTIVE OFFICES IN STUDIO
PARKING AND OFFICE FURNITURE AVAILABLE FOR LEASE	
GROSS LEASES - PLEASE CALL FOR PRICING	

AMENITIES

- 2 Conference Rooms (seats 8-10 people each)
- 2 Huddle Rooms (seats 4 people each)
- Wifi Included
- Printer Station
- Complimentary Espresso, Nitro Cold Brew, Tea, Water Station
- Atrium and Showroom Common area available for after hours reception
- Lockable private office space
- Microwaves, Refrigerator, Ice machine
- Cleaning Service 3 times a week



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STUDIO/ATRIUM

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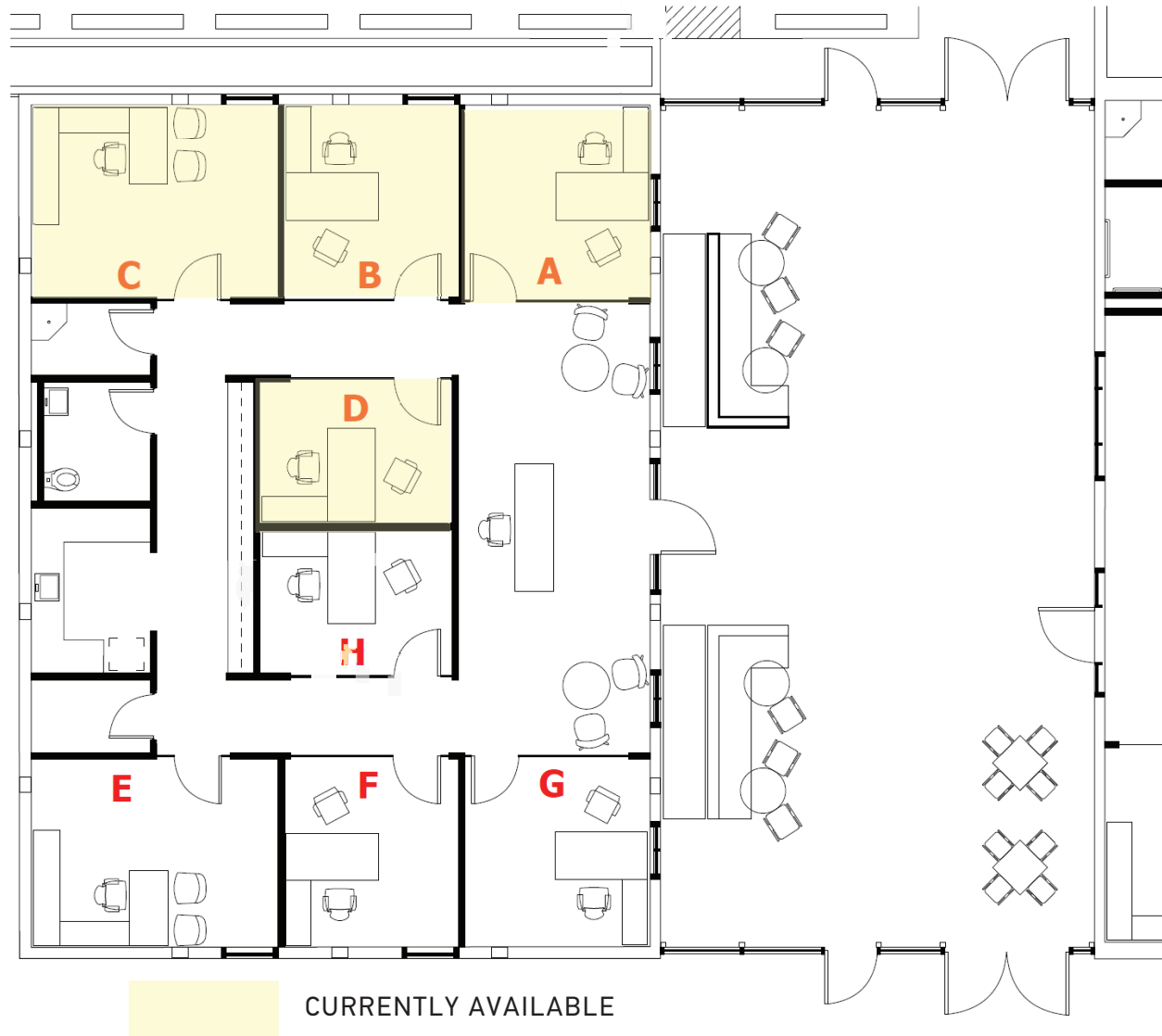
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STUDIO AVAILABILITY

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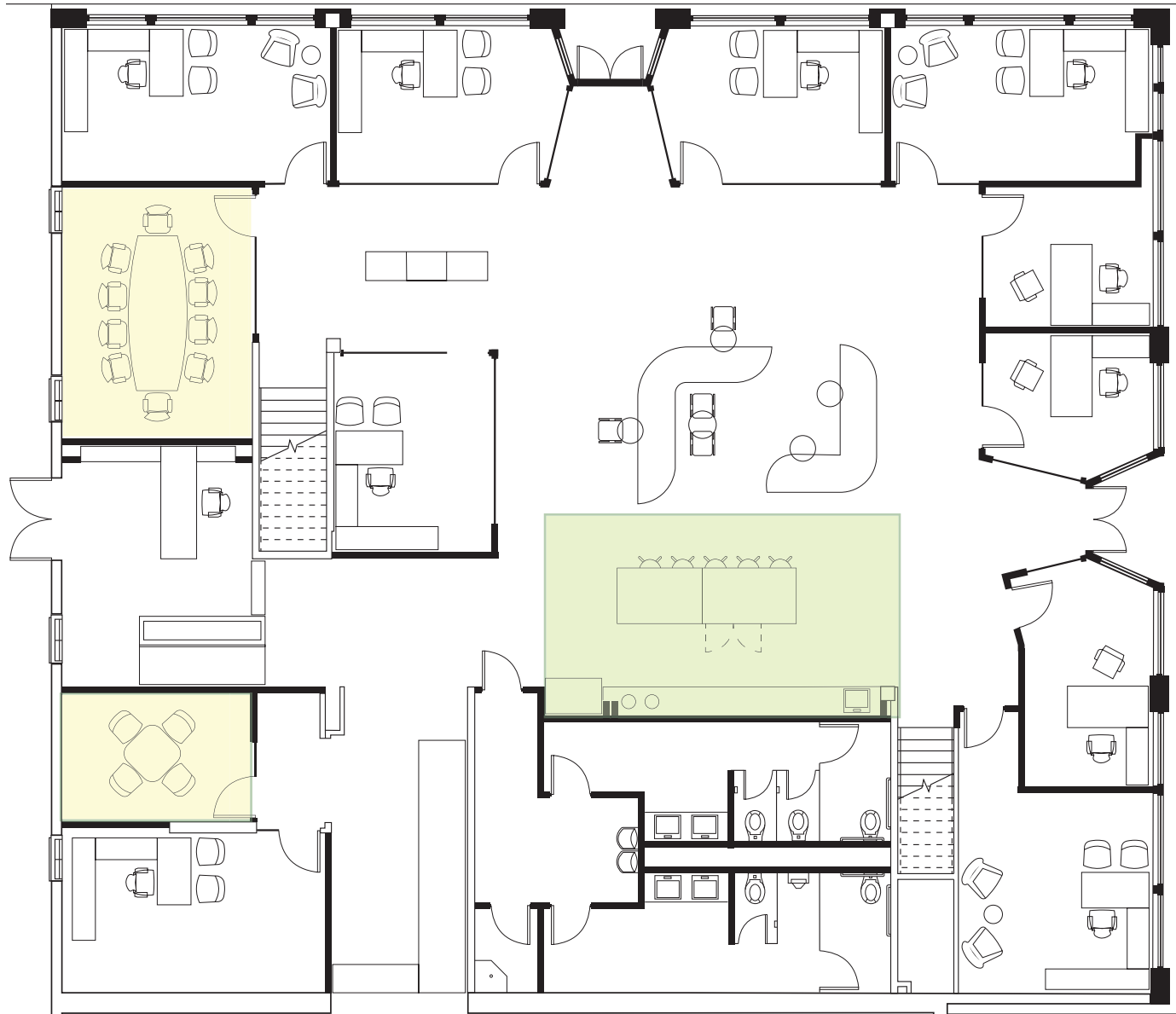
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FIRST FLOOR SHOWROOM

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Shared Conference Room

Shared Kitchen/Coffee Bar

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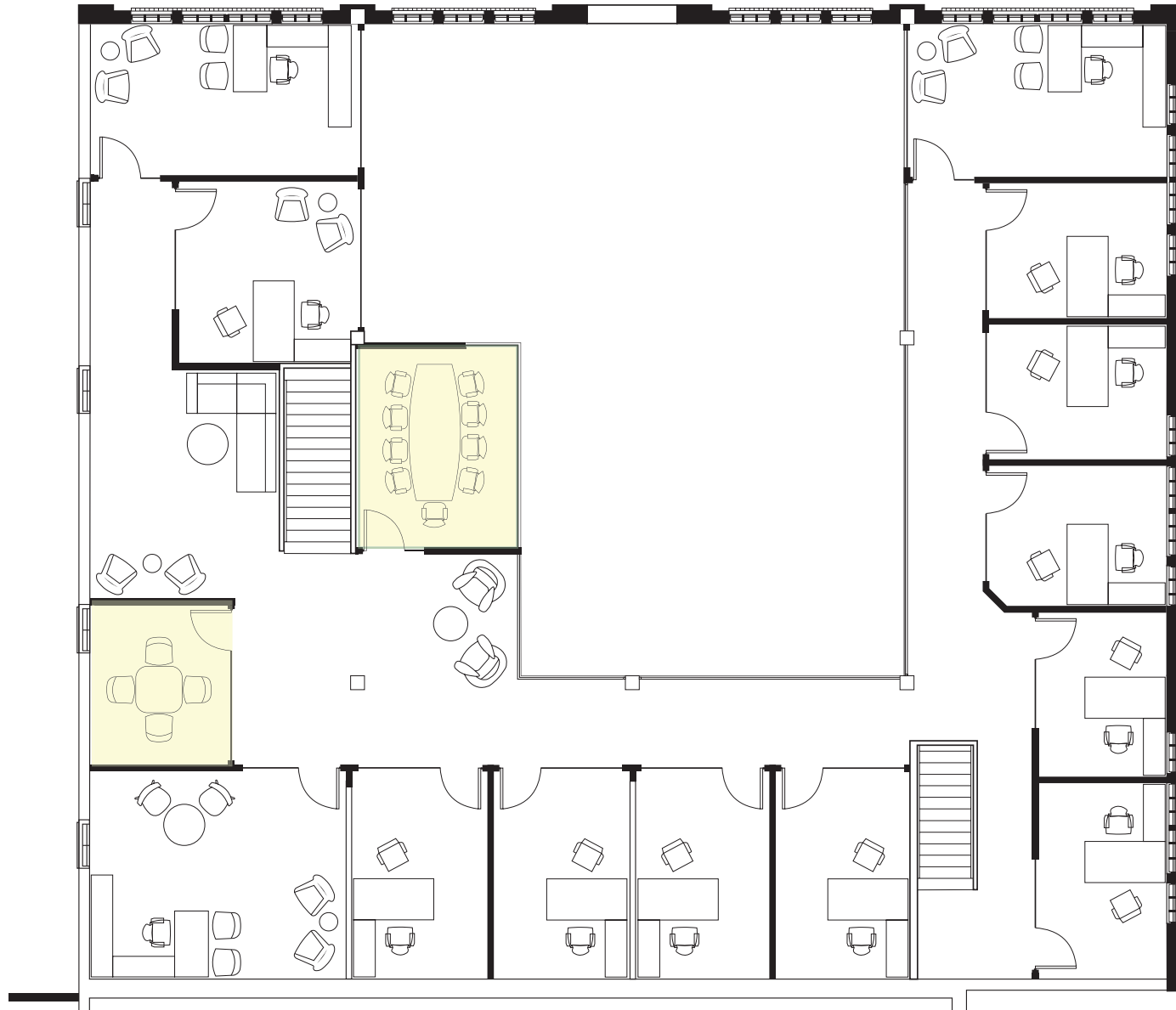
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SECOND FLOOR SHOWROOM

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Shared Conference Room

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SHOWROOM

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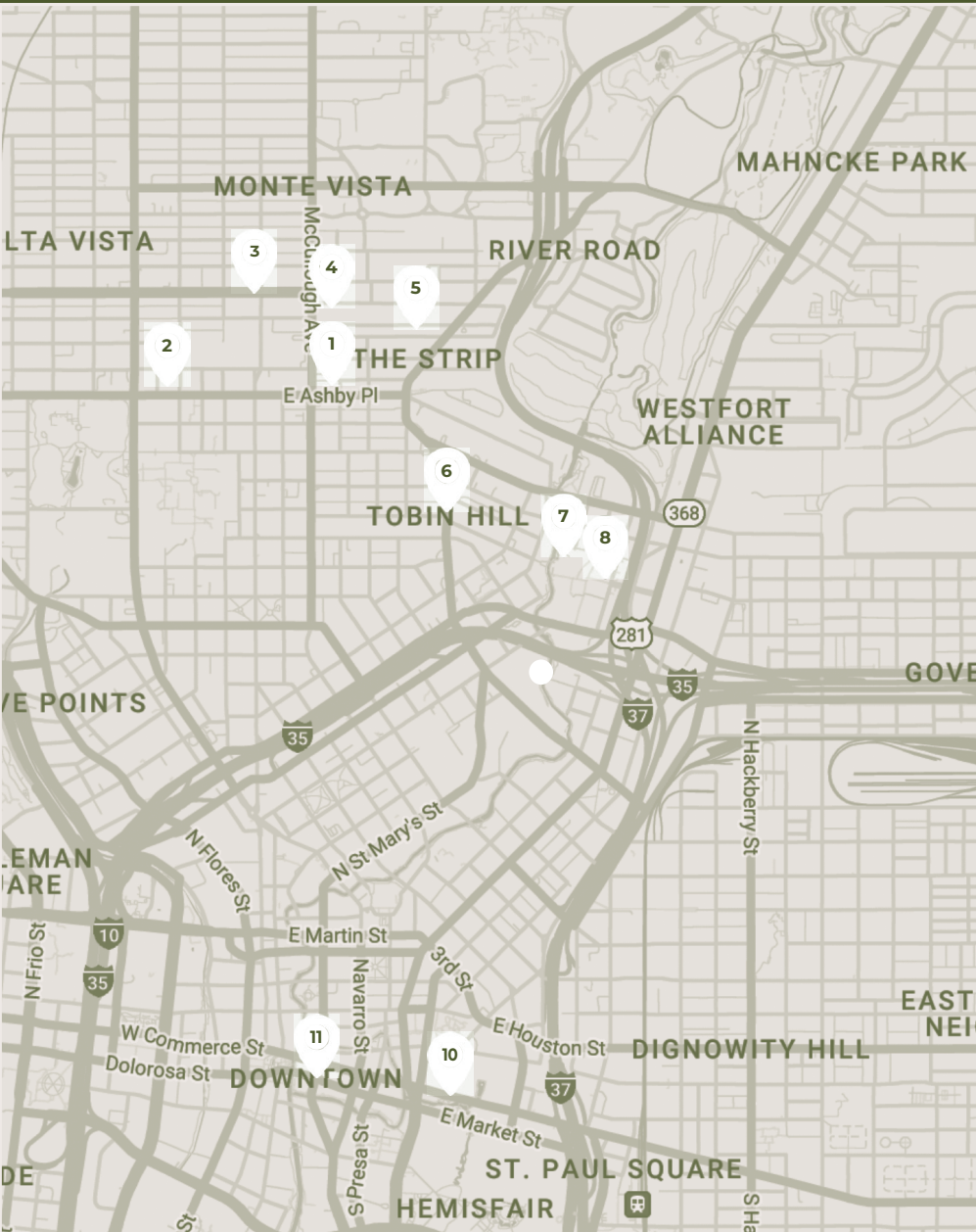
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WHAT'S NEARBY?

THE ALLEN

2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



DRIVE TIMES

- 1 The Allen - 2101 McCullough Ave
- 2 Lover's Pizza & S.BBQ (Coming Soon)
- 3 La Fonda On Main - 2 Min
- 4 Barabro - 2 Min
- 5 St Mary's Strip - 4 Min
- 6 Tobin Hill - 4 Min
- 7 Hotel Emma - 5 Min
- 8 Pearl Brewery - 5 Min
- 9 San Antonio Airport - 13 Min
- 10 San Antonio River Walk - 7 Min
- 11 Downtown San Antonio - 7 Min
- 12 The Quarry- 16 Min



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