



**ARGALI**  
COMMERCIAL REAL ESTATE SERVICES

**THE ALLEN**  
2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



**LEASING@ARGALICRE.COM | 210.343.2186**

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The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# PROPERTY SUMMARY

## THE ALLEN

2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



### PROJECT SCOPE

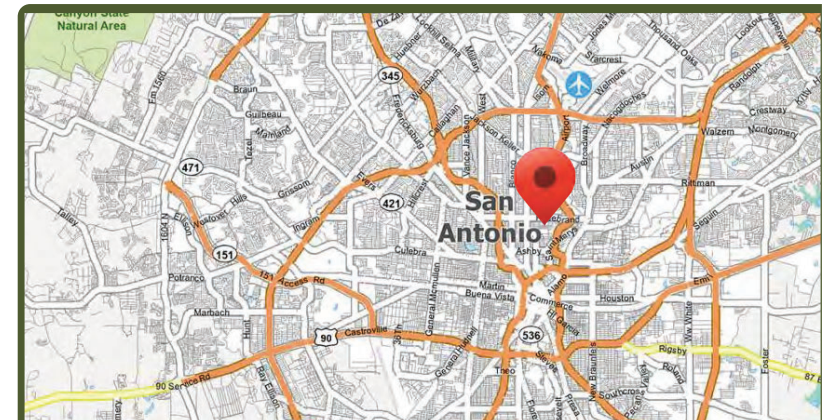
Located on the corner of McCullough Ave and E Ashby Pl in the heart of the Tobin Hill/Monte Vista neighborhood, just minutes away from the Pearl District. This historic redevelopment of former Allen's Flowers & Gifts, originally W.R. Dallas' furniture warehouse dating back to 1929, was completed in December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

#### PROPERTY DETAILS

<b>BUILDING SIZE</b>	20,152 SF
<b>AVAILABILITY</b>	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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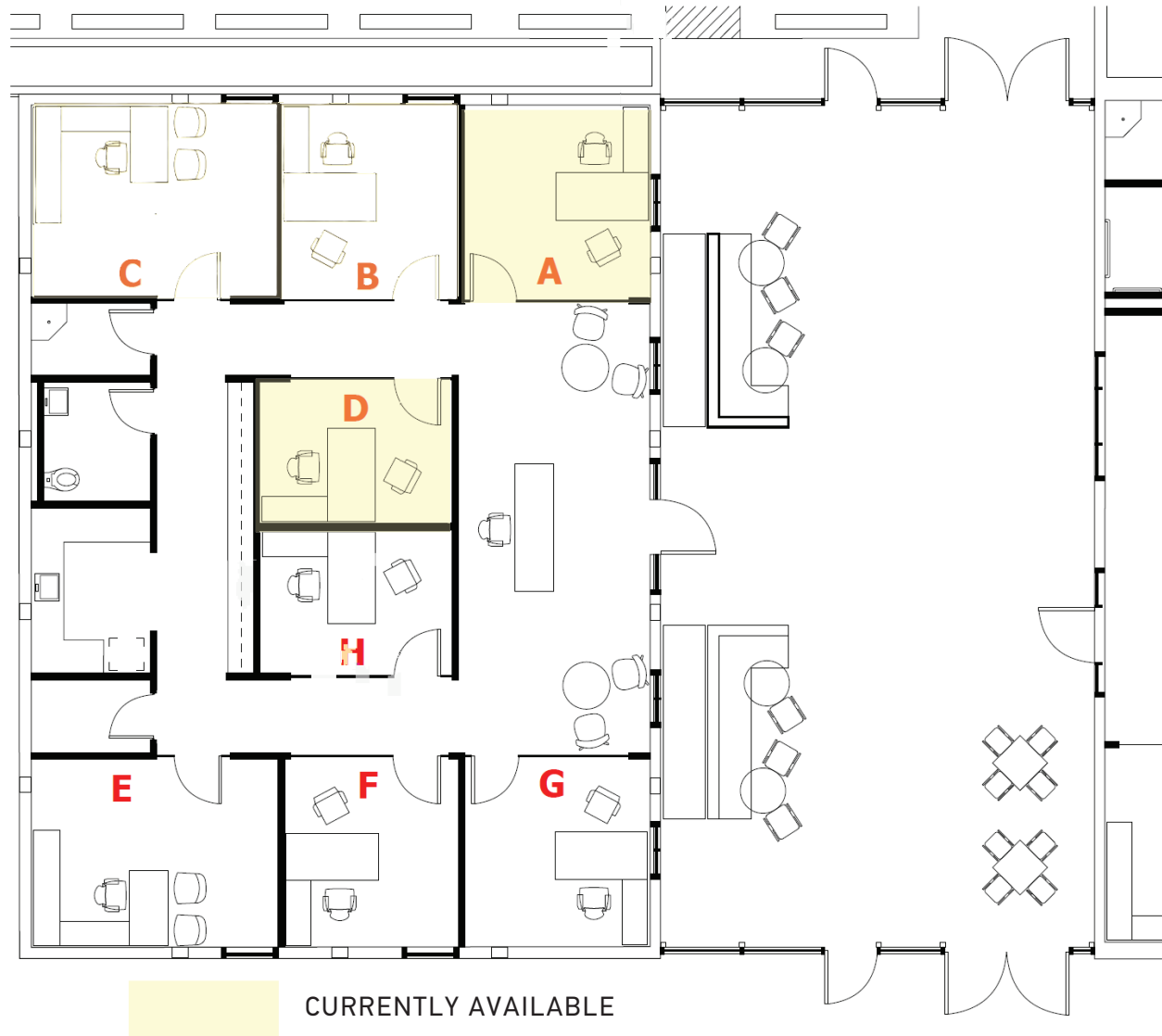
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# STUDIO AVAILABILITY

THE ALLEN

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 CURRENTLY AVAILABLE

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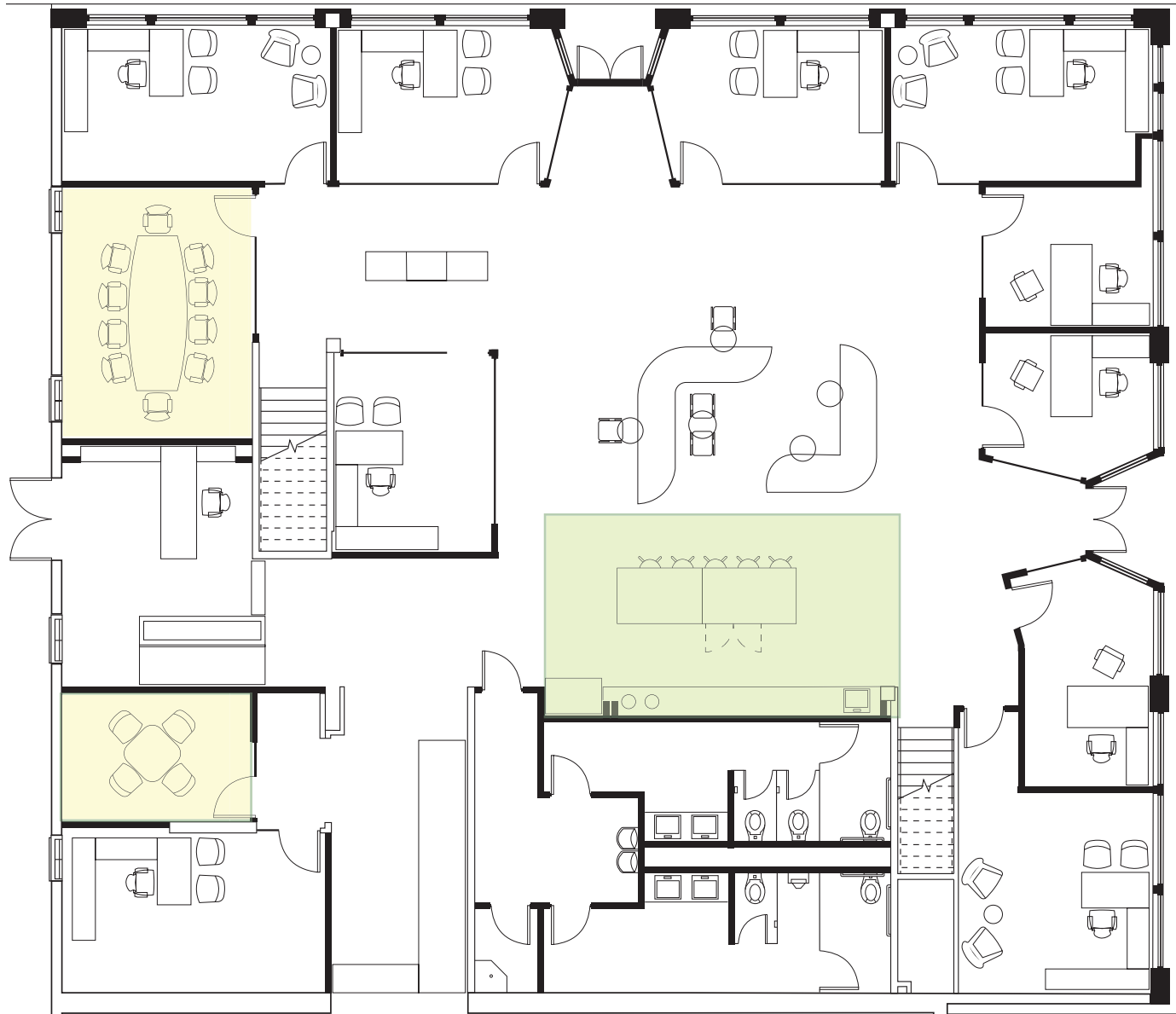
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# FIRST FLOOR SHOWROOM

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2101 MCCULLOUGH AVE, SAN ANTONIO TX 78212



Shared Conference Room

Shared Kitchen/Coffee Bar

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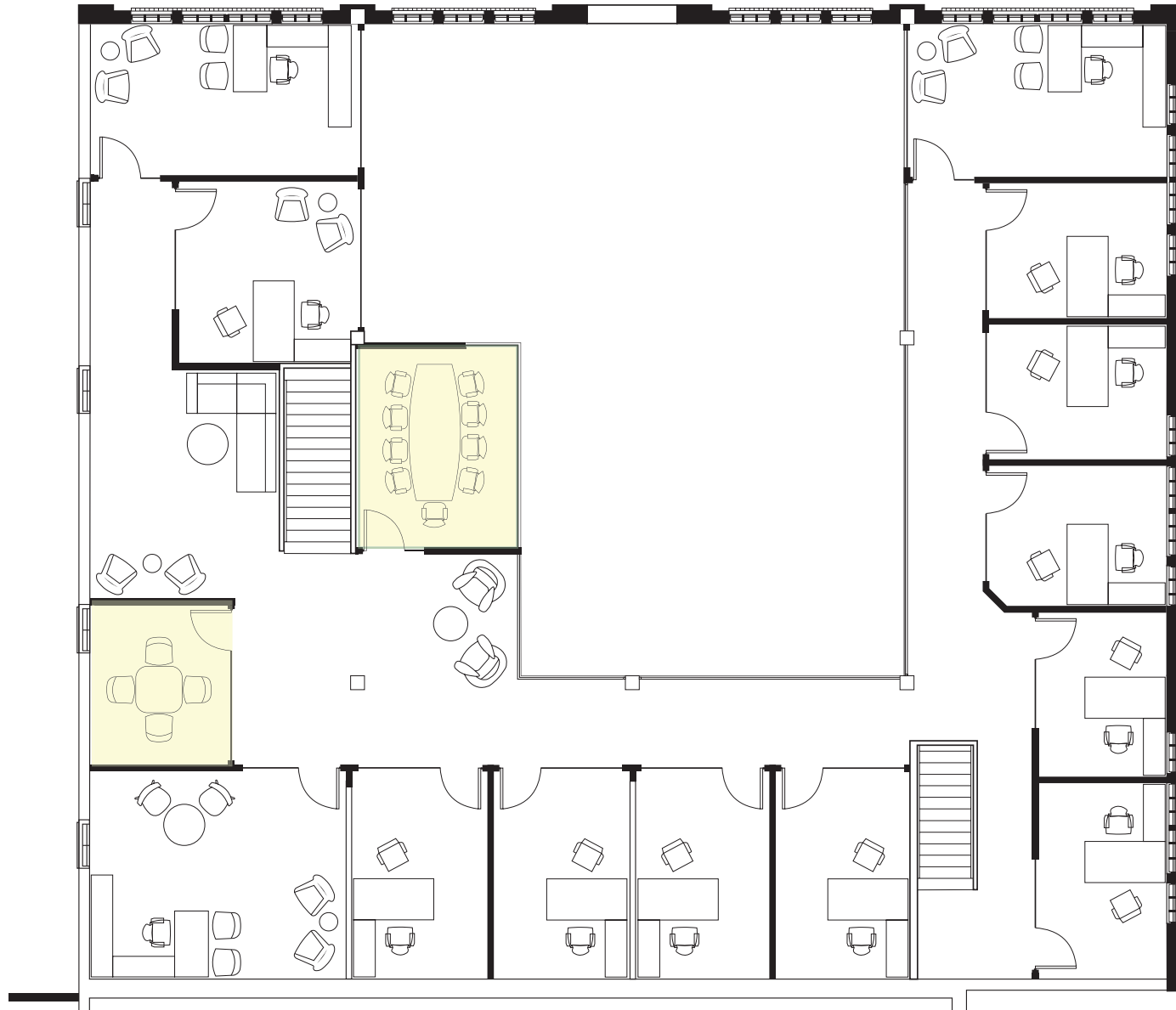
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# SECOND FLOOR SHOWROOM

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Shared Conference Room

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# SHOWROOM

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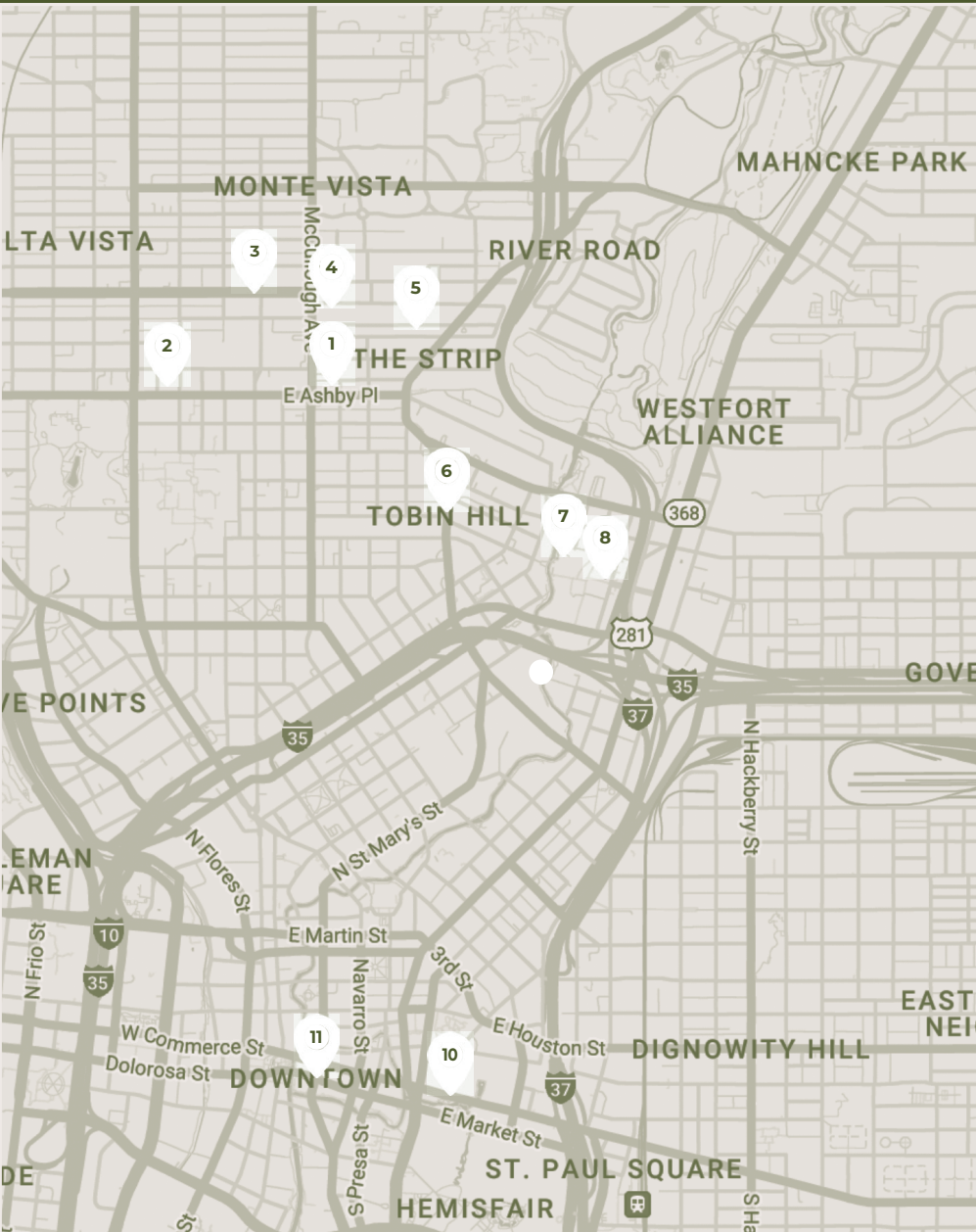
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# WHAT'S NEARBY?

# 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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