



P R E S S R E L E A S E

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Sabinal Group Refurbishes and Relocates to Historic Downtown Building Sabinal Plans to Lease First Floor and Help Revitalize Area

(San Antonio, TX) – Mark Wohlfarth and Danny Benavidez, principals of Sabinal Group general contractors, have acquired and moved their firm’s offices into an historic building located at 237 W. Travis St. in the downtown central business district. The firm is refurbishing the structure in phases with plans to lease the first floor and help revitalize the area, all without seeking financial assistance from the city.

The approximately 11,500-square foot, two-story structure is constructed of three-wide D’Hanis brick, and is a historically registered building. Wohlfarth and Benavidez – along with another buyer, purchased the building and land from the San Antonio Independent School District. The structure was initially established as a nursing school circa 1907.

“The Travis Street building acquisition made sense to us,” says Wohlfarth. “We saw an opportunity not just to relocate our office into a more permanent space, but also a chance to invest in a heritage area of our hometown. The more enterprise that comes to the area, the more opportunity comes with it.”

Sabinal Group has already begun reconfiguring and restoring the interior space and the firm tapped their second floor neighbor, Lopez Salas Architects, for interior architecture services.

“This undertaking is all about adaptive reuse and the preservation of the building’s inherent resources,” says Lopez Salas founding principal Robert “Rocky” Lopez. Lopez Salas conceived a modern, open space concept that incorporates the use of original materials with contemporary finishes.

The renovation started with the removal of the dropped ceiling grid and tiles to expose the upper joists and wood decking. As interior walls were moved, the 100-year-old brick was reset to form new walls and the original pine floors were uncovered and restored. The rustic, natural surfaces are juxtaposed against contemporary finishes like brushed aluminum ductwork and decorative ceiling panels, charcoal grey tiled bathrooms and glass walls.

The office features multi-purpose areas that make the most of the approximately 3,000-sf space. Most of the interior separations offer quiet and solitary workspaces without reaching the ceiling or interfering with the integrity of the building’s structure. The workplace includes a reception area, double duty break and work room, filing and plan storage area, estimating office, accounting office, executive office, a flexible workspace for employee hotelling, and common bathrooms and conference room shared with Lopez Salas.

“The reality is that most of our staff is on job sites serving clients, and they only have to touch base in the office periodically – and usually at different times,” says Benavidez. “It’s inefficient to allocate several workspaces when numerous employees can sensibly share one.”

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The resourceful space planning on the second floor allows for approximately 5,000-sf of leasable space at street level. The ground level still retains the original floor plan, but the space is flexible and may be re-imagined to house one or multiple tenants.

“Older buildings aren’t for everyone,” acknowledges Wohlfarth. “But for those who can appreciate the sense of pride that comes from reclaiming an historic building, this could be the place for them.”

Additionally, when Sabinal Group acquired the building, they also took ownership of two temporary buildings totaling about 6,000 sf. Sabinal Group is interested in donating the buildings to a non-profit organization that is willing to relocate them. The buildings are equipped with climate control, bathrooms/plumping and electrical.

“We’re willing to help with some light construction to prepare the buildings for a move,” says Wohlfarth. “We need to clear out the buildings to open up our parking, but it would be a shame to demolish and dispose of them when an organization in need could put them to good use.”

Sabinal Group is a minority general contractor specializing in design-build, educational, government, hospitality, office, medical, museum and retail. www.sabinal-group.com

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