

**Office/Retail Space  
FOR LEASE**

Suite C1: +/-9,961

Suite C2: +/-5,258

Bldg C: +/-15,219



## The Offering

Centro Properties and Braun Enterprises are pleased to present ±15,219 SF of flex office/retail space available for lease at 8637 Fredericksburg Road, located within San Antonio's highly active Medical Center submarket. The availability consists of two suites within Building C, offering flexible layouts suitable for a wide range of office, medical, retail, showroom, education, and service-oriented users.

The property features a newly renovated exterior facade, strong frontage along Fredericksburg Road, and approximately 60 on-site parking spaces. Interior spaces offer a combination of open work areas, private offices, breakroom/kitchen areas, and flexible floorplans that can accommodate a variety of tenant configurations.

Positioned within close proximity to major hospitals, medical offices, and dense surrounding commercial development, the property benefits from excellent accessibility, strong daytime population, and convenient connectivity to the greater San Antonio market. The site is zoned C-2 and C-3, allowing for broad tenant flexibility and operational versatility.

# Executive Summary



## San Antonio Medical Center

SITE

Suite Size: +/- 15,216 SF  
Suites: Two  
Year Built: 1986  
Submarket: Medical Center  
Property Type: Two-story Office/Retail

Zoning: C-2 & C-3

Parking: +/- 60 shared surface parking spaces



# Lease Offering

3-10 Years  
LEASE OFFERING

Inquire with Broker  
PRICING

+/- 15,219 SF AVAILABLE  
SUITE C1: +/- 9,961 SF  
SUITE C2: +/- 5,258 SF

6 BATHROOMS  
SUITE C1: 4  
SUITE C2: 2

Lease Structure: Triple Net Lease  
Renewal Options: Negotiable



Premier Office/Retail Space



# Available Floorplans

SUITE

## C1

9,961 SF



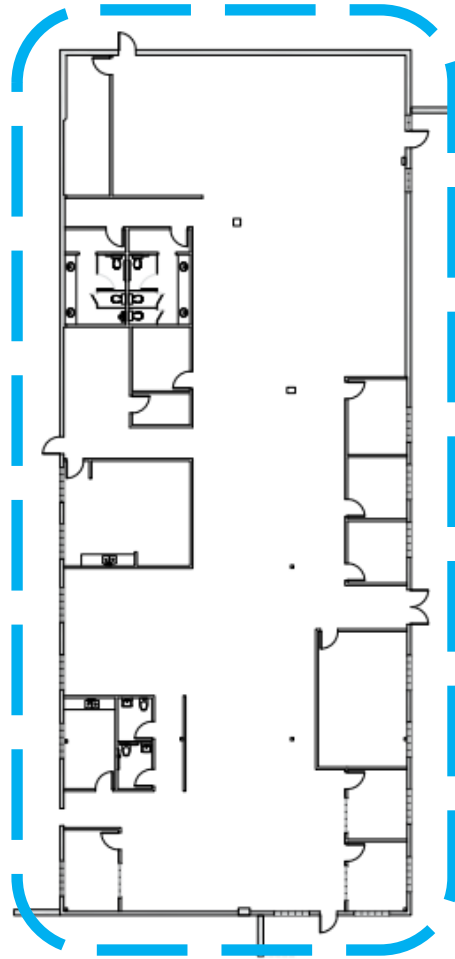
Direct Entry



Open Floor Plan



Multiple Restrooms



SUITE

## C2

5,258 SF



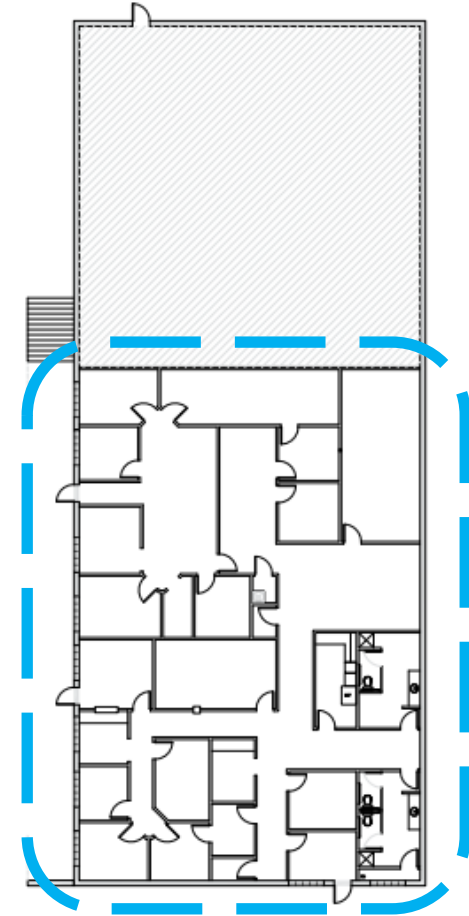
Direct Entry



Open Floor Plan



Multiple Restrooms



# Suite C1 Photos



Suite C2 Photos



# Demographic Overview



## LOCATION

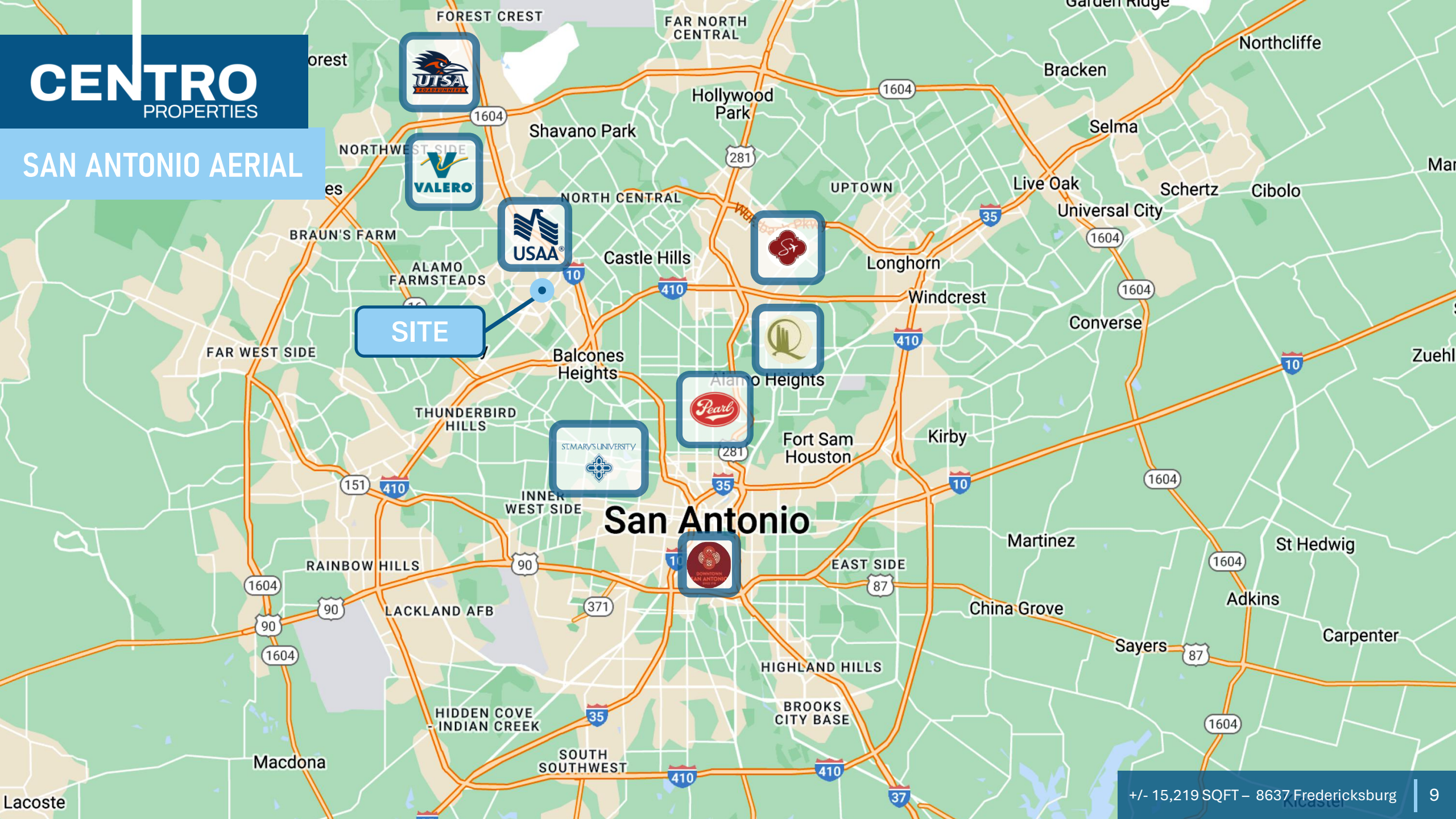
San Antonio Medical District is one of the city's most established and high-demand employment corridors, anchored by a dense concentration of major hospital systems, specialty medical providers, and professional office users. The area supports consistent daytime activity driven by healthcare workers, patients, and adjacent service businesses, with more than 6 million patients visits annually throughout the district.

This district is also positioned just minutes from USAA and Valero's corporate headquarters, two of the region's largest employers. With proximity to The Rim and La Cantera, along with direct access to major highways and surrounding residential neighborhoods, the Medical District continues to serve as a core hub for healthcare, office, and supporting retail demand.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<i>Est. Population</i>	24,732	142,002	372,537
<i>Daytime Employment</i>	22,315	106,842	197,617
<i>Avg HH Income</i>	\$63,594	\$76,821	\$81,670

## NEIGHBORS





# Nearby Amenities



SITE



Hamilton Wolfe



SITE AERIAL

TRINITY  
HOSPICE

SITE



Hamilton Wolfe

Fredericksburg Rd.

# CONTACTS

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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.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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