

8435 WURZBACH

Gateway

AT MEDICAL CENTER



A CENTRAL HUB FOR TODAY'S HEALTHCARE NEEDS

Introducing one of the only mixed-use medical office properties in San Antonio: Gateway at Medical Center Phase I. Located at 8435 Wurzbach Rd, San Antonio, TX 78229, this three-story 64K SF development offers a unique opportunity for medical office and retail tenants.



- UT Health & Baptist On-Site
- Multiple Signage Opportunities Available
- Ample Parking
- Modern Aesthetic, Mixed-Use Design

CONNECTED TO A COMMUNITY OF CARE

Situated on a 7-acre site at the primary entrance to the South Texas Medical Center, Gateway at Medical Center delivers unmatched access and exposure at the high-traffic intersection of Fredericksburg and Wurzbach Road — positioning it as the true gateway to one of the nation’s largest medical districts.

Medical Centers

1.

American Heart Association
2.

UT Health SA Professional Center (PARC)
3.

UT Health SA | Multispecialty and Research Hospital
4.

UT Health SA | Medical Arts & Research Center (MARC)
5.

Methodist Hospital Specialty and Transplant
6.

UT Health SA Mays Cancer Center
7.

St. Luke’s Baptist Hospital
8.

Methodist Plaza
9.

The START Center for Cancer Care
10.

Methodist Hospital
11.

Methodist Children’s Hospital
12.

UT Health SA Science Center
13.

UT Health SA School of Dentistry
14.

UT Health SA School of Nursing
15.

University Health Hospital
16.

University Health Women’s & Children’s Hospital
17.

Audie L. Murphy VA Medical Center
18.

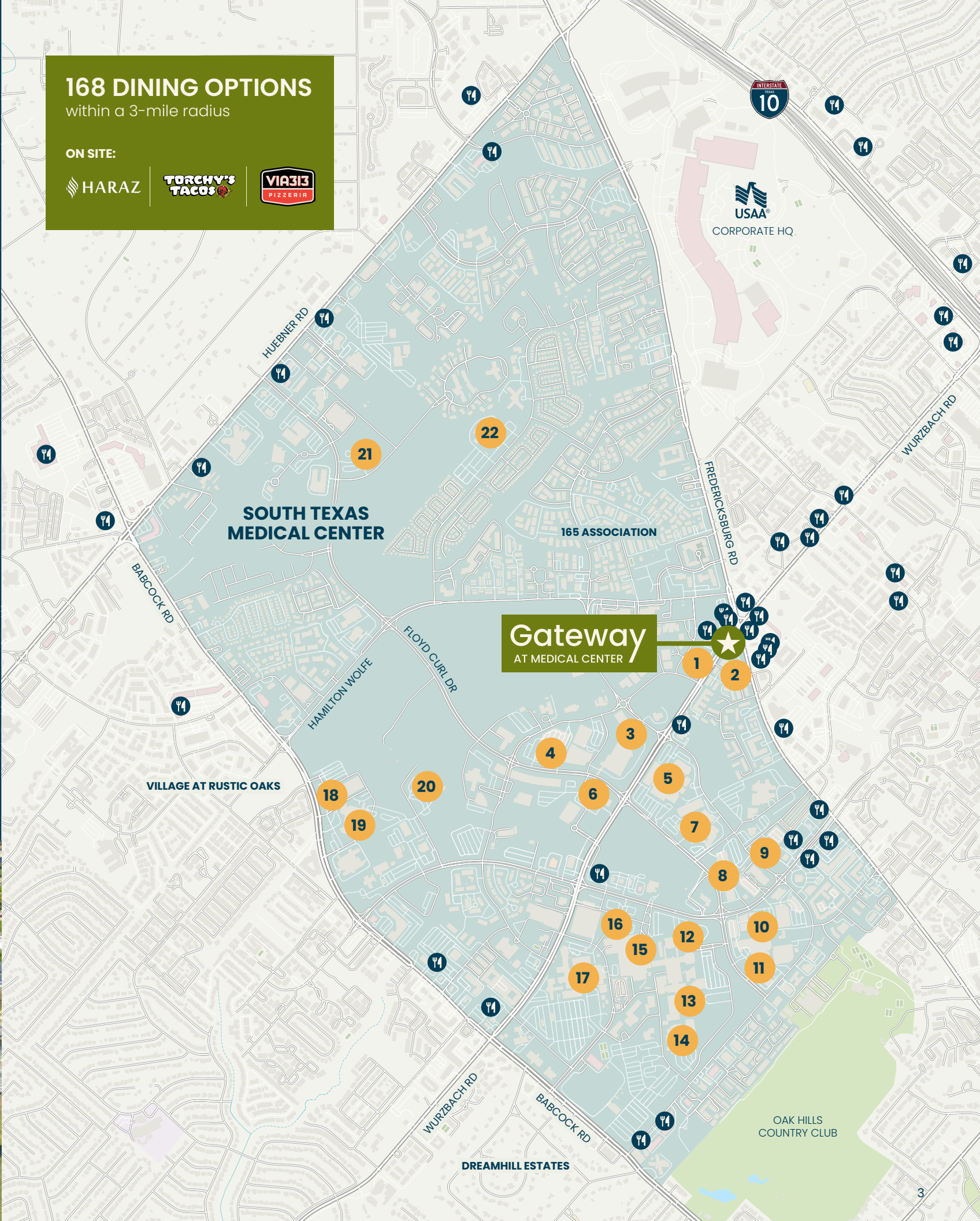
University Health MOB I & II
19.

University Health Hospital (coming soon)
20.

PAM Health Warm Springs Rehab Hospital
21.

PAM Health Specialty Hospital Medical Center
22.

Encompass Health Rehab Hospital



THE PULSE OF THE COMMUNITY

The San Antonio Medical Center is home to more than 75 medically related institutions, including 45 clinics and 12 major hospitals, serving approximately 6 million patients annually and employing over 30,000 professionals.



Demographics within 3 miles of the property

208K
Daytime Population

7,010
Businesses

142K
Population

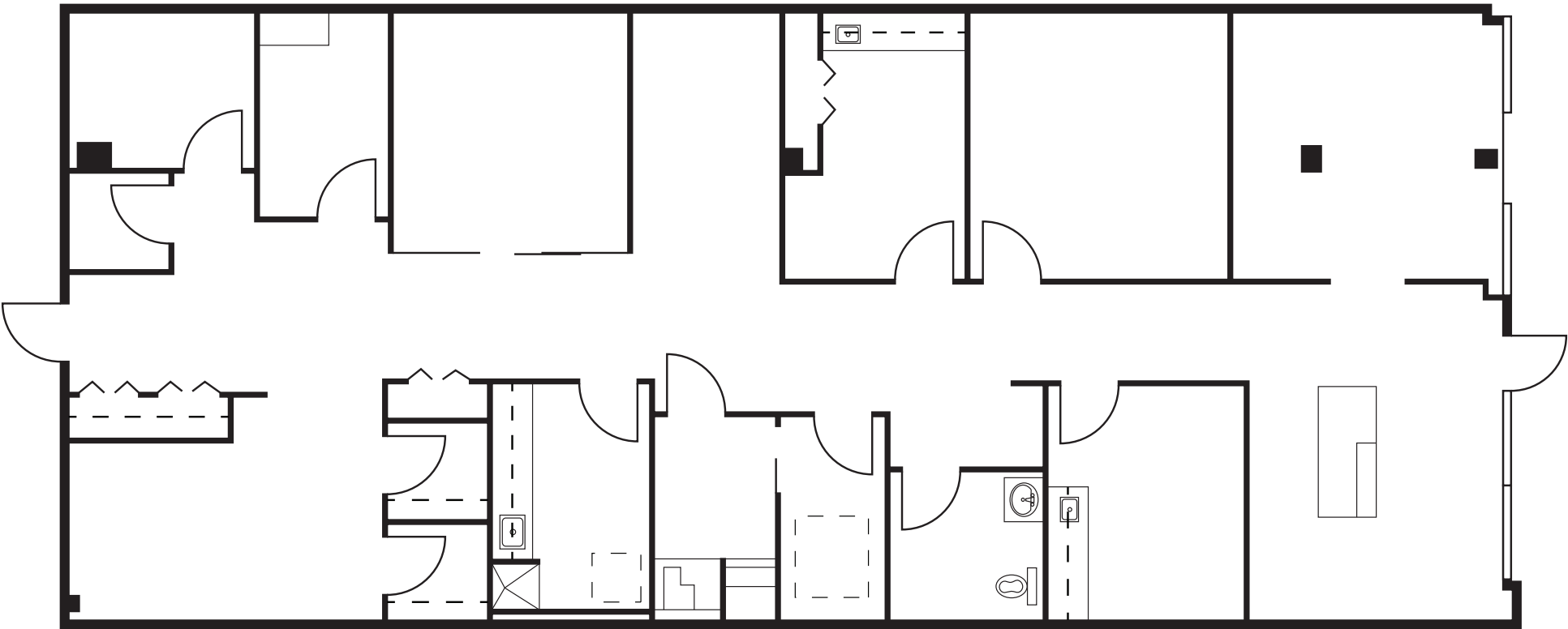
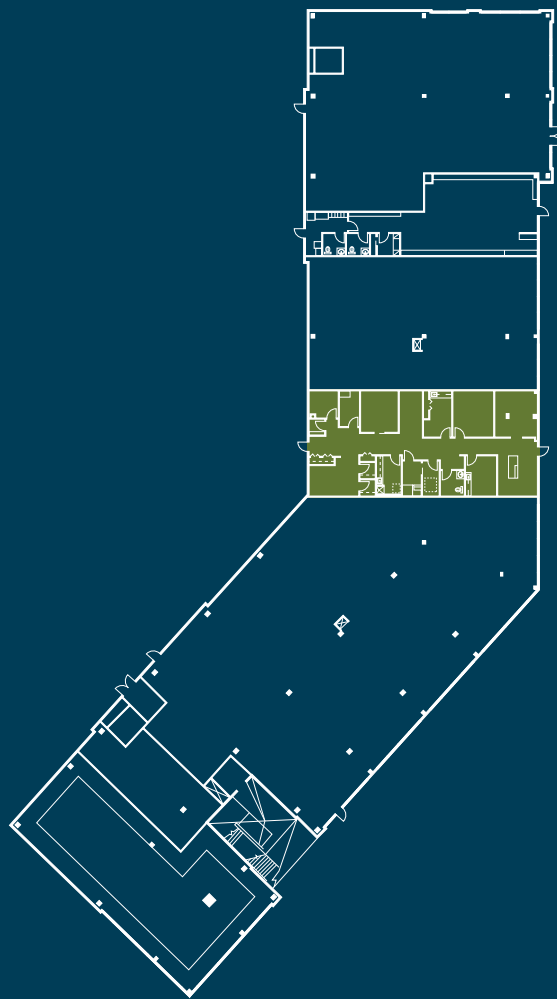
35
Medium Age

42,772 VPD
Fredericksburg Rd
North of Wurzbach



FLOOR PLAN
2nd Floor

SUITE 206
2,508 SF



8435 WURZBACH RD
SAN ANTONIO, TX 78229

FOR LEASE

JOIN SAN ANTONIO'S NEXT-GENERATION OF CARE

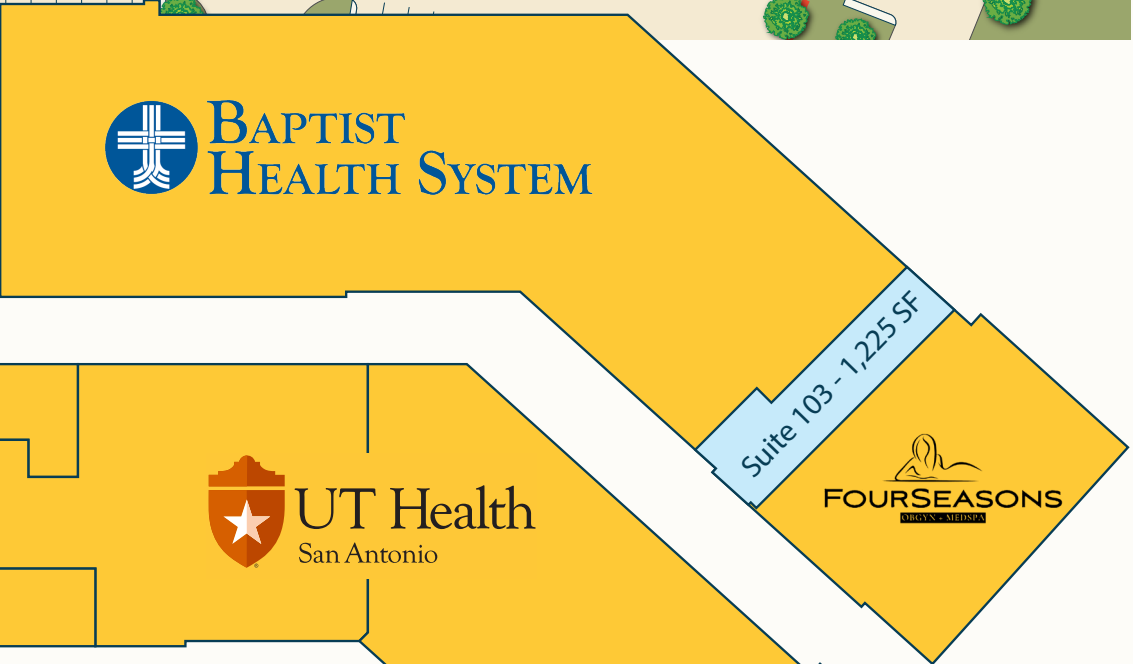
Gateway at Medical Center features a sleek, contemporary design that blends clean lines of glass, wood, and concrete, seamlessly balancing innovation with warmth.



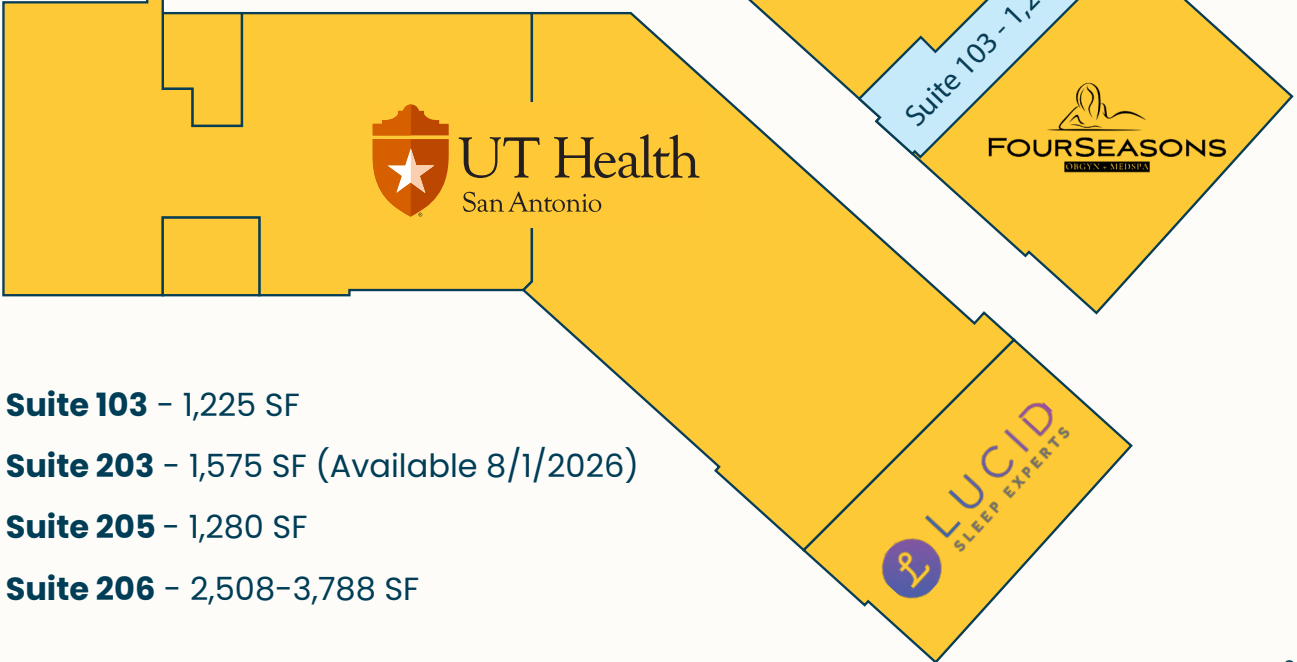
GATEWAY AT MEDICAL CENTER



Lower



Upper



- Suite 103 - 1,225 SF
- Suite 203 - 1,575 SF (Available 8/1/2026)
- Suite 205 - 1,280 SF
- Suite 206 - 2,508-3,788 SF

To accommodate anticipated growth in the Texas Medical Center, Fulcrum plans to develop Gateway Medical Center Phase II on the north end of the property.



GATEWAY PHASE II

HAMILTON WOLFE

FREDERICKSBURG RD

TOM SLICK

WURZBACH RD



fulcrum

DEVELOPMENT

ABOUT FULCRUM

Fulcrum Development, LLC is a privately held real estate development company in San Antonio, Texas, creating mixed-use retail and office developments in the San Antonio MSA and the surrounding areas of central Texas.

Our range of experience includes grocery anchored shopping centers, boutique retail centers, commercial mixed-use developments, and build-to-suits for national tenants. Following completion, they operate projects with the goal of maximizing long-term value for their partners and clients.





CONTACTS

Valdrin Makolli
Senior Associate
+1 210 685 8475
Valdrin.Makolli@cbre.com

Amber Austin
First Vice President
+1 210 274 0272
Amber.Austin@cbre.com

Jenny Gallegos
Associate
+1 210 702 2408
Jenny.Gallegos@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.