

Class A Office Space For Lease



Via Dominion Office Complex

8 Dominion Dr, San Antonio, TX 78257

Offered by:
Andrew J. Lyles
Kimberly S. Gatley

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Benefits

Property Highlights

Address	8 Dominion Dr, San Antonio, TX 78257
Location	Dominion Dr & IH-10
Property Details	14, 809 SF Building 3.2 ac. Land
Legal Description	NCB 16385 BLK 28 LOT MID IRR 142.52 FT OF 1 (CLUBHOUSE AREA) (INDEPENDENCE VILLAGE AT DOMINION PH-1)
Zoning	O-1 PUD
Floors	2
Bldg. Class	A
Year Built	2007
Parking Ratio	3.5:1,000

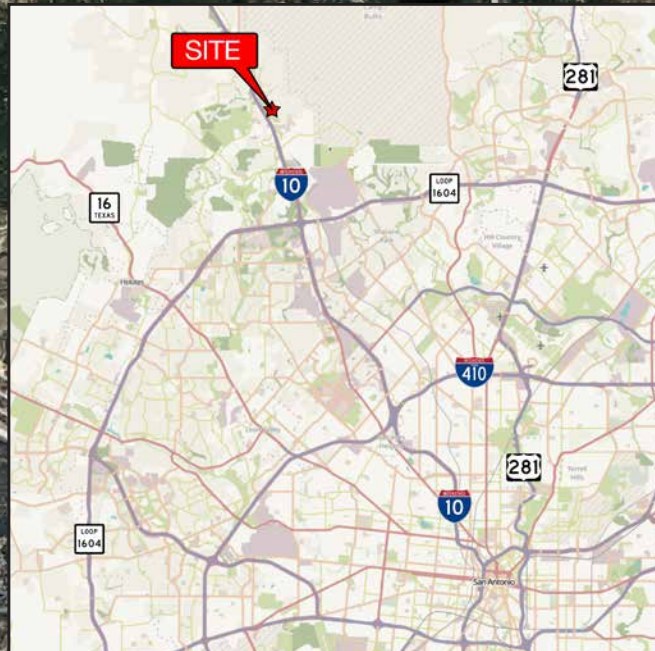
Comments

- Easy accessibility off IH-10
- Golf course view
- Gated security with after hours access card
- Class A office building with 12 ft ceilings
- Directly adjacent to The Dominion

Traffic Counts

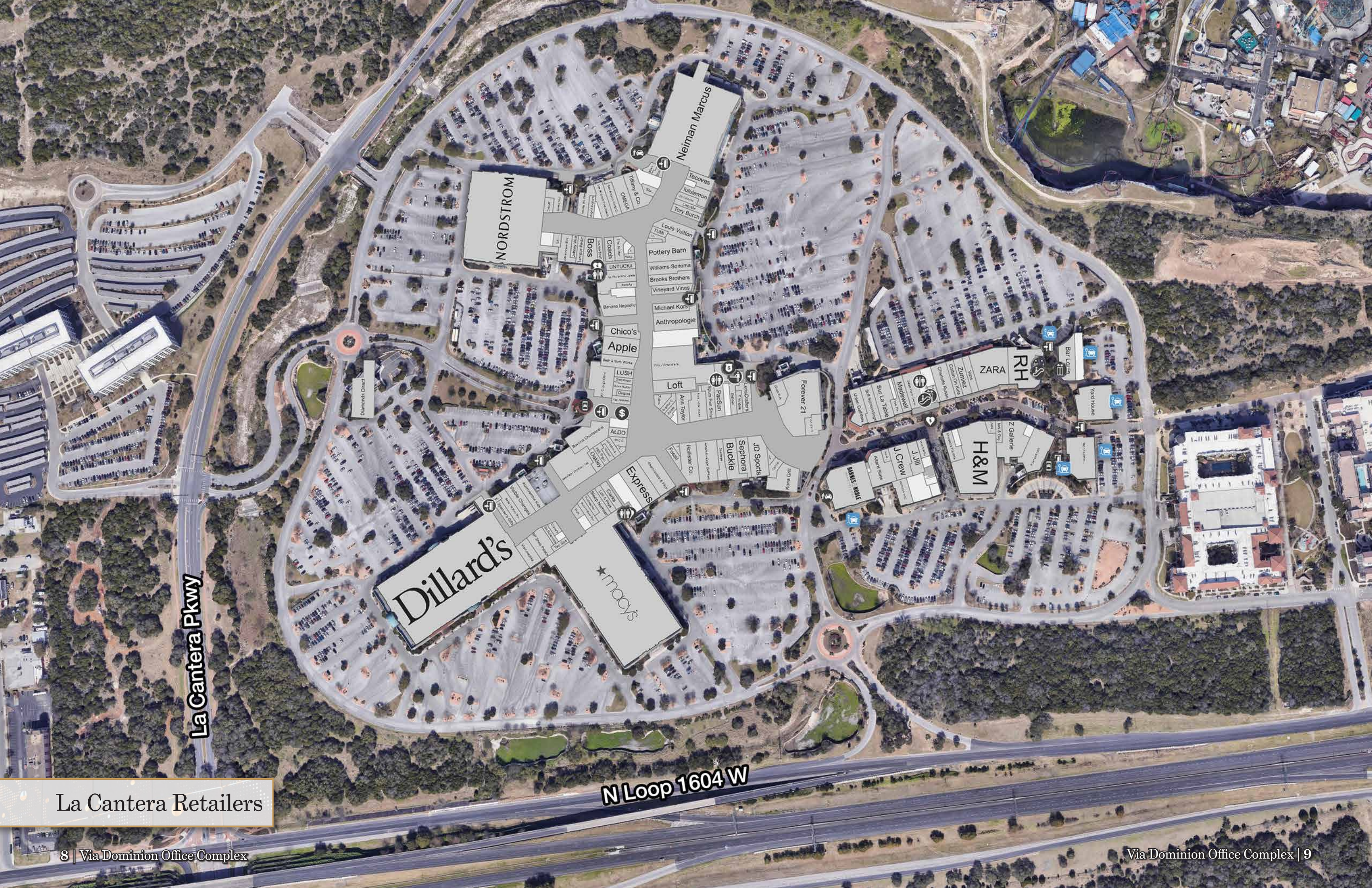
IH-10, just north of Dominion Dr; 132,804 AADT (2024)
IH-10, just north of Loop 1604; 165,759 (2024)
Source: TxDOT Statewide Planning Map Average Annual Daytime Traffic





Market Aerial & Location Map





La Cantera Pkwy

N Loop 1604 W

Dillard's

macy's

NORDSTROM

Neiman Marcus

Express

H&M

ZARA

Loft

Apple

Chico's

Anthropologie

Michael Kors

Vineyard Vines

Brooks Brothers

Williams-Sonoma

Pottery Barn

Louis Vuitton

Tory Burch

Julienon

Tecovas

Trifari & Co

Coach

UNLUCKY

BOSS

Barneys

Chico's

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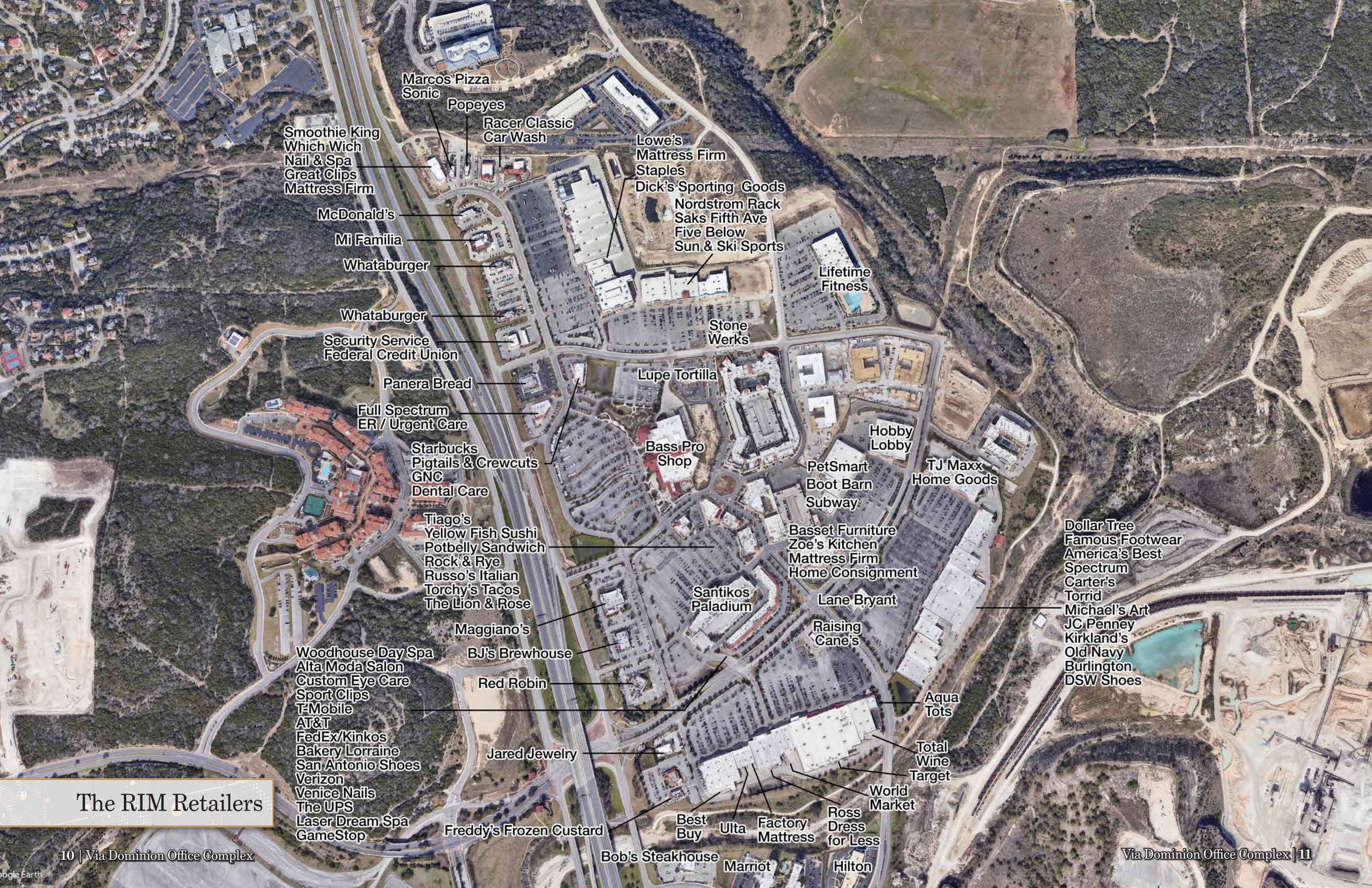
Chico's

Apple

Chico's

Apple

La Cantera Retailers



- Smoothie King
Which Wich
Nail & Spa
Great Clips
Mattress Firm
- McDonald's
- Mi Familia
- Whataburger
- Whataburger
- Security Service
Federal Credit Union
- Panera Bread
- Full Spectrum
ER / Urgent Care
- Starbucks
Pigtails & Crewcuts
GNC
Dental Care
- Tiago's
Yellow Fish Sushi
Potbelly Sandwich
Rock & Rye
Russo's Italian
Torchy's Tacos
The Lion & Rose
- Woodhouse Day Spa
Alta Moda Salon
Custom Eye Care
Sport Clips
T-Mobile
AT&T
FedEx/Kinkos
Bakery Lorraine
San Antonio Shoes
Verizon
Venice Nails
The UPS
Laser Dream Spa
GameStop
- Freddy's Frozen Custard
- Bob's Steakhouse
- Marriot
- Hilton
- Bob's Steakhouse
- Best Buy
- Ulta
- Factory
Mattress
- Ross
Dress
for Less
- World
Market
- Total
Wine
- Target
- Aqua
Tots
- Raising
Cane's
- Lane Bryant
- Basset Furniture
Zoe's Kitchen
Mattress Firm
Home Consignment
- Santikos
Paladium
- Jared Jewelry
- Red Robin
- BJ's Brewhouse
- Maggiano's
- Lupe Tortilla
- Bass Pro
Shop
- Stone
Werks
- Lifetime
Fitness
- Nordstrom Rack
Saks Fifth Ave
Five Below
Sun & Ski Sports
- Dick's Sporting Goods
- Staples
- Lowe's
Mattress Firm
- Racer Classic
Car Wash
- Popeyes
- Marcos Pizza
Sonic
- TJ Maxx
Home Goods
- PetSmart
Boot Barn
Subway
- Hobby
Lobby
- Dollar Tree
Famous Footwear
America's Best
Spectrum
Carter's
Torrid
Michael's Art
JC Penney
Kirkland's
Old Navy
Burlington
DSW Shoes

The RIM Retailers



Site Aerial

Availability & Rates

RSF Available	Suite 103 - 2,811 SF (Available Nov. 1) Suite 105 - 1,175 SF (Available Nov. 1) Suite 106 - 261 SF Suite 110 - 1,656 SF Suite 111 - 1,008 SF (Available Nov. 1) Suite 113 - 3,323 SF Suite 206 - 228 SF Suite 209 - 534 SF
Rate	Call Broker for Pricing
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) years to ten (10) years
Deposit	Equal to one (1) month's Base Rental
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Lease Contacts



Andrew J. Lyles
Executive Vice President
210 524 1306

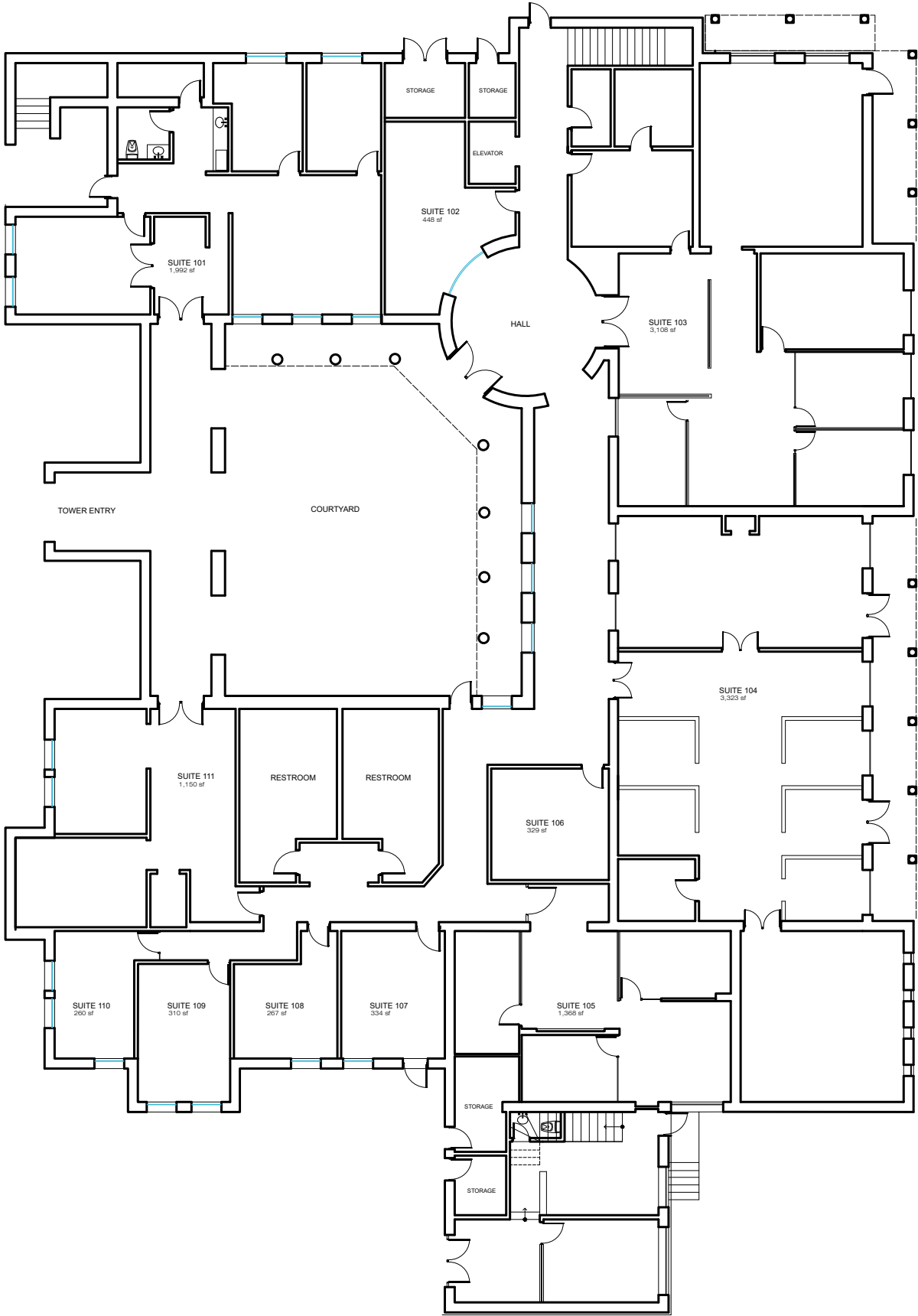
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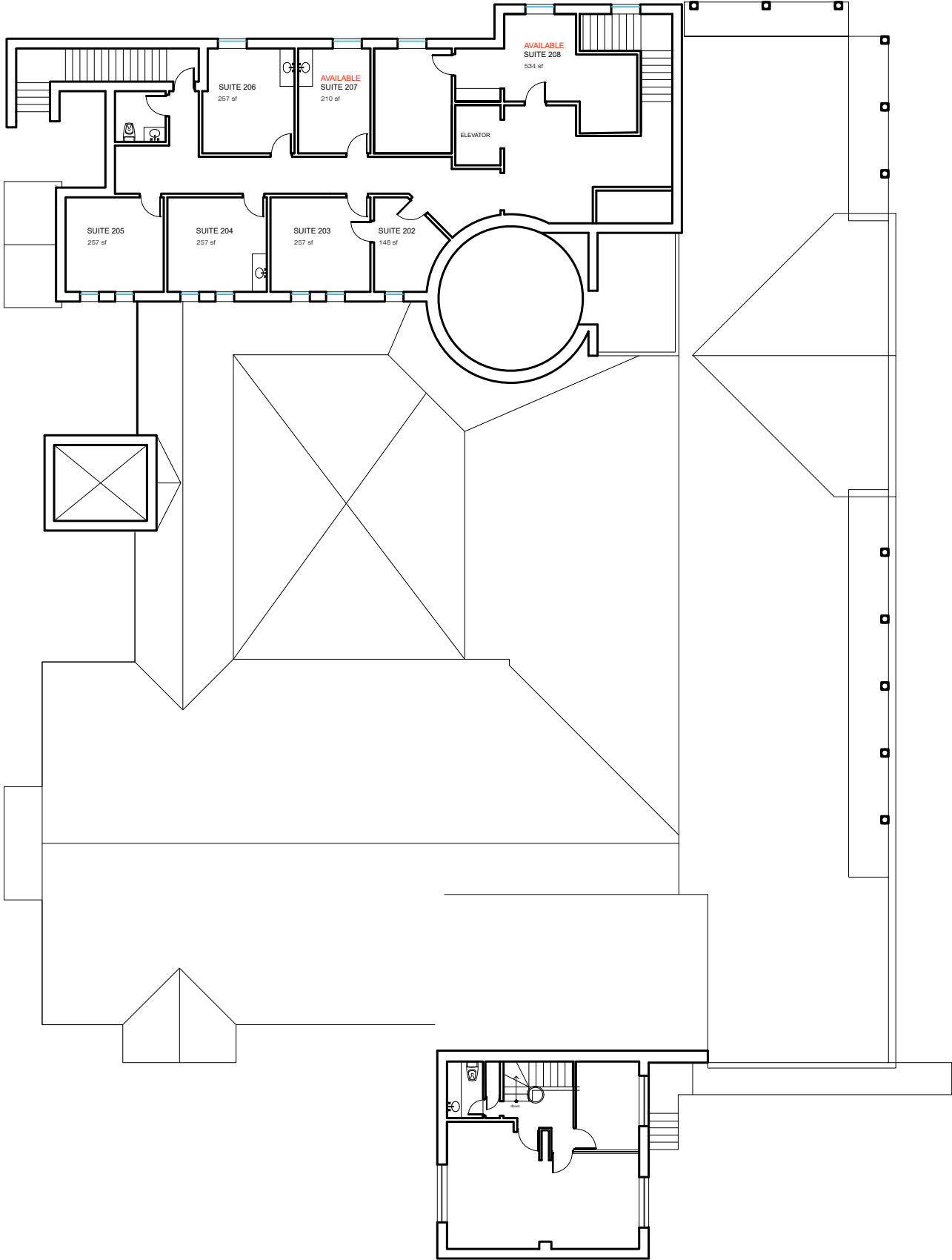
Kimberly S. Gatley
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210 524 1320

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Floor Plan - Level 1



Floor Plan - Level 2





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Via Dominion Office Complex | 17

San Antonio Market Overview

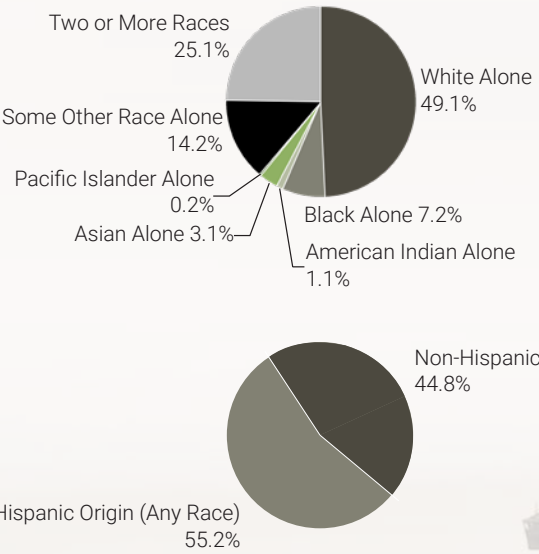
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

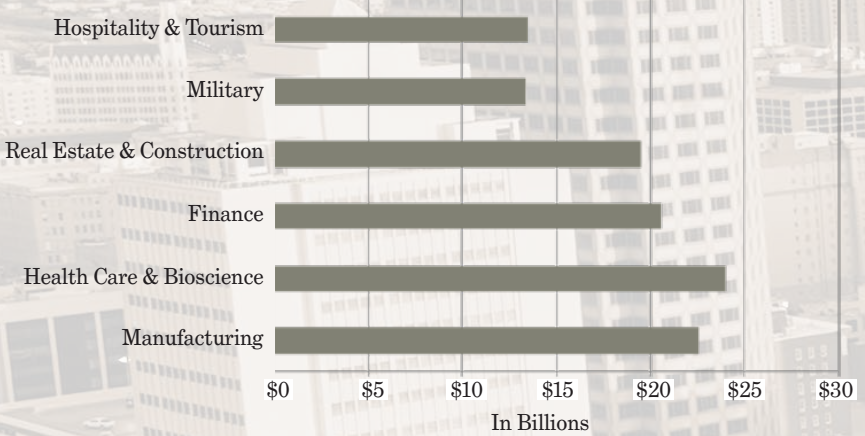


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2024 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Phone 210 524 4000 Fax 210 524 4029

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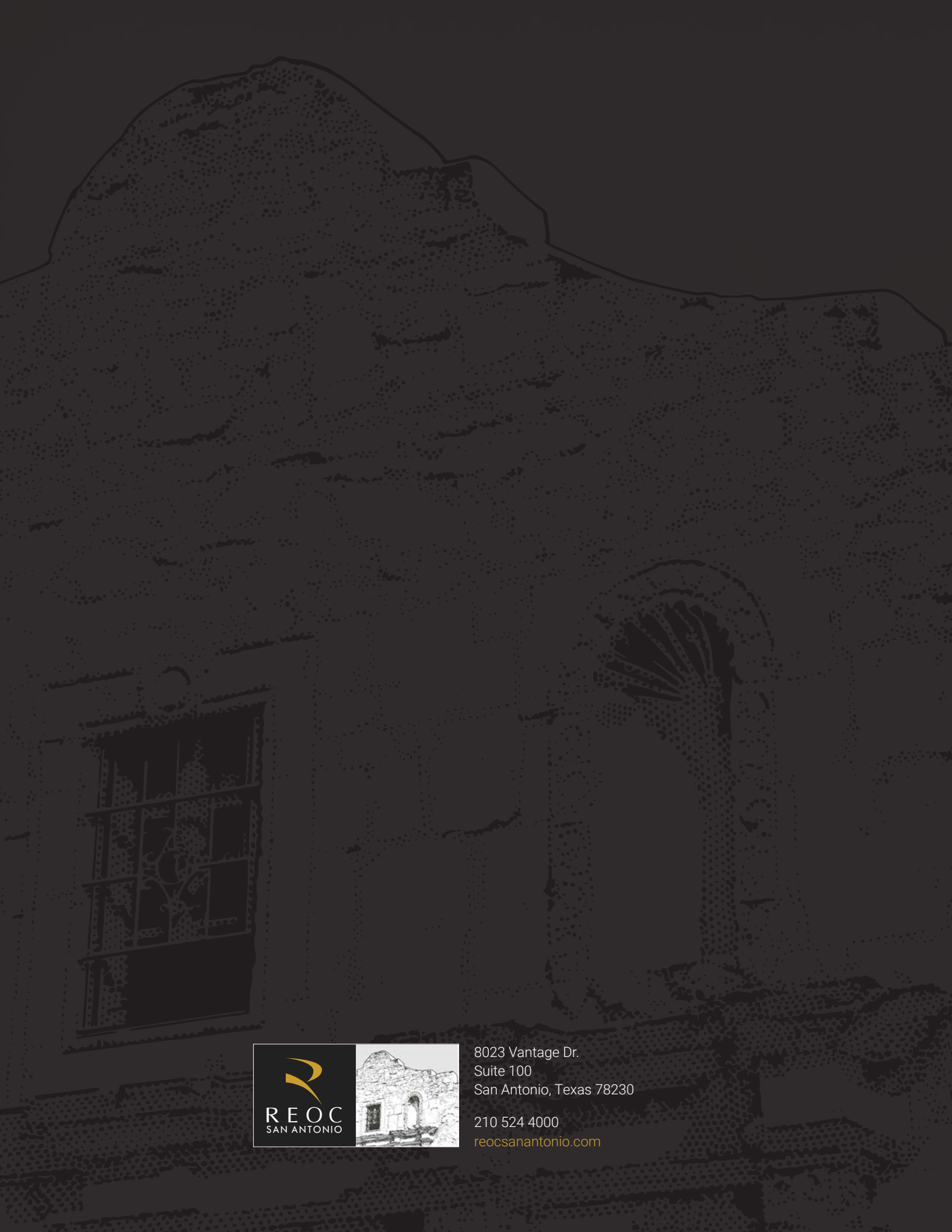
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