

RETAIL AND OFFICE SUITES

8746 WURZBACH RD SAN ANTONIO, TX 78240
 Wurzbach @ Gardendale, near South TX Medical Ctr

FOR LEASE



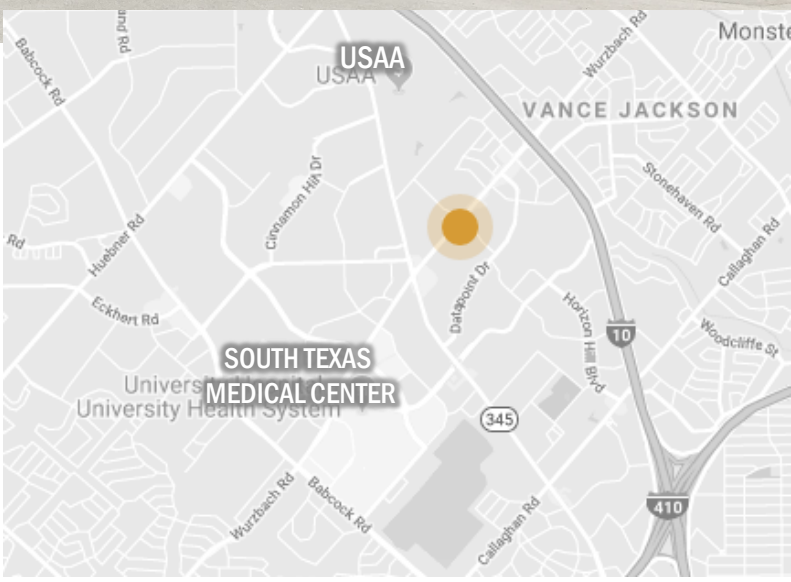
RETAIL AVAILABILITY / RATE
 8744 - 1,136 RSF (former Power Finance)
 CONTACT BROKER FOR LEASE RATE

OFFICE AVAILABILITY / RATE
 STE 201 - 1,805 RSF may be subdivided (683 RSF to 1,122 RSF)
 STE 206 - 1,020 RSF
 STE 207 - 783 RSF (may be combined for 1,803 RSF)

\$17.50 PSF/YR, NET OF JANITORIAL

CO-TENANTS
 Starbucks
 Cricket
 Berni Vietnamese Restaurant

- HIGHLIGHTS**
- HIGH TRAFFIC - QUICK ACCESS TO IH-10
 - GREAT INGRESS / EGRESS
 - EXCELLENT VISIBILITY
 - DENSELY POPULATED AREA
 - NEAR MAJOR EMPLOYERS



LOCATION
 High traffic location at the corner of Wurzbach Rd and Gardendale. Easy access to all parts of the city via major thoroughfares - IH-10, Loop 410 & Loop 1604.

2019 EST. DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	26,118	144,280	382,777
# HOUSEHOLDS	11,996	65,277	156,358
AVG HH INCOME	\$53,801	\$63,721	\$66,292



sullivansa.com
 For information or to schedule a tour:

PETE TASSOS
 210 341 9292 x303
 ptassos@sullivansa.com

OFFICE SUITES

8746 WURZBACH RD SAN ANTONIO, TX 78240
 Wurzbach @ Gardendale, near South TX Medical Ctr

FOR LEASE

STE 206
 1,020 SF

206 & 207 MAY BE
 COMBINED FOR UP
 TO 1,803 SF

AVAILABILITY



STE 201
 1,805 SF - MAY BE SUBDIVIDED AS ABOVE

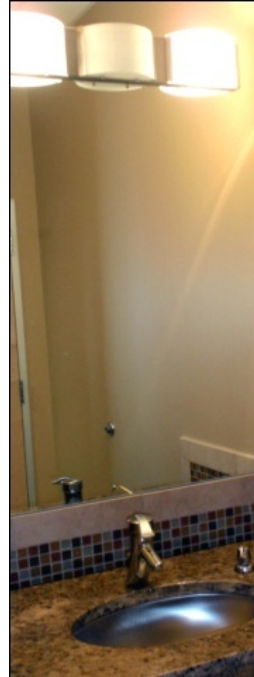
STE 207
 783 SF



Spacious offices w/ large windows



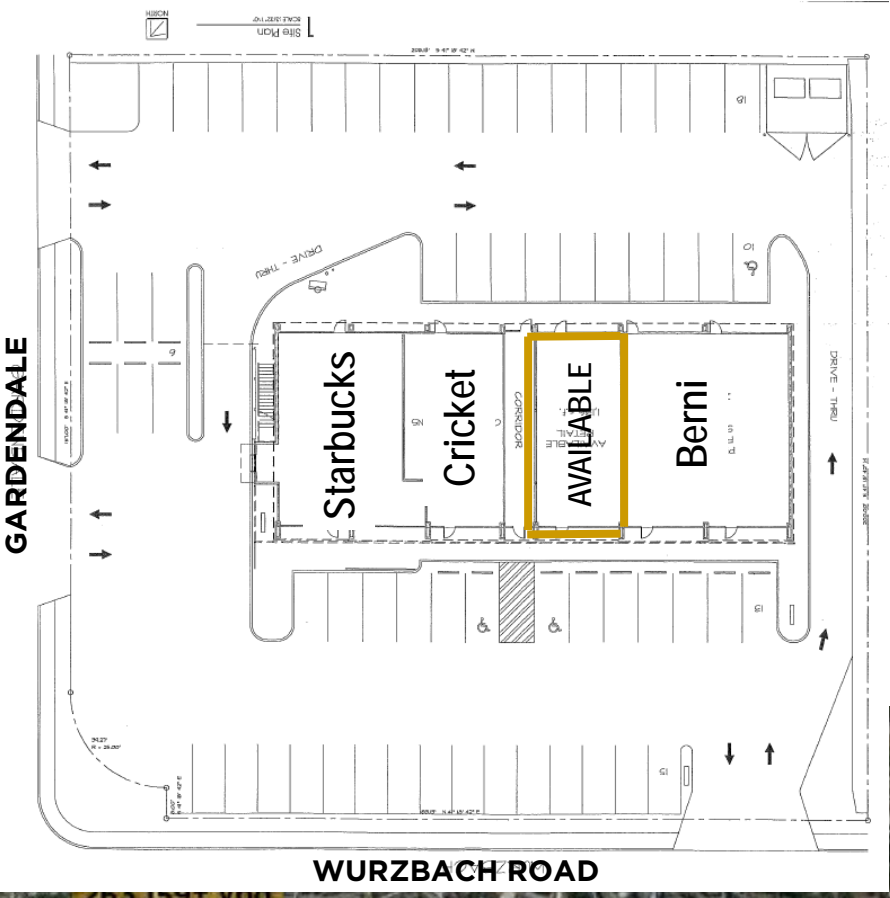
Quality finishes



RETAIL SPACE

8744 WURZBACH RD SAN ANTONIO, TX 78240
Wurzbach @ Gardendale, near South TX Medical Ctr

FOR LEASE



AVAILABILITY

RETAIL
8744 WURZBACH - 1,136 RSF
FORMER POWER FINANCE SPACE

HIGH VISIBILITY
HIGH TRAFFIC

WURZBACH RD
32,000+ VPD





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 obligation 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 opinion and advise 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.

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.

SULLIVAN COMMERCIAL REALTY

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200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216

James E. Sullivan, Jr., Broker
Pete Tassos, Broker
Zach Davis, Broker

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LICENSE NO: 555684	zdavis@sullivansa.com	210-341-9292 ext 309

Buyer/Tenant initials

Seller/Landlord Initials

Date