

MEDICAL CENTER OFFICE

1,760± - 14,000± RSF / CLASS A

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

FOR LEASE



AVAILABILITY

FLOOR 1: 1,760± SF

FLOOR 2: Full Floor Available
up to 14,000 RSF

RENTAL RATE

Rates start at \$15.00 PSF + NNN
(NNN est at \$8.22 psf)

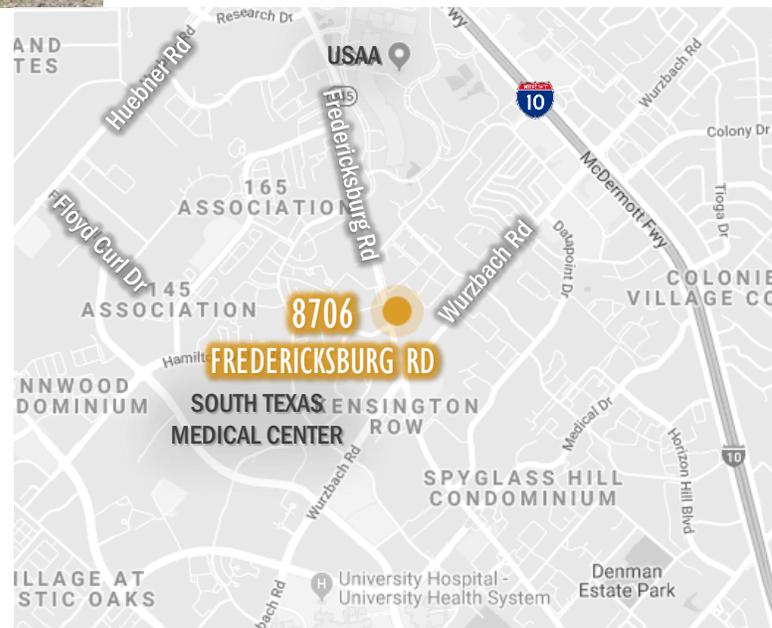
In warm shell condition

T/I Allowance: \$25.00 (5 year lease)
\$30.00 (7 year lease)

8706 Fredericksburg Rd consists of one 2-story Class A office building totaling 26,800 SF. Prominently situated off Fredericksburg Road, just north of Wurzbach Rd – within minutes of the South TX Medical Center.

HIGHLIGHTS

- First Floor & Full Floor Available
- Parking Expanded – 4:1,000
- Prominent Monument Signage on Fredericksburg Rd
- Tenant Controlled HVAC
- ADA Accessible
- Sophisticated Architecture, Granite Entry & Lobby
- Exceptional Common Areas & Restrooms
- Minutes from the South Texas Medical Center with Easy Access to IH-10
- Beautiful Oak Trees Surround the Views



SULLIVAN
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com

For information or to
schedule a tour:

PETE TASSOS
210 341 9292 x303
ptassos@sullivansa.com

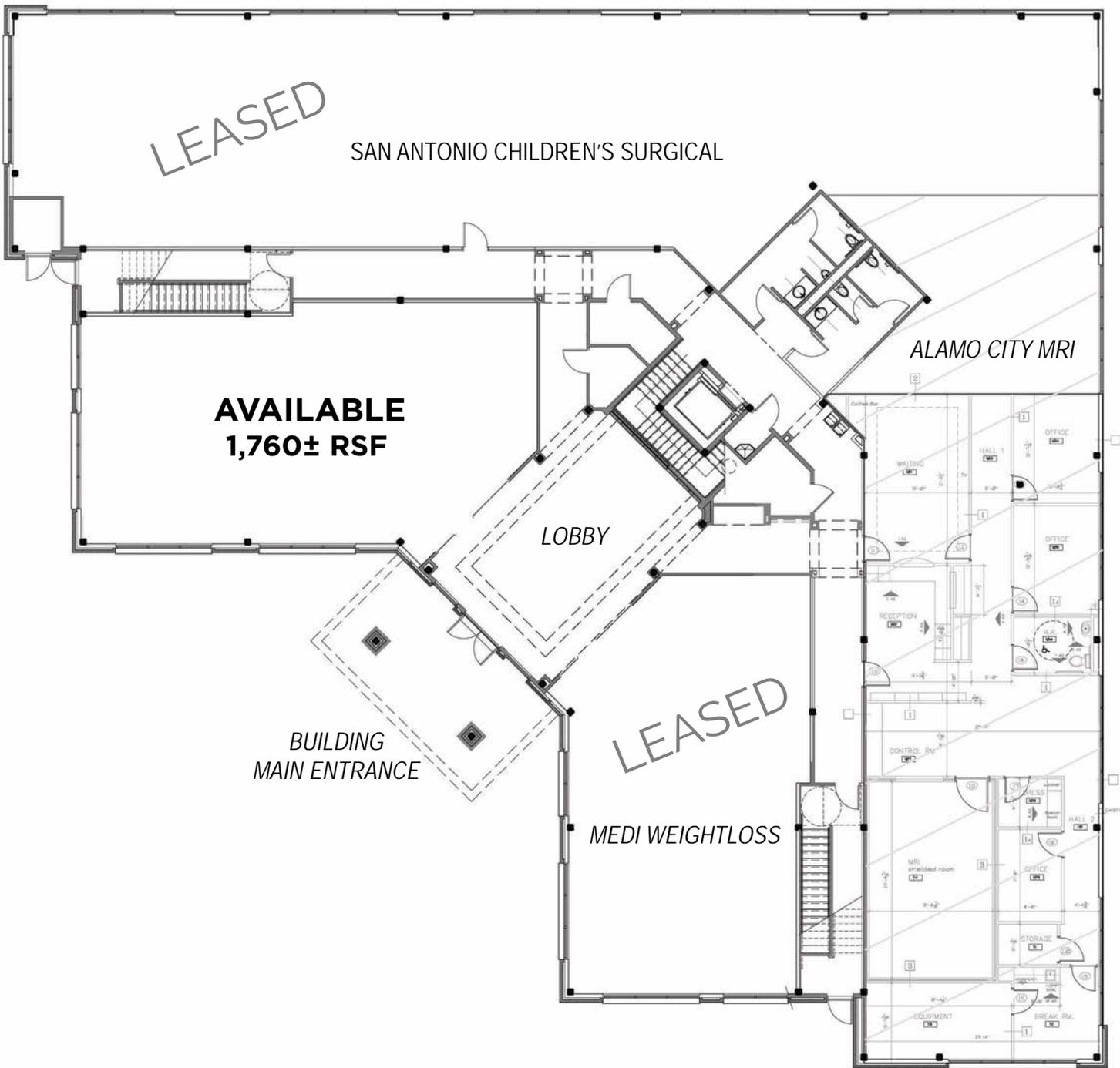
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1,760 RSF
FIRST FLOOR



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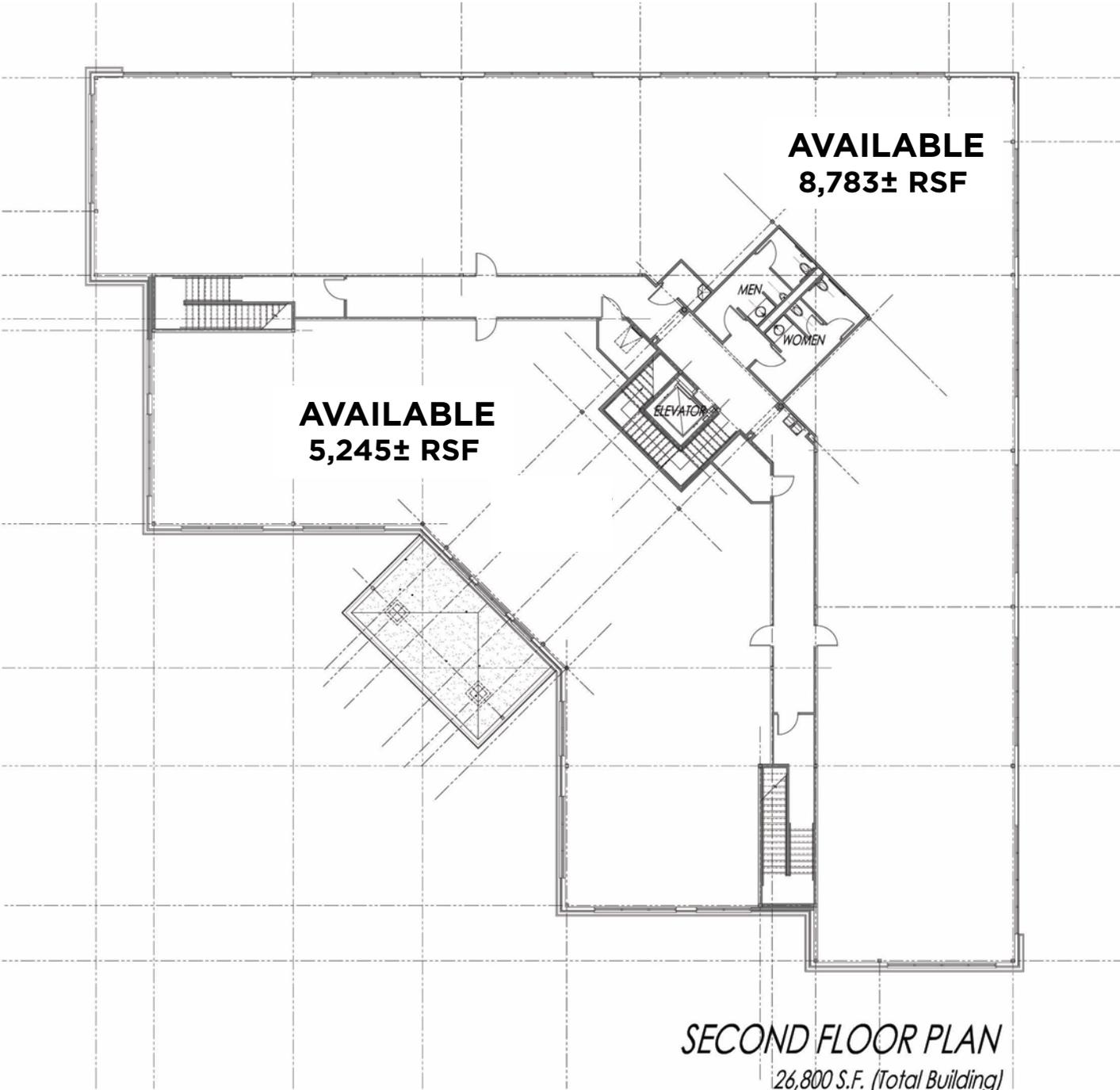
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**UP TO 14,000+ RSF
SECOND FLOOR**



SECOND FLOOR PLAN

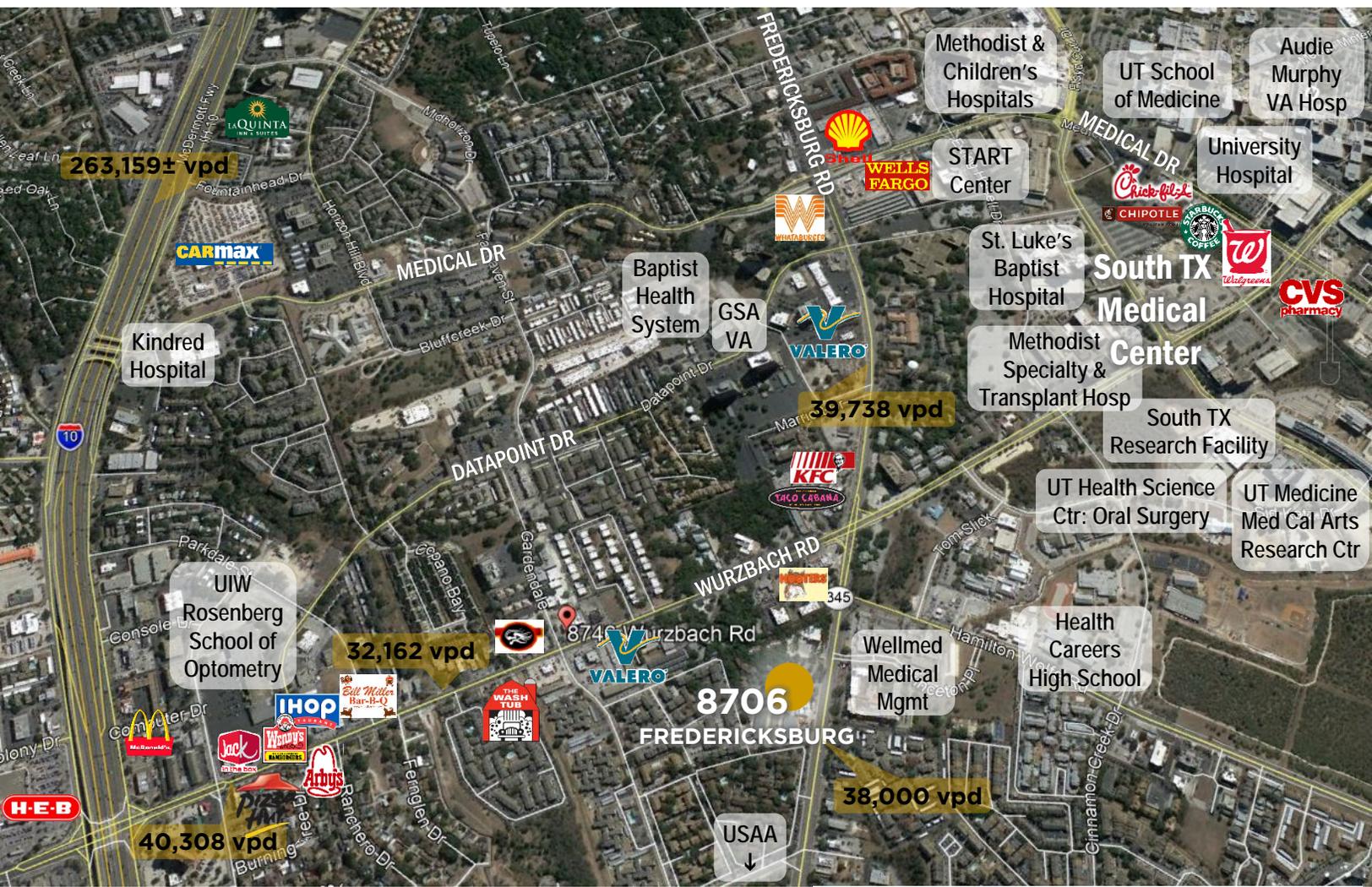
26,800 S.F. (Total Building)

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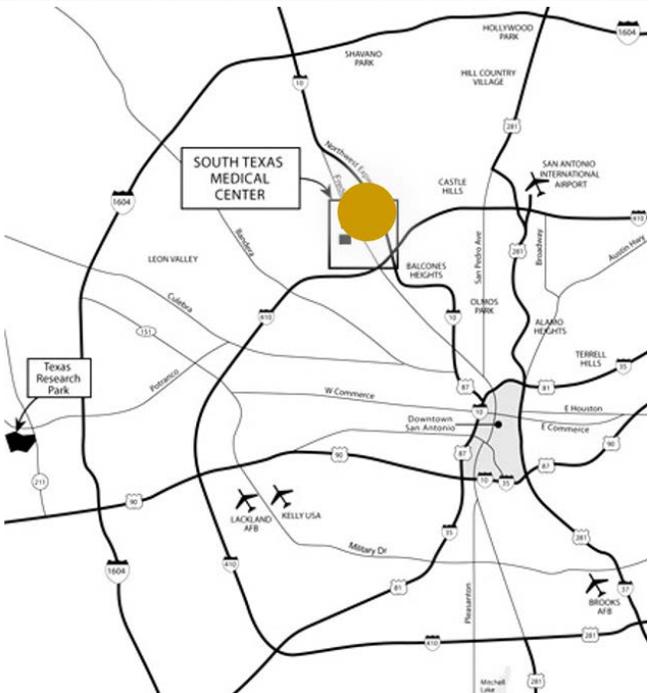
Explosive growth in the Medical Center is adding thousands of new jobs, new retailers and multi-family developments.

LOCATION

Excellent location adjacent to the South Texas Medical Center - dedicated left turn lane / prime ingress / egress to major thoroughfares

CLICK BELOW TO LEARN MORE:

South Texas
MEDICAL CENTER




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COMMERCIAL REALTY
200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

sullivansa.com
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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

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