

FREDERICKSBURG SQUARE

8637 FREDERICKSBURG RD, SAN ANTONIO, TX 78240

**OFFICE COMPLEX FOR LEASE AT THE ENTRANCE TO
THE SOUTH TEXAS MEDICAL CENTER**



PROJECT OVERVIEW

4-BUILDING OFFICE COMPLEX
58,038± RSF OFFICE / MEDICAL / RETAIL SPACE

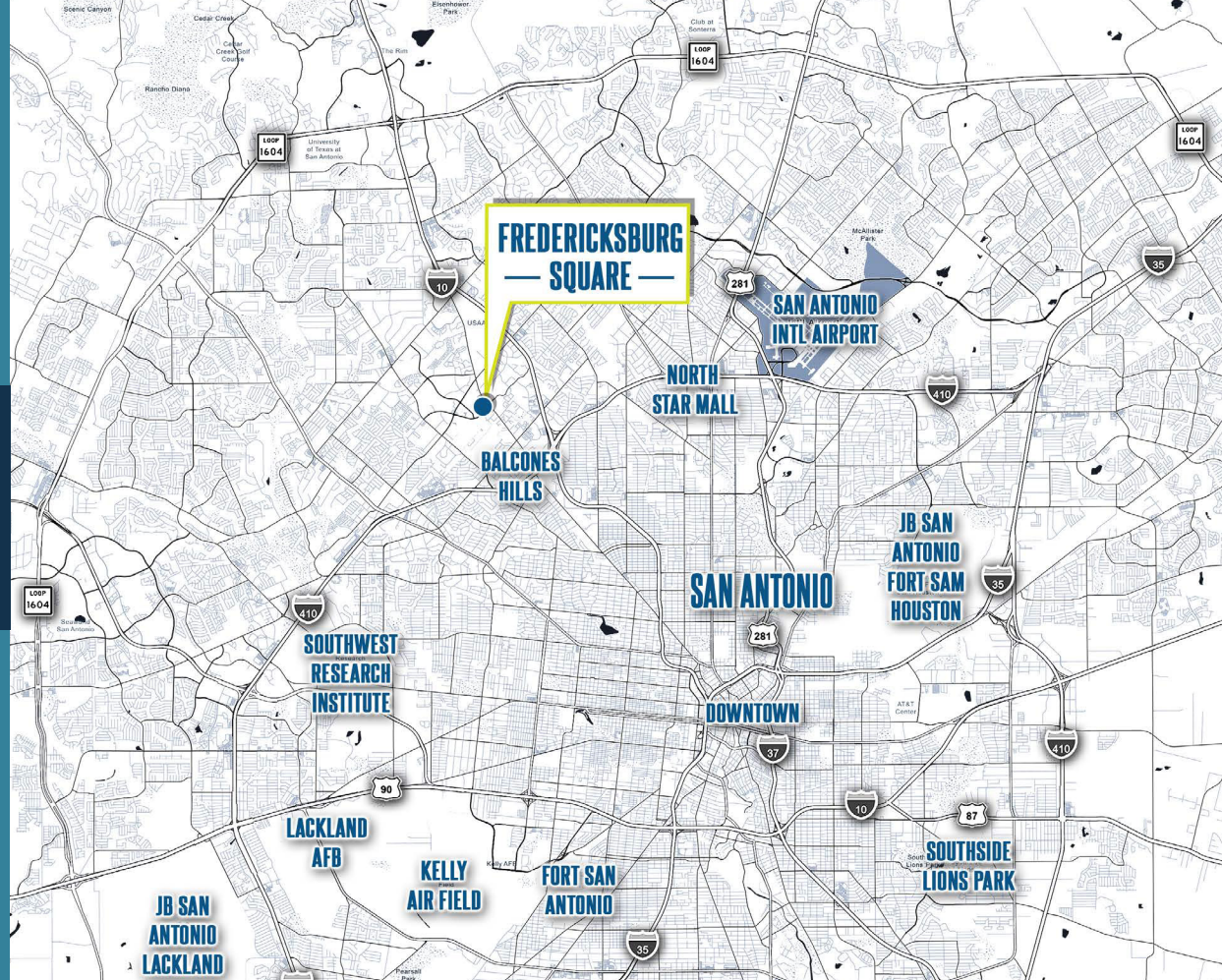
Bldg A: Up to 10,538 SF **Bldg B: Occupied**
Bldg C: Up to 15,219 SF **Bldg D: Occupied**

Excellent location at the entrance to the South Texas Medical Center (STMC), which is home to 75+ medically related institutions, more than 45 Clinics, 12 major hospitals, a higher education institution, and countless small practices, offices and a variety of businesses. Over 29,000 employees work in the STMC, and the campus draws in over 5.7 million patients a year from all over Central and South Texas.

Fredericksburg Square is situated in a prime Northwest location, highly-visible and accessible in close proximity to the most desirable and exclusive housing pulling from Boerne, Helotes, and Dominion Area.

Within one mile of USAA HQ - the country's largest auto insurer - and other major HQs such as Valero, Nustar, and SSFCU.

Directly across the street from the newly-developed 64,000 SF mixed use project Gateway, which is 100% leased to medical, retail, and restaurant tenants.



DEMOGRAPHICS

1-MILE



11,515
2023 Households

11,702
2028 Households



21,519
2023 Population

24,772
2028 Population



\$53,201
Average HH Income

3-MILE



61,794
2023 Households

62,585
2028 Households



135,510
2023 Population

136,766
2028 Population



\$67,150
Average HH Income

HIGHLIGHTS

Newly-renovated, professional office complex

Building A: $\pm 1,698$ - 10,538 SF available

Building C: $\pm 5,258$ - 15,219 SF available

Prominent building signage opportunities

Direct frontage on Fredericksburg Road and Hamilton Wolfe

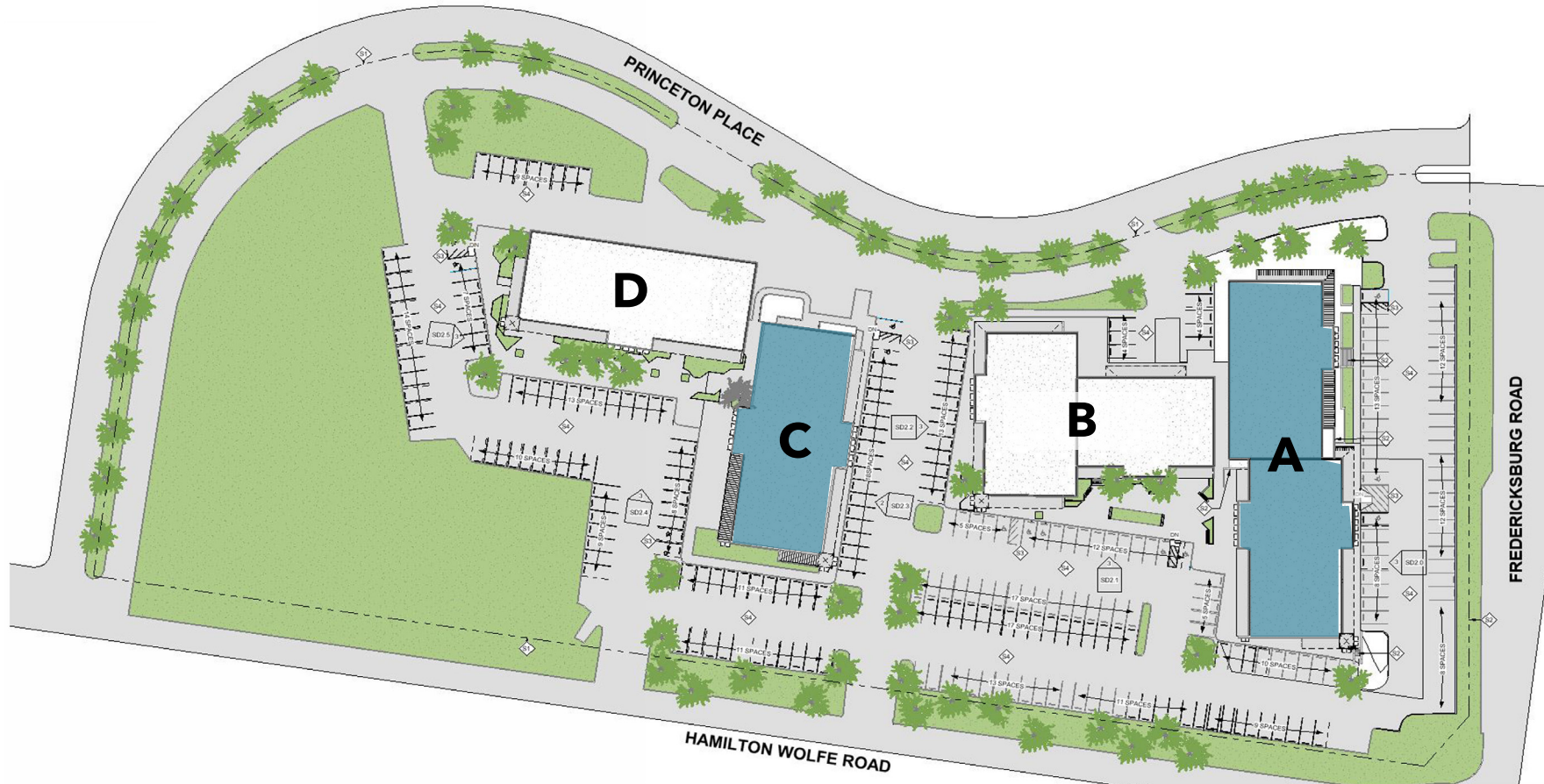
Abundant surface parking for employees and customers

CONVENIENCE

Fredericksburg Square is a walkable asset comprised of approximately 58,038 square feet of space to foster an environment of complimentary businesses. Situated in San Antonio's Medical Center, directly across the newly developed mixed-use project, Gateway.



SITE PLAN



BUILDING A

±1,698 - 10,538 SF Available

BUILDING C

Entire Building

±5,258 - 15,219 SF Available

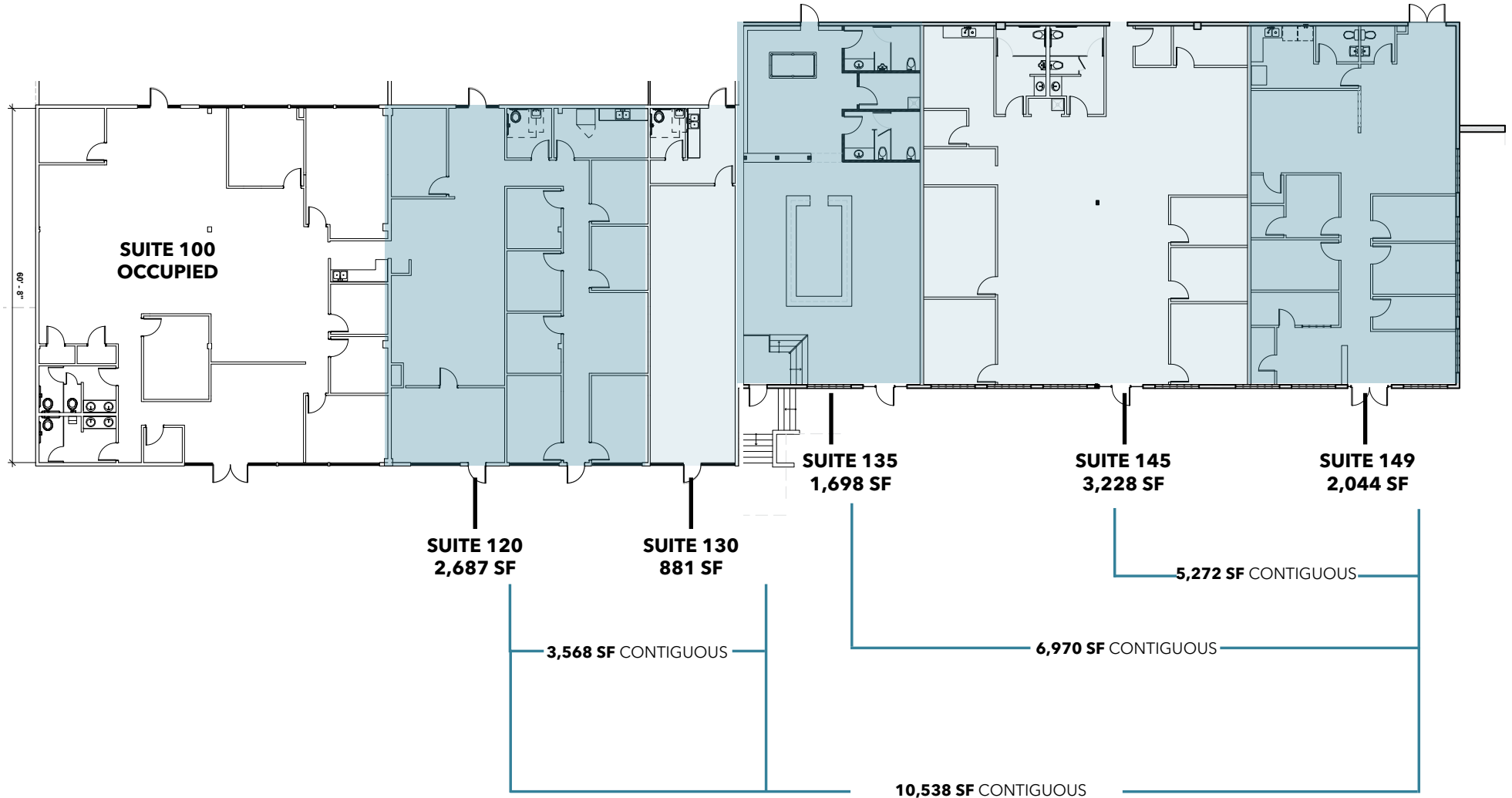
BUILDING B - MEDICAL/OFFICE

Occupied

BUILDING D - MEDICAL/OFFICE

Occupied

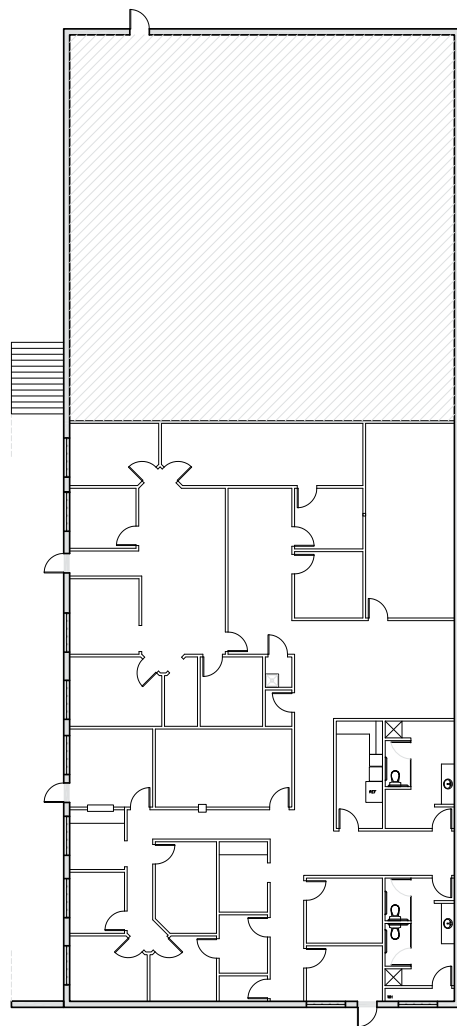
BUILDING A



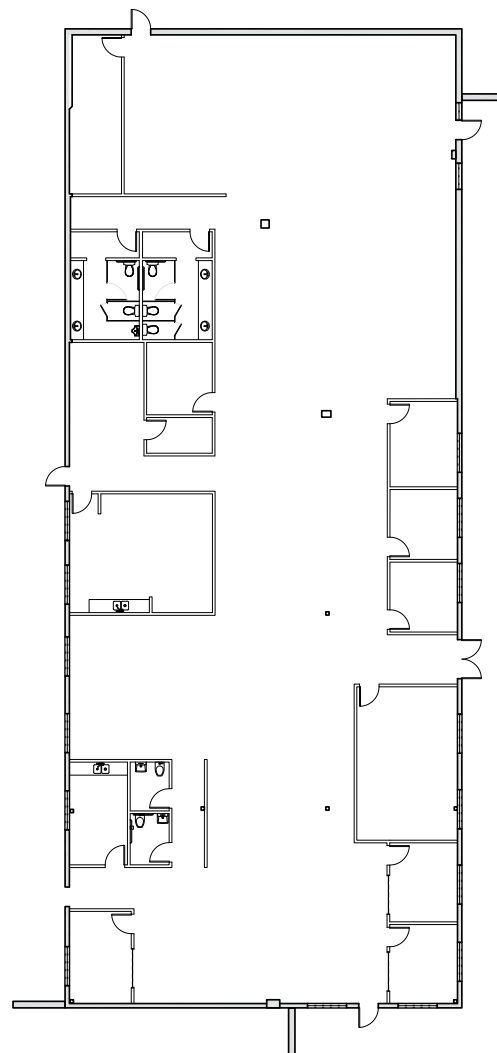
UP TO ±10,538 RSF AVAILABLE

BUILDING C

5,258 SF



9,961 SF



UP TO ±15,219 RSF AVAILABLE



AREA AMENITIES

EASILY ACCESSIBLE AMENITIES



AERIAL NORTHWEST SAN ANTONIO



SOUTH TEXAS MEDICAL CENTER

LA FITNESS
PET SUPPLIES PLUS
Advance Auto Parts
H-E-B

FREDERICKSBURG SQUARE



SOUTH TEXAS MEDICAL CENTER

The South Texas Medical Center is the largest concentration of healthcare facilities in South Texas with 75 medically related institutions, more than 45 clinics, 12 major hospitals, one higher education institution, and countless small practices, offices, and non-medical businesses.

AERIAL MEDICAL CENTER

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