

HUEBNER TECH CENTER

8666 Huebner Road | San Antonio, TX 78240

FOR LEASE



AVAILABILITY

MOVE-IN READY CONDITION

BUILDING 1

- » Suite 102: ±1,797 SF
- » Suite 108: ±1,804 SF
- » Suite 206: ±2,357 SF
- » Suite 208: ±2,418 SF

TERMS

- » Lease: \$13.50-\$15.00 SF NNN
- » Annual OPEX: \$5.33 PSF

HVAC

Landlord assumes all HVAC responsibility: \$0.40 PSF

LOCATION HIGHLIGHTS

- » Excellent building signage visibility from Huebner Road
- » Immediate access and frontage on Huebner Road
- » Easy access to Loop 410

BUILDING FEATURES

- » Project Size: ±39,816 SF
- » Built in 1982
- » 5.0/1,000 parking



FOR MORE
INFORMATION
PLEASE
CONTACT

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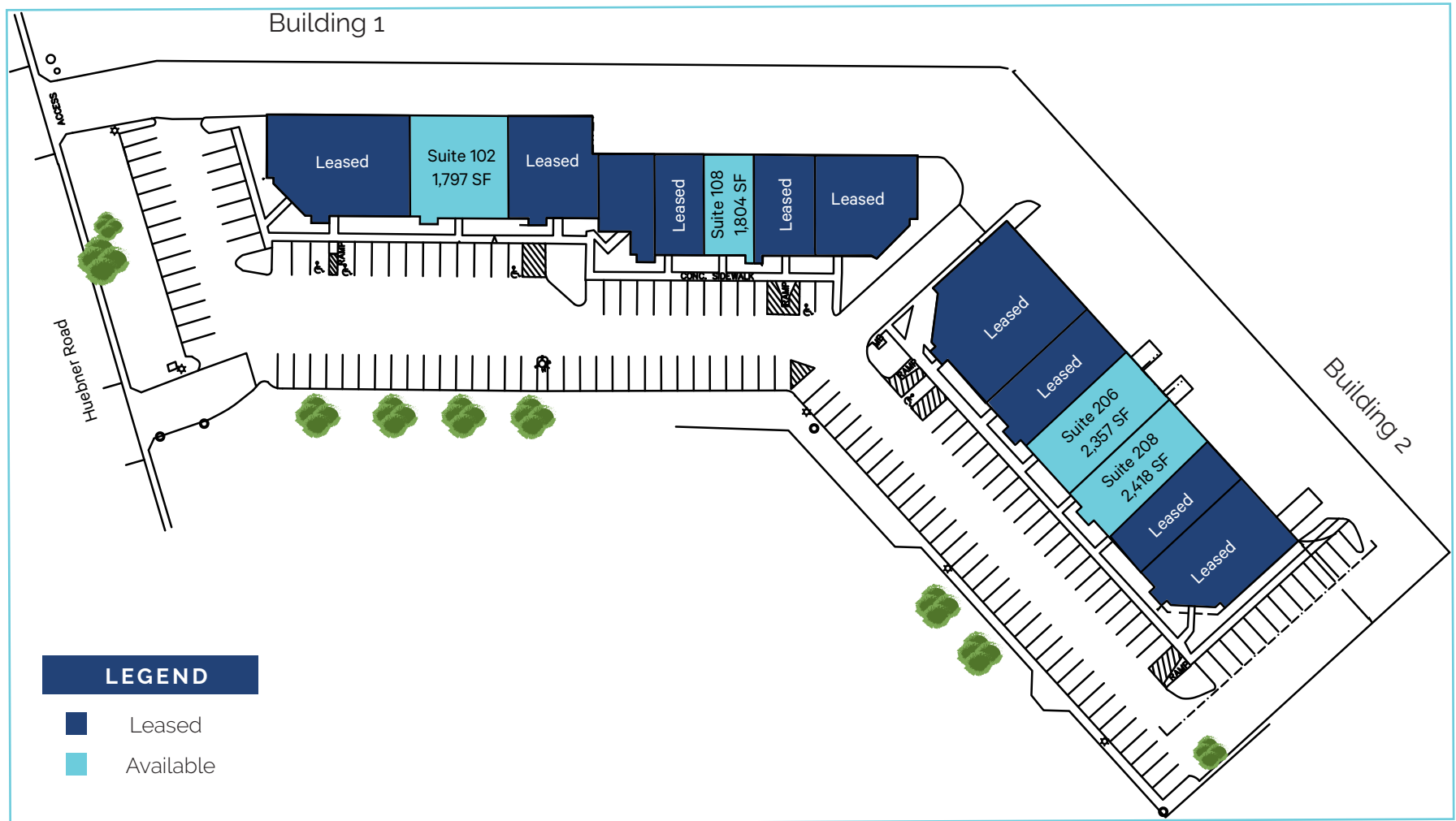
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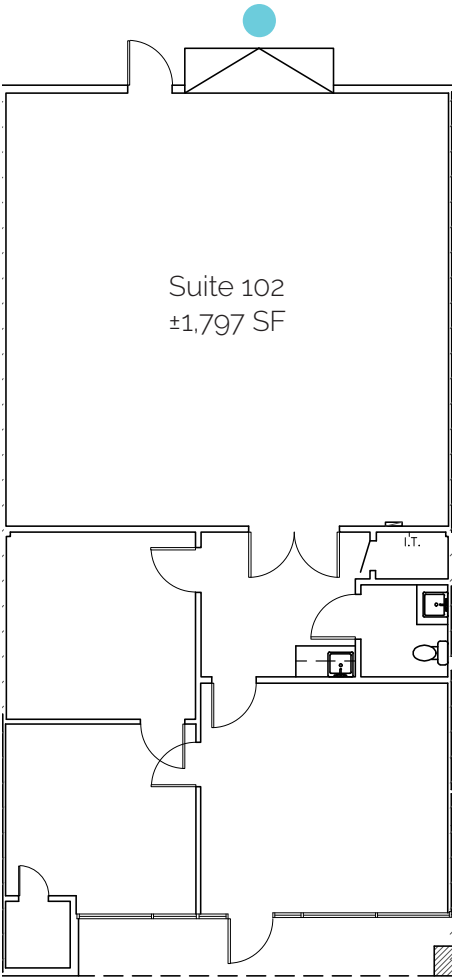
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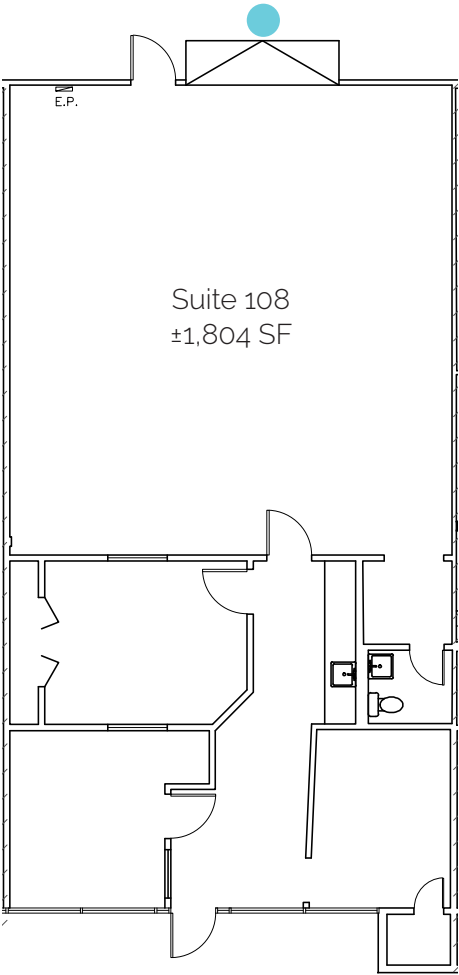


BUILDING 1



LEGEND		SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
	Grade Level Door	102	±1,797 SF	\$15.00 NNN	896 SF Warehouse 901 SF Office	1 Grade Level Door	Available in 90 Days

BUILDING 1

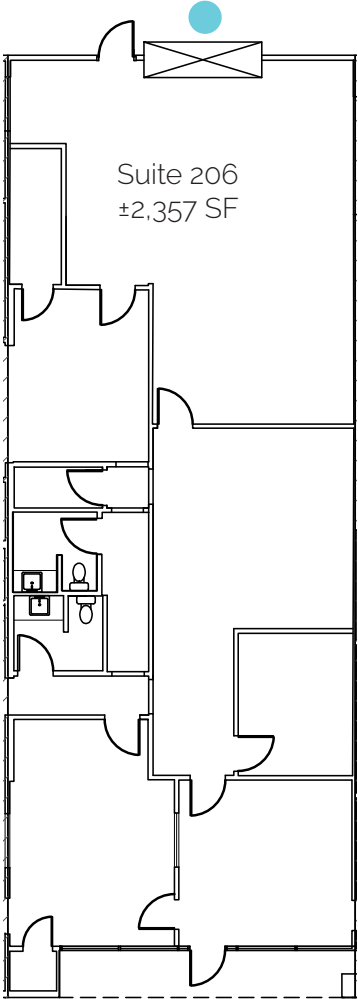


LEGEND

● Grade Level Door

SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
108	±1,804 SF	\$13.50 NNN	966 SF Warehouse 838 SF Office	1 Grade Level Door	Available Now

BUILDING 2

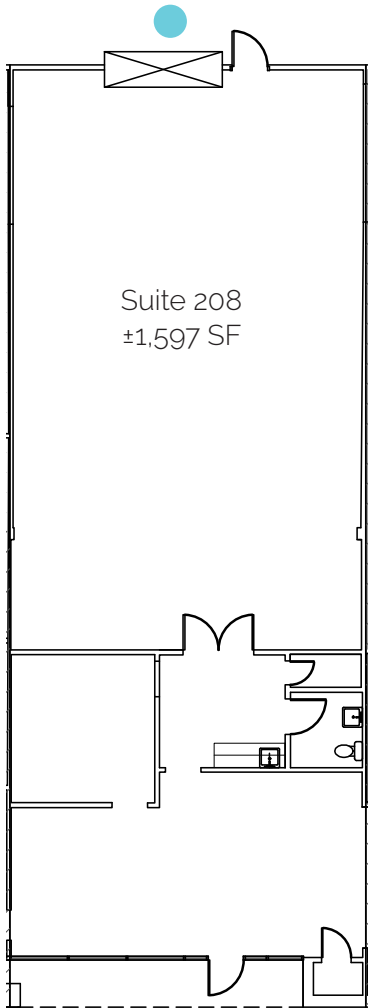


LEGEND

 Grade Level Door

SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
206	±2,357 SF	\$13.50 NNN	784 SF Warehouse 1,573 SF Office	1 Grade Level Door	Available 9/1/2025

BUILDING 2



LEGEND

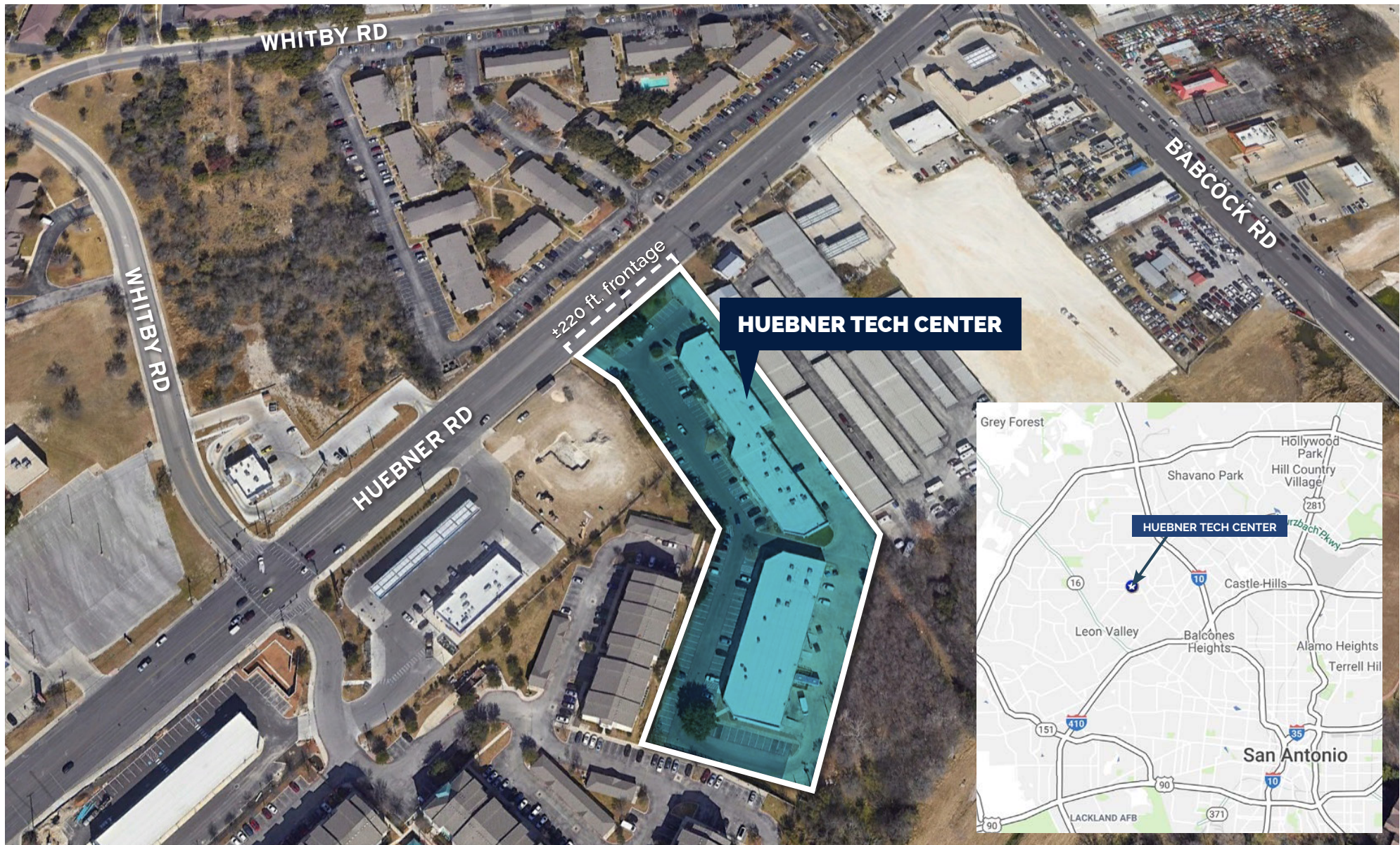
 Grade Level Door

SUITES	SF	RATE	BUILD OUT	LOADING	COMMENTS
208	±2,418 SF	\$13.50 NNN	1,507 SF Warehouse 911 SF Office	1 Grade Level Door	Available Now

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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.



2-10-2025



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.

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. **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.

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.

CBRE, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Jeremy McGown

Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Date

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