



7810 LOUIS PASTEUR

6,071 SF 2ND GENERATION | FIRST FLOOR MEDICAL



CBRE

OVERVIEW



BUILDING

12,730 SF

6,071 SF First Floor 2nd Generation Medical Available

Second Floor Occupied by Pediatrician Group



PARKING

6.00/1000

57 Dedicated Parking Spaces

Additional 20 Parking Spaces in Adjacent Parking Lot



PRIME MEDICAL CENTER LOCATION

Convenient Access to Fredericksburg Road and IH-10

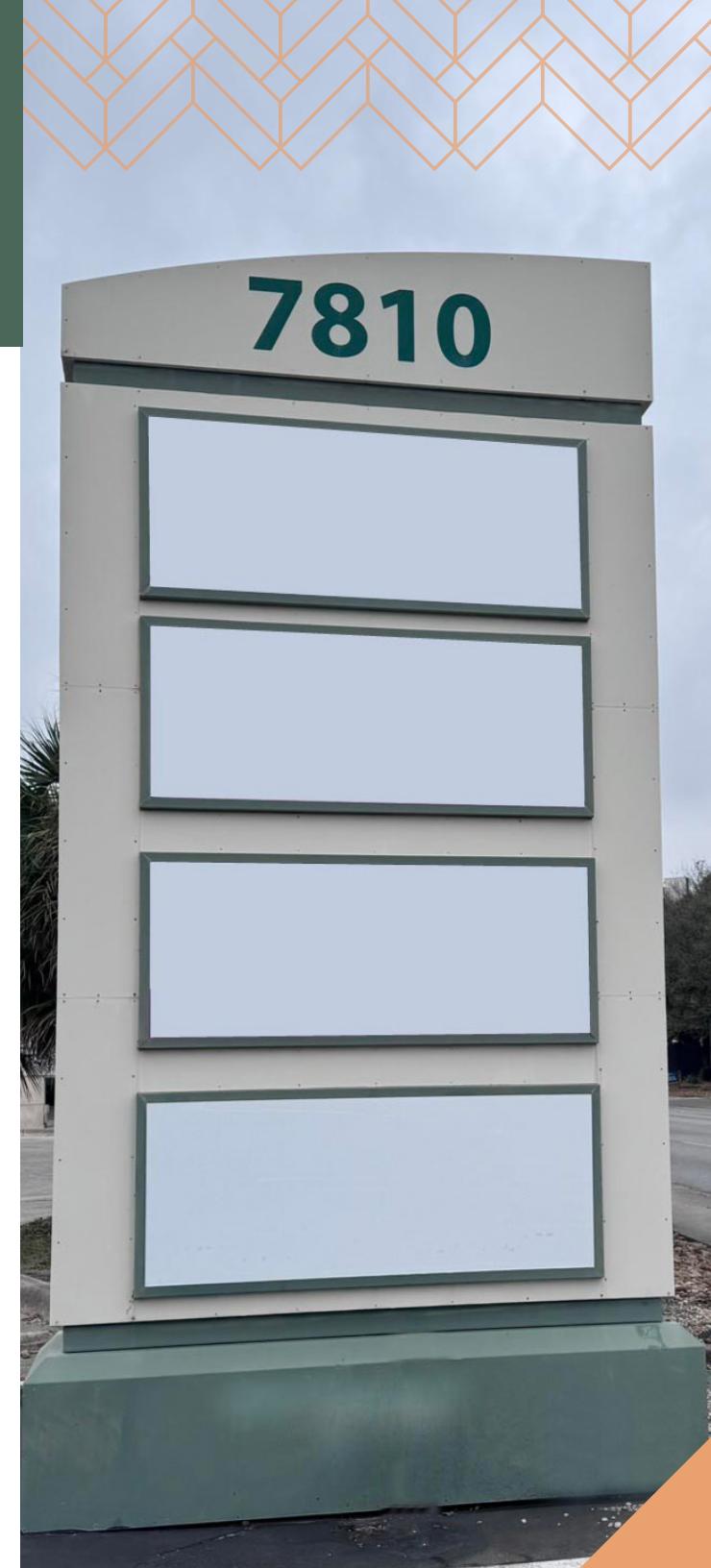
Walkable Access to Hospitals, Clinics and Research Facilities



BUILDING SIGNAGE AVAILABLE

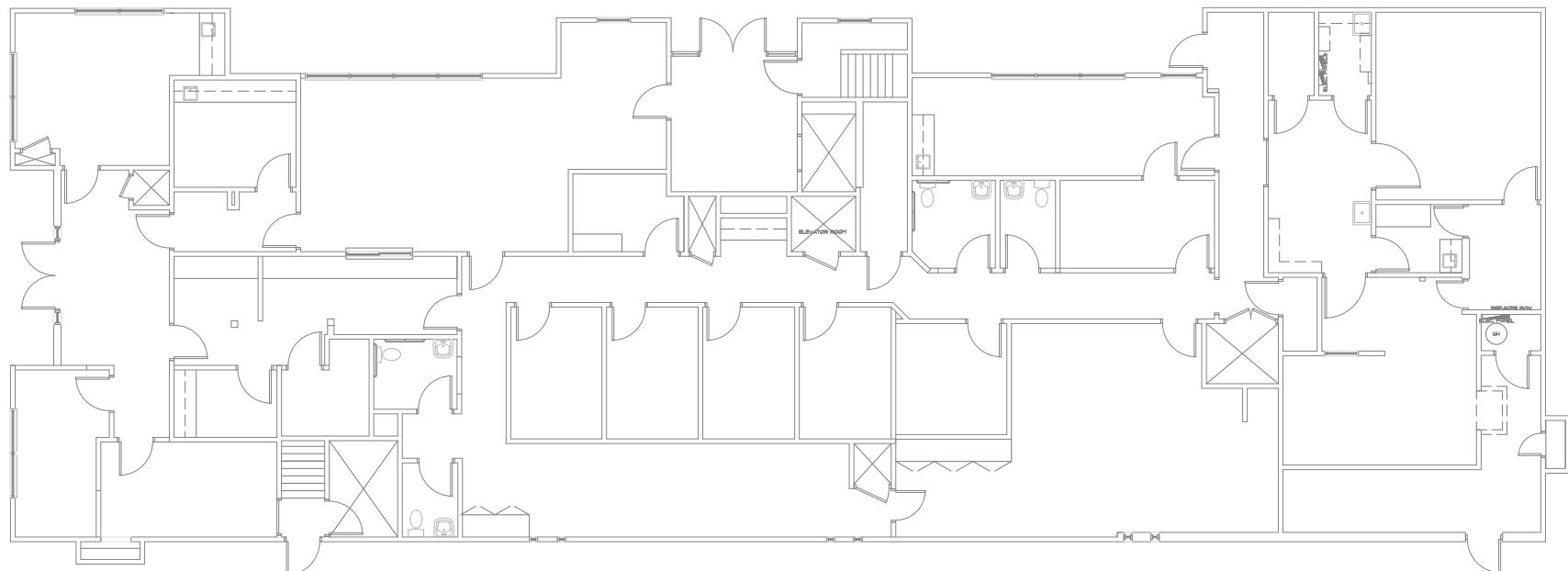
Exceptional Practice Visibility

Over 40,000 Vehicles Per Day on Louis Pasteur



FLOORPLAN

Level 1



6,047 SF | 2nd Generation Medical

Large Waiting Room | Two OR Rooms | One Pre-op | One Post-op

MAP OVERVIEW



7810 LOUIS PASTEUR



12 HOSPITALS



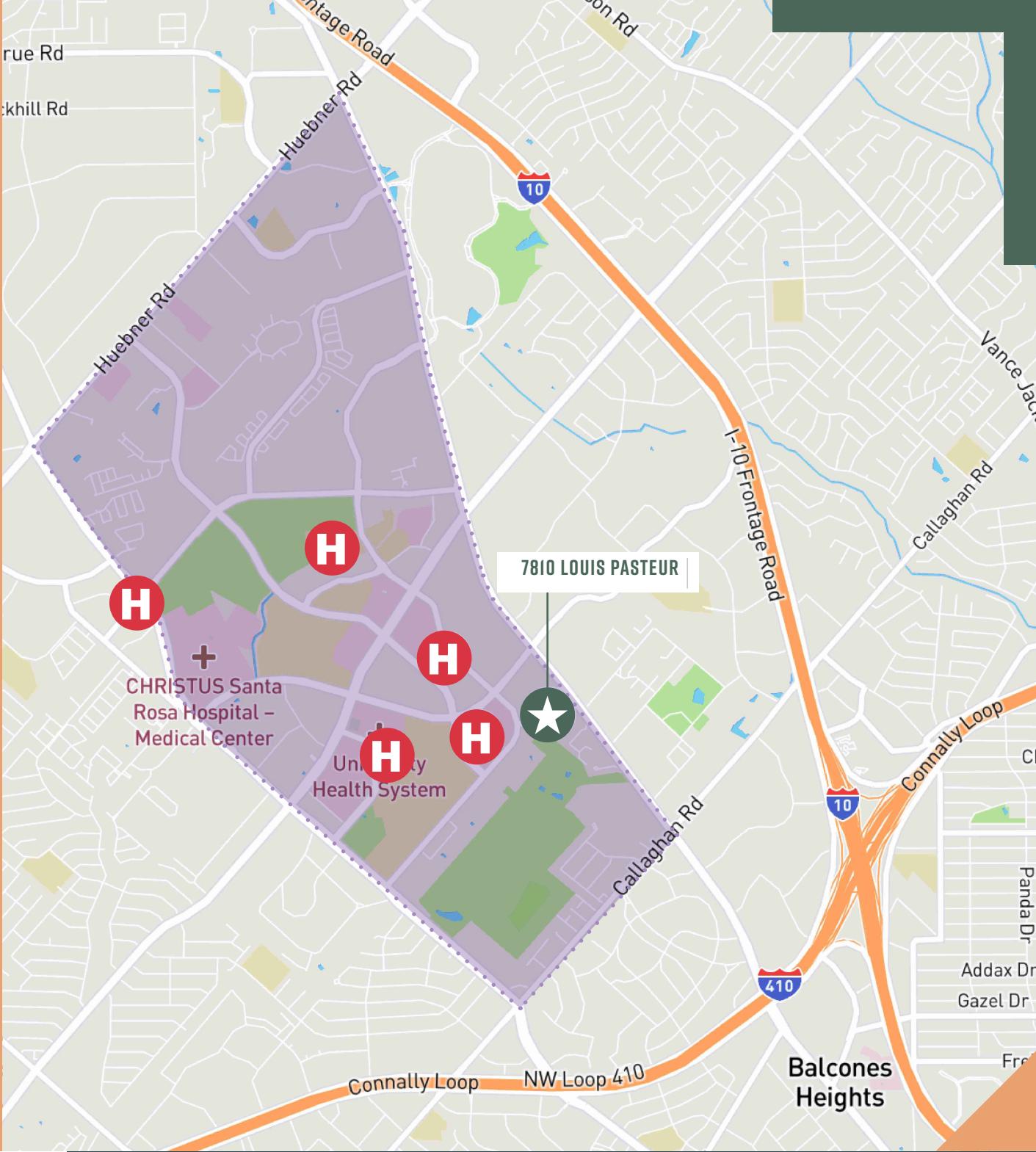
45 CLINICS

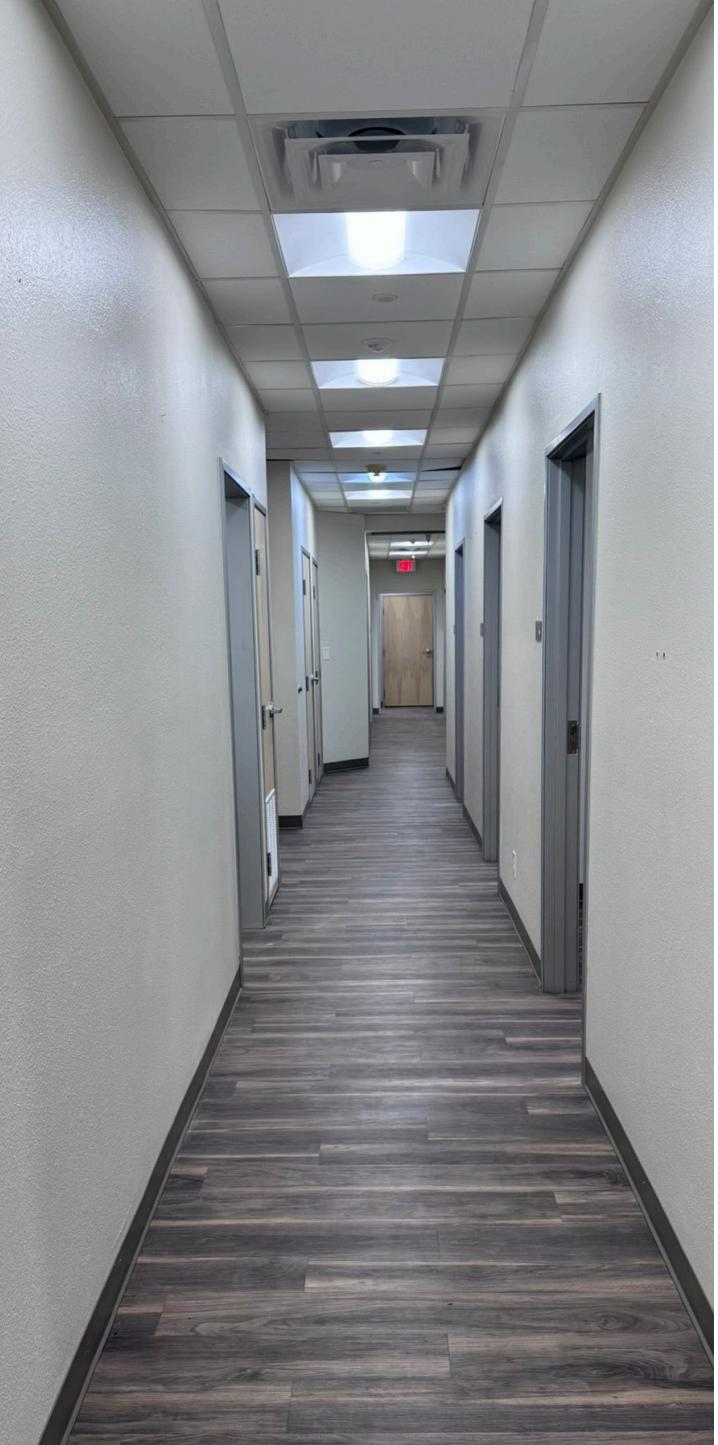


HIGHER EDUCATION

900 ACRES

SOUTH TEXAS
MEDICAL CENTER





7810 LOUIS PASTEUR

6,071 SF 2ND GENERATION | FIRST FLOOR MEDICAL



CONTACTS

Morgan Diaz, CCIM
Senior Associate
+1 210 253 6053
morgan.diaz@cbre.com

Kyle Gunter
Vice President
+1 210 389 1338
kyle.gunter@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



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.

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

Morgan Diaz

Sales Agent/Associate's Name

299995

License No.

620535

License No.

540146

License No.

669476

License No.

texaslicensing@cbre.com

Email

jeremy.mcgowan@cbre.com

Email

john.moake@cbre.com

Email

morgan.diaz@cbre.com

Email

+1 210 225 1000

Phone

+1 214 979 6100

Phone

+1 210 225 1000

Phone

+1 210 225 1000

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CBRE