

OFFICE FOR LEASE

9480 HUEBNER RD BLDG 3 #320

78240



FOR LEASE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

AMANDA CHAPA
Commercial Support Specialist - Sales Associate
cell: (210) 708-5031
achapa@phyllisbrowning.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Price:	\$/YR/NNN
Building SF:	8,263
Occupancy:	Vacant
Lease Rate:	\$24.00
Rentable SF:	1,894
Land Areas:	0.37 AC
Building Class:	B
Parking:	50 +/-
Year Built:	2004

Property Overview

Positioned in one of San Antonio's most established medical corridors, Suite 320 at 9480 Huebner Road offers a ready-to-use medical office environment ideal for healthcare providers seeking efficiency, visibility, and convenience.

Location Overview

Located in a high medical density area surrounded by hospitals, specialists, and health service providers

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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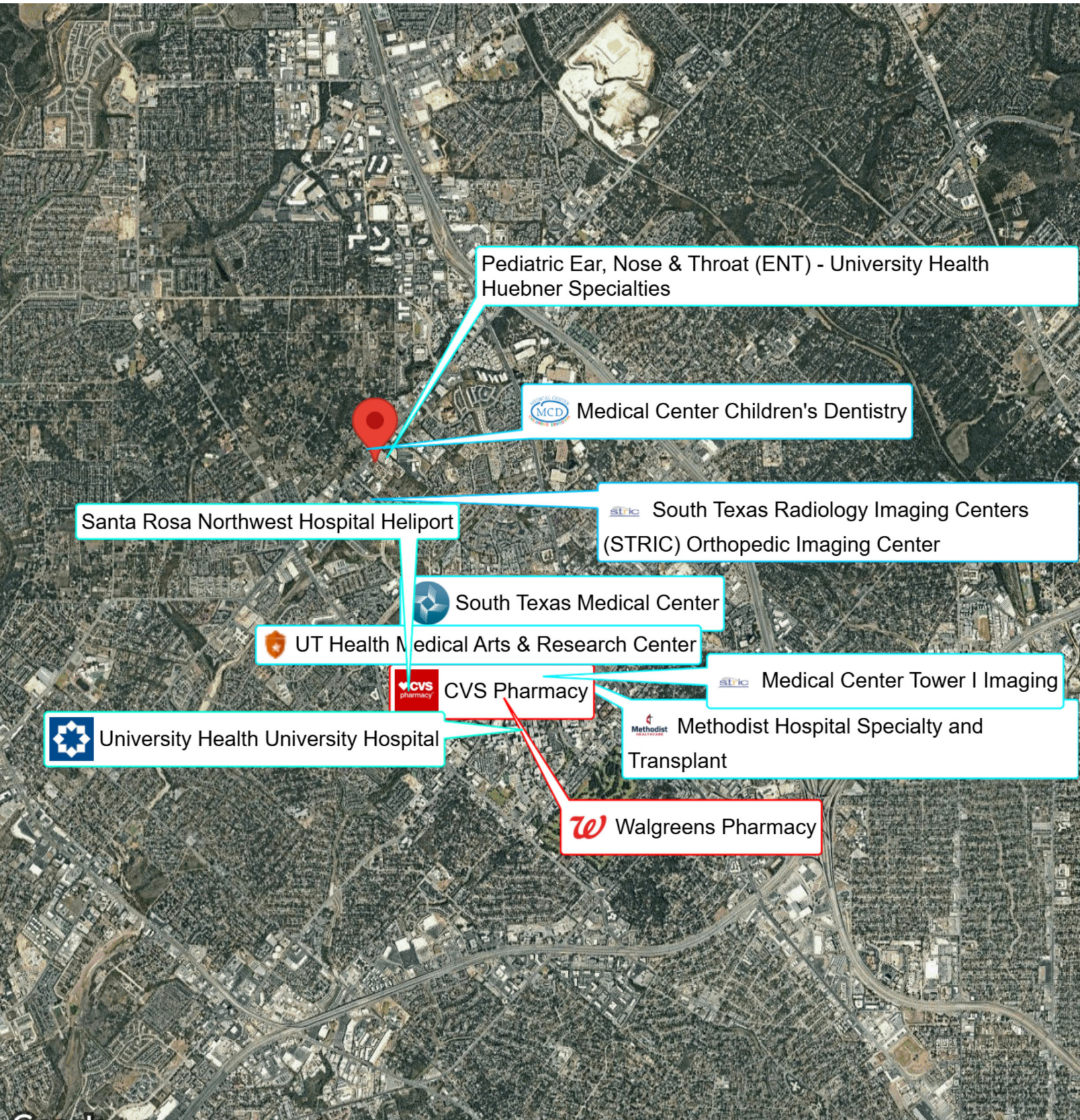


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BUSINESS MAP

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Pediatric Ear, Nose & Throat (ENT) - University Health Huebner Specialties



Medical Center Children's Dentistry

Santa Rosa Northwest Hospital Heliport



South Texas Radiology Imaging Centers (STRIC) Orthopedic Imaging Center



South Texas Medical Center



UT Health Medical Arts & Research Center



CVS Pharmacy



Medical Center Tower I Imaging



University Health University Hospital



Methodist Hospital Specialty and Transplant



Walgreens Pharmacy

Google

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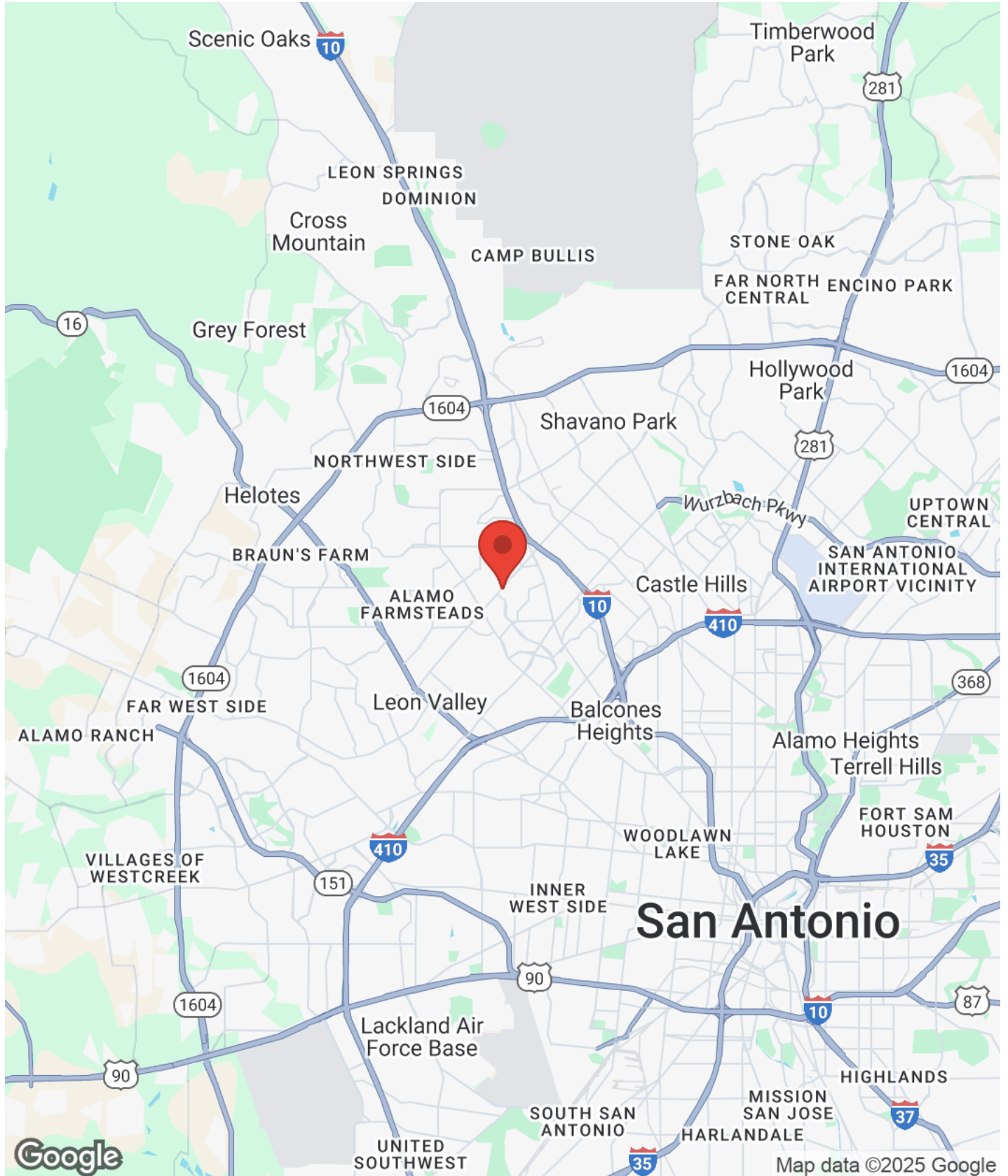


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REGIONAL MAP

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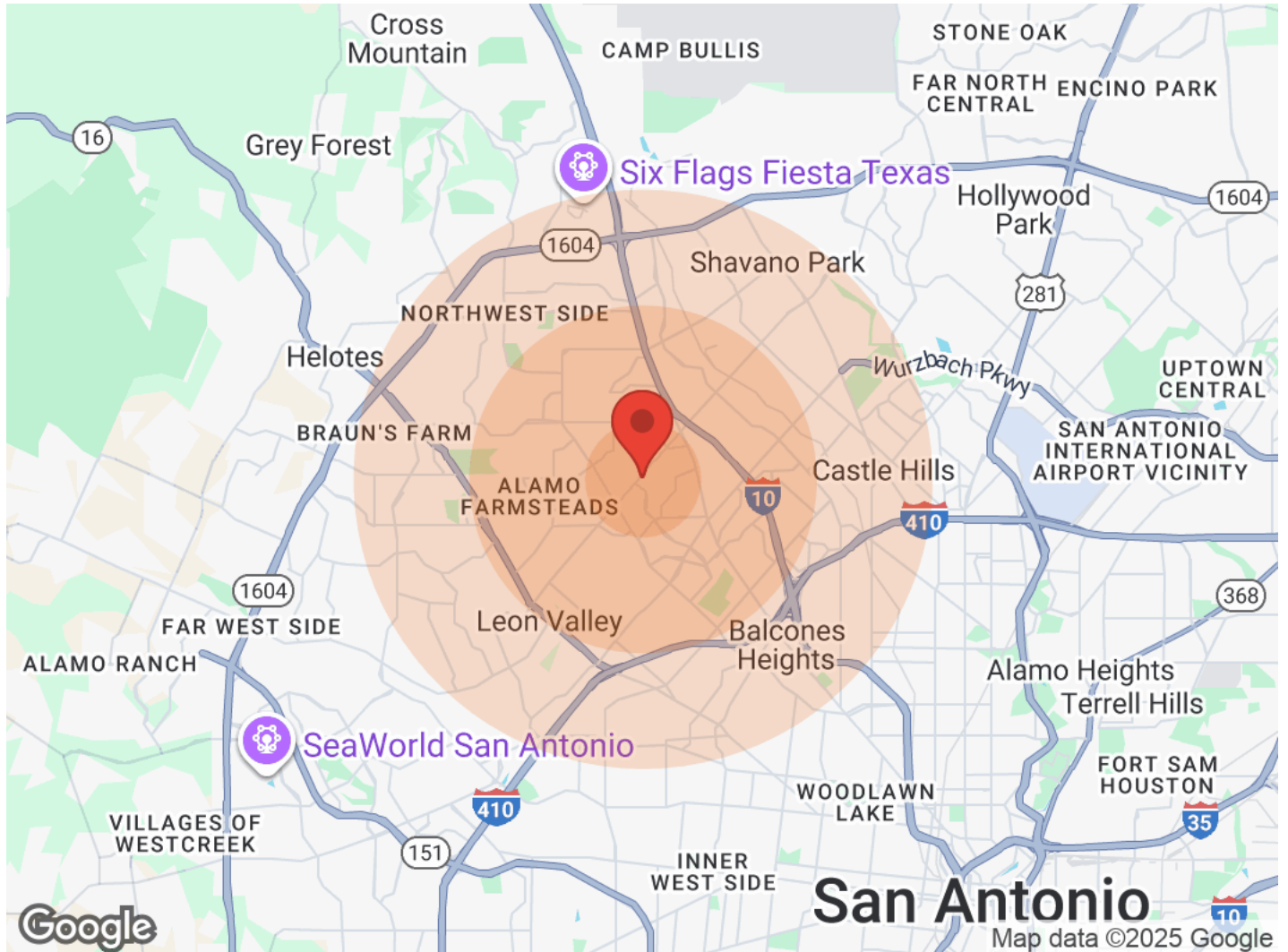
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,491	67,457	168,849	Median	\$33,767	\$46,533	\$47,297
Female	6,716	71,858	177,236	< \$15,000	1,514	10,677	22,978
Total Population	13,207	139,315	346,085	\$15,000-\$24,999	958	6,532	14,824
				\$25,000-\$34,999	830	8,099	16,544
				\$35,000-\$49,999	1,022	9,692	20,195
				\$50,000-\$74,999	1,148	11,315	25,711
				\$75,000-\$99,999	696	7,356	17,279
				\$100,000-\$149,999	437	6,335	15,903
				\$150,000-\$199,999	104	1,816	4,817
				> \$200,000	19	1,220	3,635
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	7,975	102,497	263,459	Total Units	7,634	70,467	156,533
Black	1,014	8,360	17,295	Occupied	6,727	63,830	144,112
Am In/AK Nat	103	538	1,070	Owner Occupied	897	24,598	70,872
Hawaiian	10	39	131	Renter Occupied	5,830	39,232	73,240
Hispanic	6,132	71,770	195,290	Vacant	907	6,637	12,421
Multi-Racial	3,768	37,650	98,984				

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PROFESSIONAL BIO

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Amanda Chapa is a dedicated Commercial Associate at Browning Commercial Real Estate, serving clients throughout Bexar County and the surrounding areas. Born and raised in San Antonio, Amanda has a deep appreciation for the city's culture and has witnessed firsthand the region's growth, transformation, and economic cycles. This local insight gives her clients a distinct advantage when navigating the market.

With over 10 years of experience in customer service, she brings a client-first mindset, strong communication skills, and a natural ability to anticipate and exceed expectations - all of which translate seamlessly into her work in commercial real estate.

Her background in real estate operations and client relations allows her to approach every project with a balance of big-picture strategy and detail-oriented execution. Whether assisting business owners with site selection, working with investors, or supporting landlords and tenants through leasing, Amanda is known for being dependable, responsive, and highly intuitive to her clients' goals.

Based in San Antonio, Amanda focuses on Medical, Industrial, Office, and Land sectors. She is passionate about building a culture of collaboration across residential and commercial divisions, helping bridge networks and strengthen the broader real estate community.

A firm believer that small steps build toward great impact, Amanda is committed to building long-term relationships, fostering community, and helping clients make confident decisions in a constantly evolving market.



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.

Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Shemwell	428909	broker@phyllisbrowning.com	(210) 824-7878
Designated Broker of Firm	License No.	Email	Phone
Will Curtis	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amanda Chapa	828030	achapa@phyllisbrowning.com	(210)708-5031
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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