

# 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

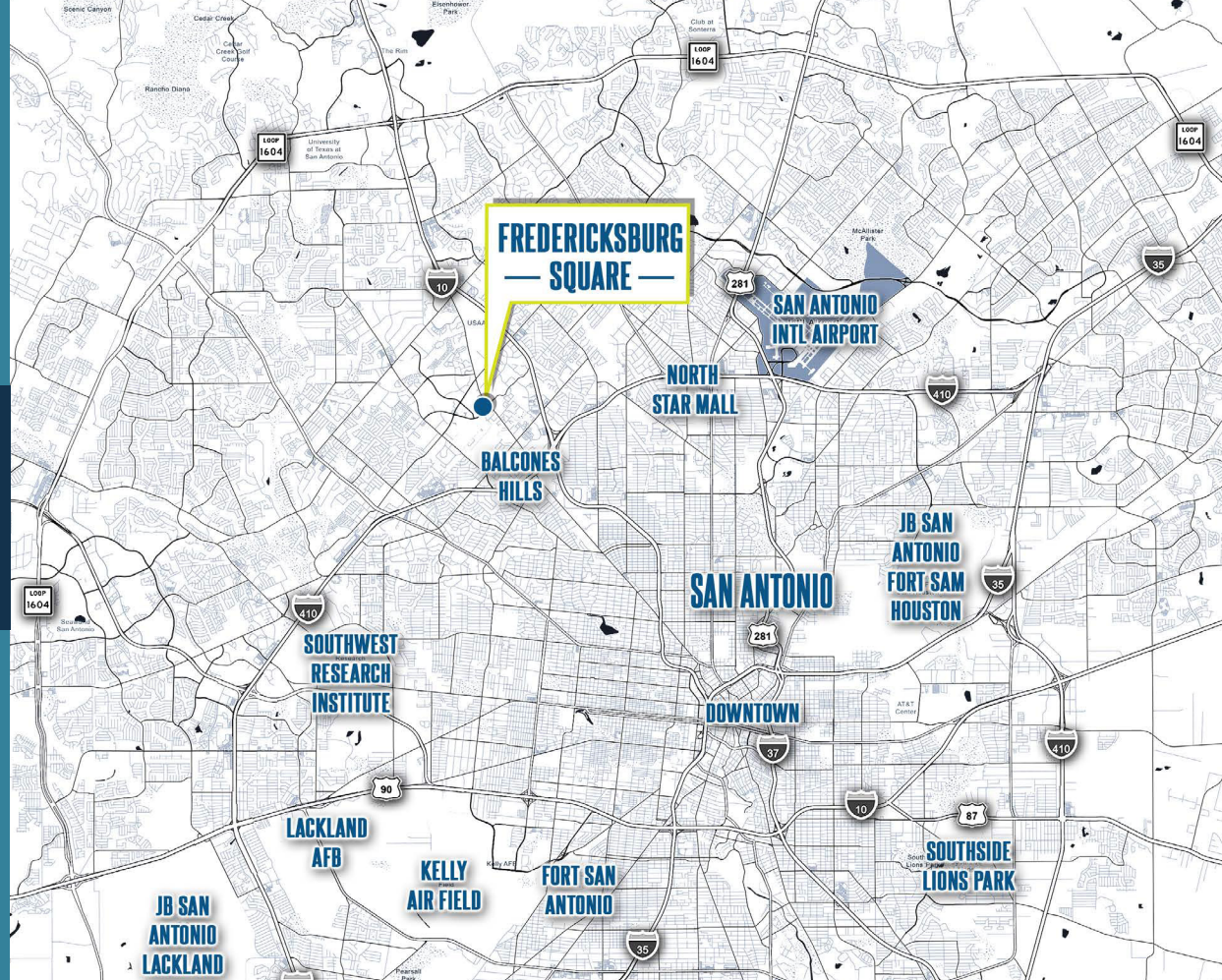
**Bldg A: Up to 9,657 SF**      **Bldg B: Occupied**  
**Bldg C: Up to 15,219 SF**      **Bldg D: Occupied**

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:  $\pm 1,698$  - 9,657 SF available

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

Prominent building signage opportunities

Direct frontage on Fredericksburg Road and Hamilton Wolfe

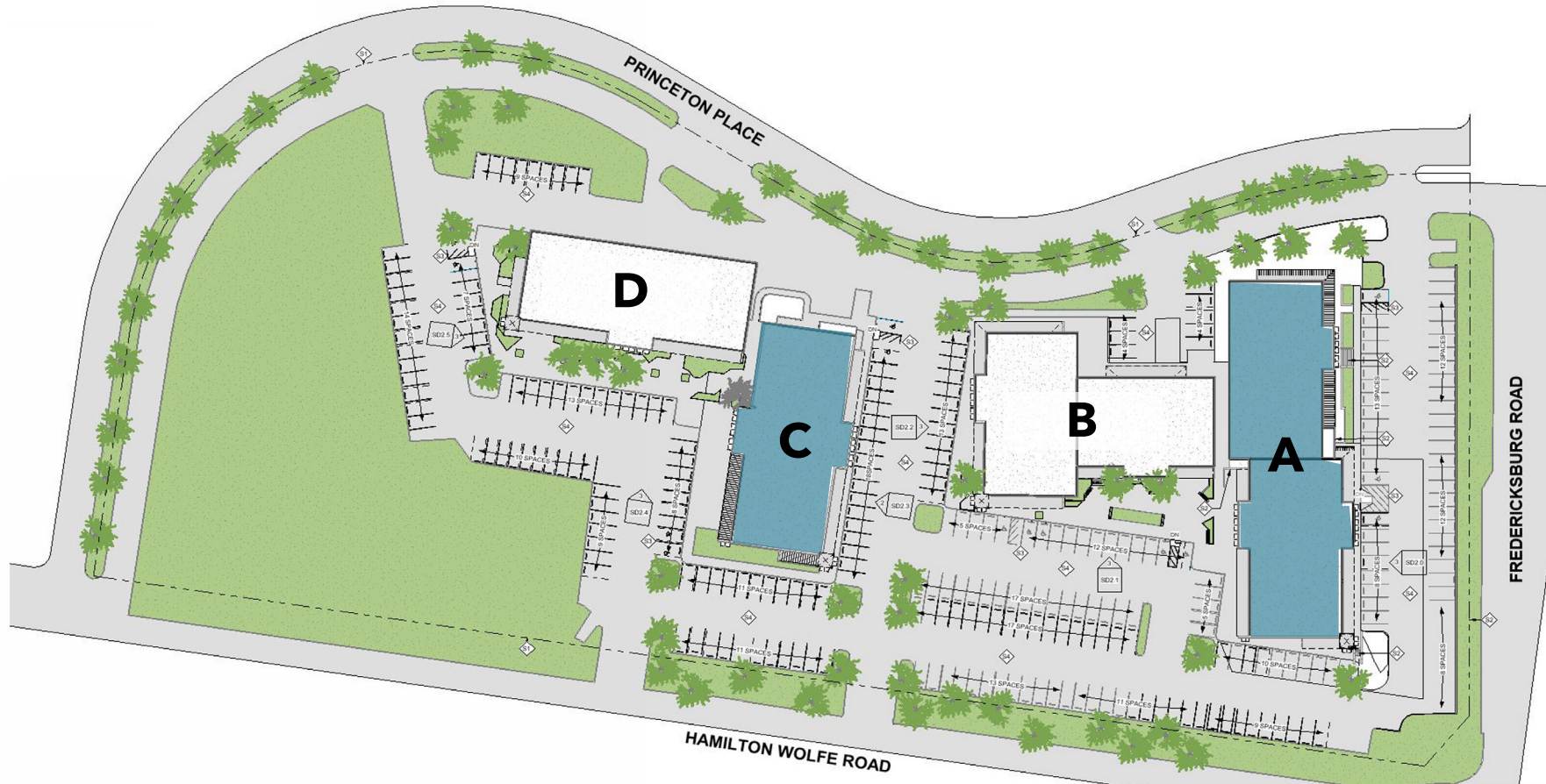
Abundant surface parking for employees and customers

## 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 - 9,657 SF Available

## BUILDING C

Entire Building

±5,258 - 15,219 SF Available

## BUILDING B - MEDICAL/OFFICE

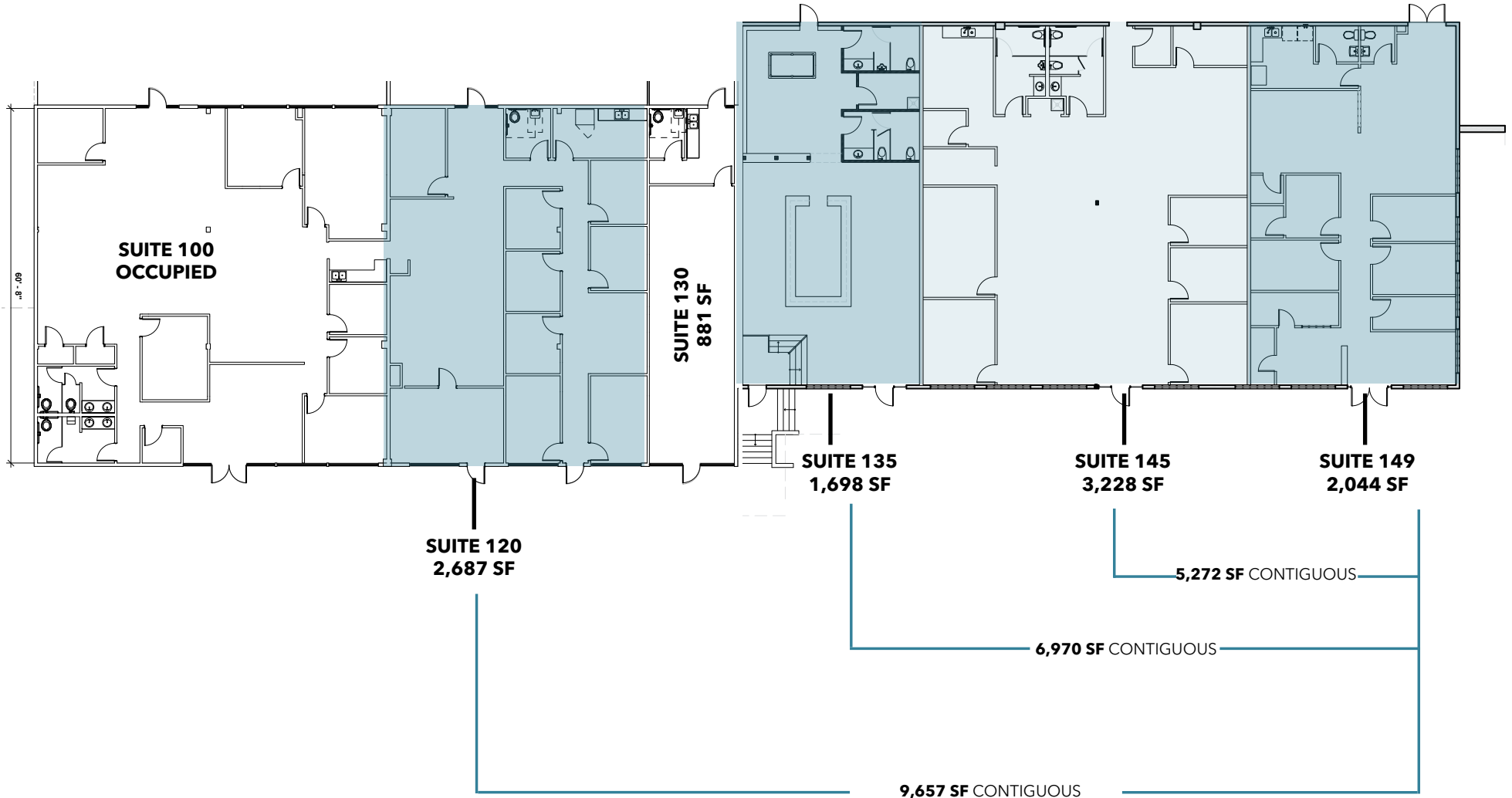
Occupied

## BUILDING D - MEDICAL/OFFICE

Occupied



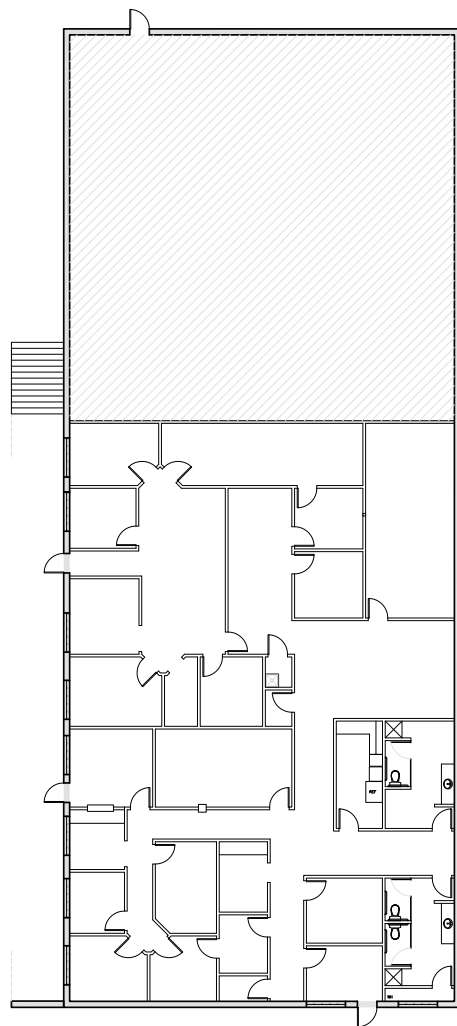
# BUILDING A



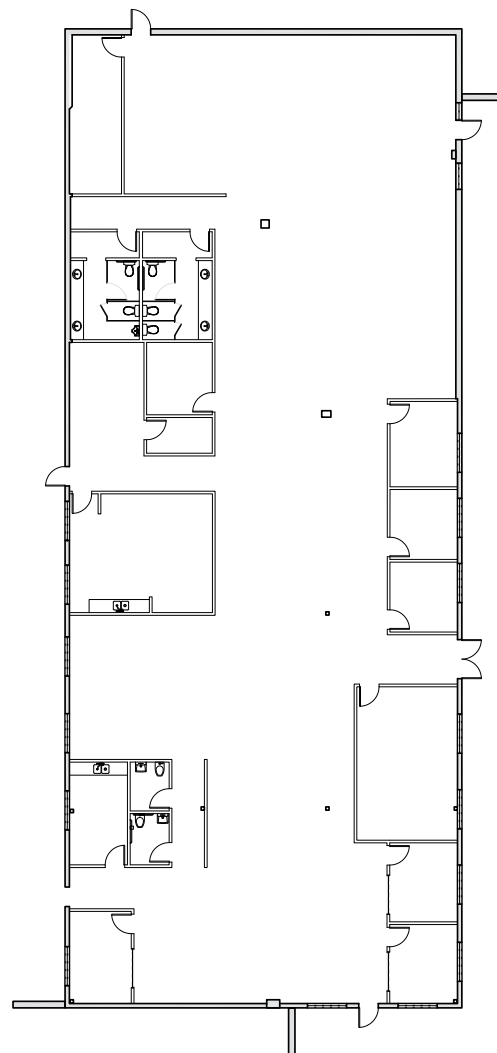
**UP TO ±9,657 RSF AVAILABLE**

# 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



# FREDERICKSBURG SQUARE

ENTRANCE TO THE SOUTH TEXAS MEDICAL CENTER

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## LEASING INFORMATION:

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