

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

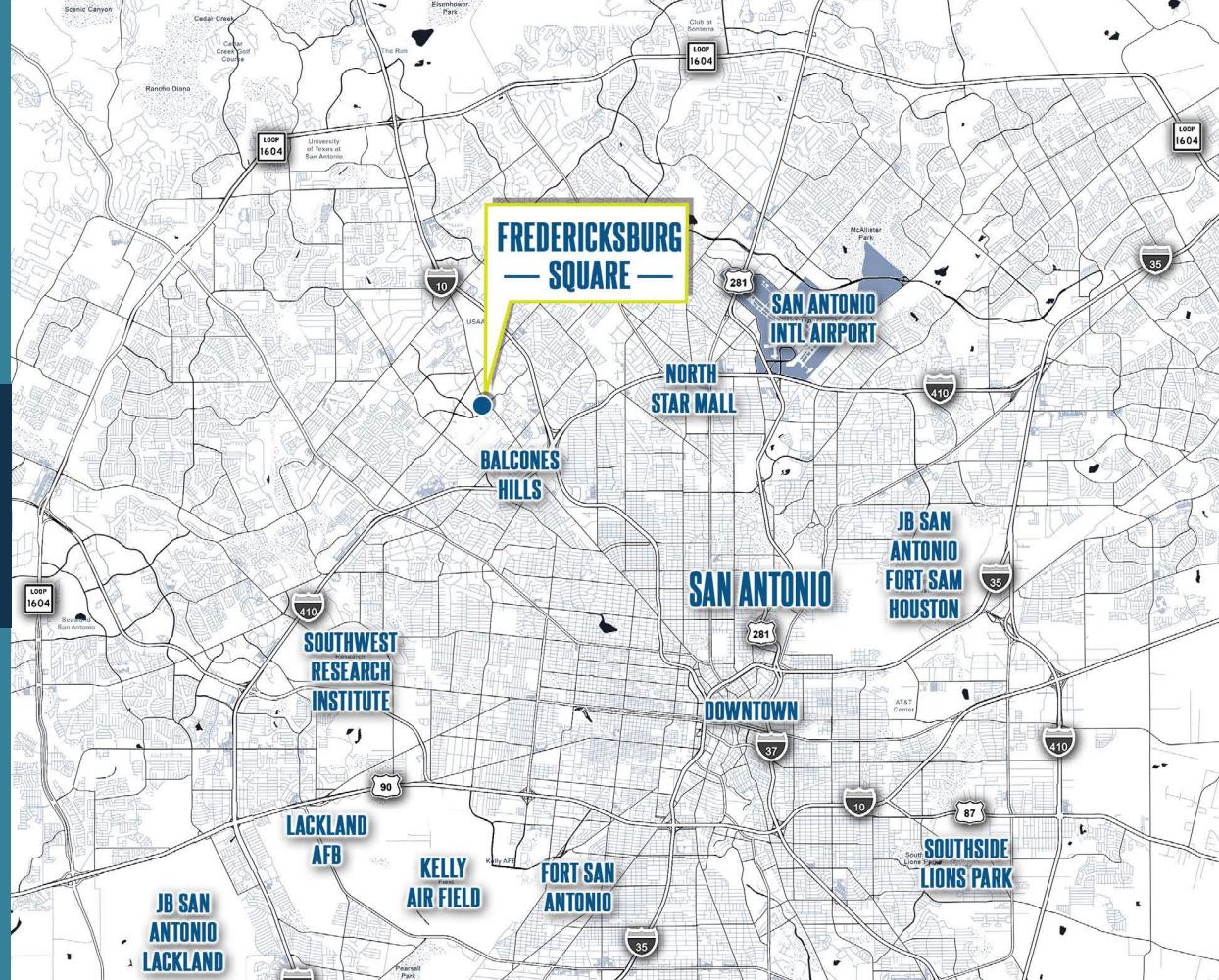
Bldg A: Up to 9,657 SF Bldg B: Occupied
Bldg C: Up to 15,219 SF Bldg D: Occupied

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: ±1,698 - 9,657 SF available

Building C: ±5,258 - 15,219 SF available

Prominent building signage opportunities

Direct frontage on Fredericksburg Road and Hamilton Wolfe

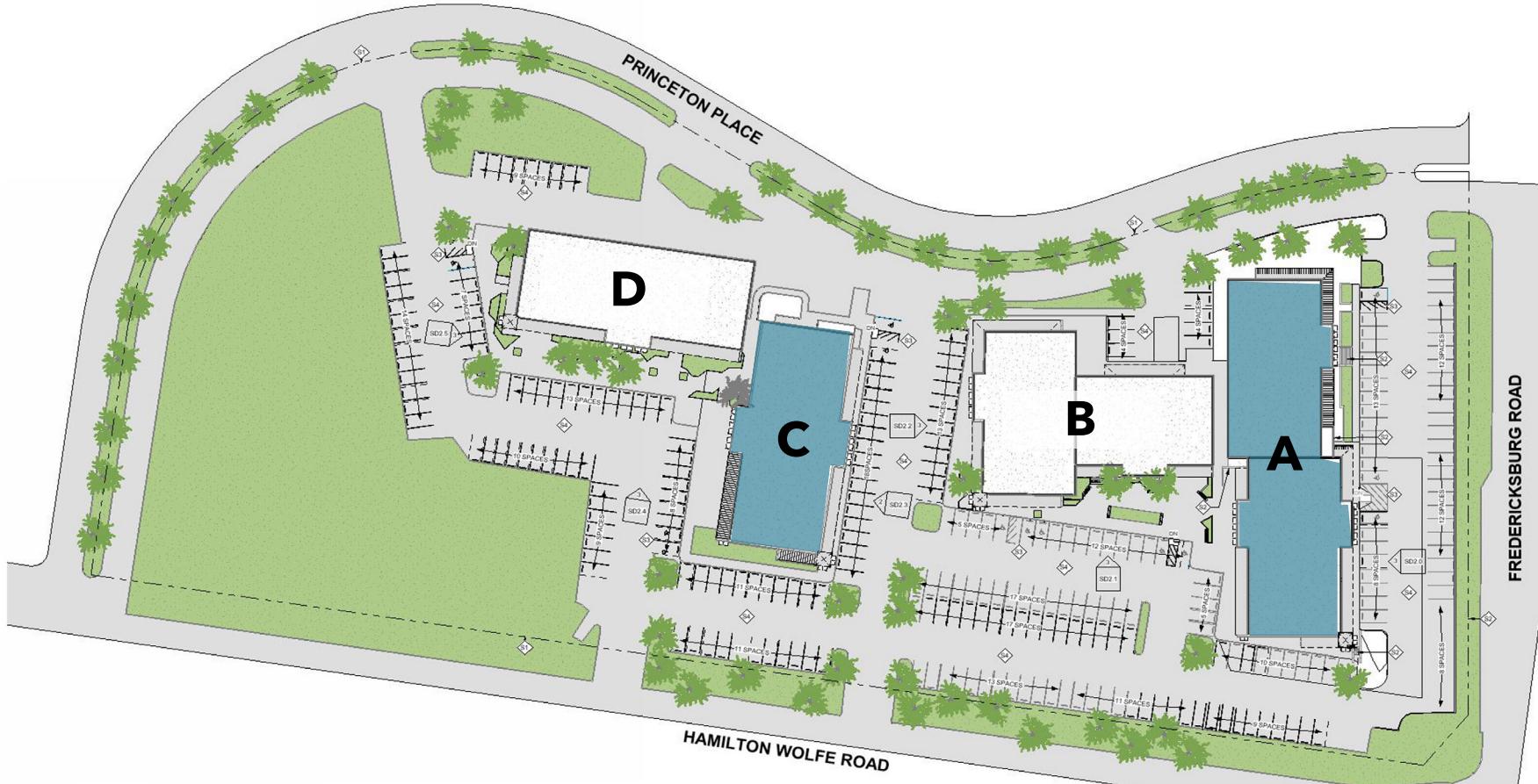
Abundant surface parking for employees and customers

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

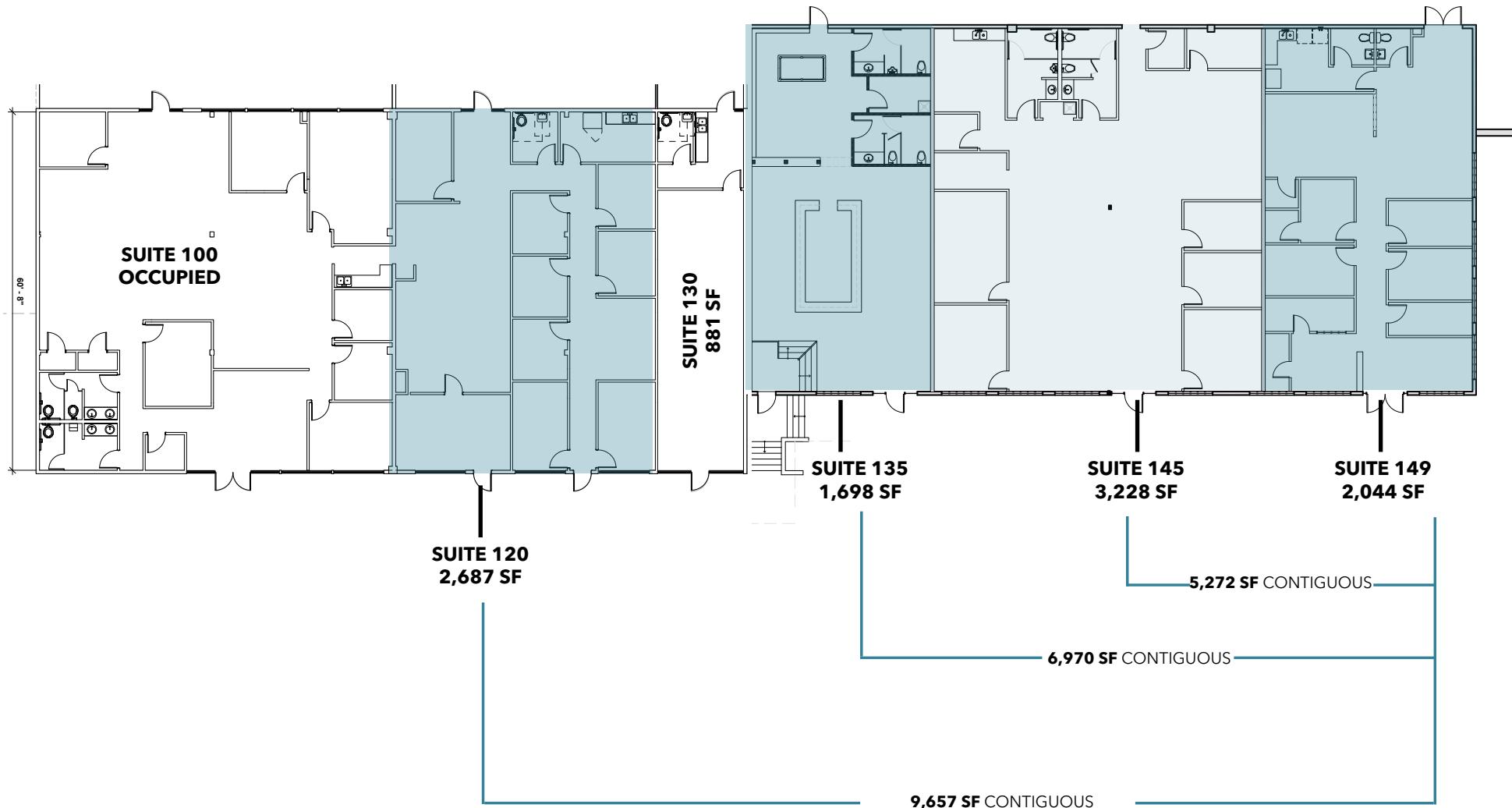
BUILDING B - MEDICAL/OFFICE

Occupied

BUILDING D - MEDICAL/OFFICE

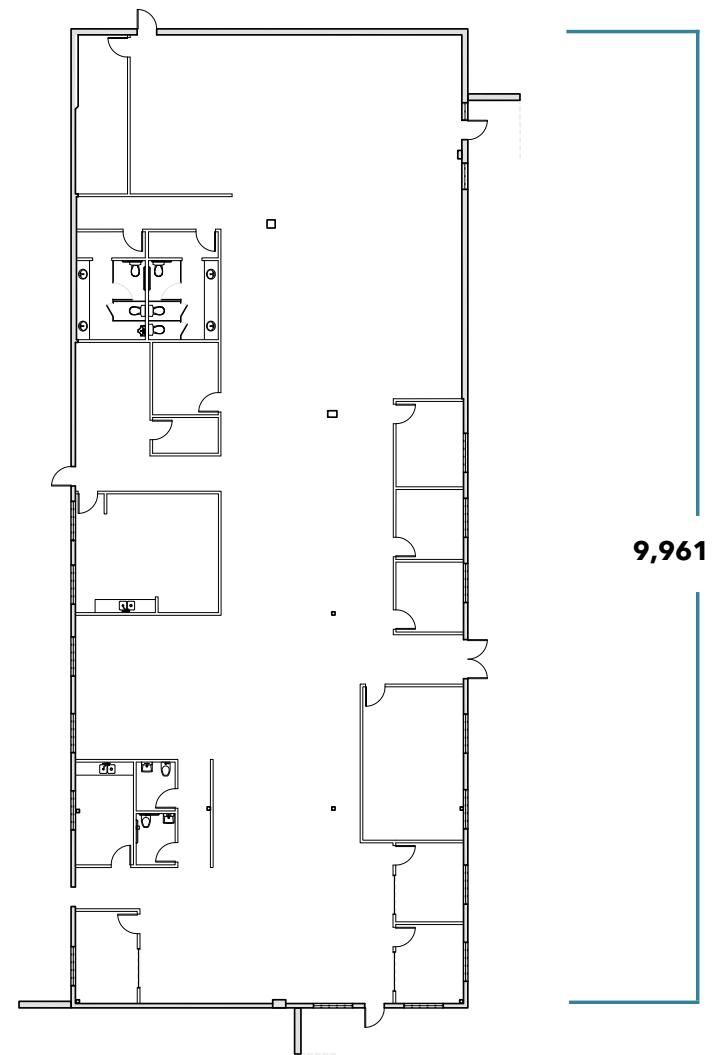
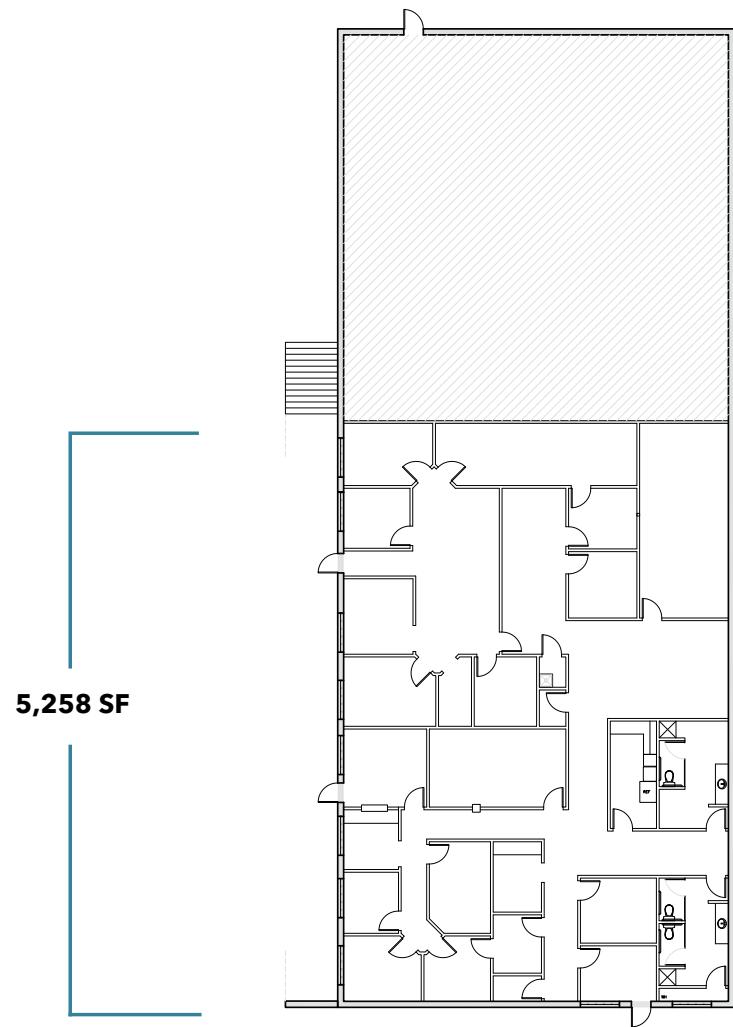
Occupied

BUILDING A



UP TO $\pm 9,657$ RSF AVAILABLE

BUILDING C



UP TO \pm 15,219 RSF AVAILABLE



Huebner Oaks

INTERSTATE
10

#3 - LARGEST EMPLOYER
19,000 LOCAL
EMPLOYEES



FREDERICKSBURG RD



**FREDERICKSBURG
SQUARE**



Pasha



HOOTERS
CEDAR
VIA313
PIZZERIA
P.TERRY'S
BURGER STAND
FIREHOUSE
TACOS

AREA AMENITIES

EASILY ACCESSIBLE AMENITIES



AERIAL NORTHWEST SAN ANTONIO



AERIAL MEDICAL CENTER

FREDERICKSBURG SQUARE

ENTRANCE TO THE SOUTH TEXAS MEDICAL CENTER

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