

# For Lease

3,010 s.f Available



Pricing: \$24.00/s.f. nnn



Jones Lang LaSalle Brokerage, Inc.



# Project stats

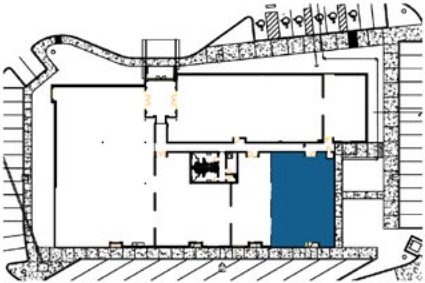
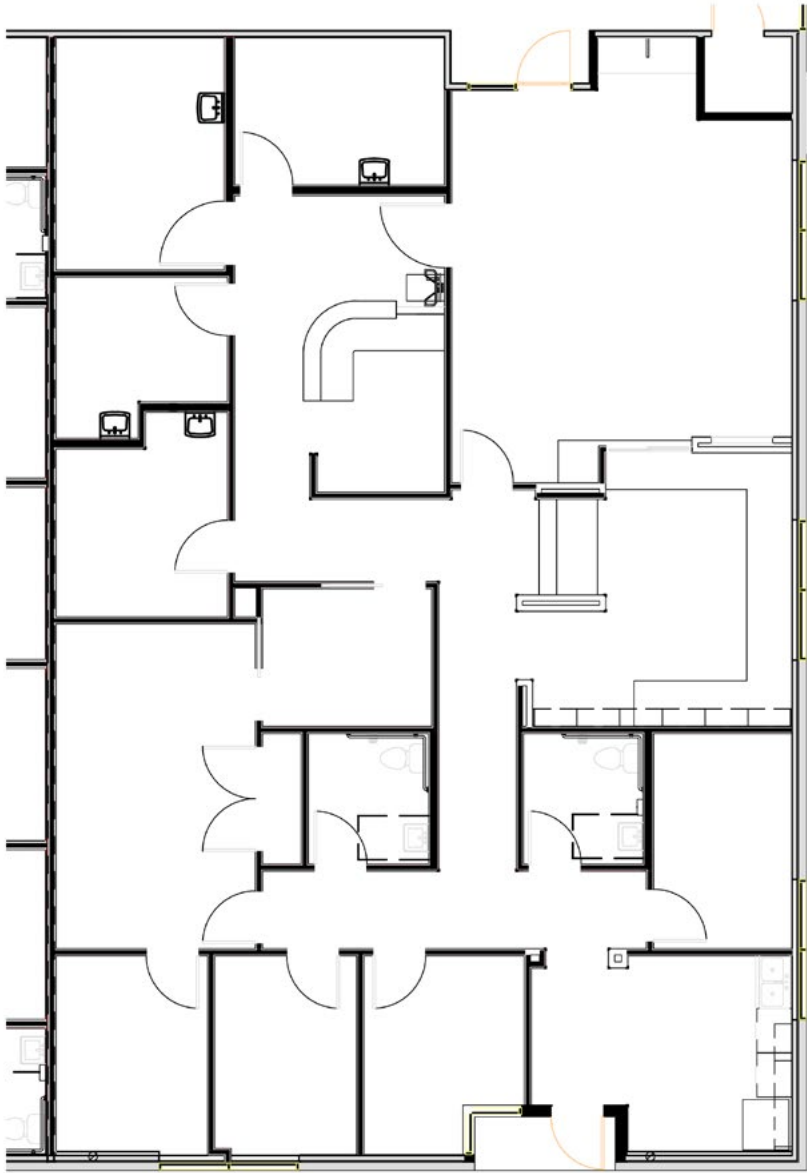
Address	8019 S. New Braunfels, San Antonio, Texas 78235
Occupancy	100%
Net rentable sf	22,628
Year built	2016
Parking ratio	5.04/1,000 SF
Land size	2.5 Acres
Life safety	Fully Sprinklered

# Floor plan

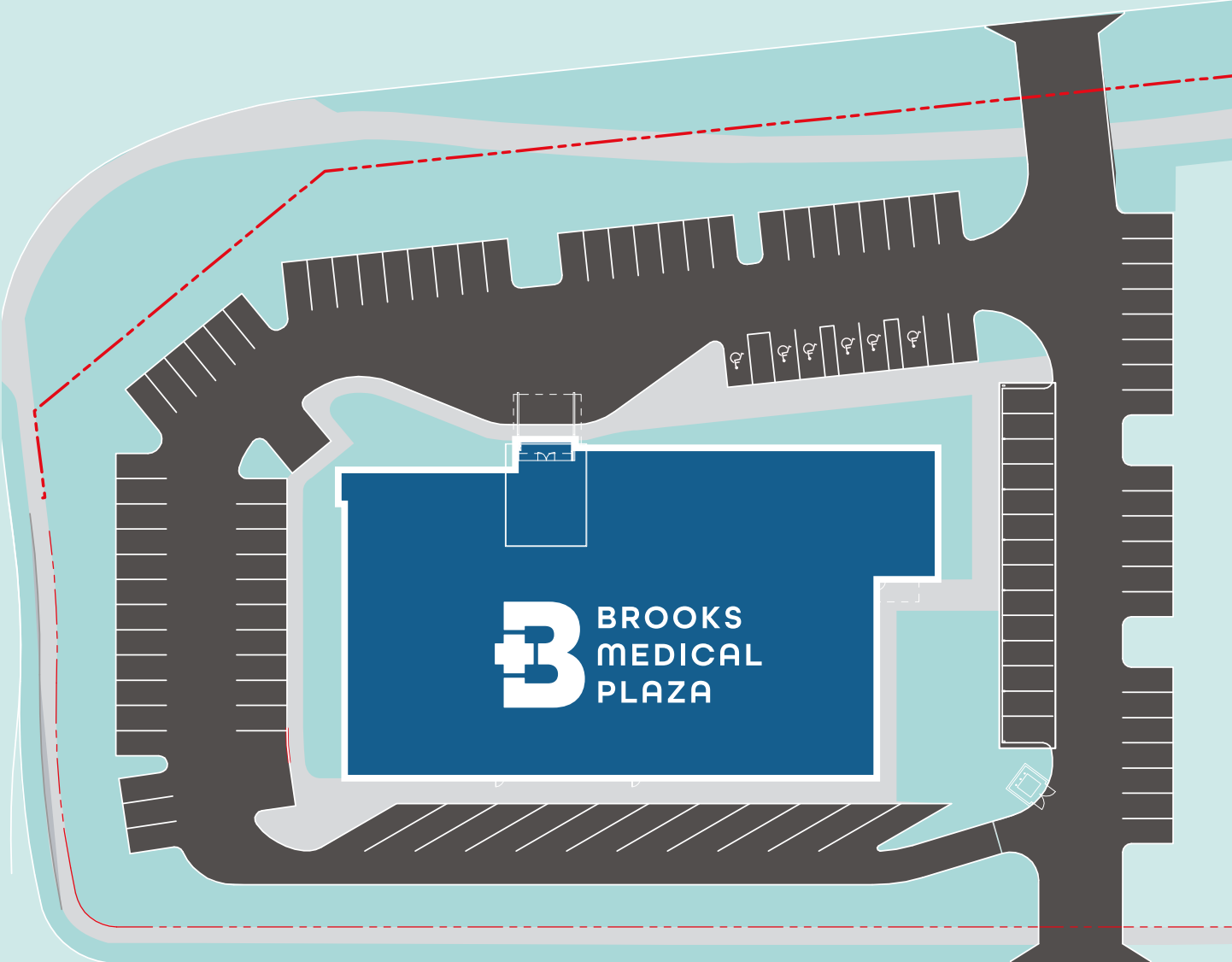
Suite 115

3,010 SF

\*Available 4/1/2025



# Site plan



# Photo gallery



# Aerial map



# Market overview

## SAN ANTONIO OUTPERFORMING

San Antonio is quickly emerging as a high-growth hub for business due to its business friendly climate, low cost of doing business and exceptional quality of life. There are over 150,000 college students in San Antonio at any given time, allowing employers access to a highly educated workforce. With rapidly growing medical, cyber security and technology sectors, the long-term viability of San Antonio's growth remains very strong. The renaissance occurring in the revitalizing downtown, as well as Pearl Brewery, allows attractive gathering spaces and unique amenities for young professionals seeking a city that has its own identity. With the second highest growth in millennial population, low cost of living, great school systems and top tier workforce, San Antonio is poised to continue on the path of growth.



**SAN ANTONIO**  
is outperforming both  
Texas and the United  
States in unemployment  
rate recovery during  
the pandemic.

**#1** State for doing  
Business

**#1** State for doing  
Business

**2<sup>nd</sup>** Largest growth in  
millennial population

**0%** State & local  
income tax

**3<sup>rd</sup>** Fastest growing  
economy in the U.S.

**#1** Friendliest city in  
the U.S.

**5<sup>th</sup>** Best city for young  
graduates

**5<sup>th</sup>** Best city to retire in  
the country



**20.3%**

Population growth  
(2010-2020)



**86**

Cost of  
living index



**6.4%**

Unemployment  
rate (Dec 2020)



**3.1%**

Pre-covid  
unemployment  
rate (Feb 2020)



**2.57m**

Estimated  
population



**\$80,440**

Average  
family income





---

## Contacts:

Brian Kates  
+1 210 269 1732  
brian.kates@jll.com

---

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle Brokerage, Inc. All rights reserved.



# 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.

11-2-2015



### 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.

**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.

**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.

Jones Lang LaSalle Brokerage, Inc.	<b>591725</b>	<b>renda.hampton@jll.com</b>	<b>214-438-6100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	<b>183794</b>	<b>dan.bellow@jll.com</b>	<b>713-888-4001</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Brian Kates	<b>630425</b>	<b>brian.kates@jll.com</b>	<b>210-293-6848</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date