

**MEDICAL CENTER OFFICE  
8706 FREDERICKSBURG RD  
SAN ANTONIO, TX 78240**

**FOR LEASE**



**LEASE AVAILABILITY**

**FLOOR 1**

**4,094 RSF**

(former MRI /CT)

**FLOOR 2**

Full Floor Available

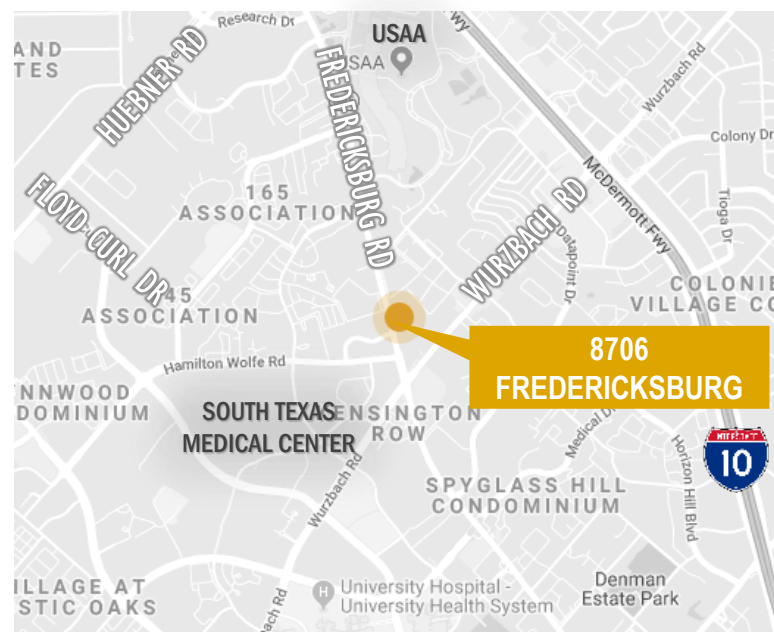
up to 14,000 RSF

**RENTAL RATE**

Contact Broker

- First Floor & Full Floor Available
- Parking Expanded – 4:1,000
- Prominent Monument Signage on Fredericksburg Rd
- Tenant Controlled HVAC
- ADA Accessible
- Sophisticated Architecture, Granite Entry & Lobby
- Exceptional Common Areas & Restrooms
- Minutes from the South Texas Medical Center with Easy Access to IH-10
- Beautiful Oak Trees Surround the Views

8706 Fredericksburg Rd consists of one 2-story Class A office building totaling 26,800 SF. Prominently situated off Fredericksburg Road, just north of Wurzbach Rd – within minutes of the South TX Medical Center.



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For information or to  
schedule a tour:

**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)

MEDICAL CENTER OFFICE  
1<sup>ST</sup> FLOOR - FORMER MRI /CT

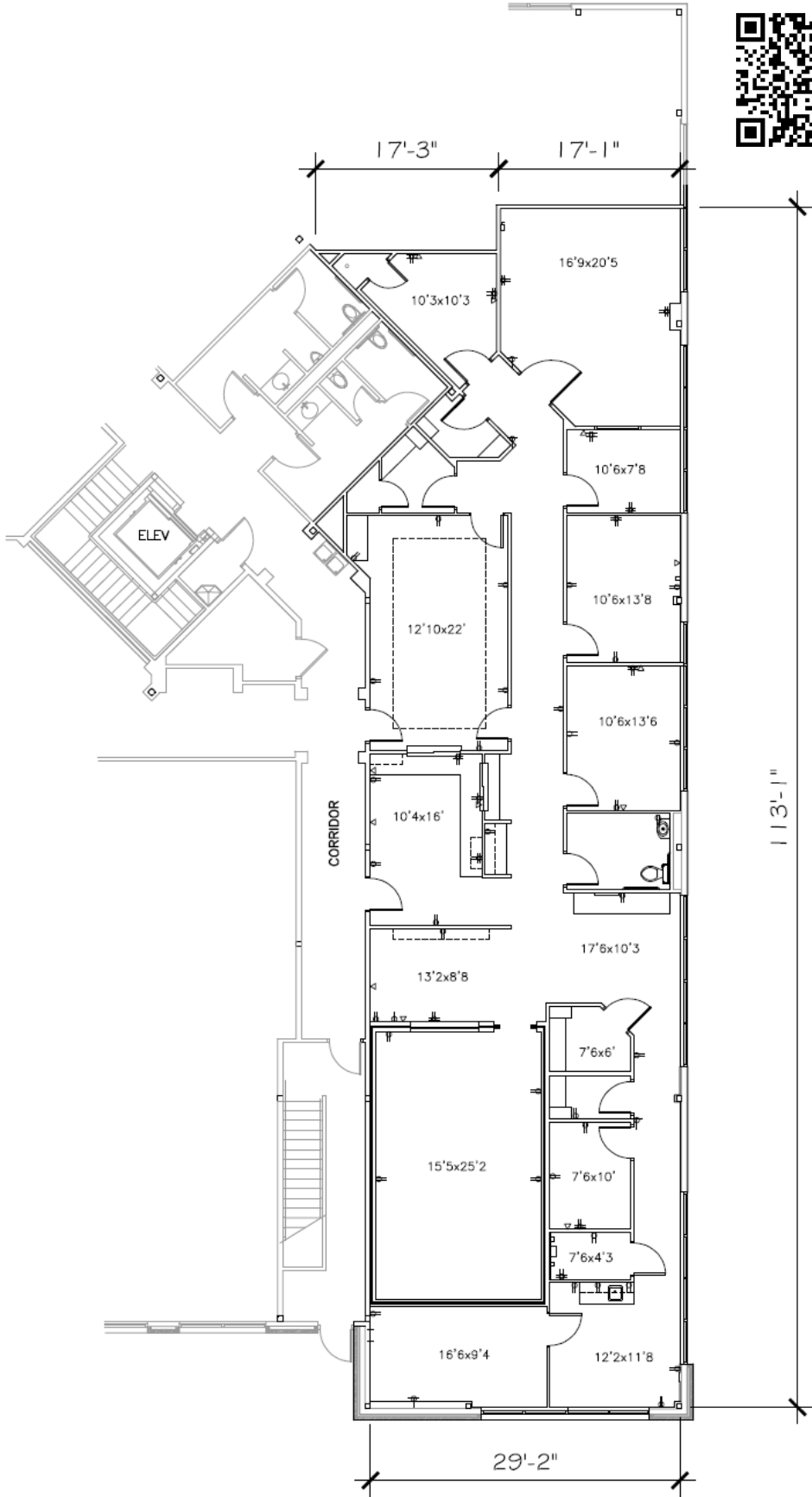
STE 103



4,094 RSF  
FIRST FLOOR



Click to Tour



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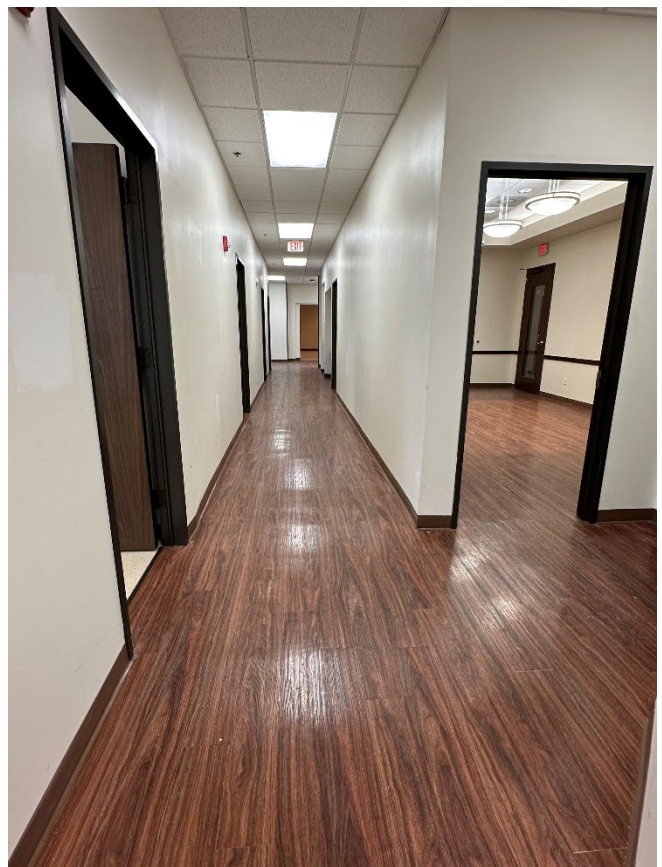
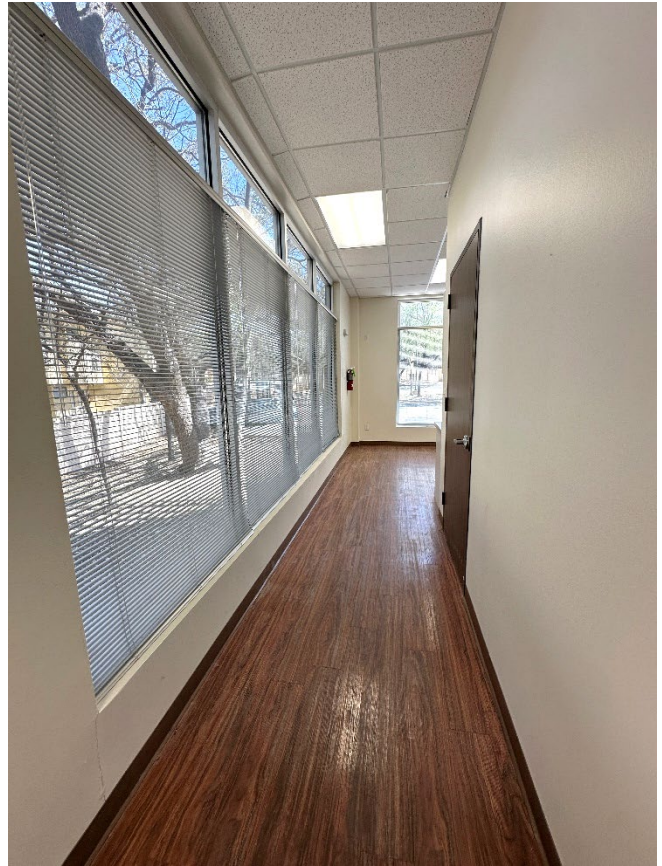
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STE 103





MEDICAL CENTER OFFICE  
2<sup>ND</sup> FLOOR - SHELL SPACE

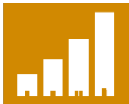
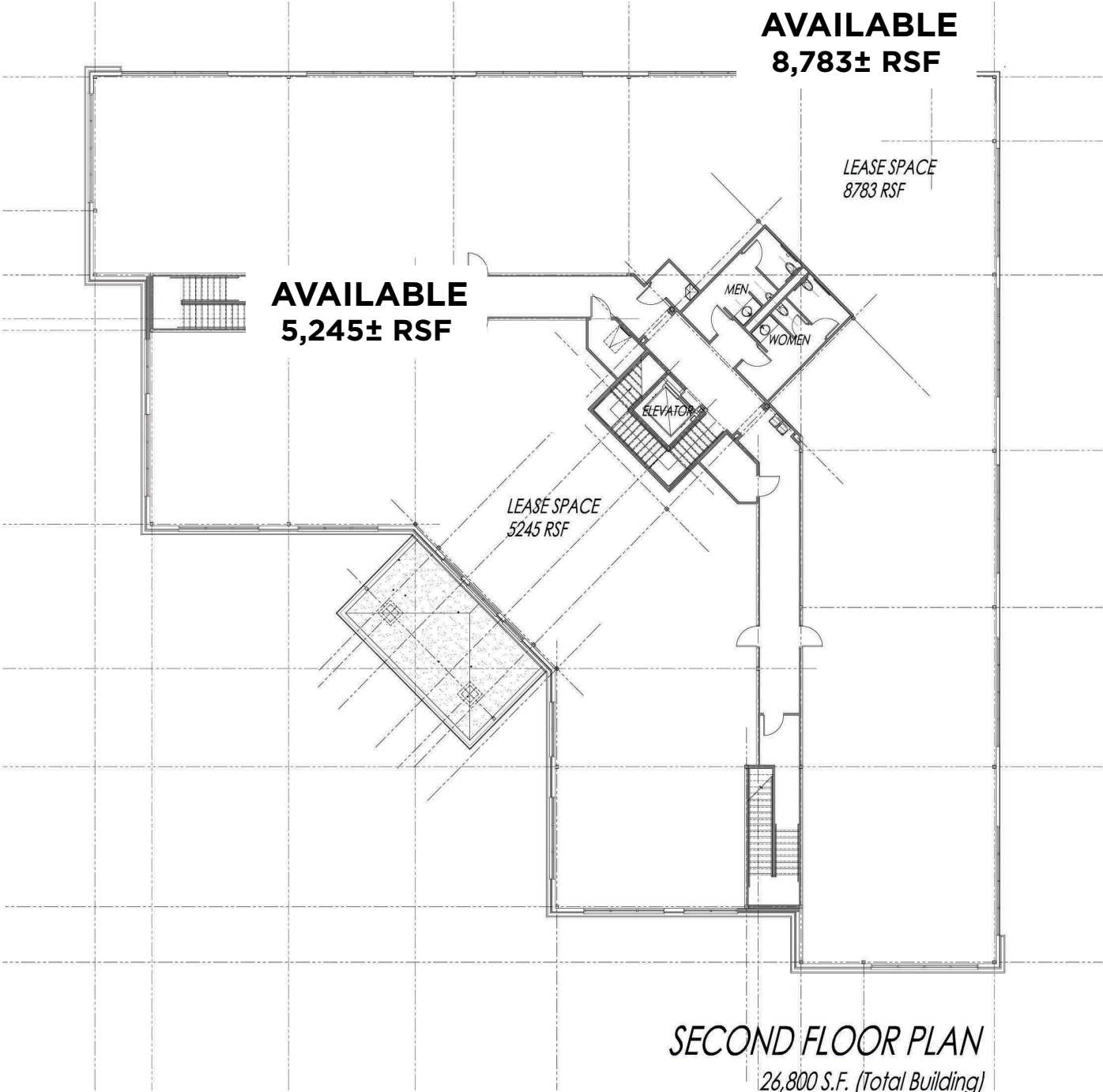
2<sup>ND</sup> FLR



UP TO 14,000+ RSF



Click to Tour



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# 8706 FREDERICKSBURG RD

## LOCATION

# FOR LEASE



CLICK BELOW TO LEARN MORE:



## South Texas MEDICAL CENTER

Explosive growth in the Medical Center is adding thousands of new jobs, new retailers and multi-family developments.

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	19,170	135,151	347,239
# HOUSEHOLDS	8,903	63,744	150,953
AVG HH INCOME	\$62,961	\$82,009	\$85,775



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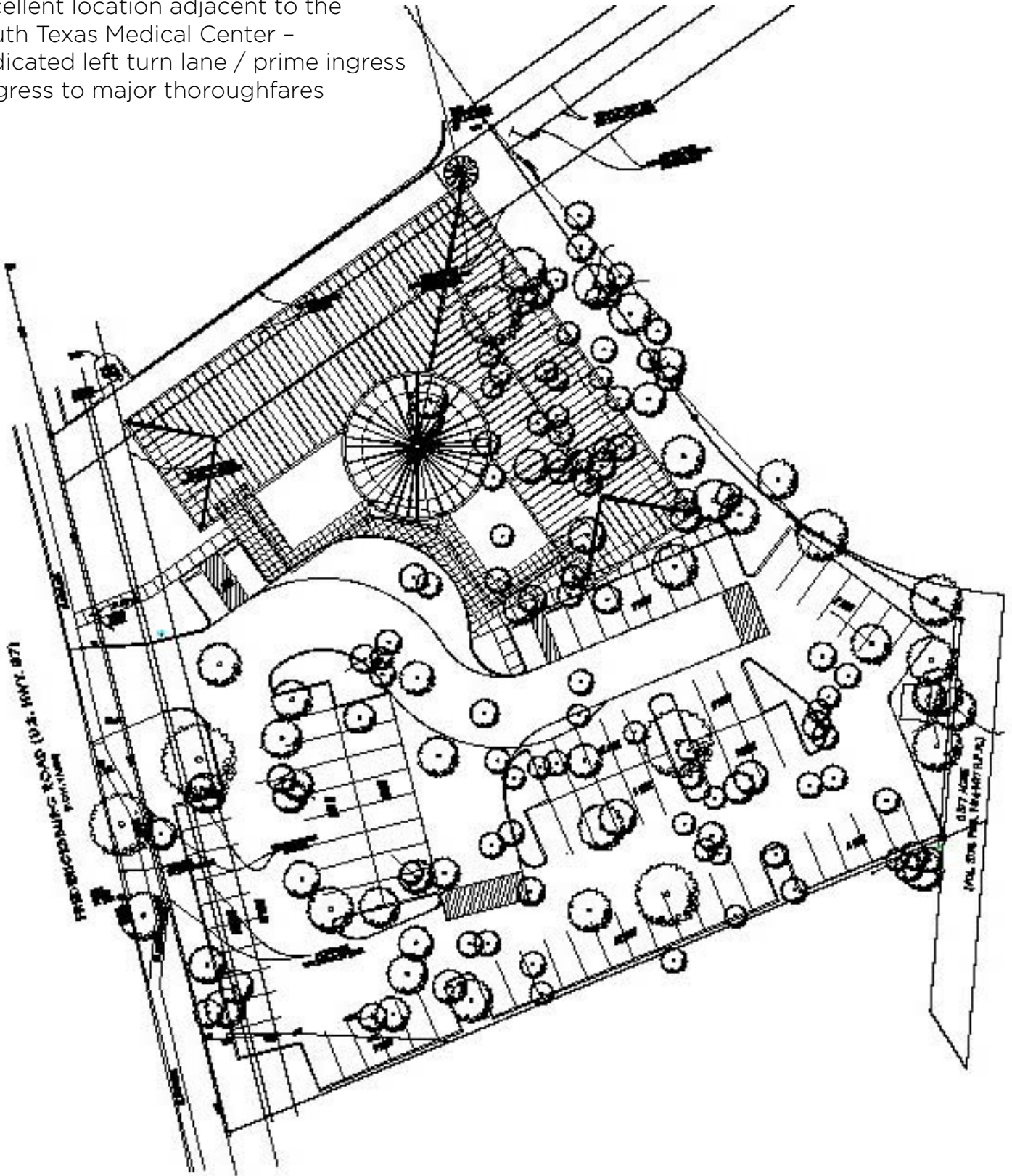
# 8706 FREDERICKSBURG RD

## SITE PLAN

# FOR LEASE

### LOCATION

Excellent location adjacent to the South Texas Medical Center - dedicated left turn lane / prime ingress / egress to major thoroughfares



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# 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.

SULLIVAN COMMERCIAL REALTY	491694		210-341-9292
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James E. Sullivan, Jr., Broker	347973	<a href="mailto:jsullivan@sullivansa.com">jsullivan@sullivansa.com</a>	210-910-4234
Designated Broker of Firm	License No.	Email	Phone
Pete Tassos, Broker	488379	<a href="mailto:ptassos@sullivansa.com">ptassos@sullivansa.com</a>	210-910-4233
Zach Davis, Broker	555684	<a href="mailto:zdavis@sullivansa.com">zdavis@sullivansa.com</a>	210-910-4239
Connor Dziuk, Sales Agent	779545	<a href="mailto:cdziuk@sullivansa.com">cdziuk@sullivansa.com</a>	210-910-4235
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date