

# 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**

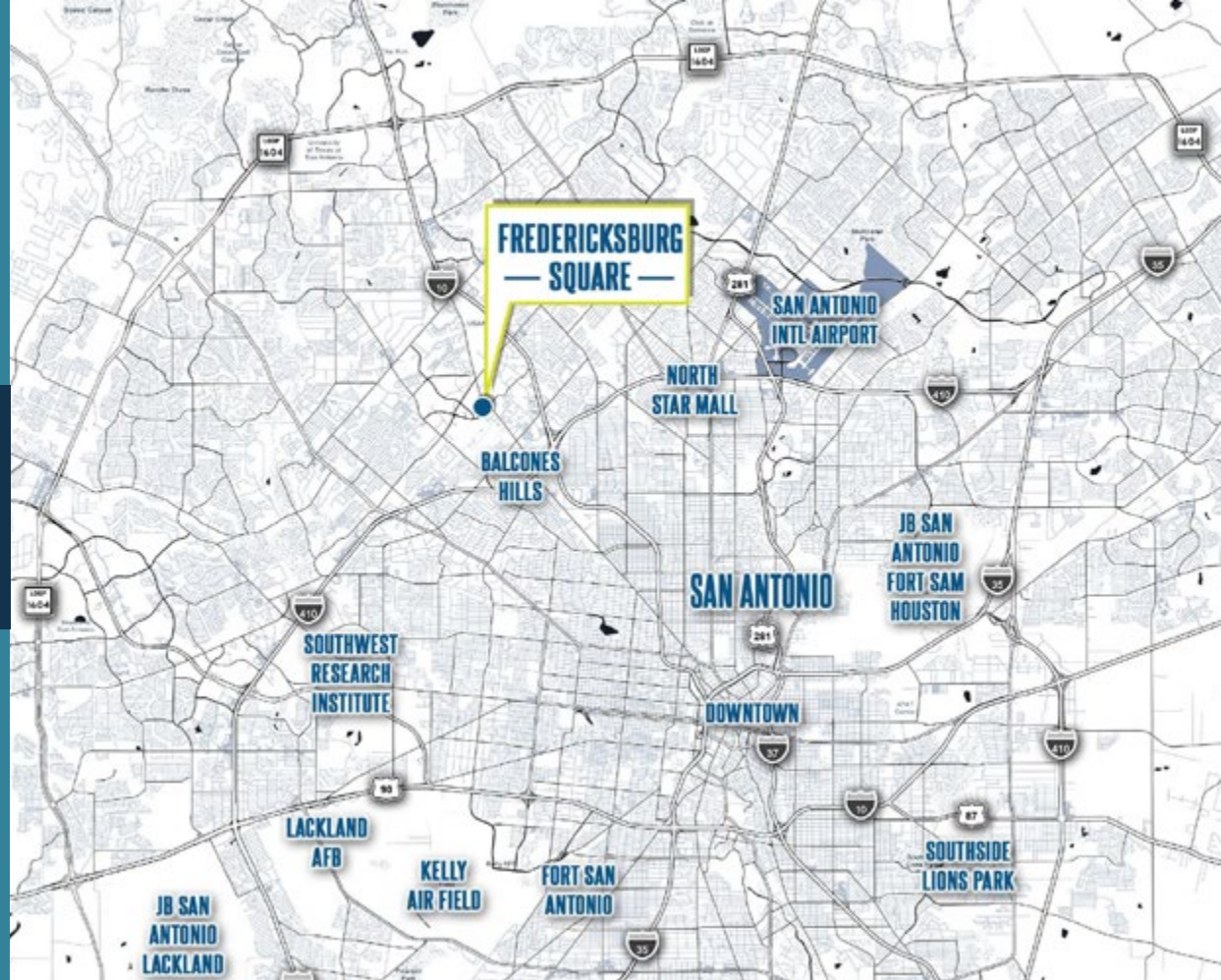
**Bldg A: Up to 16,844 SF**      **Bldg B: Occupied**  
**Bldg C: Up to 15,219 SF**      **Bldg D: Occupied**

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

3-MILE



**11,515**  
2023 Households

**11,702**  
2028 Households



**61,794**  
2023 Households

**62,585**  
2028 Households



**21,519**  
2023 Population

**24,772**  
2028 Population



**135,510**  
2023 Population

**136,766**  
2028 Population



**\$53,201**  
Average HH Income



**\$67,150**  
Average HH Income

## HIGHLIGHTS

Newly-renovated, professional office complex

Building A: ±1,698 - 16,844 SF available

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

Prominent building signage opportunities

Direct frontage on Fredericksburg Road and Hamilton Wolfe

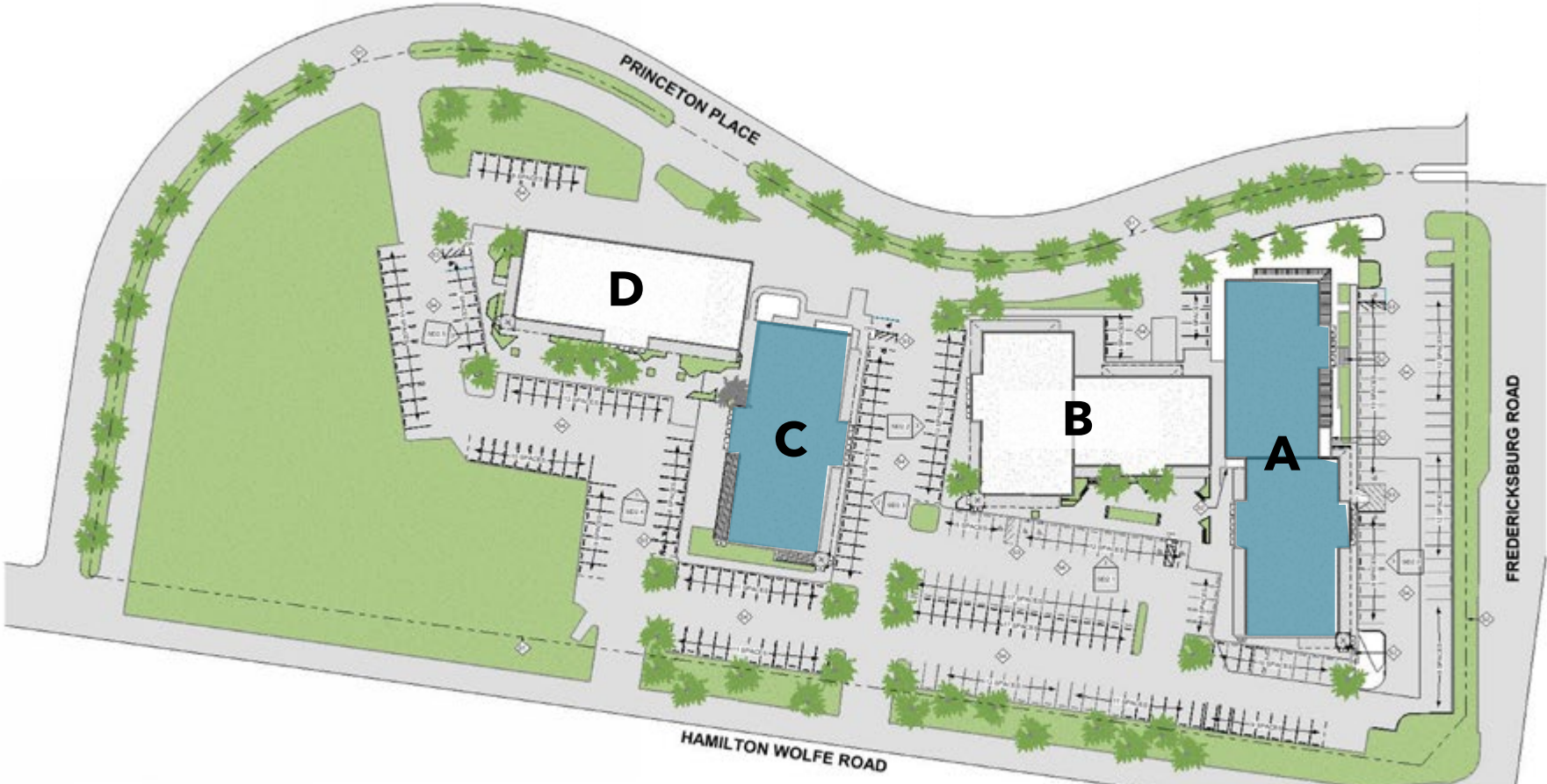
Abundant surface parking for employees and customers

## 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 - 16,844 SF Available

**BUILDING C**

Entire Building  
±5,258 - 15,219 SF Available

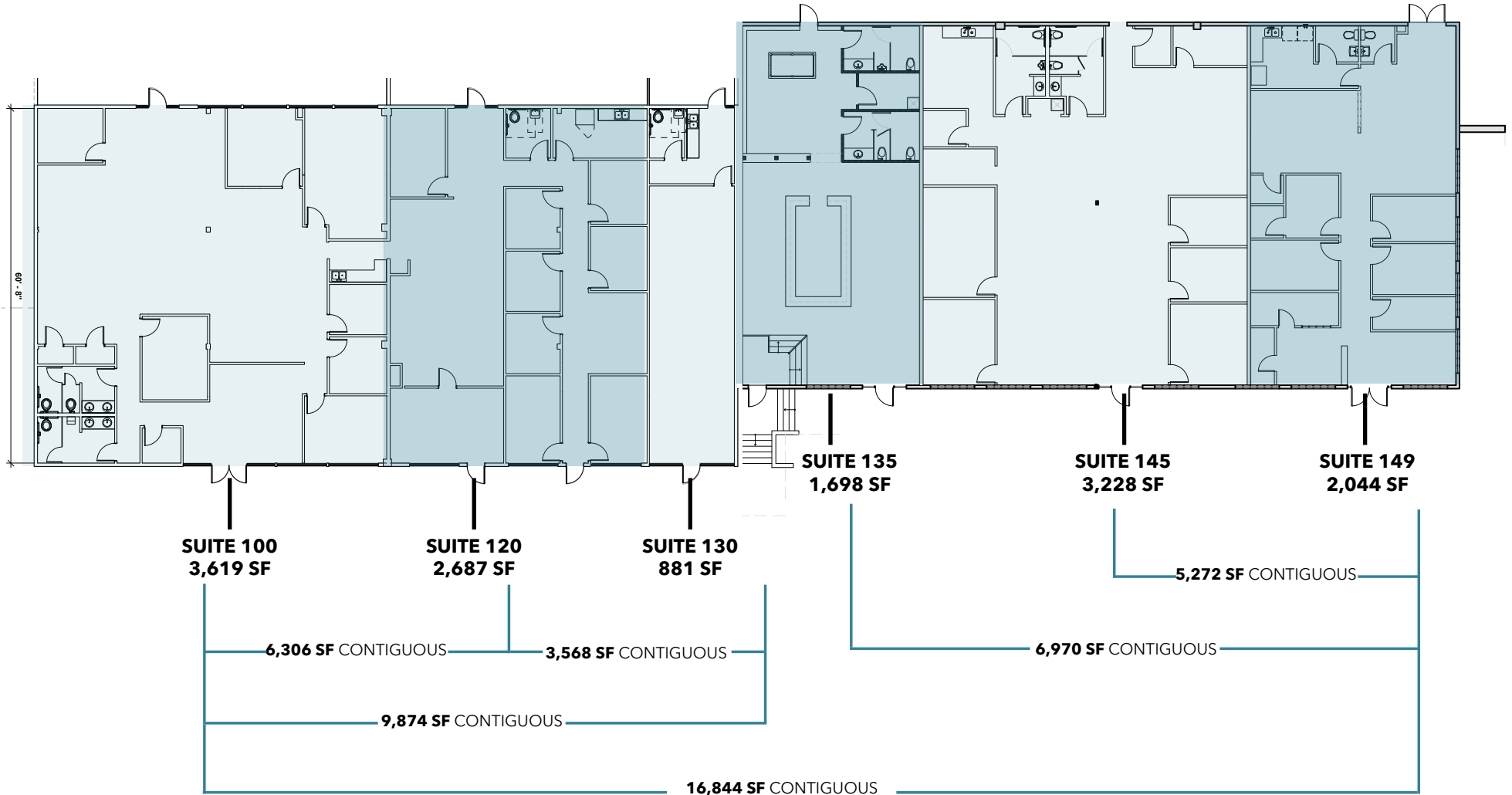
**BUILDING B - MEDICAL/OFFICE**

Occupied

**BUILDING D - MEDICAL/OFFICE**

Occupied

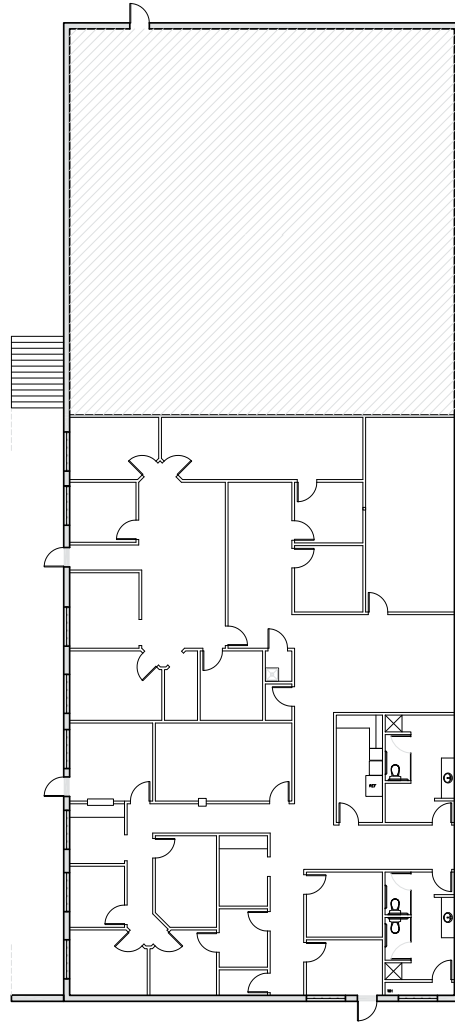
# BUILDING A



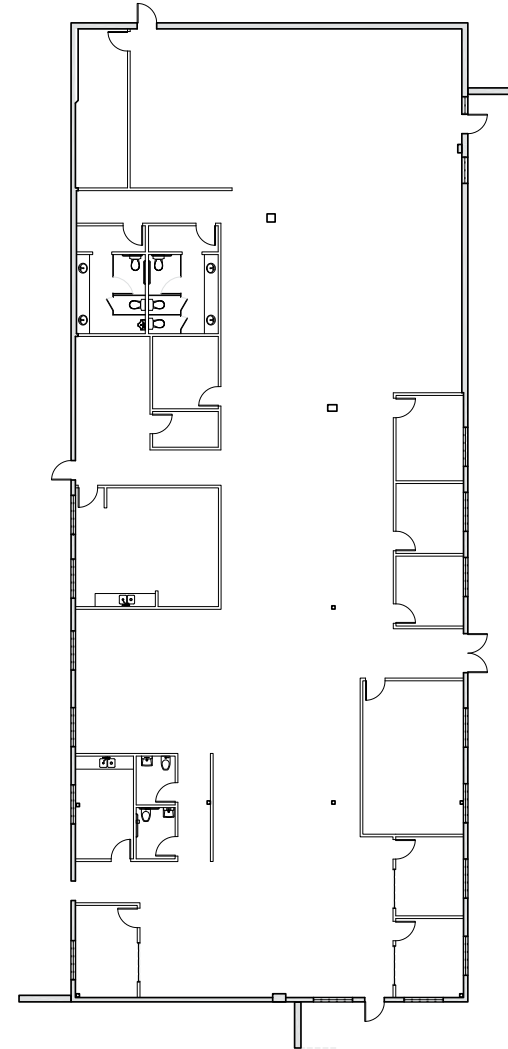
**UP TO ±16,844 RSF AVAILABLE**

# BUILDING C

5,258 SF



9,961 SF



**UP TO ±15,219 RSF AVAILABLE**



Huebner Oaks

#3 - LARGEST EMPLOYER  
19,000 LOCAL  
EMPLOYEES

USAA

FREDERICKSBURG  
— SQUARE —

# AREA AMENITIES

EASILY ACCESIBLE AMENITIES



# AERIAL NORTHWEST SAN ANTONIO





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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