

[Video](#)

[360° Virtual Tour](#)

[Website](#)

**For  
Lease**

**16675 Huebner Rd  
San Antonio, TX 78248**

## Summary

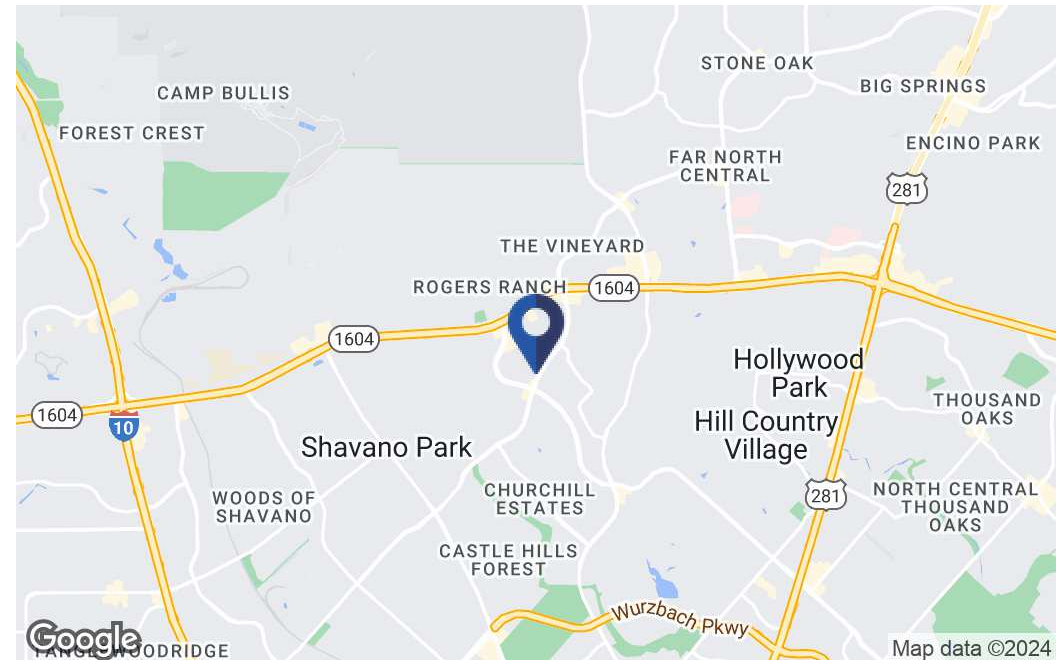
Lease Rate: \$18.00 SF/yr (NNN)  
Available SF: 2,432 - 12,746 SF

## Property Description

16775 Huebner Rd. is a neighborhood retail center with ready to move in medical office spaces with an attached former gym equipped with showers, open areas, and outdoor covered courtyard spaces.

## Highlights

- Well Maintained Neighborhood Retail Center
- Near Bitters Rd & Huebner Rd Intersection
- Endcap Suites Available
- Ready to Move In Medical Offices with Exam Rooms
- Former Gym with Outdoor Covered Courtyard



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## Lease Spaces



### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,432 - 12,746 SF	Lease Rate:	\$18.00 SF/yr

### Available Spaces

Suite	Tenant	Size (SF)	Lease Rate	Description	Video
■ 101	Available	7,330 - 12,746 SF	Negotiable	Former family gym space, built out showers, observation areas, includes covered outdoor courtyard.	-
■ 201	Available	2,432 SF	\$18.00 SF/yr	Former medical office, exam rooms, large reception, ready to move in.	<a href="#">View Here</a>
■ 210	Available	2,475 SF	\$18.00 SF/yr	Former medical office, exam rooms, large reception, ready to move in.	<a href="#">View Here</a>
■ 102	Available	5,416 - 12,746 SF	Negotiable	Large open space, can be combined with Suite 101 with 60 day notice	-

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Area



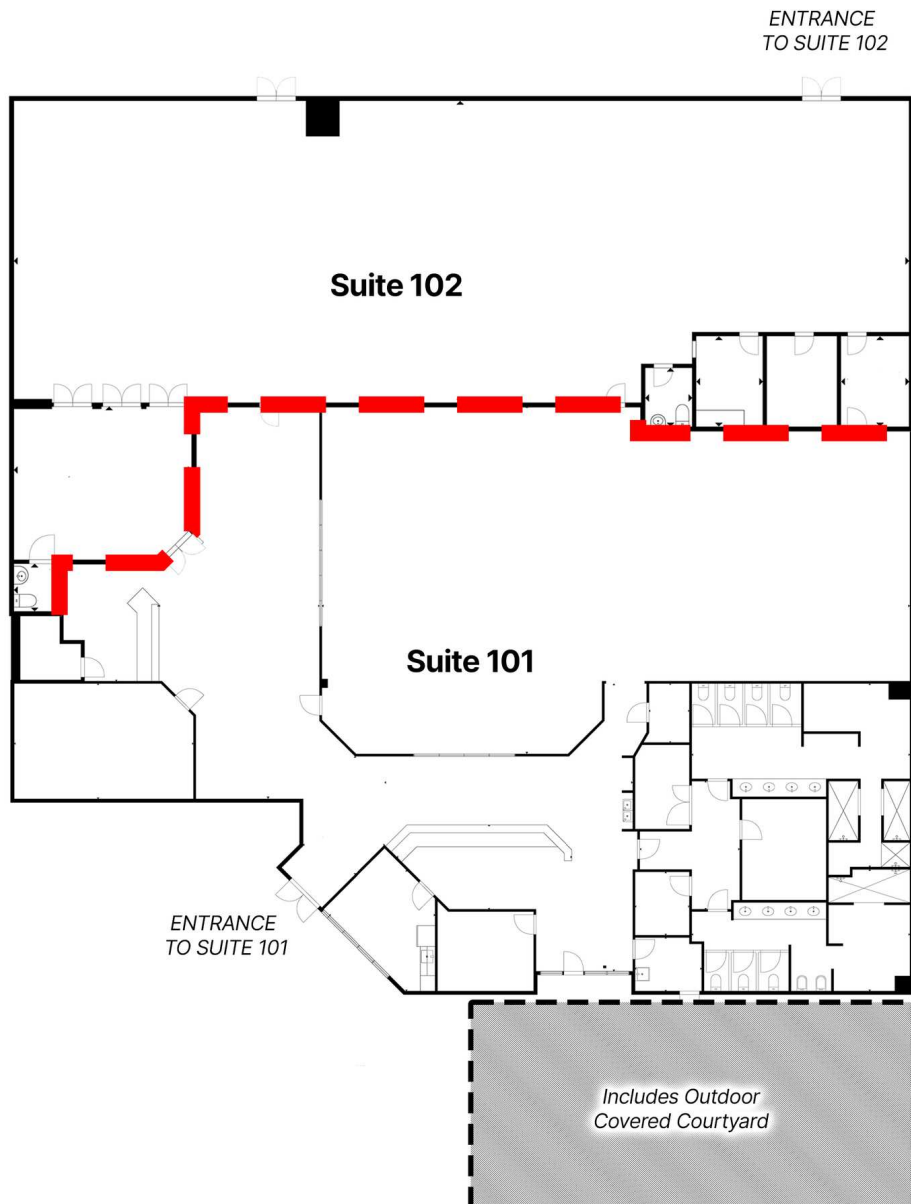
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## Suite 101 & 102

- Suite 101 - 7,330 sf
- Suite 102 - 5,416
- Max Contiguous - 12,746
- Former Family Gym Space (Gymnastics)
- Large Open Area with Observation Windows Installed
- Two (2) Reception Areas with desks
- Mens & Women Shower Facilities, Modern Finishes & Plumbing
- Includes Outdoor Shaded Area (Perfect for Playground, Courtyard, etc.)
- Child Care Area with Separate Reception
- Suite 102 is an Open Plan Space with Two (2) Private Restrooms & Offices
- Both Spaces Are Available Together with 60 Day Notice
- Easily Demisable Wall to Create One Larger Suite If Required
- ADA Accessible Entrances and Ramps
- Private Offices Built Out for Staff
- Server Room and Multiple Storage Rooms
- High Visibility Signage Including Exposure to Bitters & Huebner Intersection

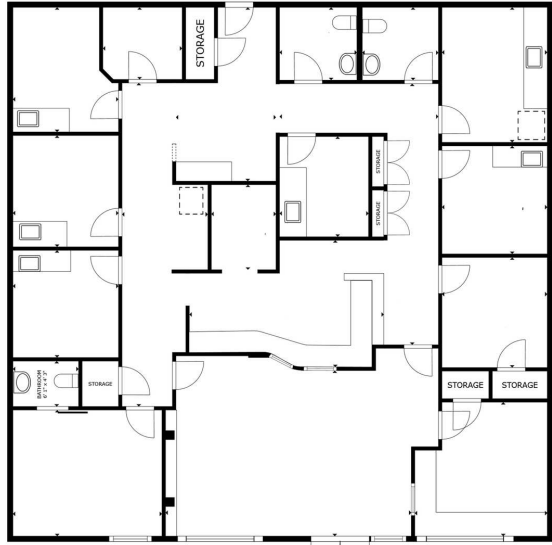
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## SUITE 201

- 2,432 sf of Ready to Move In Retail/Office/Medical
- Former Medical Office Space
- Large Welcoming Reception with Natural Light
- Three (3) Total Restrooms
- Interior Lab Area & Storage Rooms
- Seven (7) Built Out Exam Rooms, Four (4) with Plumbing
- One (1) Executive Office with Private Restroom
- High End Finishes and Cabinets Installed Throughout
- Break Room with Room for Appliances and Tables
- High Visibility Signage and Easy to Find Center



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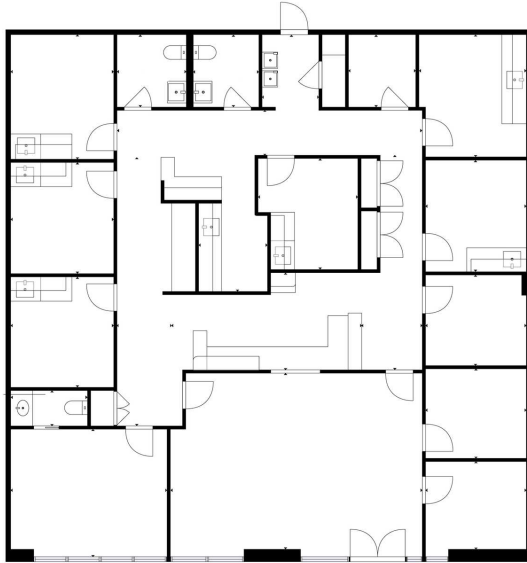
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### Suite 210

- 2,475 sf of Ready to Move In Retail/Office/Medical
- Former Medical Office Space
- Large Welcoming Reception with Natural Light and two (2) Triage Rooms
- Three (3) Total Restrooms
- Interior Lab Area & Storage Rooms
- Eight (8) Built Out Exam Rooms, Five (5) with Plumbing
- One (1) Executive Office with Private Restroom
- High End Finishes and Cabinets Installed Throughout
- Break Room with Room for Appliances and Tables
- High Visibility Signage and Easy to Find Center



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## Additional Photos



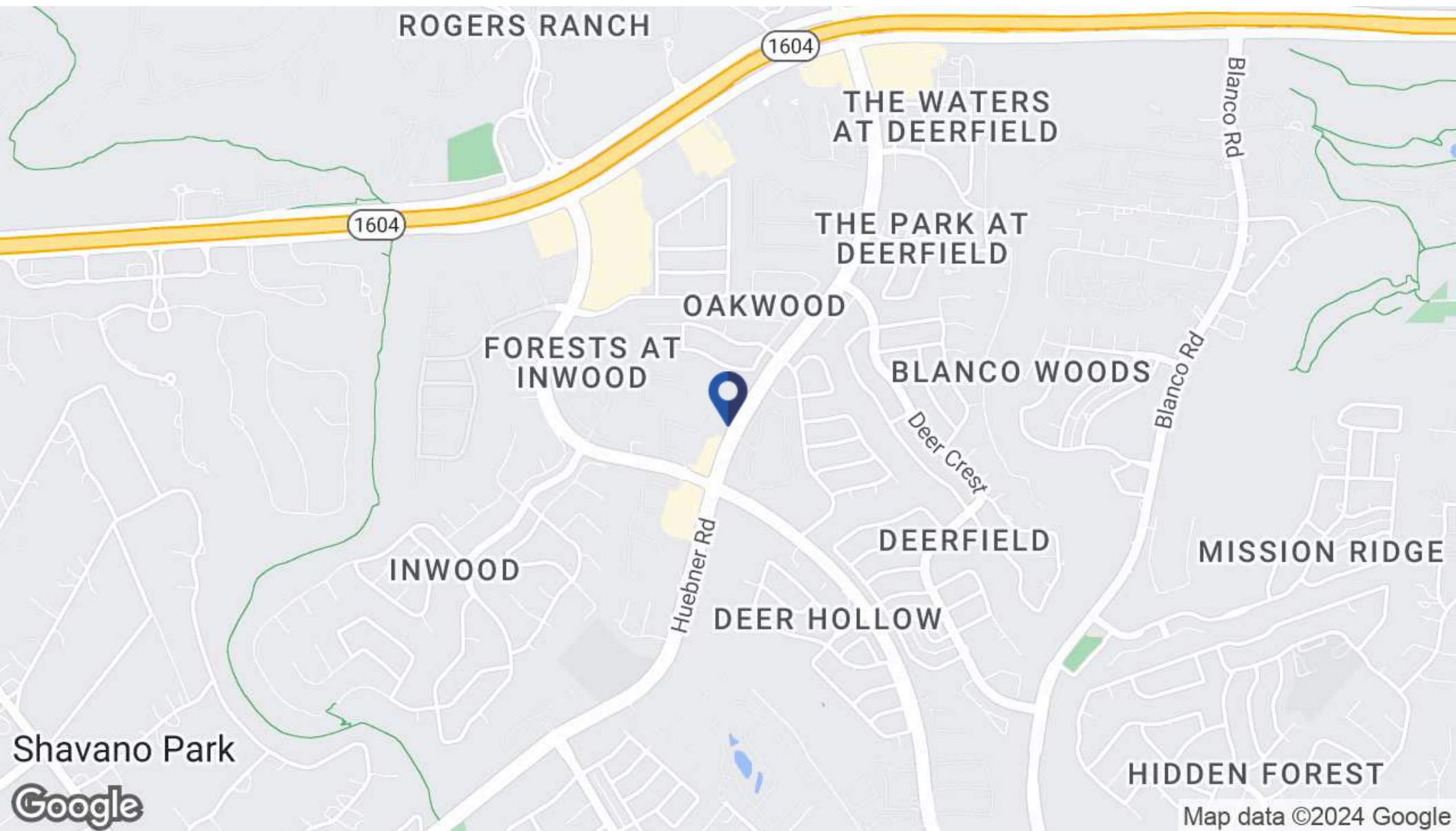
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## Location Map



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## Demographics Map & Report

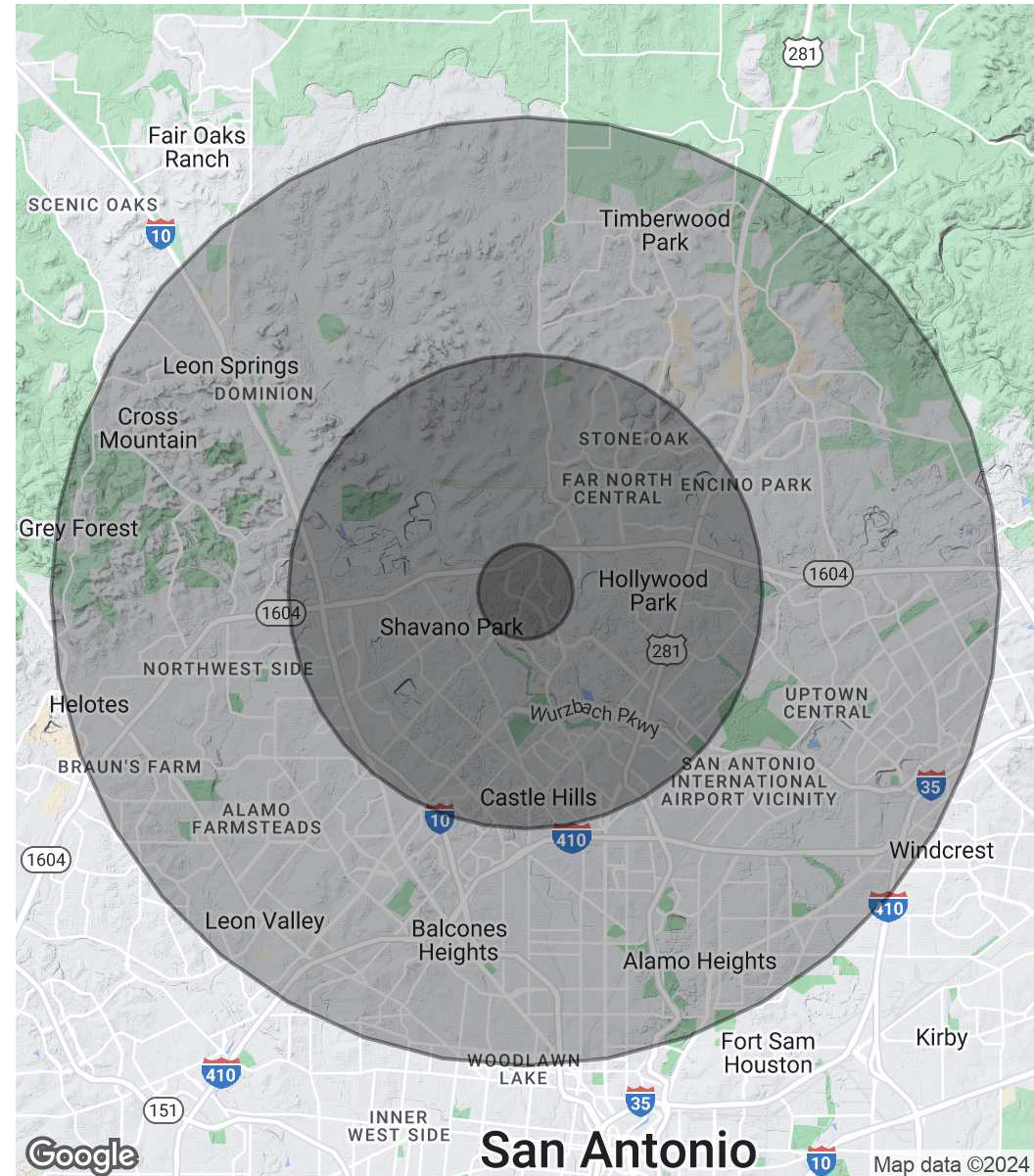
### Population

	1 Mile	5 Miles	10 Miles
Total Population	10,978	214,810	831,730
Average Age	44.5	38.1	36.5
Average Age (Male)	41.3	36.6	35.2
Average Age (Female)	46.2	39.1	37.8

### Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,699	91,860	328,864
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$145,370	\$93,109	\$83,959
Average House Value	\$399,407	\$275,439	\$228,754

2020 American Community Survey (ACS)





# 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.*



**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.

Caisson Real Estate Brokerage LLC

<hr/>	<hr/>	<hr/>	<hr/>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Designated Broker of Firm	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
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Buyer/Tenant/Seller/Landlord Initials

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<hr/> <small>Designated Broker of Firm</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Licensed Supervisor of Sales Agent/ Associate</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>
<hr/> <small>Sales Agent/Associate's Name</small>	<hr/> <small>License No.</small>	<hr/> <small>Email</small>	<hr/> <small>Phone</small>

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