

Class A Office Space For Lease



Via Dominion Office Complex

8 Dominion Dr, San Antonio, TX 78257

Offered by:
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Benefits

Property Highlights

Address	8 Dominion Dr, San Antonio, TX 78257
Location	Dominion Dr & IH-10
Property Details	14, 809 SF Building 3.2 ac. Land
Legal Description	NCB 16385 BLK 28 LOT MID IRR 142.52 FT OF 1 (CLUBHOUSE AREA) (INDEPENDENCE VILLAGE AT DOMINION PH-1)
Zoning	O-1 PUD
Floors	2
Bldg. Class	A
Year Built	2007
Parking Ratio	3.5:1,000

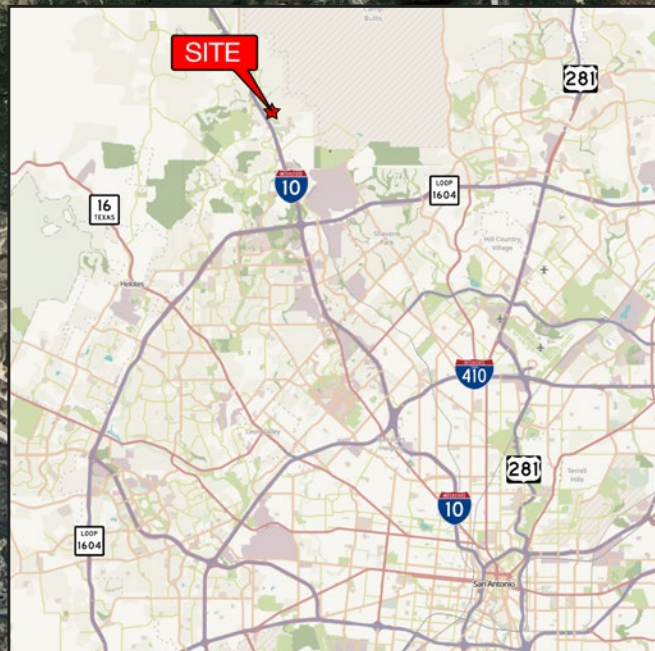
Comments

- Easy accessibility off IH-10
- Golf course view
- Gated security with after hours access card
- Class A office building with 12 ft ceilings
- Directly adjacent to The Dominion

Traffic Counts

IH-10, just north of Dominion Dr; 138,321 AADT (2023)
IH-10, just north of Loop 1604; 162,750 (2023)
Source: TxDOT Statewide Planning Map Average Annual Daytime Traffic





Market Aerial & Location Map





La Cantera Retailers



The RIM Retailers



Site Aerial

Availability & Rates

RSF Available	Suite 105 - 334 Suite 112 - 329 Suite 113 - 3,323 } Can be combined
Rate	Call Broker for Pricing
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) years to ten (10) years
Deposit	Equal to one (1) month's Base Rental
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Lease Contacts



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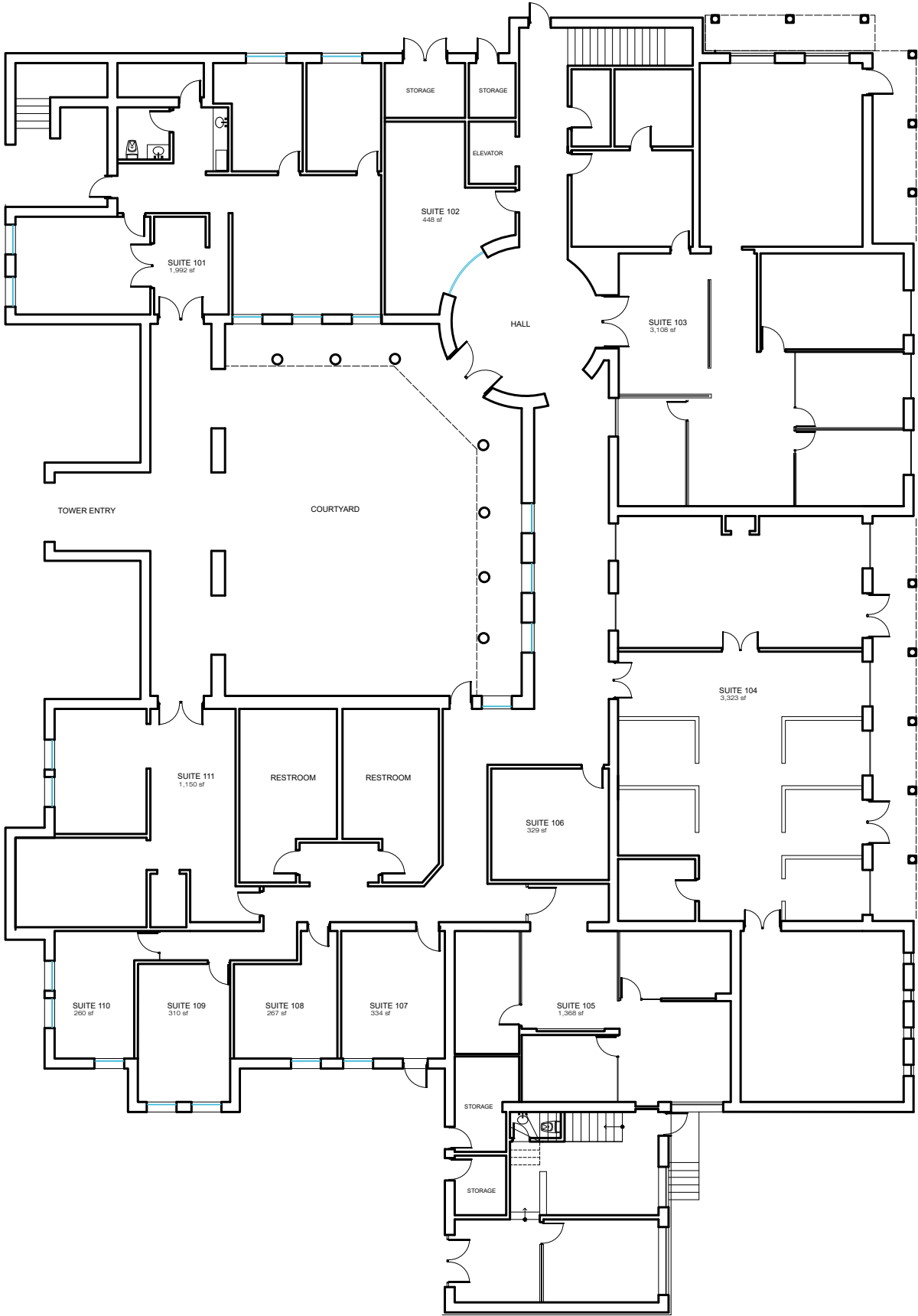
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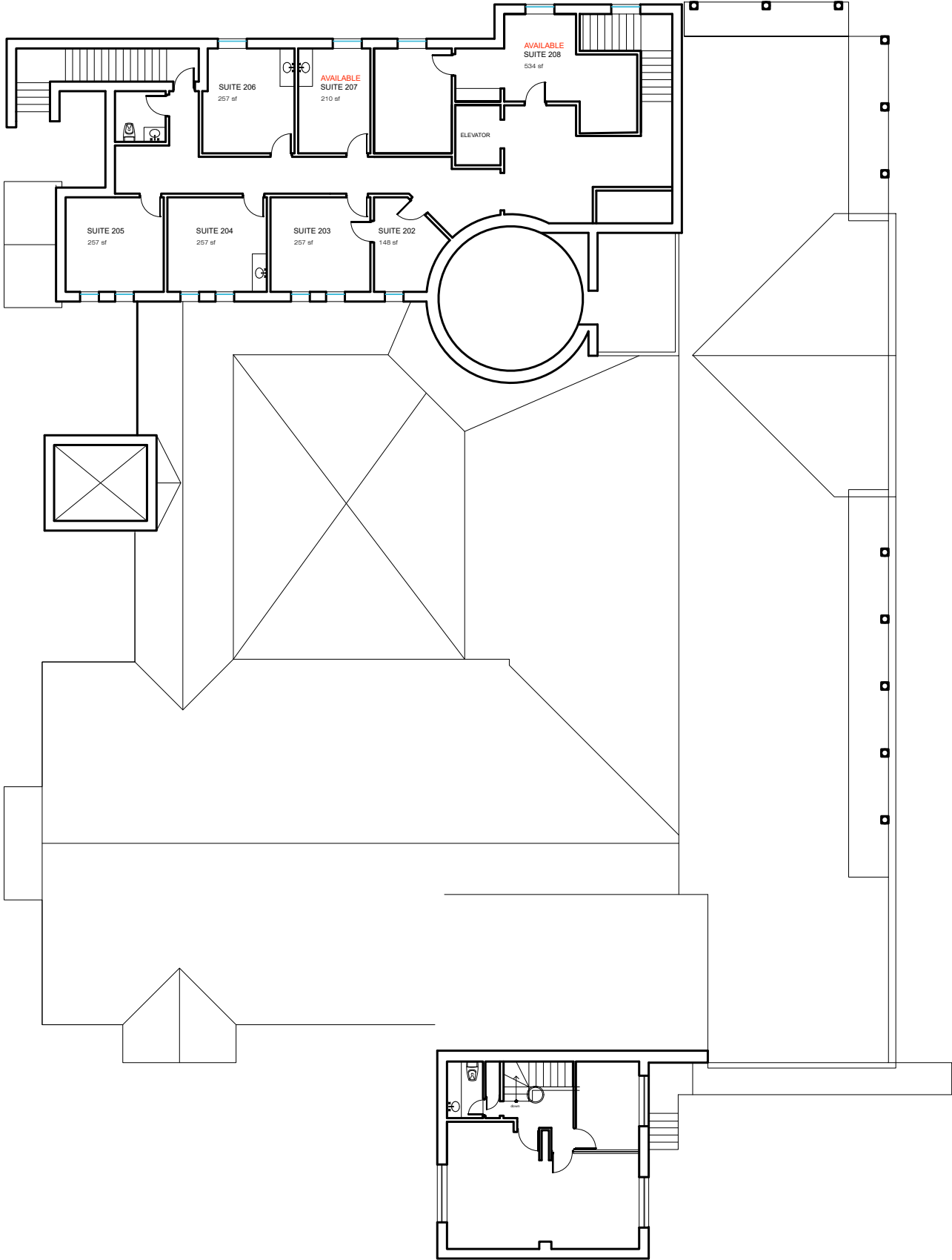
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Floor Plan - Level 1



Floor Plan - Level 2





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San Antonio Market Overview

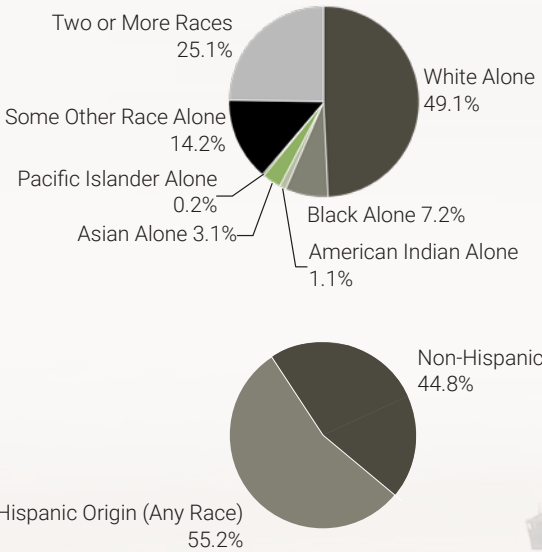
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

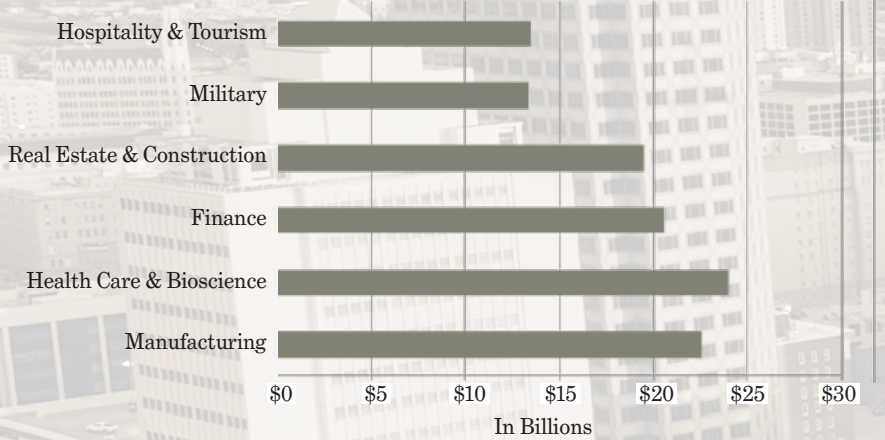


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2024 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune



IABS 1-1



ABS 1-1



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