

Office Condo | For Sale or Lease



8223 Fredericksburg Rd

The Seville Office Park

8223 Fredericksburg Rd
San Antonio, TX 78229
www.cbre.com/sanantonio

3,640 SF 2nd Generation Medical Office Condo



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Property Overview

Positioned in the heart of San Antonio's renowned South Texas Medical Center, this medical office condo offers a prime leasing opportunity for healthcare professionals and medical practices. Strong visibility on Fredericksburg Rd, with close proximity to major hospitals, clinics and specialty care facilities, the location supports ease of access for existing patients and exposure to new potential patients. This condo is ideal for an owner occupant to purchase and place their medical practice in a 2nd generation space with income in place from existing pharmacy tenant.

Property Highlights

- + **Lease Rate:** \$24.00 + NNN
- + **Sales Price:** Contact Broker
- + **Pharmacy Tenant in Place:** 1,290 SF (5-year Lease)
- + **Layout:** 6 Exam Rooms, 3 Storage Closets, 2 Restrooms, 1 Break Room, 1 Laboratory
- + **Building Signage Available**
- + **Parking:** Ample Surface Spaces Available
- + **Location:** Situated near South Texas Medical Center offering easy access to local amenities and services



3,640

SF Total Condo Size

2,350

SF Available

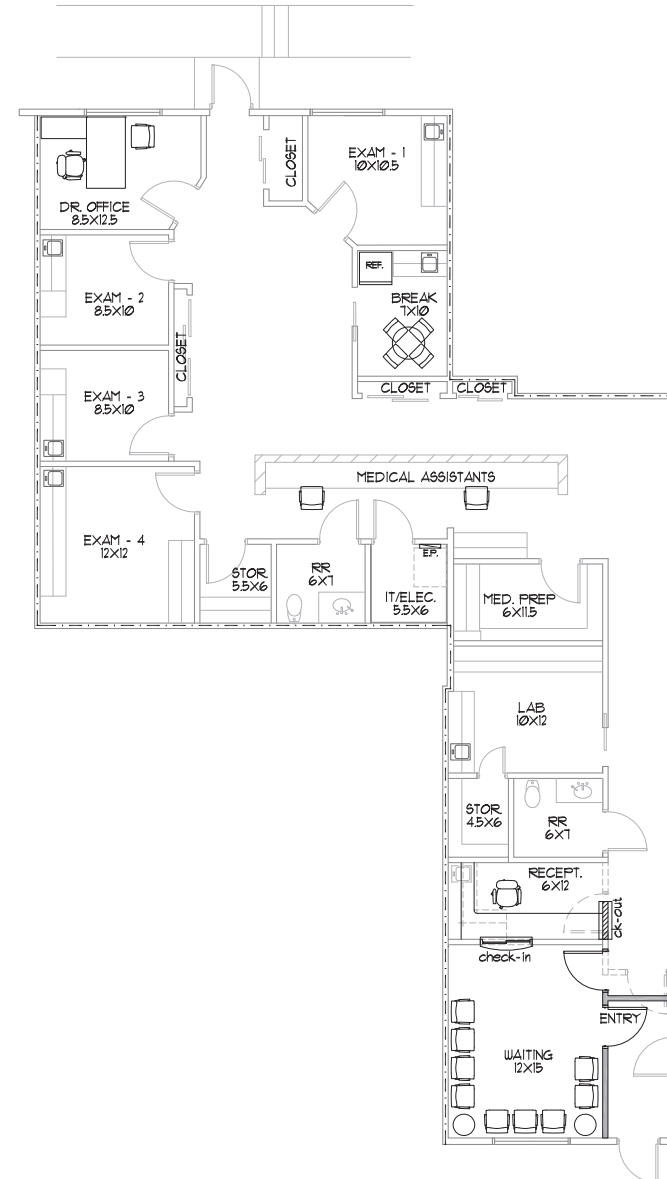
1,290

SF Pharmacy Tenant in Place (5-year Lease)

Floor Plan

2,350 SF | Second Generation Medical

- + 6 Exam Rooms
- + 3 Storage Closets
- + 2 Restrooms
- + 1 Break Room
- + 1 Laboratory



Aerial



RESTAURANTS

Pizza Patron	Einstein Bros. Bagels
Wing Stop	Raising Cane's
WHATABURGER	Wendy's
Chick-Fil-A	Merit Coffee
Playa Bowls	BAKERY LORRAINE

RECREATION

Oak Hills Country Club
Denman Estate Park
Gold's Gym
9 ROUND
LA Fitness

MULTI-FAMILY

Inventory Units	8,820
Average Unit Size	891 SF
Avg Rent Per Unit	\$1,323
Nursing Facilities	1,528

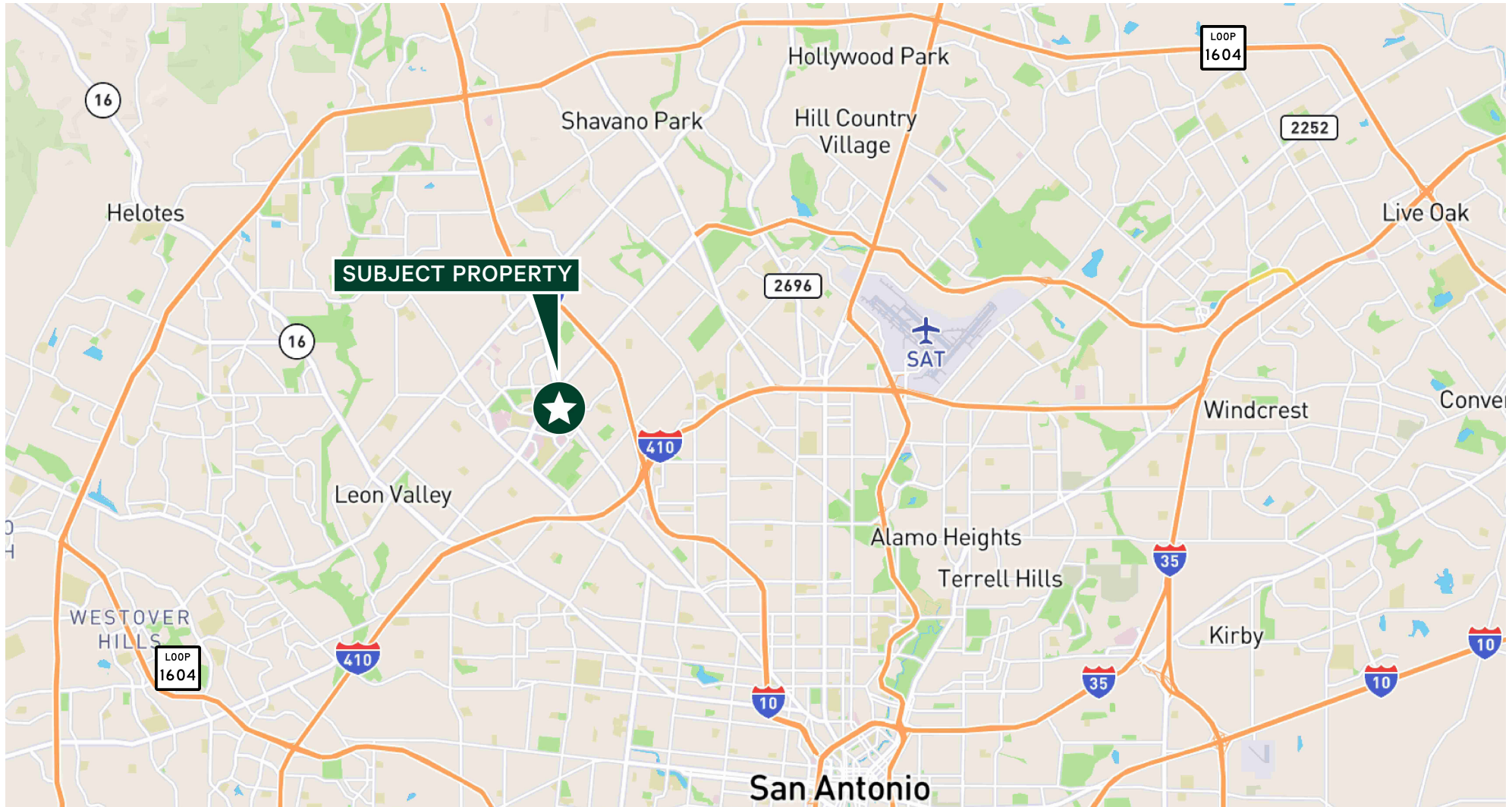
Demographics



Demographic	1 MILE	3 MILES	5 MILES
Population	23,440	137,332	362,549
Daytime Population	73,626	211,126	428,619
Housing Units	13,370	71,236	169,955
Households	12,064	64,149	158,579
Median Household Income	\$48,999	\$55,023	\$58,454
Businesses	1,790	7,568	15,876
Employees	54,552	119,069	205,140
Healthcare Employees	1,842	7,967	20,376
Healthcare Businesses	2,689	12,198	29,395

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Contact Us

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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.

CBRE, Inc.

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Designated Broker of Firm

John Moake

Licensed Supervisor of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

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