

Aggressive Below-Market Rates



For Lease

VILLAGE SQUARE MEDICAL CENTER

42,674 RSF OFFICE/MEDICAL BUILDING LOCATED ALONG LOOP 410

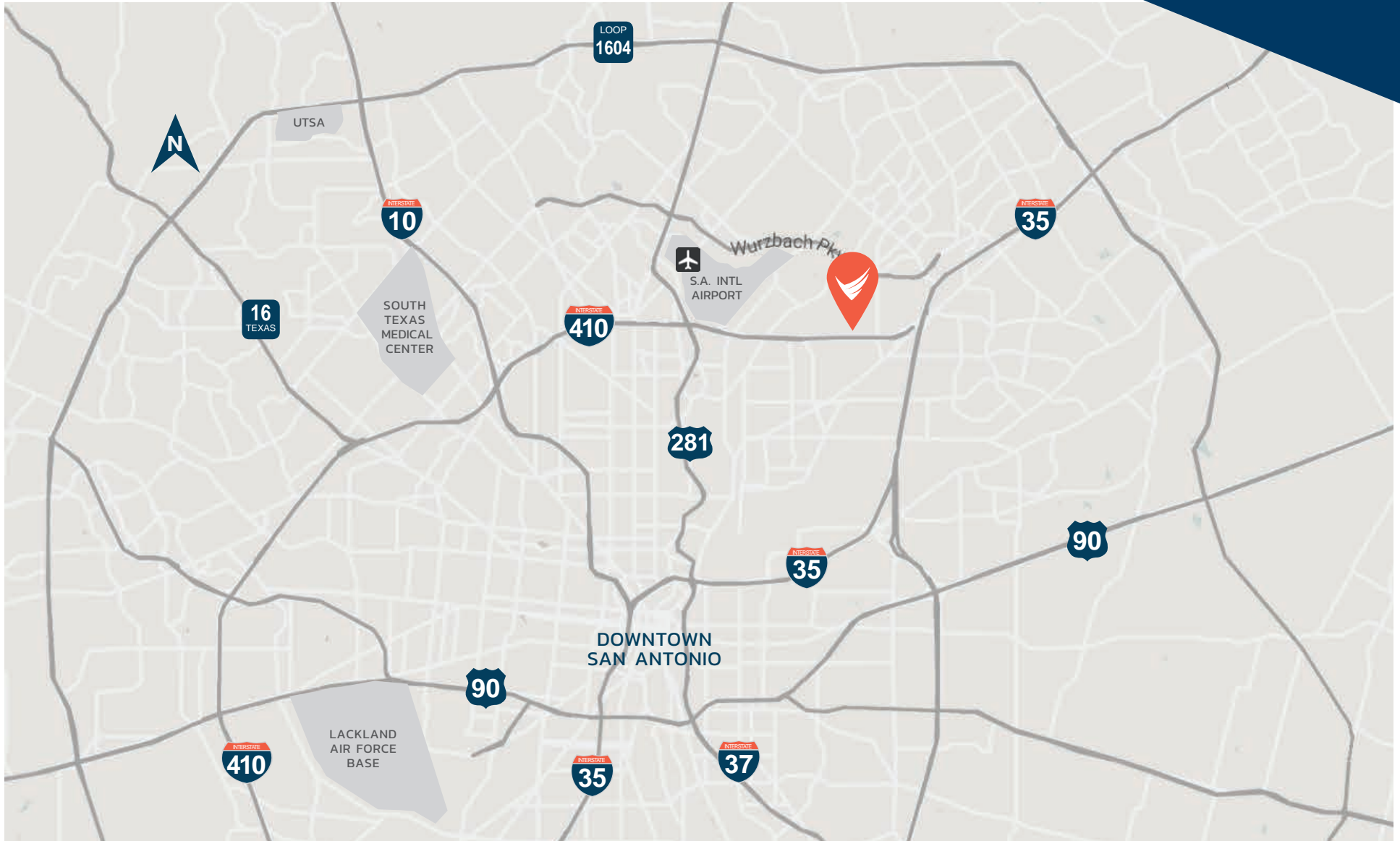
8601 VILLAGE DR, SAN ANTONIO, TX 78217

GARY STEPHENS, CCIM / 210.445.2000 / gary@valcorcre.com

SARA LOMBARDI / 724.992.9774 / sara@valcorcre.com

VILLAGE SQUARE MEDICAL CENTER

Location Aerial



VILLAGE SQUARE MEDICAL CENTER

Property Overview



RENTAL RATE

Call For Pricing

LOCATION

8601 Village Dr,
San Antonio, Texas 78217

RENTABLE SQUARE FEET

42,674 RSF

FLOORS

2

AVAILABILITY

1,156 - 7,737 RSF

PROPERTY HIGHLIGHTS

- Anchored by Quest Diagnostics and Labcorp
- Flexible medical office suites with a variety of layouts
- Property features, a former imaging center, therapy space, lab rooms, conference rooms, private offices, waiting areas, wet bars, and exam rooms
- Building and monument signage opportunities
- Ample parking for patients and staff



VILLAGE SQUARE MEDICAL CENTER

Site Map

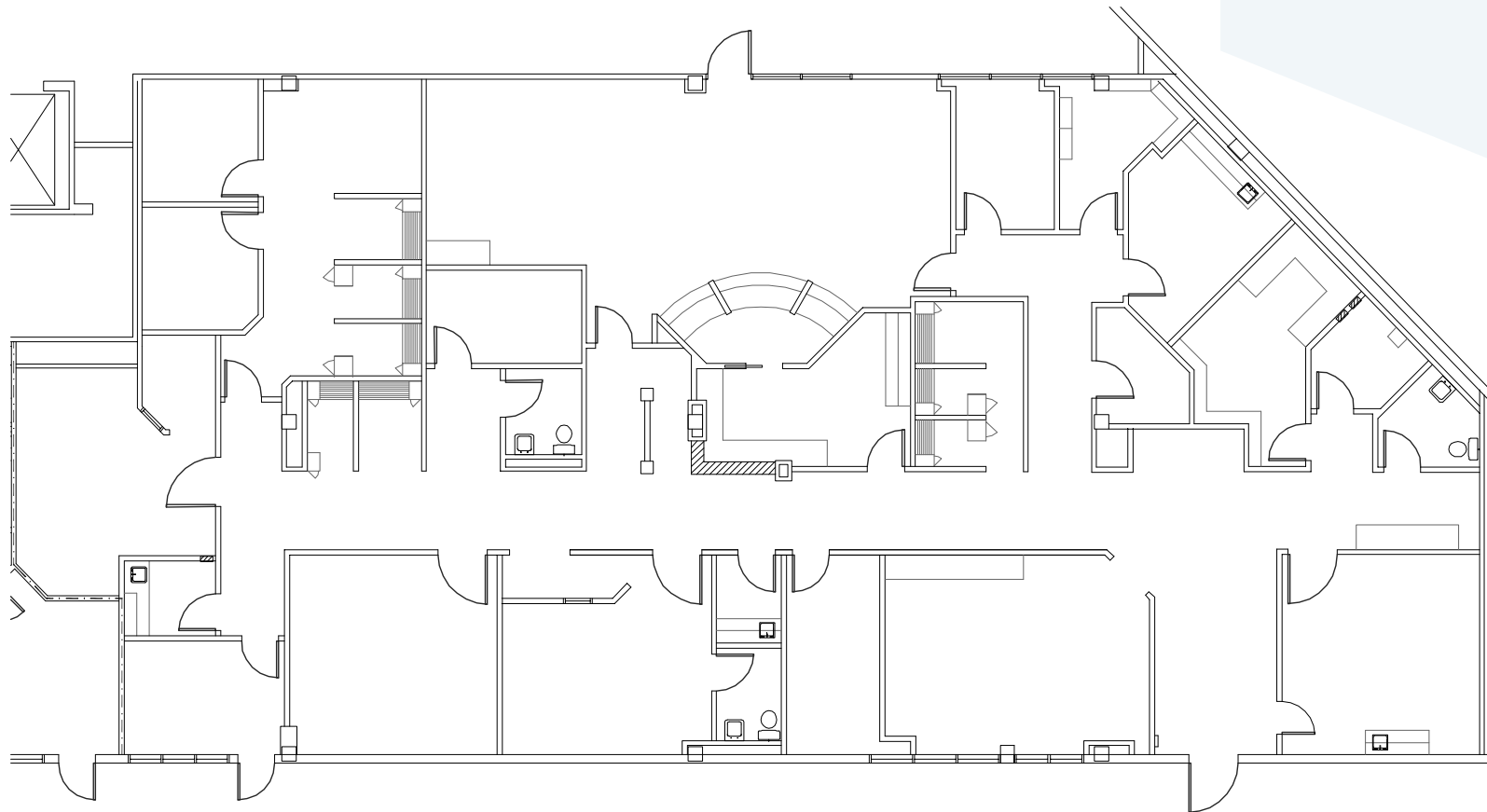


SUITE	AVAILABLE SPACE
111	7,180 RSF
204	1,156 RSF
206	2,378 RSF
208	1,231 RSF
212	1,750 RSF
218	1,508 RSF
219	4,479 RSF
226	2,835 RSF
212+218+219	7,737 RSF



VILLAGE SQUARE MEDICAL CENTER

Suite 111 / 7,180 RSF

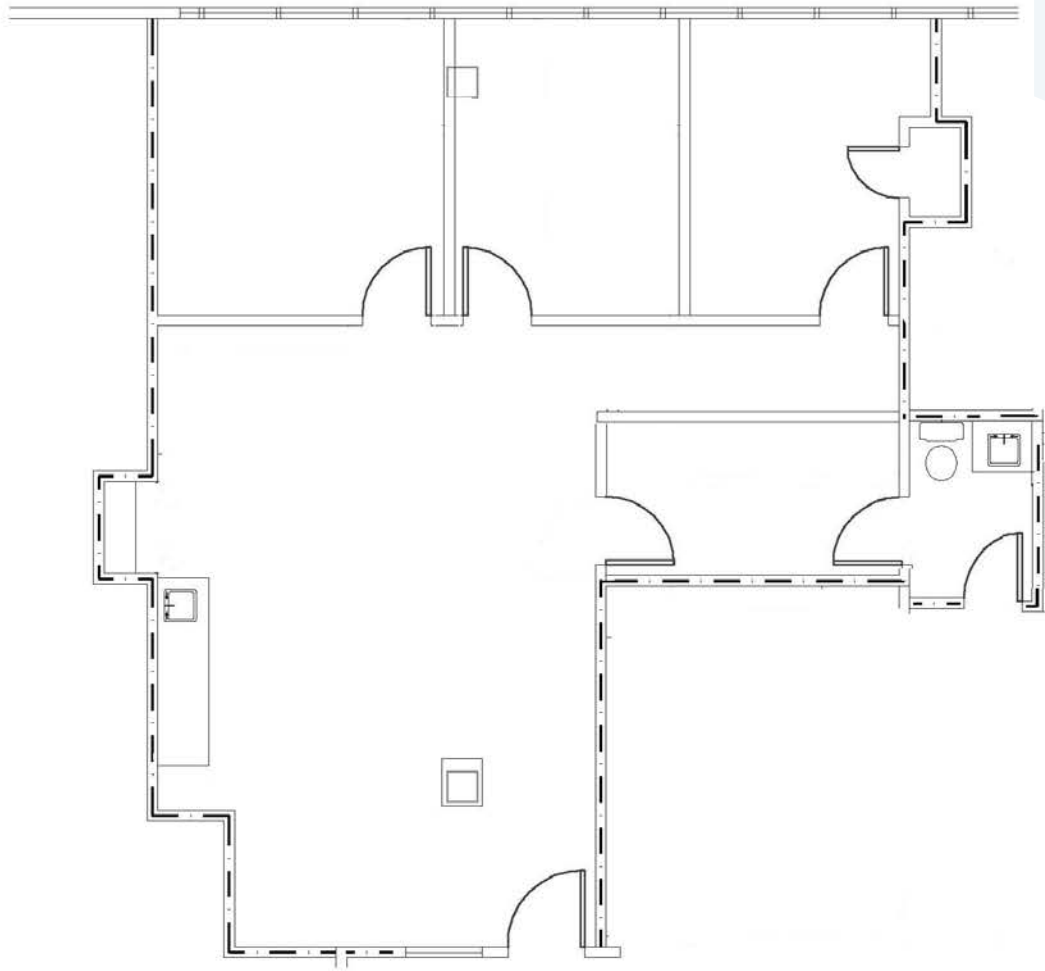


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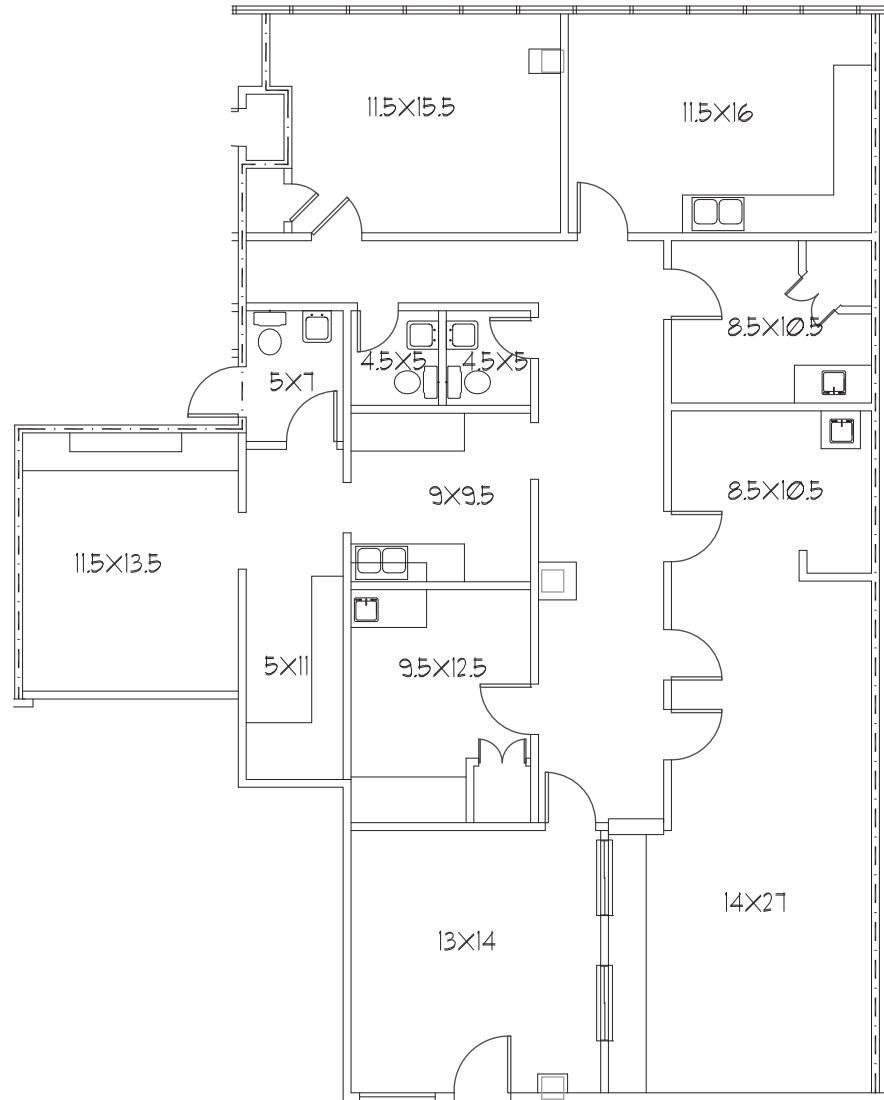
VILLAGE SQUARE MEDICAL CENTER

Suite 204 / 1,156 RSF



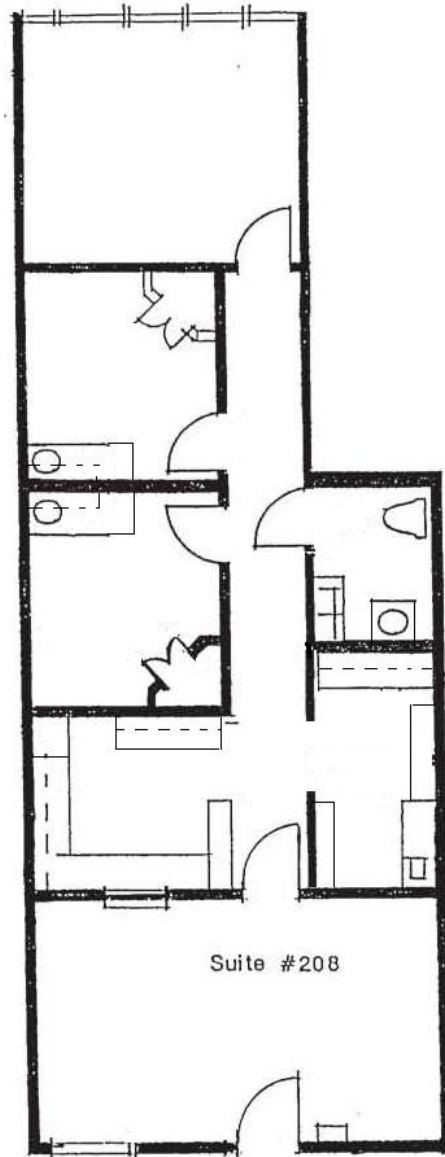
VILLAGE SQUARE MEDICAL CENTER

Suite 206 / 2,378 RSF



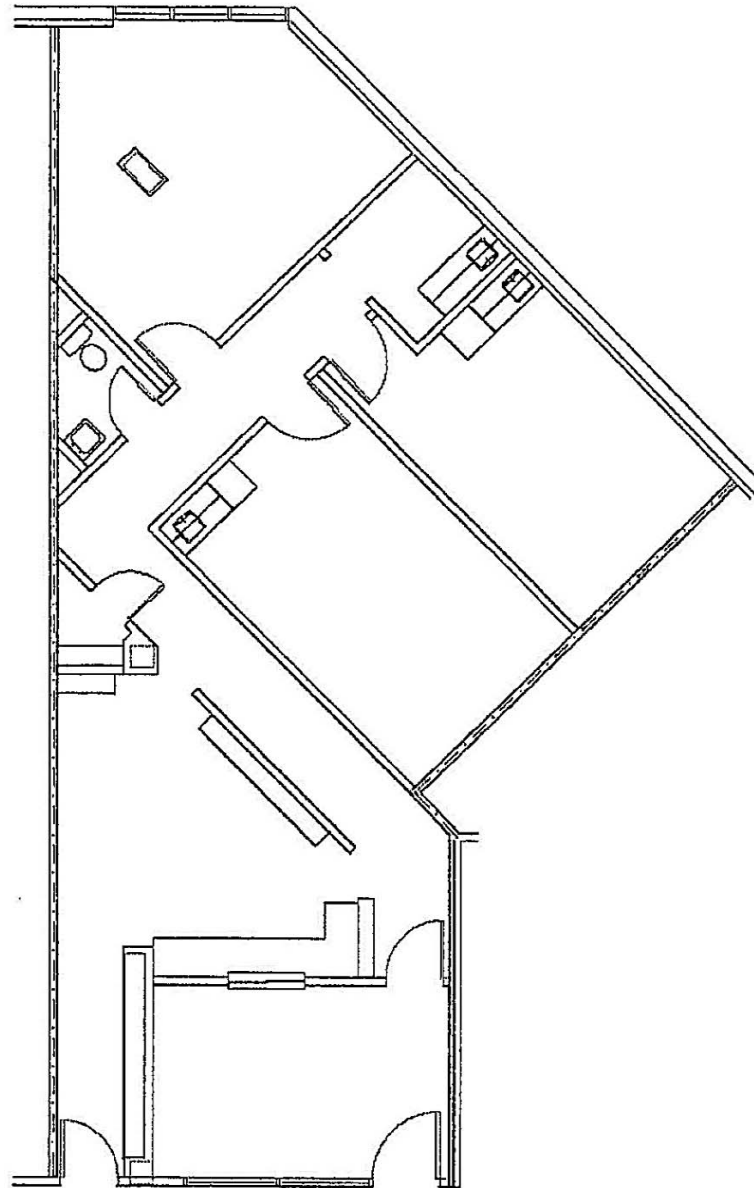
VILLAGE SQUARE MEDICAL CENTER

Suite 208 / 1,231 RSF



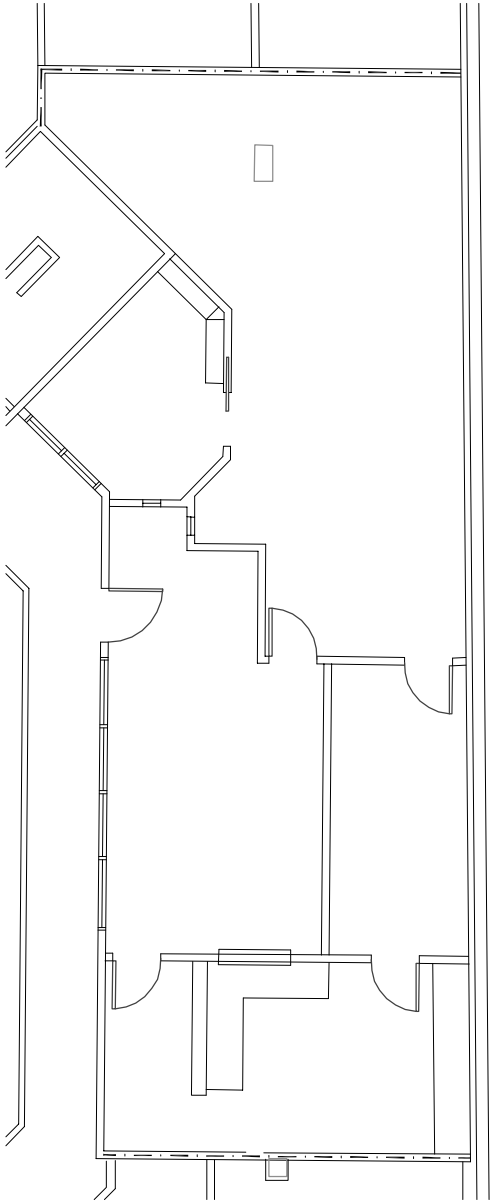
VILLAGE SQUARE MEDICAL CENTER

Suite 212 / 1,750 RSF



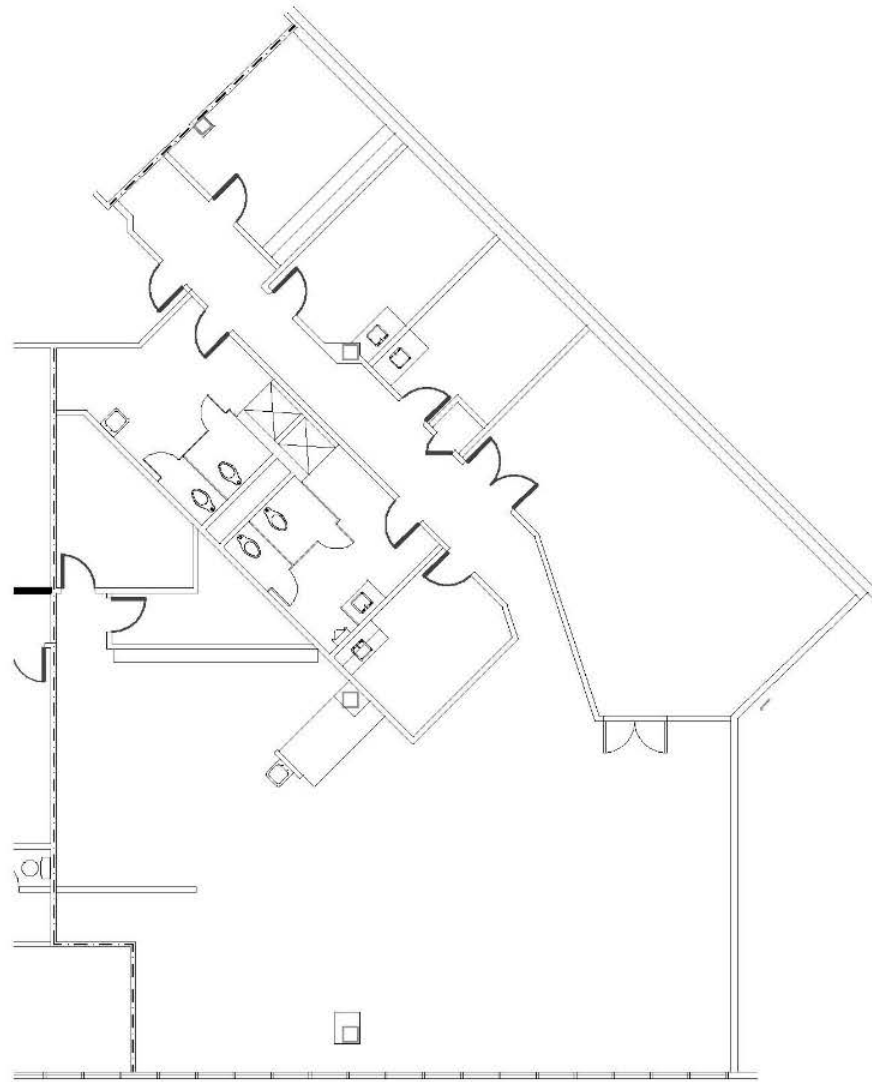
VILLAGE SQUARE MEDICAL CENTER

Suite 218 / 1,508 RSF



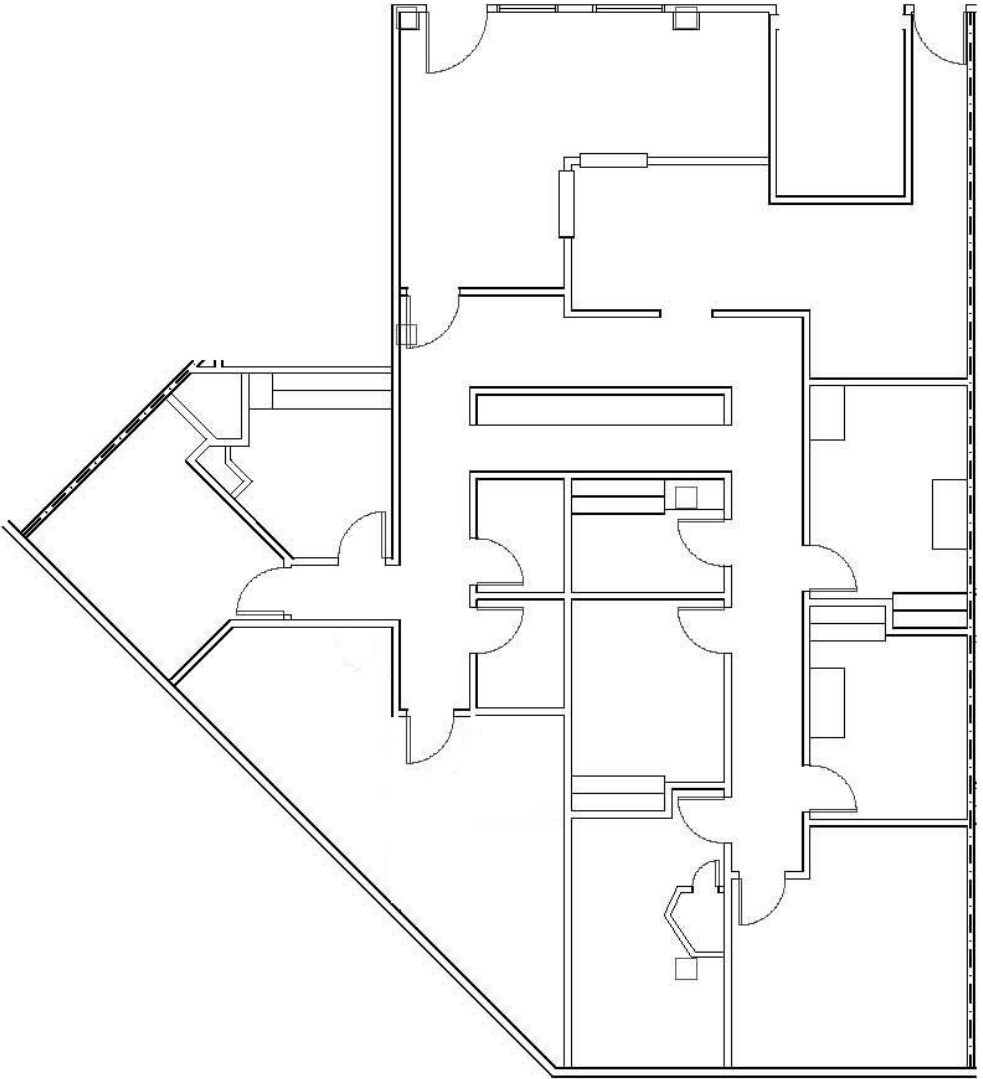
VILLAGE SQUARE MEDICAL CENTER

Suite 219 / 4,479 RSF



VILLAGE SQUARE MEDICAL CENTER

Suite 226 / 2,835 RSF





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.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Gary Stephens	613303	gary@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer / Tenant / Seller / Landlord Initials</i>		<i>Date</i>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov