

Fredericksburg Office Building

5545 Fredericksburg Rd, San Antonio, TX 78229

FOR LEASE - MOVE-IN READY OFFICE SUITES FROM 900 – 1336 SQFT



TC Austin Realty Advisors
12950 Country Parkway Ste 180
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ADDRESS

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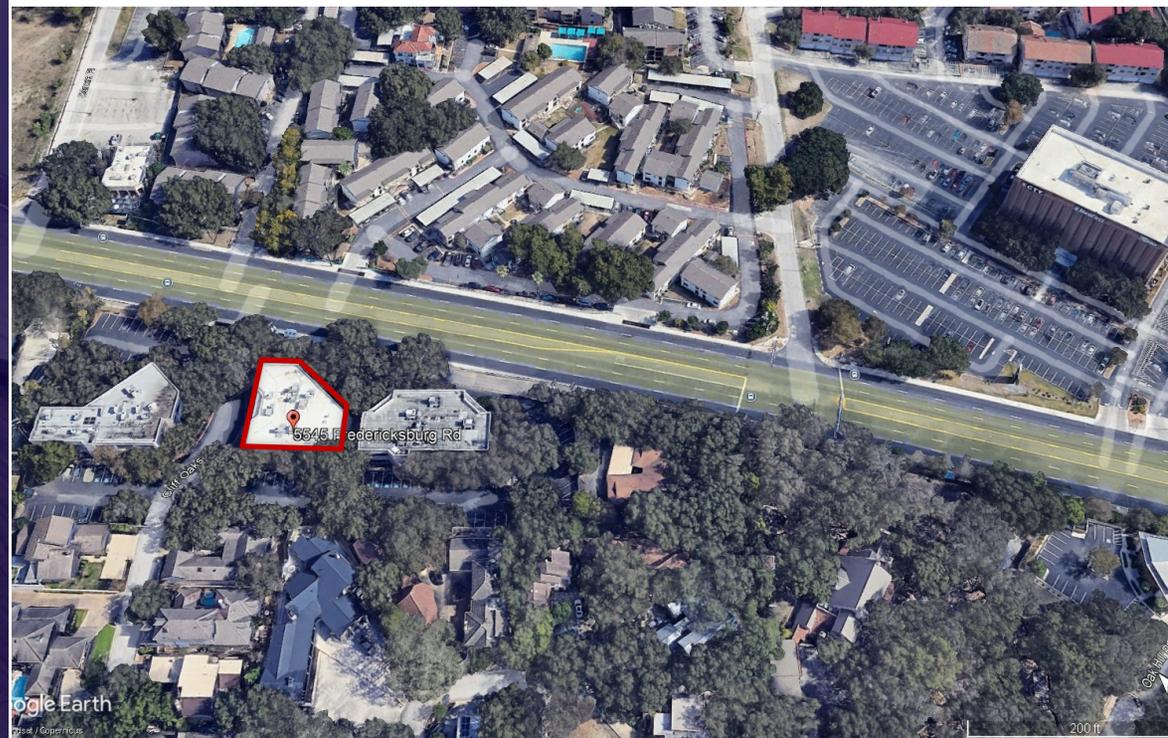
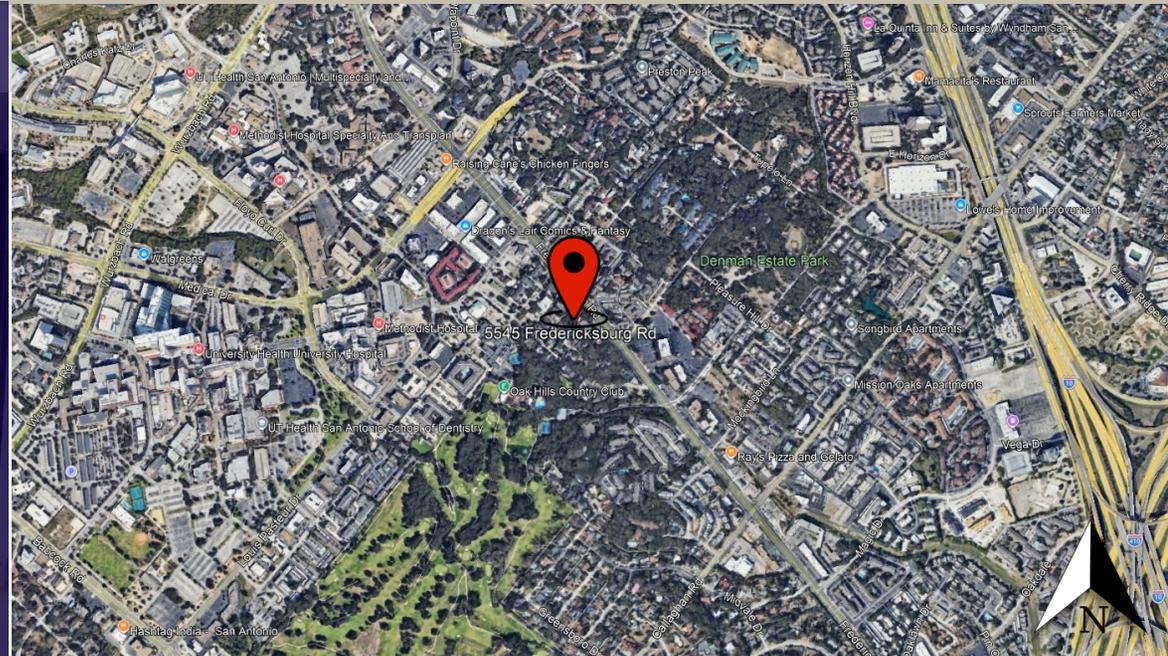
TOTAL AVAILABLE	SQFT	RENTAL RATE
2ND FLOOR SUITE 211	1,336 SF	\$1,995 Per Month
2ND FLOOR SUITE 220	900 SF	\$1,481 Per Month

IDEAL FOR TENANT PROFILE

- Home Health Employee Dispatch
- Professional Services Firms
- Legal / Accounting Offices
- Consulting Groups
- Staffing Agency

FEATURES & AMENITIES

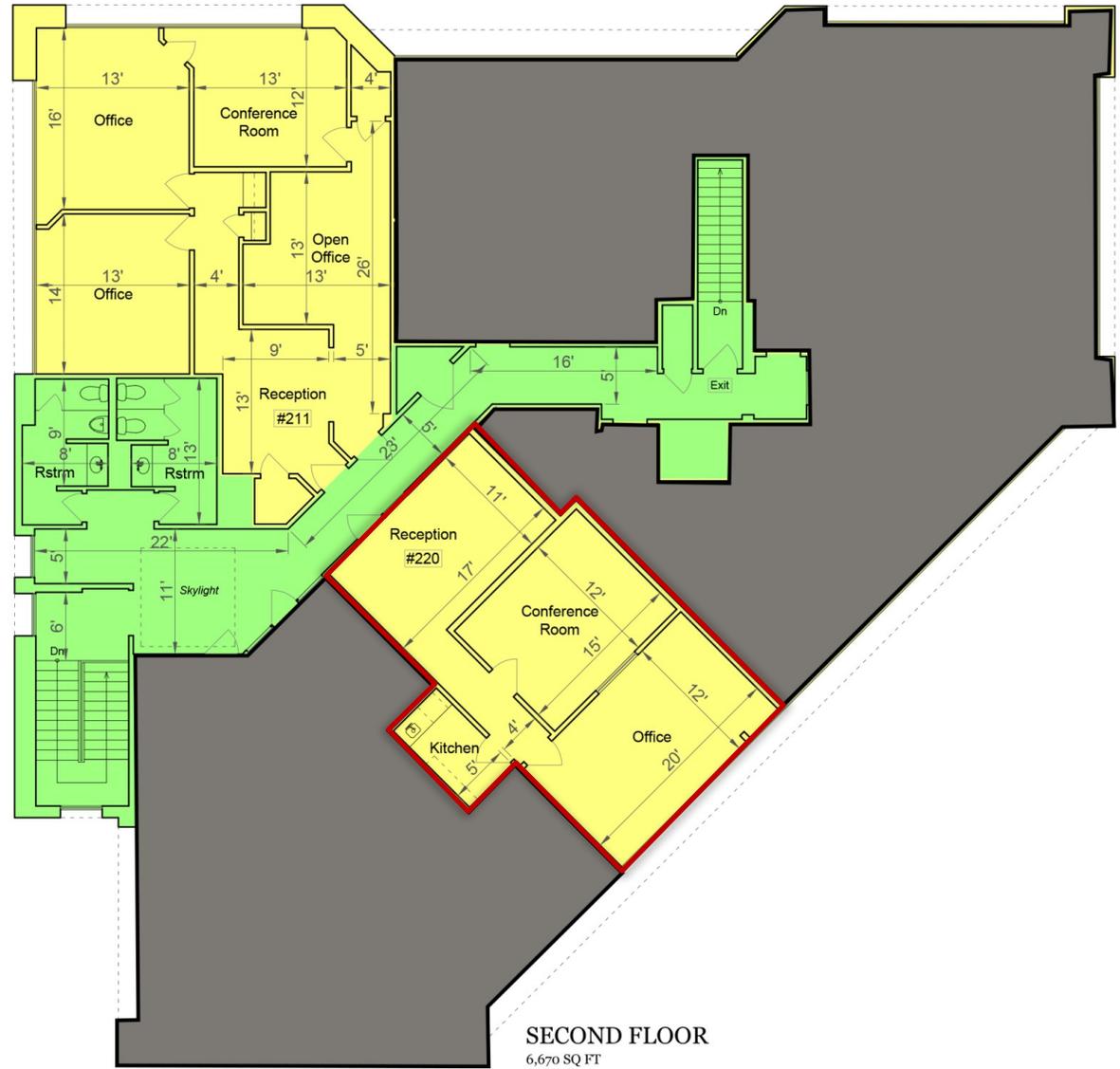
- Professional, Institutional-Style Architecture
- Move-In Ready Professional Office Suites
- Recently remodeled two-story building consisting of 13,078 SF in the North Central submarket .
- Located off Fredericksburg Road West of I-10 with close proximity to Medical Drive
- Excellent Visibility Along Fredericksburg Road
- Direct access to Loop 410 from Fredericksburg Road, providing quick connectivity across San Antonio
- On-site parking available at 3.29 parking ratio



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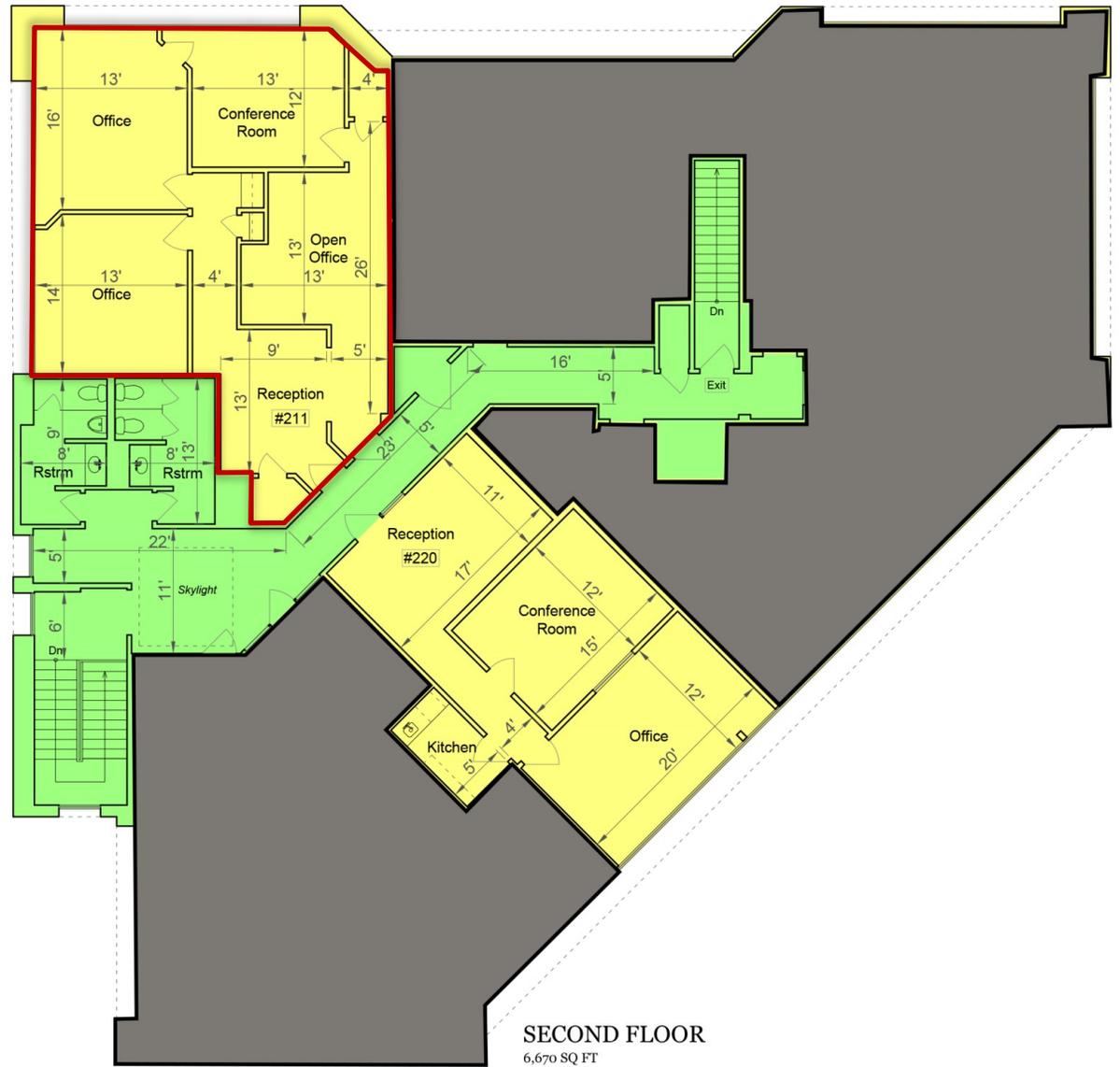
Suite 220 (900 SF)



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Suit 211 (1,336 SF)



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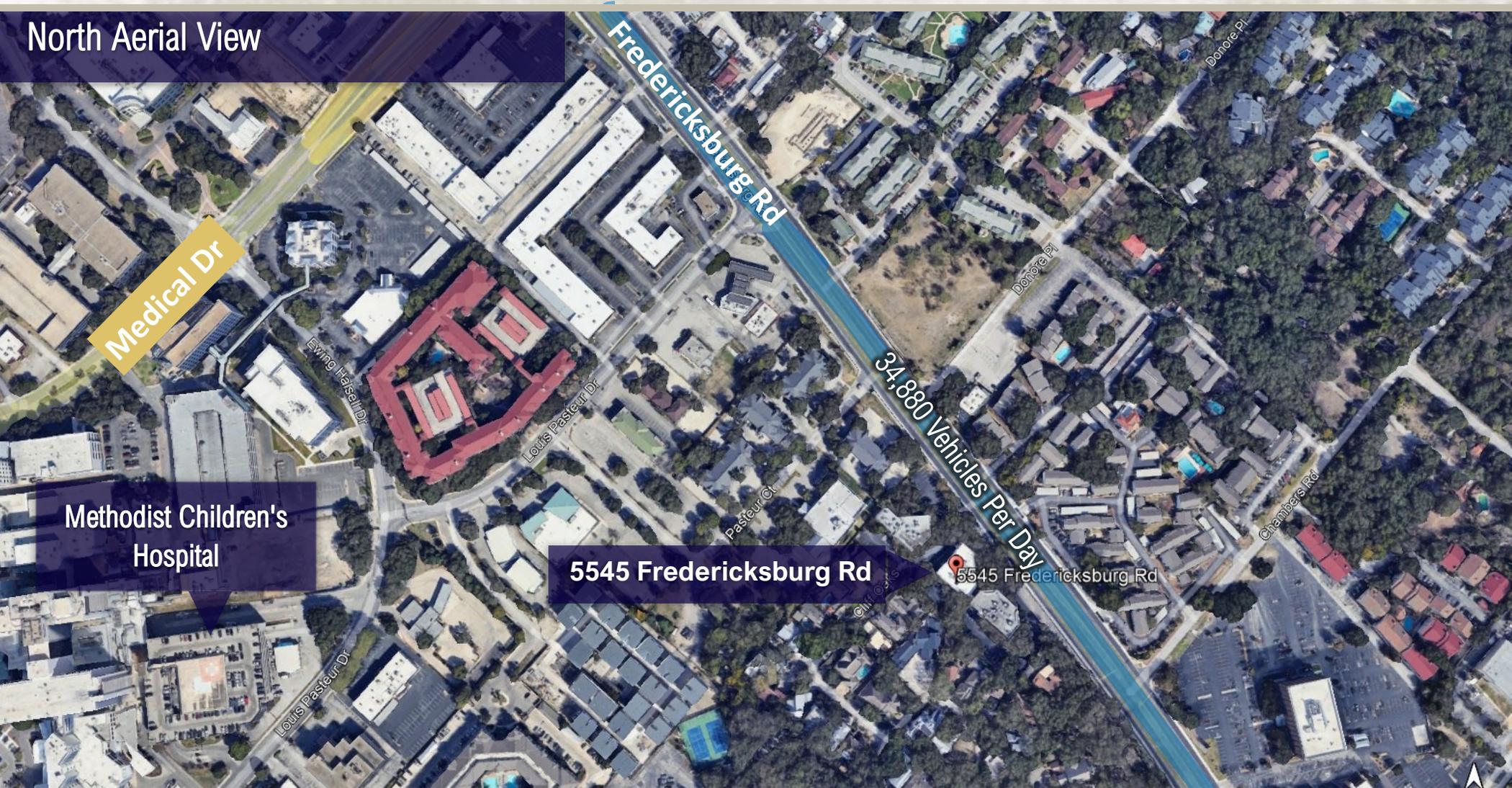
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North Aerial View



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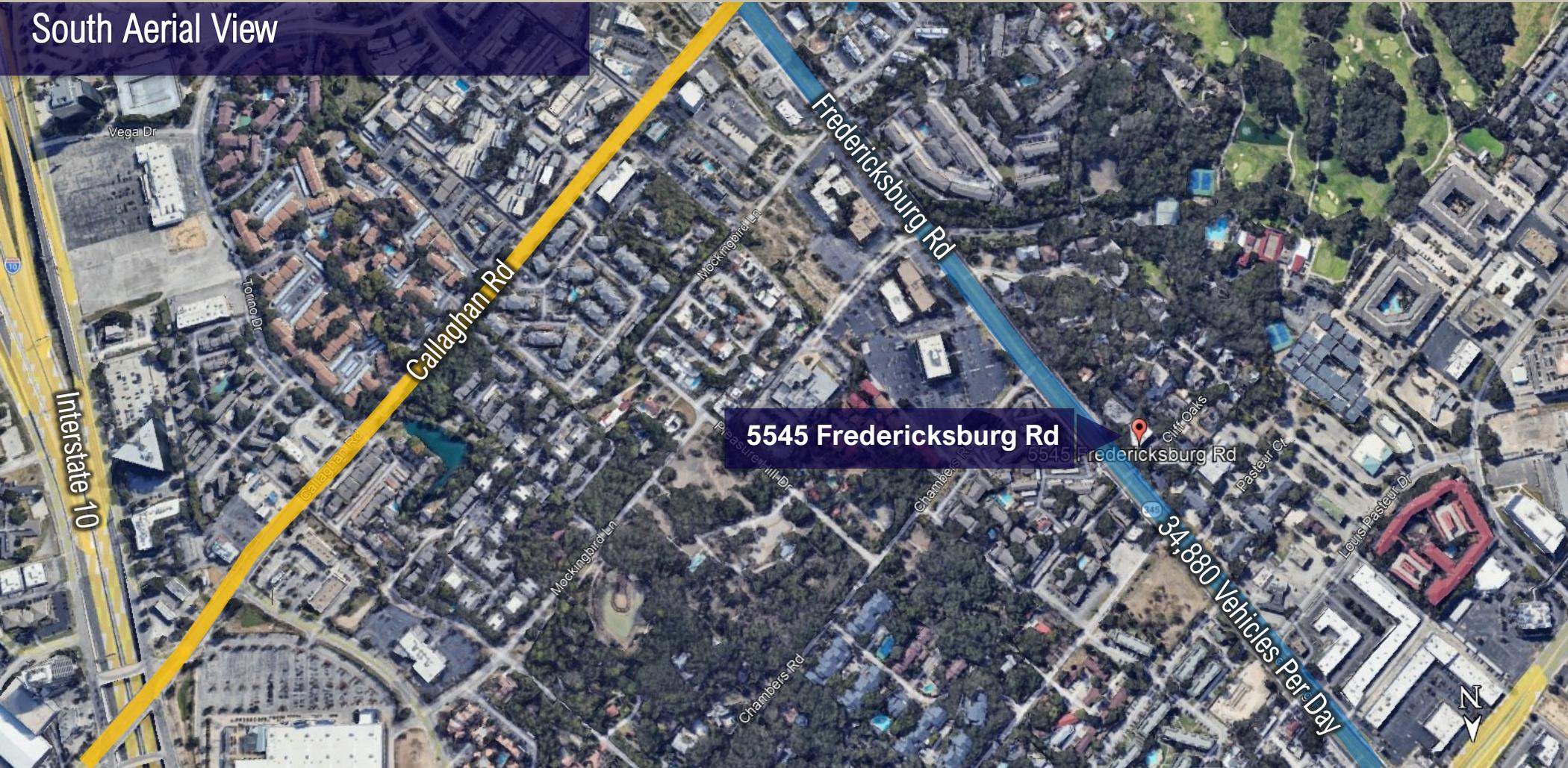
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South Aerial View



**TC AUSTIN**
REALTY ADVISORS
Your Success Is Our Focus

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Property Photos - Exterior



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Property Photos - Common Area



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Property Photos - Suite 211



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Property Photos - Suite 220



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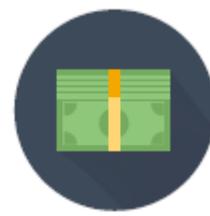
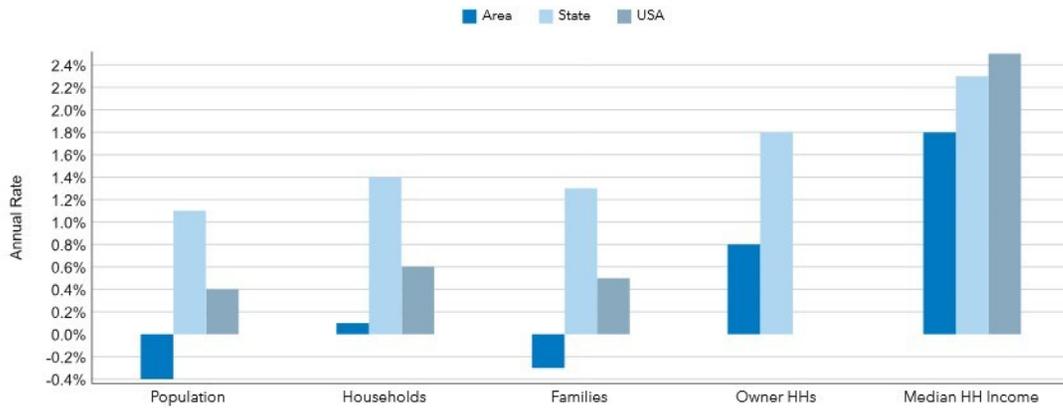
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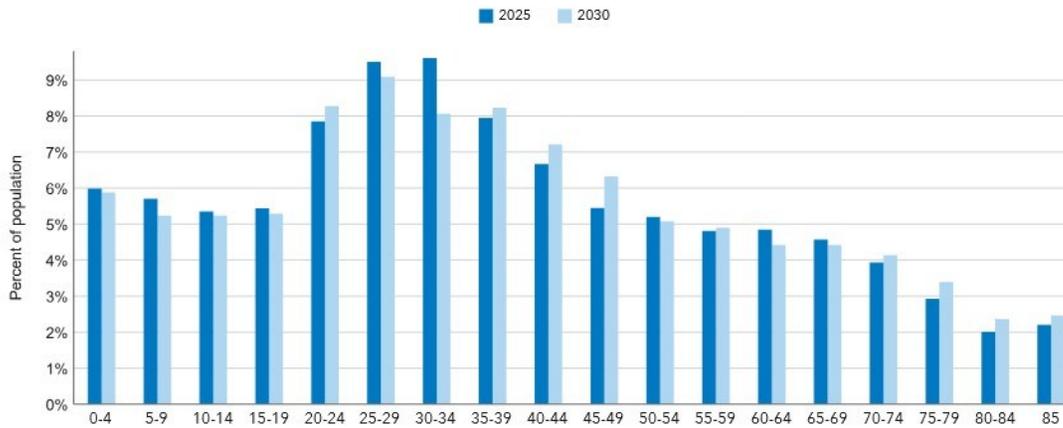
Demographics

Trends: 2025 - 2030 Annual Rate



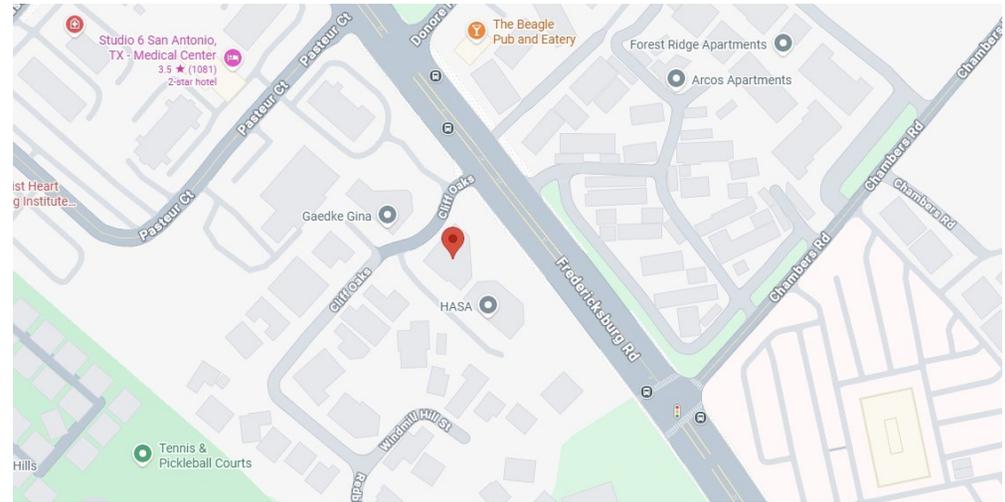
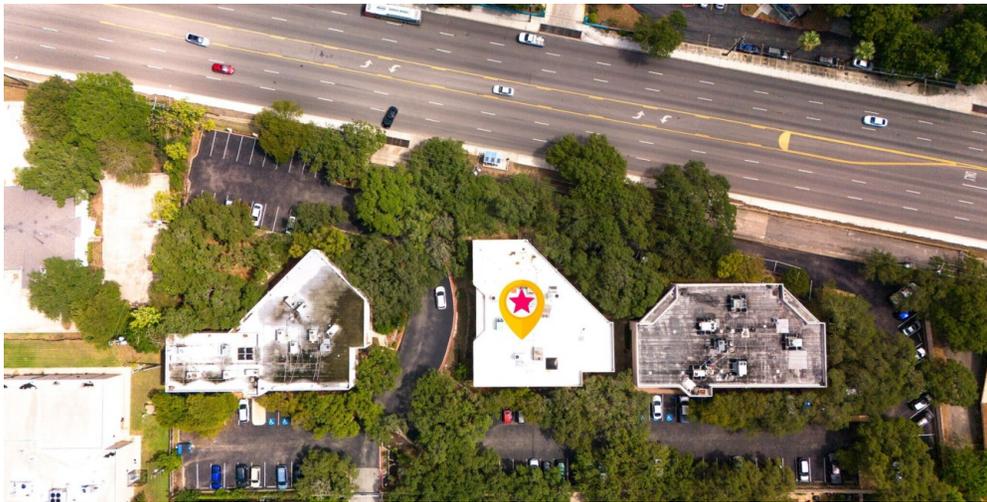
CENSUS	2020	2025	2030
Households			
1 Mile Radius	8,261	8,448	8,556
3 Mile Radius	64,193	65,243	65,539
5 Mile Radius	153,379	155,378	156,646
Median Age			
1 Mile Radius		31.9	32.3
3 Mile Radius		35.4	36.8
5 Mile Radius		36.7	38.1
Families			
1 Miles Radius	3,340	3,152	3,122
3 Mile Radius	33,295	31,706	31,195
5 Mile Radius	88,726	85,010	84,167
Population			
1 Mile Radius	16,805	16,690	16,550
3 Mile Radius	145,518	142,100	139,499
5 Mile Radius	372,299	361,786	356,043
Average Income			
1 Mile Radius		\$55,153	\$58,666
3 Mile Radius		\$73,055	\$78,757
5 Mile Radius		\$81,751	\$88,252

Population by Age



Source: U.S. Census Bureau, Census 2020 Summary File 1. Esri forecasts for 2023 and 2028

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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.



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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