

MOVE-IN READY 2,472 SF OFFICE IDEAL FOR MEDICAL & PROFESSIONAL SERVICES

15303 Huebner Bldg 9, San Antonio, Tx 78248

For Lease Turnkey Office/Medical Space in Northwest San Antonio



Price: \$18-\$22/Base Rent + Nets

Property Highlights

- 2,472 SF move-in ready office with 6 private offices, conference room, break room, and 2 restrooms
- C-3 PUD zoning suitable for medical, legal, and professional users
- Huebner Road frontage in an established Northwest San Antonio business park
- Immediate access to Loop 1604 & I-10
- High-demand Northwest San Antonio submarket
- Call Steve Francis at (210) 910-5719 for details



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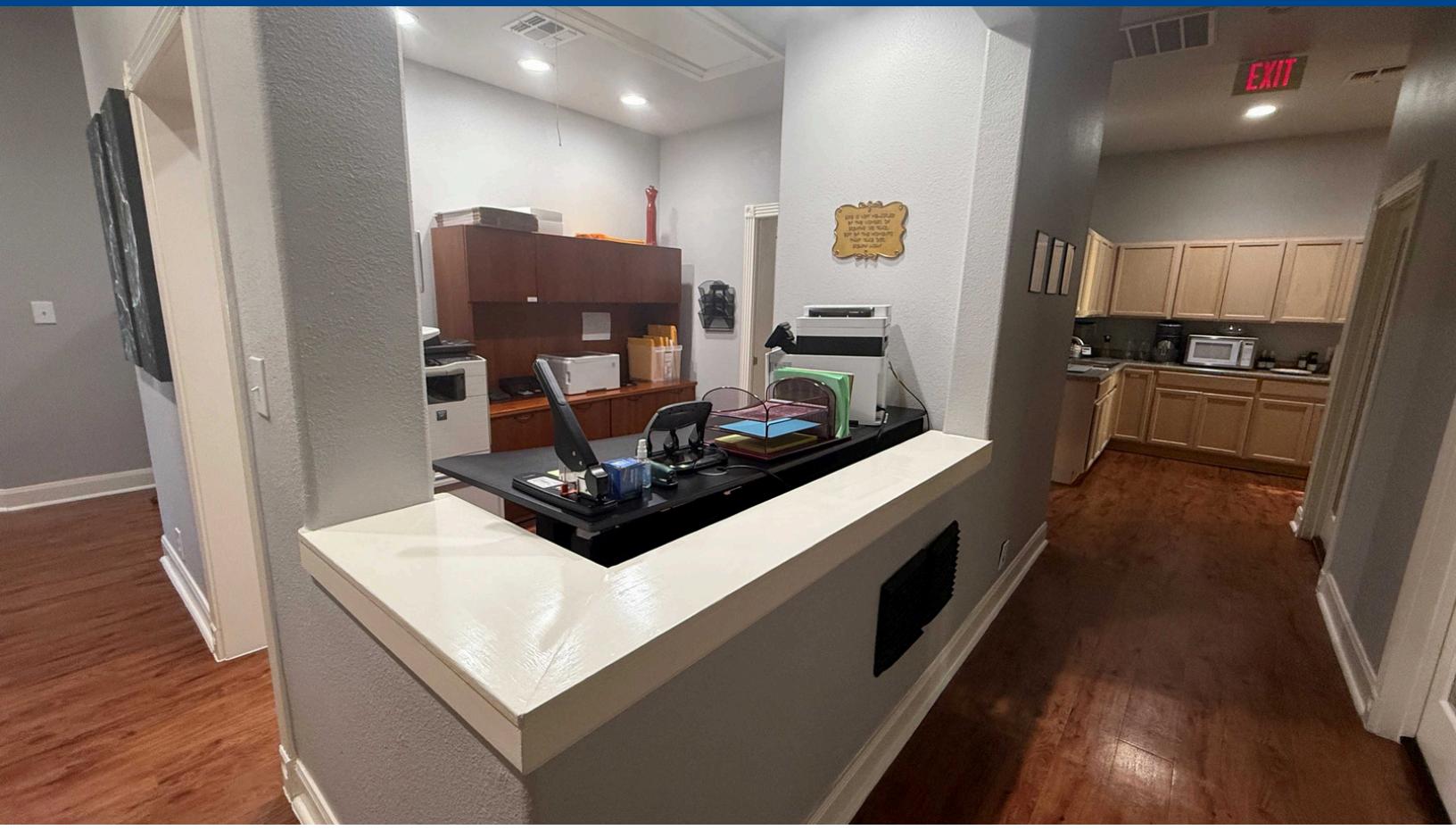


PROPERTY SUMMARY

15303 Huebner Bldg 9

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Property Summary

Available SF:	2,472
Building Size:	2,472
Lease Rate:	Call for Terms
Lot Size:	4,450 SF
Price:	\$18-22/sqft Call Broker
Rentable SF:	2,472
Type:	Office/Medical

Property Overview

This 2,472 SF professional office space is move-in ready and located in a well-established northwest San Antonio business park. The layout includes 6 private offices, a conference room, a break room, and 2 restrooms — ideal for medical practices, law firms, CPAs, or other professional services.

Property Highlights:

Flexible use with C-3 PUD zoning
High-traffic Huebner Road location with excellent client access
Immediate access to Loop 1604 and I-10
Strong northwest San Antonio submarket

Location Overview

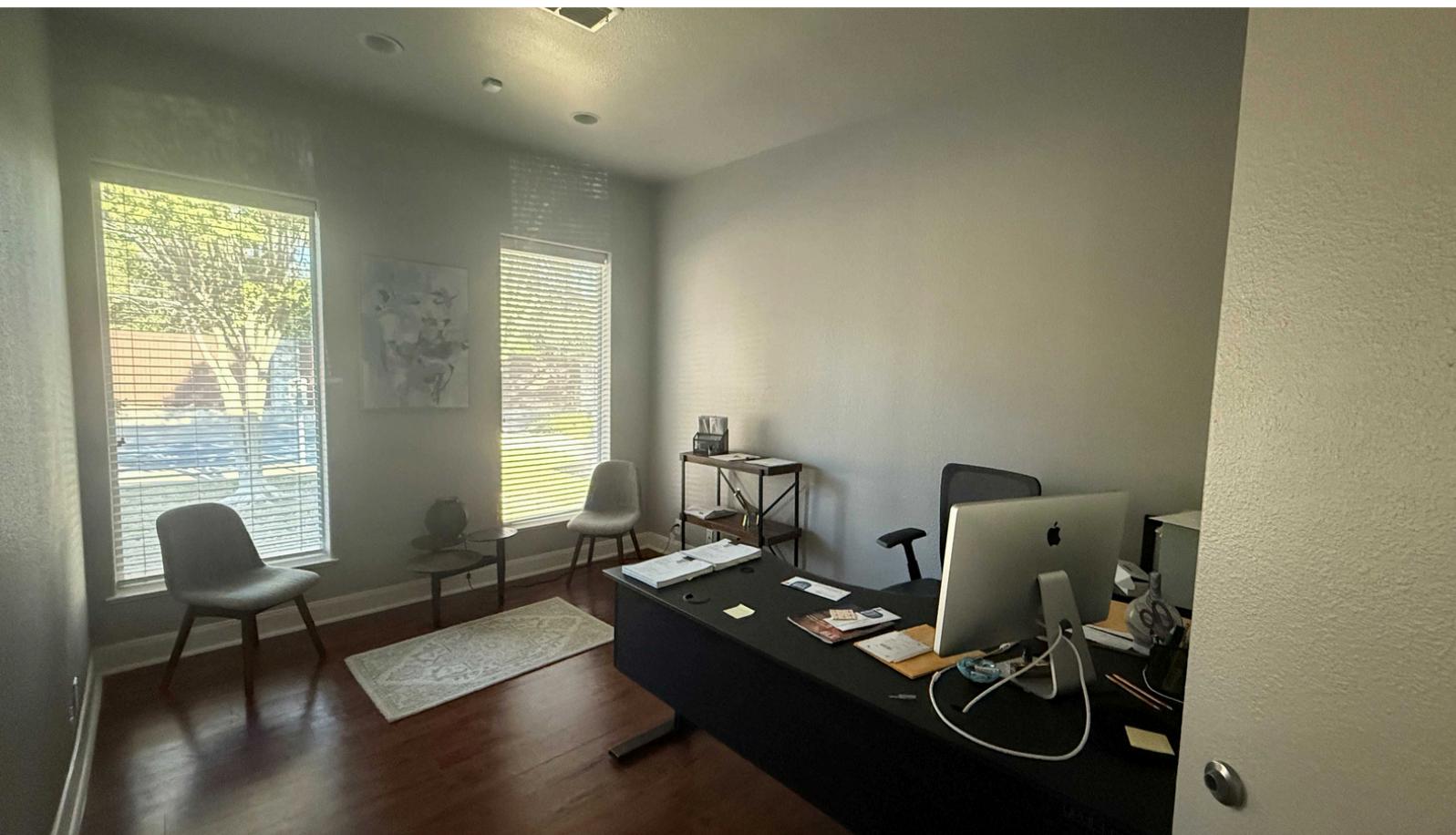
Situated on Huebner Road in northwest San Antonio, this office offers high visibility, easy access to Loop 1604 and I-10, and a prime location in a thriving business corridor with nearby professional offices and amenities.

PROPERTY PHOTOS

15303 Huebner Bldg 9

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PROPERTY PHOTOS

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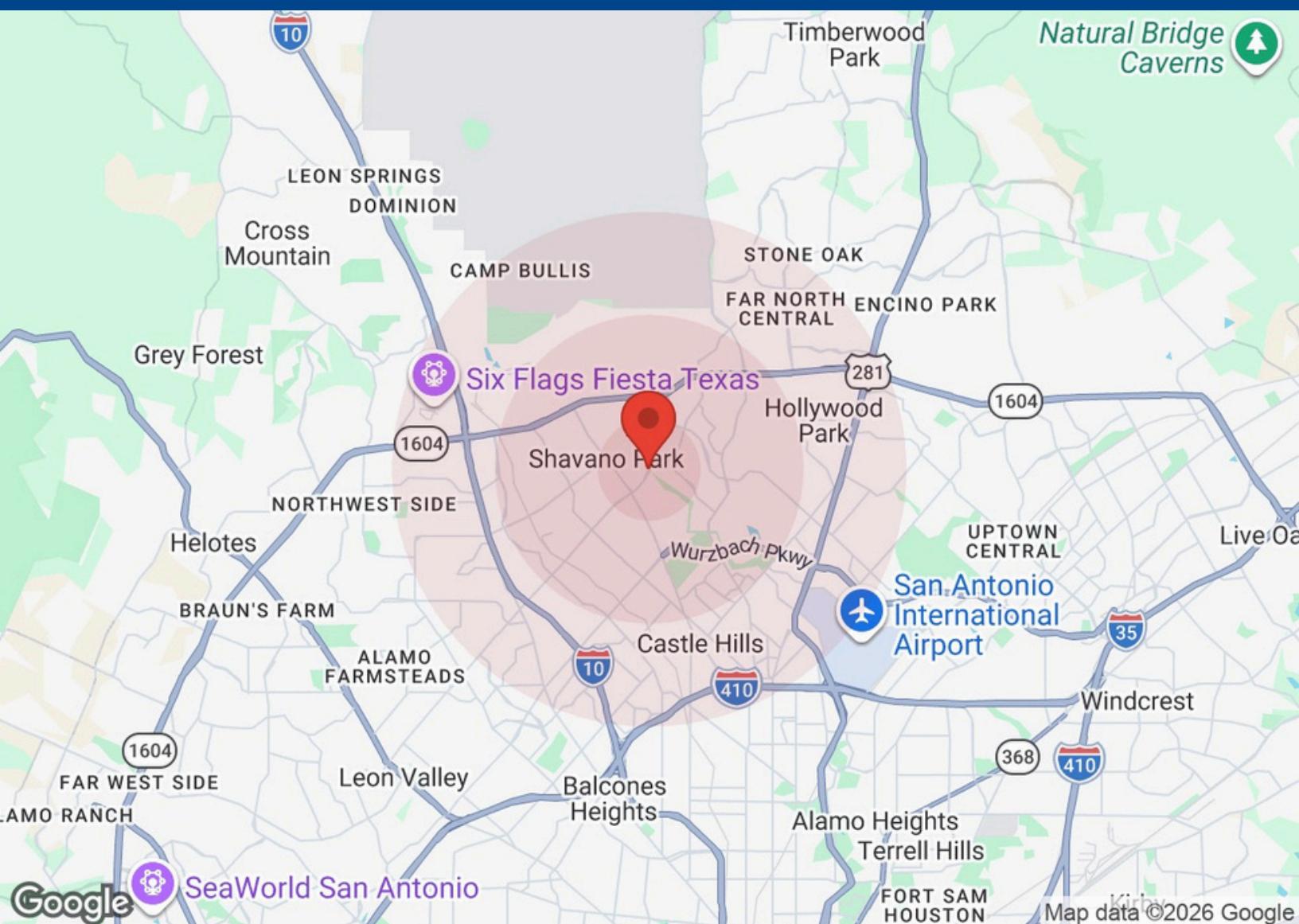


DEMOGRAPHICS

15303 Huebner Bldg 9

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Population	1 Mile	3 Miles	5 Miles
Male	4,657	43,670	113,295
Female	4,893	46,986	115,515
Total Population	9,550	90,656	228,810

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,648	15,840	40,163
Ages 15-24	994	10,865	31,957
Ages 25-54	3,424	37,434	96,994
Ages 55-64	1,292	10,211	23,443
Ages 65+	2,193	16,306	36,253

Race	1 Mile	3 Miles	5 Miles
White	4,467	34,739	78,939
Black	386	6,192	16,978
Am In/AK Nat	9	127	320
Hawaiian	1	63	183
Hispanic	4,028	42,636	110,195
Asian	440	4,923	17,161
Multi-Racial	195	1,822	4,530
Other	25	163	481

Income	1 Mile	3 Miles	5 Miles
Median	\$122,889	\$84,833	\$77,989
< \$15,000	122	2,342	6,904
\$15,000-\$24,999	83	1,878	5,715
\$25,000-\$34,999	280	2,906	7,617
\$35,000-\$49,999	373	4,764	11,238
\$50,000-\$74,999	468	7,184	18,615
\$75,000-\$99,999	272	3,852	12,456
\$100,000-\$149,999	696	6,744	16,967
\$150,000-\$199,999	508	3,991	9,033
> \$200,000	1,125	7,518	14,612

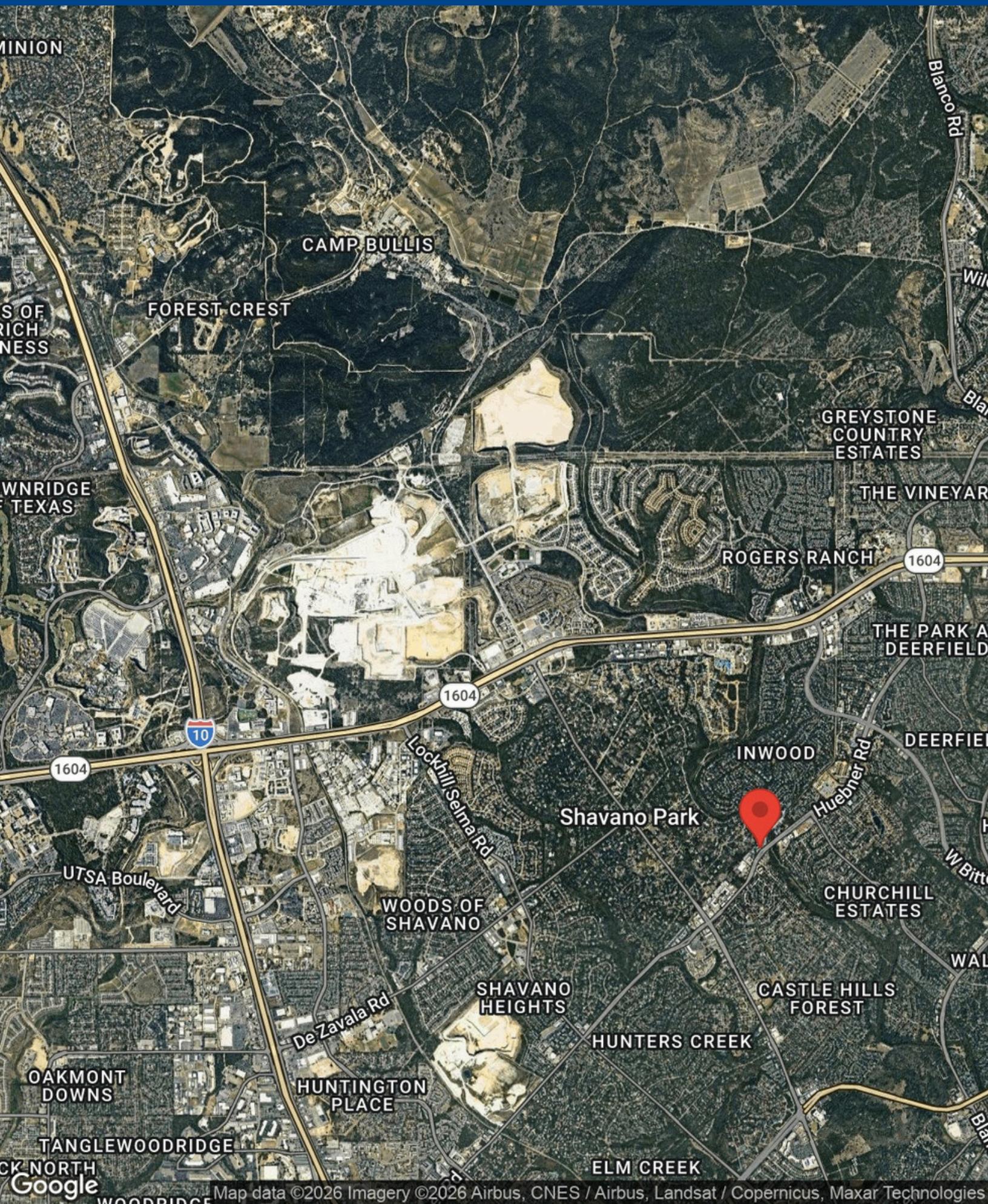
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,236	44,771	112,833
Occupied	3,926	41,180	103,156
Owner Occupied	2,873	19,307	42,409
Renter Occupied	1,053	21,873	60,747
Vacant	311	3,591	9,677

REGIONAL MAP

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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. **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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	