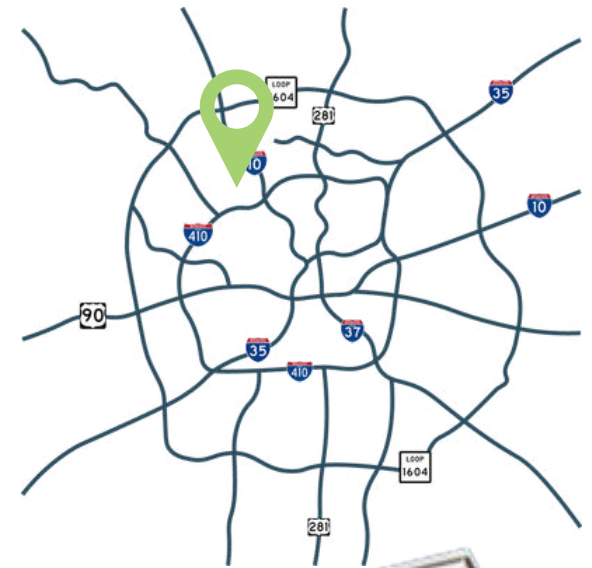


OFFICE SPACE AVAILABLE

8746 WURZBACH RD.

8746 WURZBACH RD. | SAN ANTONIO, TEXAS | 78249

Located near prominent employers, the multi-use center offers a convenient workplace option for businesses. The center has easy access and enjoys the benefits of being located next to Starbucks.



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

WHAT I LOVE ABOUT THIS PROPERTY:

“

This center leverages its location between IH-10 and the Medical Center, capitalizing on the high volume of traffic in the area.

”

Kara Walters

8746 WURZBACH RD.

SAN ANTONIO, TEXAS

DEMOGRAPHICS

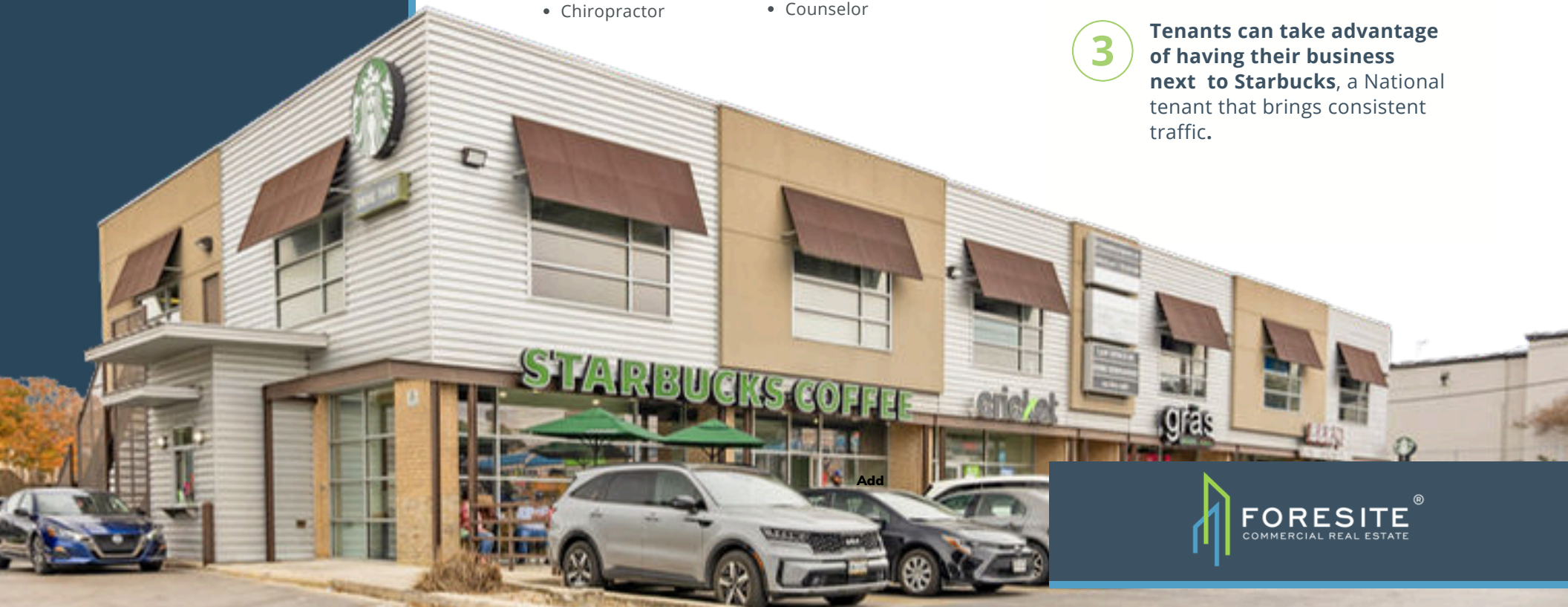
	1 Mile	3 Mile	5 Mile
Population	24,412	136,295	347,490
Household Income	\$68,072	\$85,447	\$89,691
Households	11,480	62,649	148,583
Median Age	30.0	34.6	35.5

DESIRED USES

- Law Office
- Insurance
- Chiropractor
- Counselor

PROPERTY HIGHLIGHTS

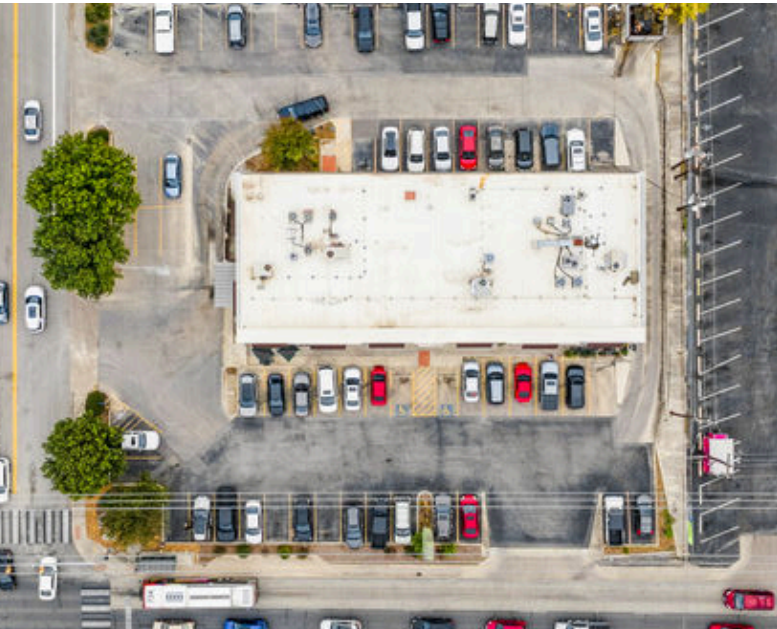
- 1** Quick access to **IH-10** and the **Medical Center**. The center benefits from the round the clock traffic entering and exiting the Medical Center.
- 2** **Great visibility** and accessibility from Wurzbach Road.
- 3** **Tenants can take advantage of having their business next to Starbucks**, a National tenant that brings consistent traffic.



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SAN ANTONIO, TEXAS



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8746 WURZBACH RD.

SAN ANTONIO, TEXAS

CARmax

aci
LEARNING

TECHACADEMY

**TOWING
AUSTIN
PROS**

Golden Wok
Chinese Cuisine

GARDENALER RD. (4,101 VPD)

WURZBACH RD. (29,041 VPD)

**TOMMY'S
RESTAURANT**



SAN ANTONIO, TEXAS

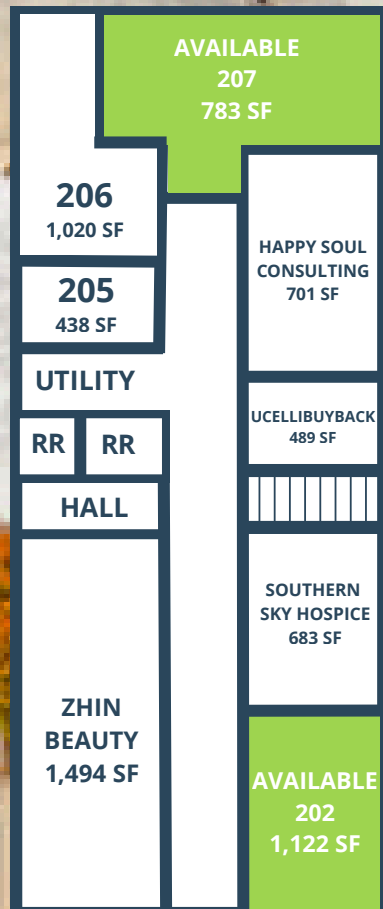


The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies.

8746 WURZBACH RD.

SAN ANTONIO, TEXAS

SECOND FLOOR



BERNI
VIETNAMESE RESTAURANT

8744
gräs
cannabis

8748-B
cricket

8746



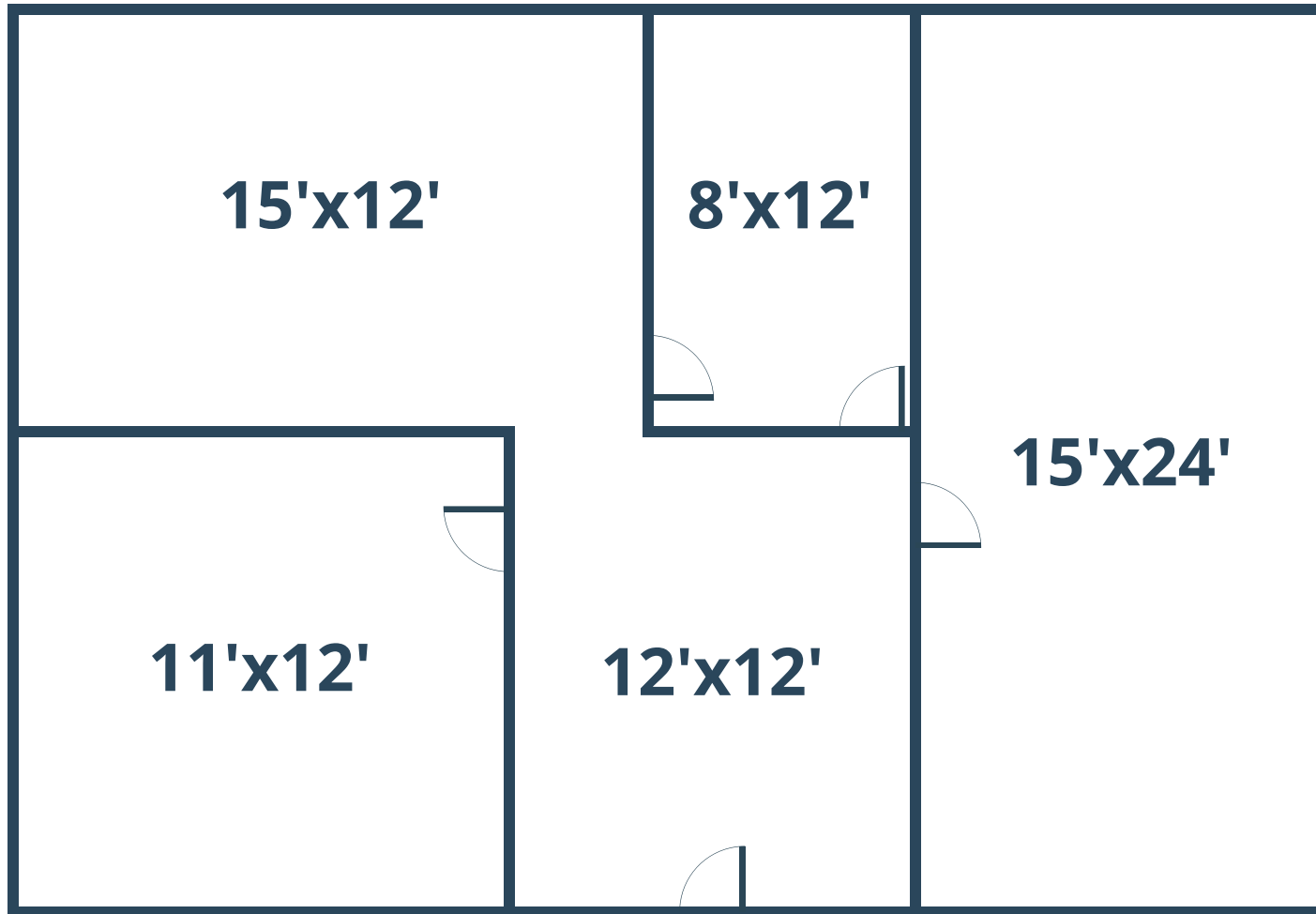
AVAILABLE SPACE

Suite	SF	Condition
202	1,122	Office - 2nd floor
207	783	Office - 2nd floor

8746 WURZBACH RD.

SAN ANTONIO, TEXAS

Suite 202



CLICK OR SCAN

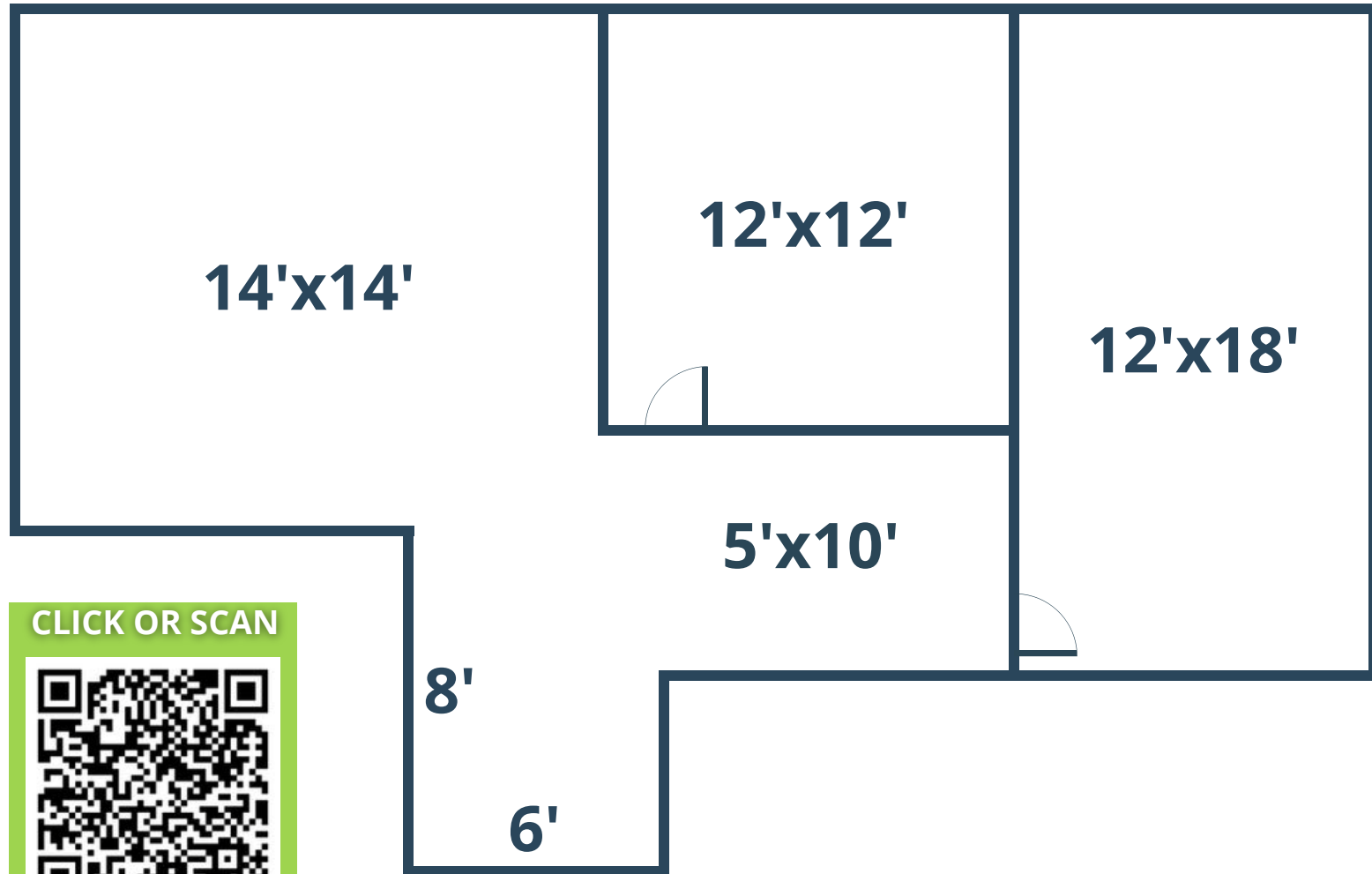


FOR VIDEO
WALK-THRU

8746 WURZBACH RD.

SAN ANTONIO, TEXAS

Suite 207



CLICK OR SCAN



FOR VIDEO
WALK-THRU



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Foresite Real Estate, Inc.	9003568		(210) 816-2734
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
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Designated Broker of Firm		E-Mail	Phone
Chad Knibbe		cknibbe@foresitecre.com	(210) 816-2734
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
Kara Walters	808054	kwalters@foresitecre.com	(210) 816-2734
Sales Agent/ Associate's Name		E-Mail	Phone