

MEDICAL CENTER OFFICE

**1<sup>ST</sup> FLR & FULL FLR TO 14,000± RSF**

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

**FOR LEASE**



**AVAILABILITY**

FLOOR 1  
4,094 RSF  
(former MRI /CT)

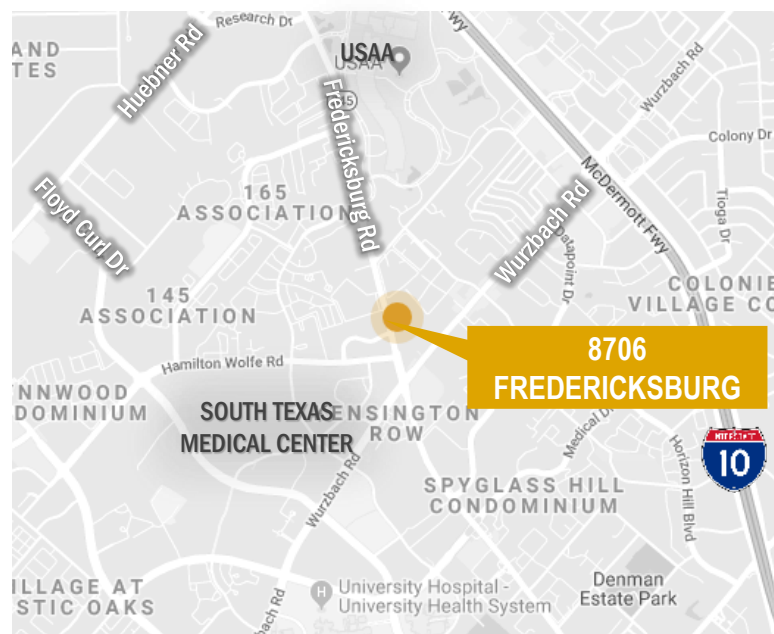
FLOOR 2  
Full Floor Available  
up to 14,000 RSF

**RENTAL RATE**

Contact Broker

- First Floor & Full Floor Available
- Parking Expanded – 4:1,000
- Prominent Monument Signage on Fredericksburg Rd
- Tenant Controlled HVAC
- ADA Accessible
- Sophisticated Architecture, Granite Entry & Lobby
- Exceptional Common Areas & Restrooms
- Minutes from the South Texas Medical Center with Easy Access to IH-10
- Beautiful Oak Trees Surround the Views

8706 Fredericksburg Rd consists of one 2-story Class A office building totaling 26,800 SF. Prominently situated off Fredericksburg Road, just north of Wurzbach Rd – within minutes of the South TX Medical Center.

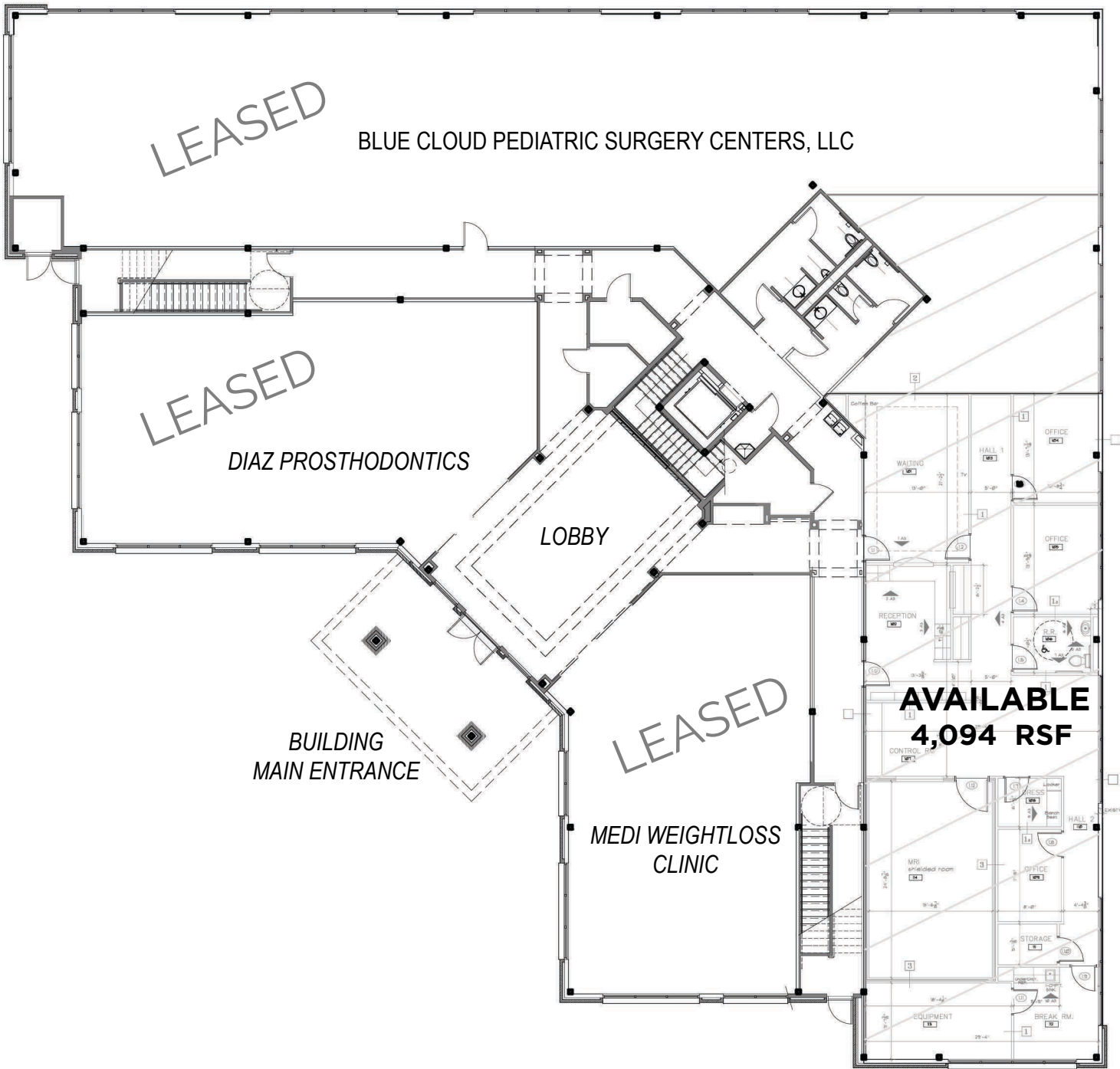


MEDICAL CENTER OFFICE  
**1<sup>ST</sup> FLOOR - FORMER MRI /CT**

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

**FOR LEASE**

**4,094 RSF**  
**FIRST FLOOR**



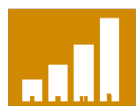
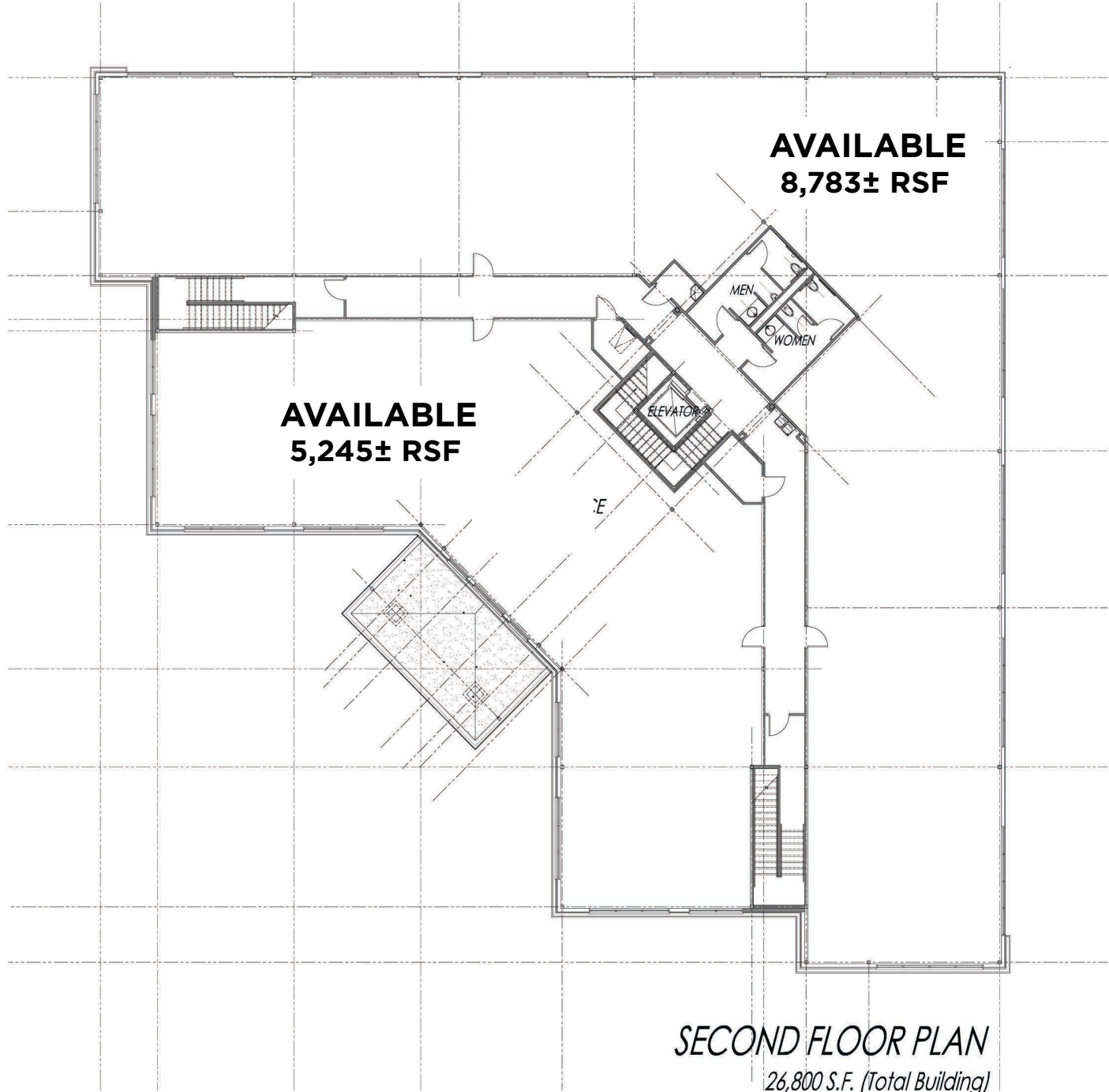
MEDICAL CENTER OFFICE

**2<sup>ND</sup> FLOOR**

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

**FOR LEASE**

**UP TO 14,000+ RSF**  
SECOND FLOOR



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For information or to schedule a tour:

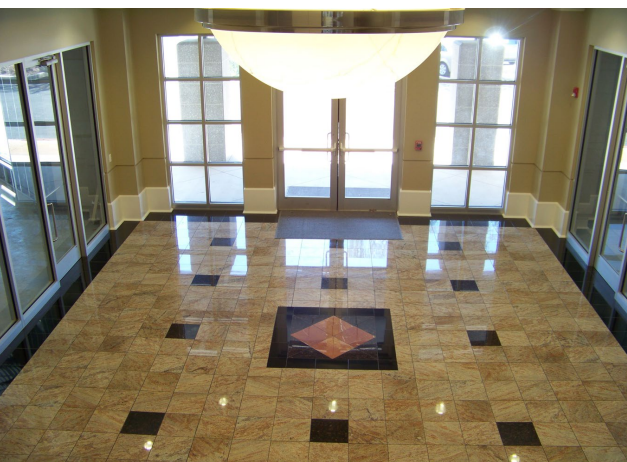
**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)

MEDICAL CENTER OFFICE

**1<sup>ST</sup> FLR & FULL FLR TO 14,000± RSF**

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

**FOR LEASE**



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For information or to  
schedule a tour:

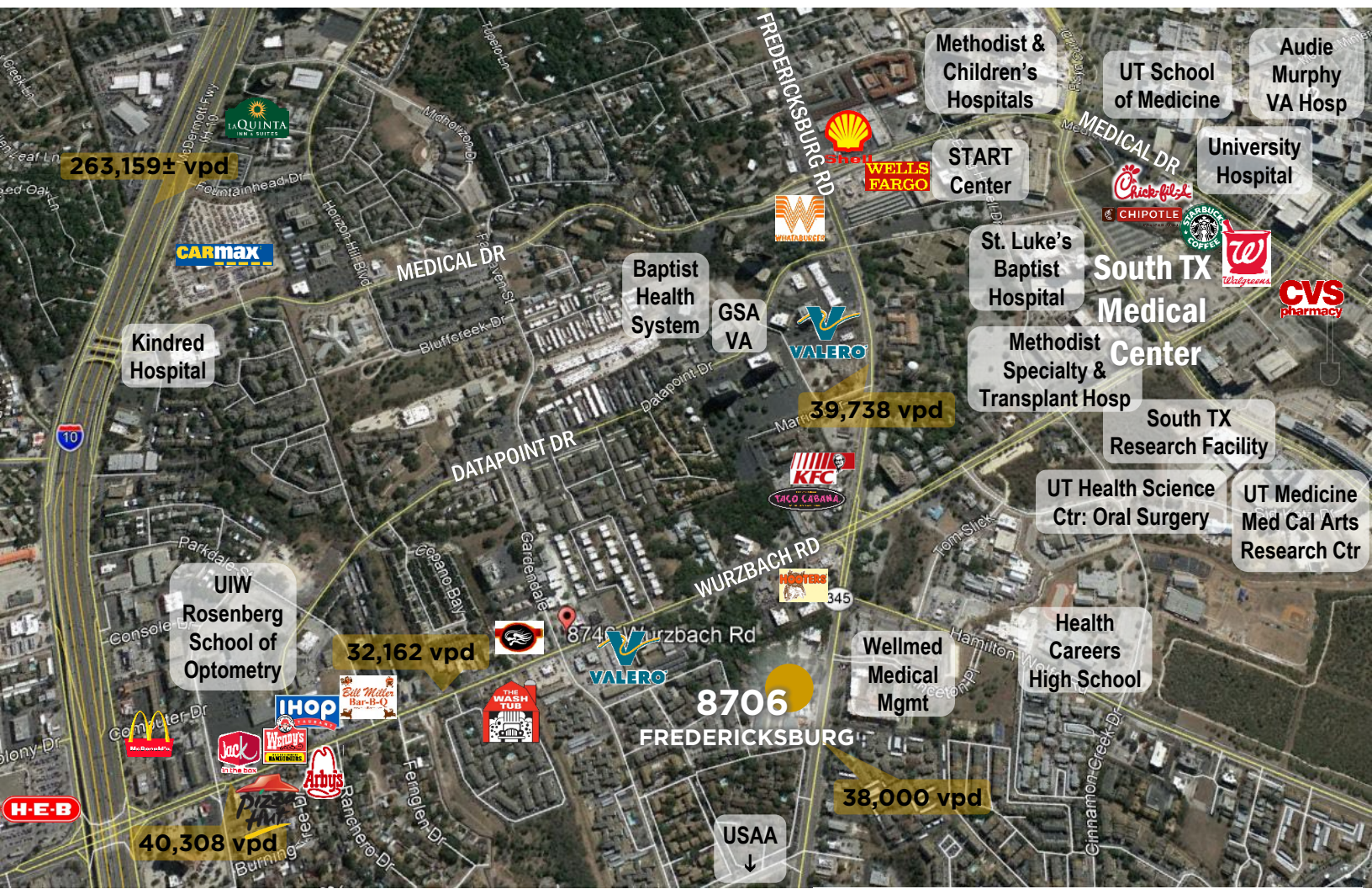
**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)

MEDICAL CENTER OFFICE

1<sup>ST</sup> FLR & FULL FLR TO 14,000± RSF

8706 FREDERICKSBURG RD. SAN ANTONIO, TX 78240

FOR LEASE



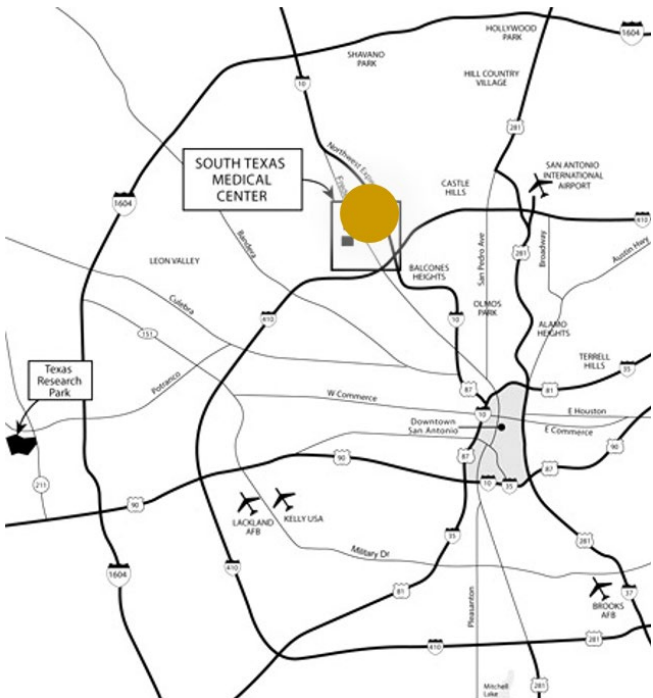
Explosive growth in the Medical Center is adding thousands of new jobs, new retailers and multi-family developments.

**LOCATION**

Excellent location adjacent to the South Texas Medical Center - dedicated left turn lane / prime ingress / egress to major thoroughfares

CLICK BELOW TO LEARN MORE:

South Texas  
**MEDICAL CENTER**



**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)  
For information or to schedule a tour:

**PETE TASSOS**  
210 341 9292 x303  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)