

FREDERICKSBURG SQUARE

Four Building, 58,038 SF Office
Project Located in the Booming
Northwest Submarket of San Antonio



VISIT LISTING PAGE



VIEW ON MAP

Cushman and Wakefield's Central Texas Capital Markets Team is pleased to present to the market Fredericksburg Square, a 58,038 square foot, four-building office project located in desirable Northwest San Antonio, Texas. The property features an excellent location along Fredericksburg Road, across the street from the gateway entrance to the South Texas Medical Center. The asset is an ideal, COVID resistant user or investment opportunity in one of the leading office submarkets in San Antonio.



**Quality, Single-Story Office
Ideal for COVID**



**Ideal User, Investment or
Covered Land Play Opportunity**



**Excellent Location Near South
Texas Medical Center**



PROPERTY AT A GLANCE



8637 Fredericksburg Rd
ADDRESS



1986
YEAR BUILT



58,038 SF
NET RENTABLE AREA



±7.02 Acres
LAND SIZE



96%
(short term leases)
OCCUPANCY



4.82:1,000 NRSF
(280 Total Spaces)
PARKING RATIO



INVESTMENT CONTACTS

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LEASING

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