

For Lease

3,010 s.f Available



Pricing: \$24.00/s.f. nnn



Jones Lang LaSalle Brokerage, Inc.



Project stats

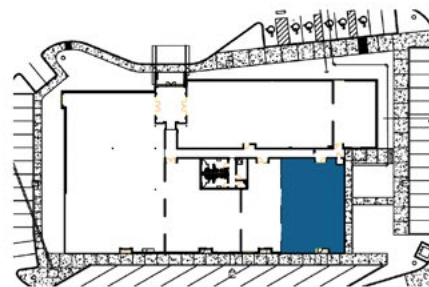
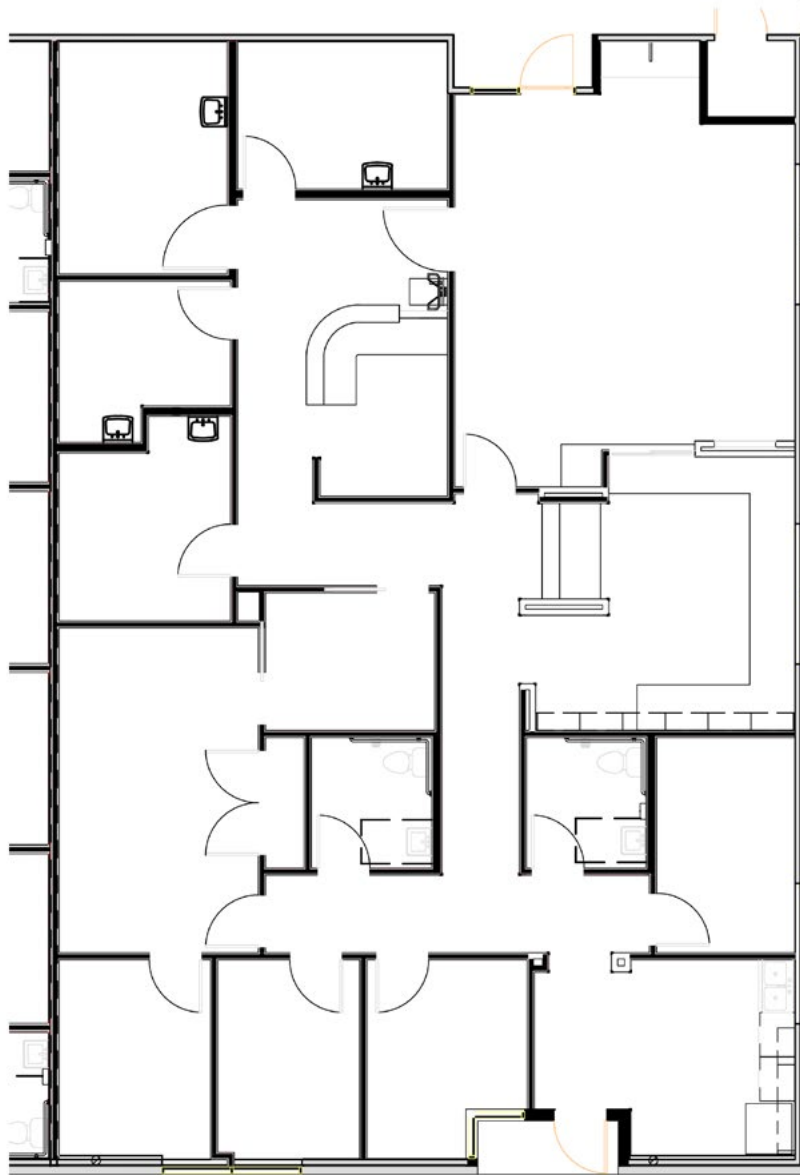
Address	8019 S. New Braunfels, San Antonio, Texas 78235
Occupancy	100%
Net rentable sf	22,628
Year built	2016
Parking ratio	5.04/1,000 SF
Land size	2.5 Acres
Life safety	Fully Sprinklered

Floor plan

Suite 115

3,010 SF

*Available 4/1/2025



Site plan

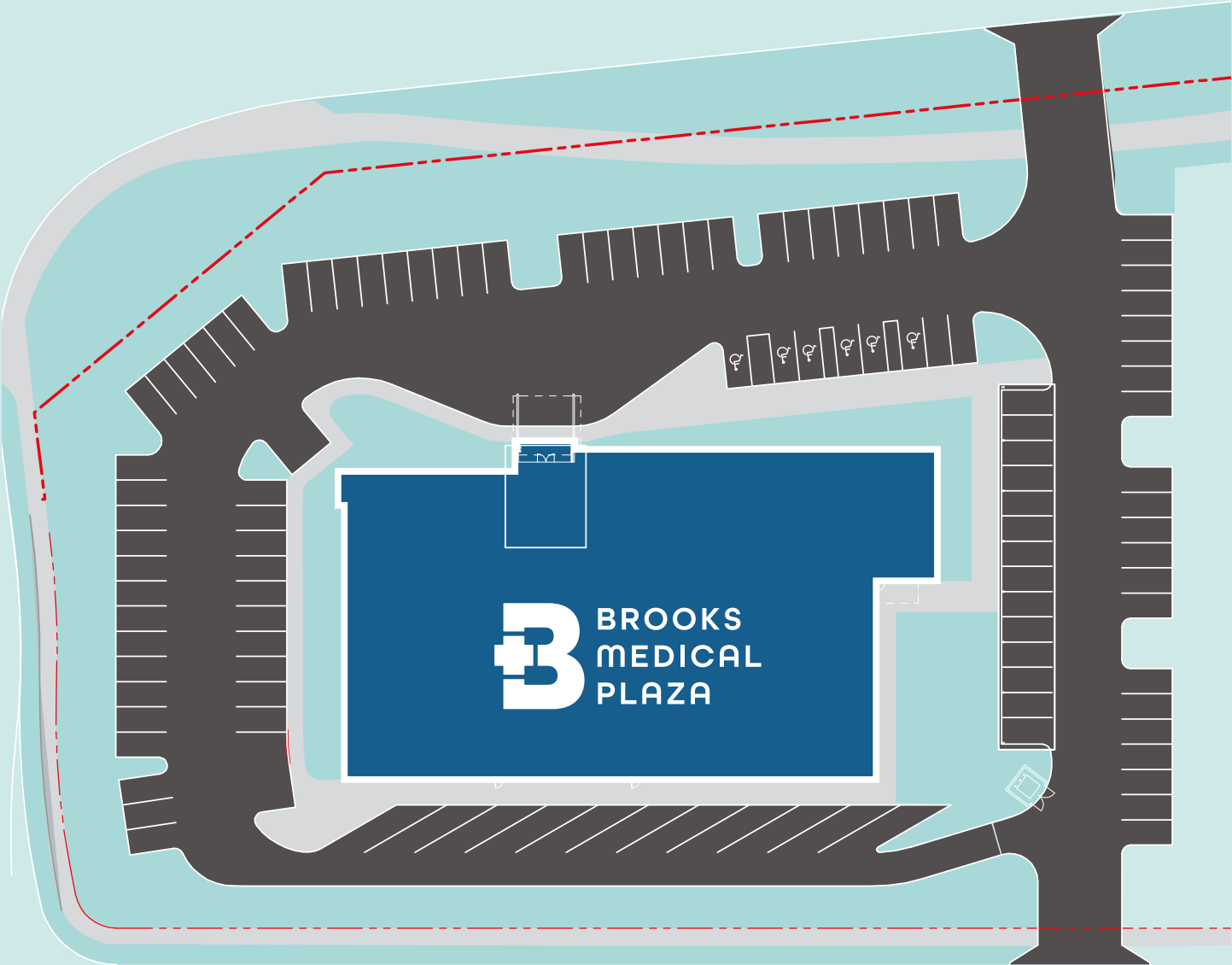


Photo gallery



Aerial map



Market overview

SAN ANTONIO OUTPERFORMING

San Antonio is quickly emerging as a high-growth hub for business due to its business friendly climate, low cost of doing business and exceptional quality of life. There are over 150,000 college students in San Antonio at any given time, allowing employers access to a highly educated workforce. With rapidly growing medical, cyber security and technology sectors, the long-term viability of San Antonio's growth remains very strong. The renaissance occurring in the revitalizing downtown, as well as Pearl Brewery, allows attractive gathering spaces and unique amenities for young professionals seeking a city that has its own identity. With the second highest growth in millennial population, low cost of living, great school systems and top tier workforce, San Antonio is poised to continue on the path of growth.



SAN ANTONIO

is outperforming both Texas and the United States in unemployment rate recovery during the pandemic.

#1 State for doing Business

#1 State for doing Business

2nd Largest growth in millennial population

0% State & local income tax

3rd Fastest growing economy in the U.S.

#1 Friendliest city in the U.S.

5th Best city for young graduates

5th Best city to retire in the country



20.3%

Population growth
(2010-2020)



86

Cost of
living index



6.4%

Unemployment
rate (Dec 2020)



3.1%

Pre-covid
unemployment
rate (Feb 2020)



2.57m

Estimated
population



\$80,440

Average
family income



Contacts:

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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.

2-10-2025



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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Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Brian Kates	630425	brian.kates@jll.com	210-293-6848
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date