

Class A Office Space For Lease



## Via Dominion Office Complex

8 Dominion Dr, San Antonio, TX 78257

*Offered by:*  
Andrew J. Lyles  
Kimberly S. Gatley



# Table of Contents

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Benefits ..... 4

Maps & Aerials ..... 6

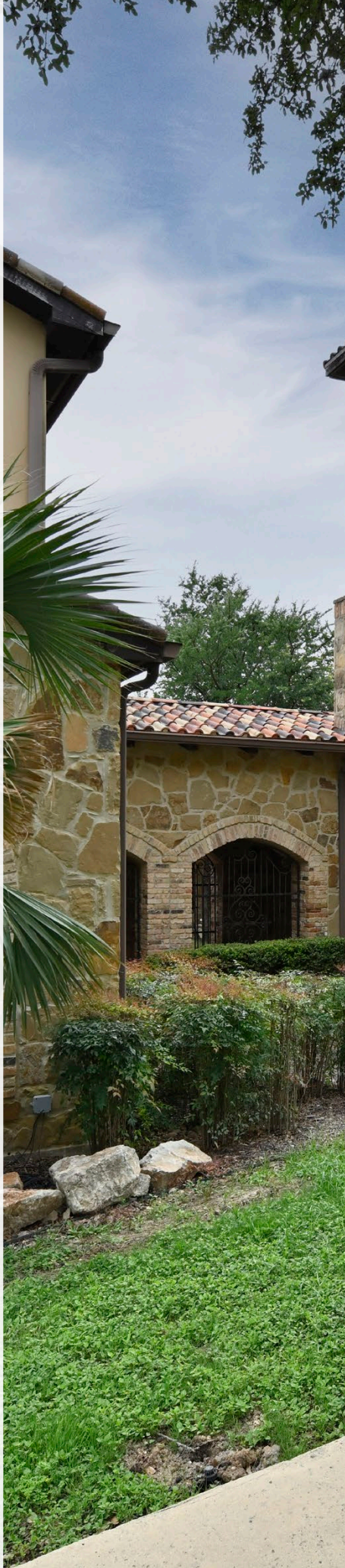
Rates & Availabilities .....13

Plans ..... 14

Market Overview..... 17

TREC Agency Disclosure..... 18

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# Benefits

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## Property Highlights

Address	8 Dominion Dr, San Antonio, TX 78257
Location	Dominion Dr & IH-10
Property Details	14, 809 SF Building   3.2 ac. Land
Legal Description	NCB 16385 BLK 28 LOT MID IRR 142.52 FT OF 1 (CLUBHOUSE AREA) (INDEPENDENCE VILLAGE AT DOMINION PH-1)
Zoning	O-1 PUD
Floors	2
Bldg. Class	A
Year Built	2007
Parking Ratio	3.5:1,000

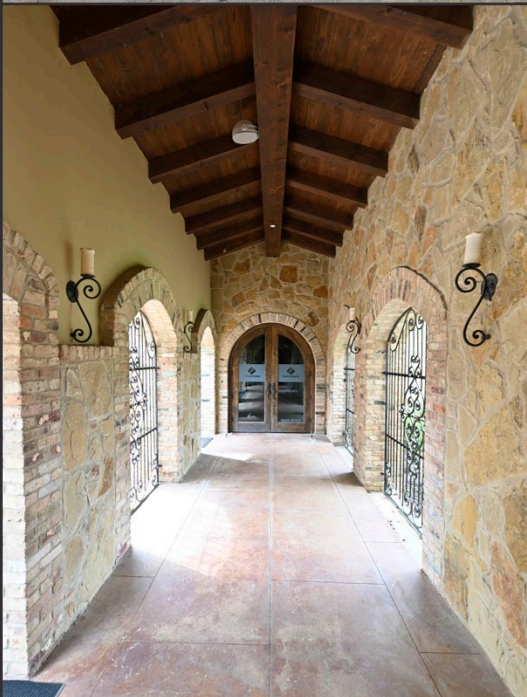
## Comments

- Easy accessibility off IH-10
- Golf course view
- Gated security with after hours access card
- Class A office building with 12 ft ceilings
- Directly adjacent to The Dominion

## Traffic Counts

IH-10, just north of Dominion Dr; 138,321 AADT (2023)  
IH-10, just north of Loop 1604; 162,750 (2023)  
Source: TxDOT Statewide Planning Map Average Annual Daytime Traffic











Church



CAMP BULLIS

Union City Church

Grand at The  
Dominion Apts  
320 units

Calina  
units

ave  
nition  
units

Marquis at  
Cresta Bella  
288 units

Grace Church

Amara  
Ferrari 308 units

Vista Ridge  
272 units

Oak Hills Church

Nustar Energy

Tribute @ The RIM - 380 units  
Retreat @ The RIM - 384 units  
Infinity @ The RIM - 310 units  
Axis @ The RIM - 308 units

City Church

Arrive at Eilan  
539

The Towers  
504 units

Eilan  
Hotel &  
Spa

THE SHOPS AT  
LACANTERA

Mira Vista  
390 units

THE SHOPS AT  
LACANTERA  
SEE PAGE 6

THE RIM  
SEE PAGE 7

Luminous Church

Marquis at the RIM  
298 units

Villas at the RIM  
427 units

WaterWalk  
at the RIM  
78 units

METHODIST HOSPITAL  
"Serving Humanity to Honor God"

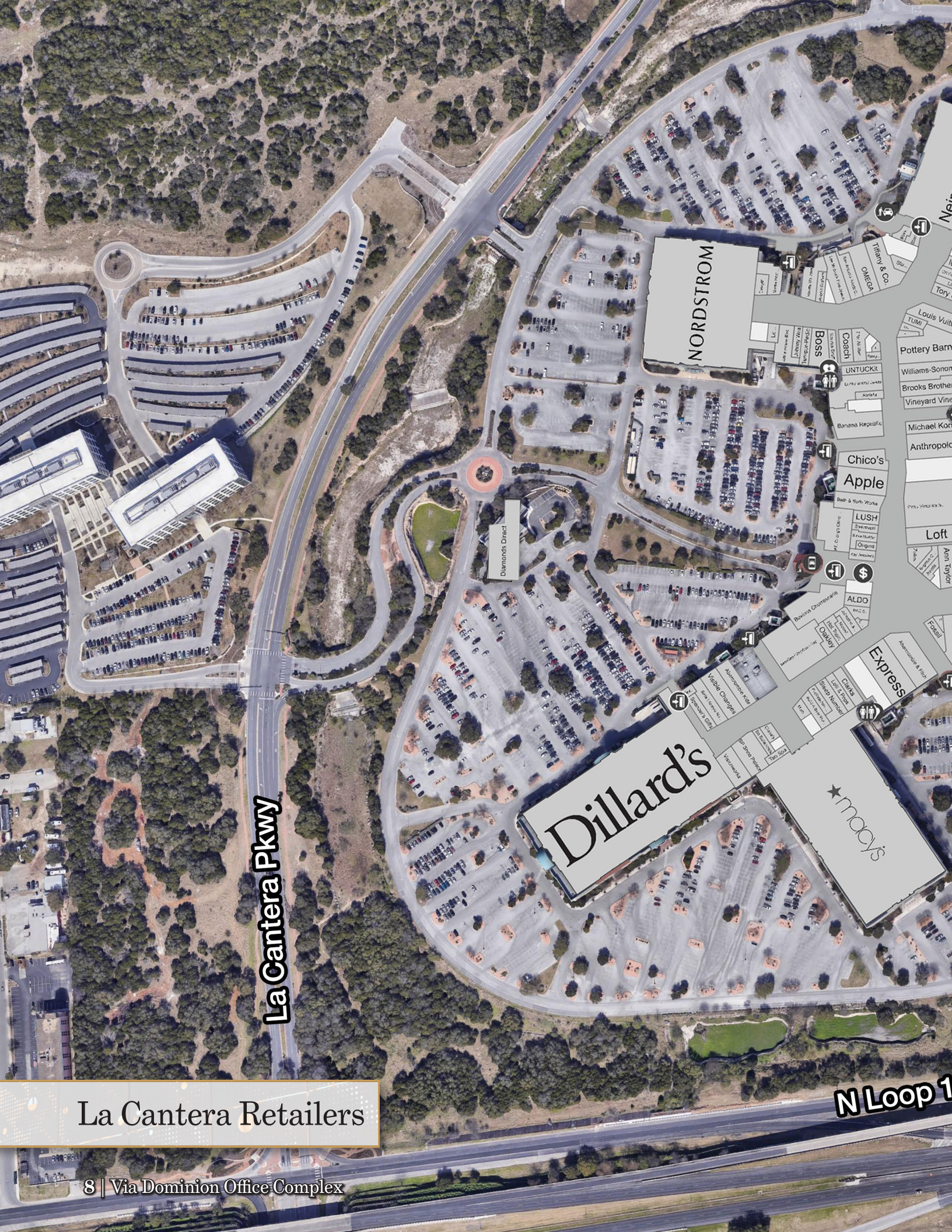


LOOP  
1604



Via Dominion Office Complex | 7





La Cantera Pkwy

NORDSTROM

Dillard's

N Loop 1

# La Cantera Retailers

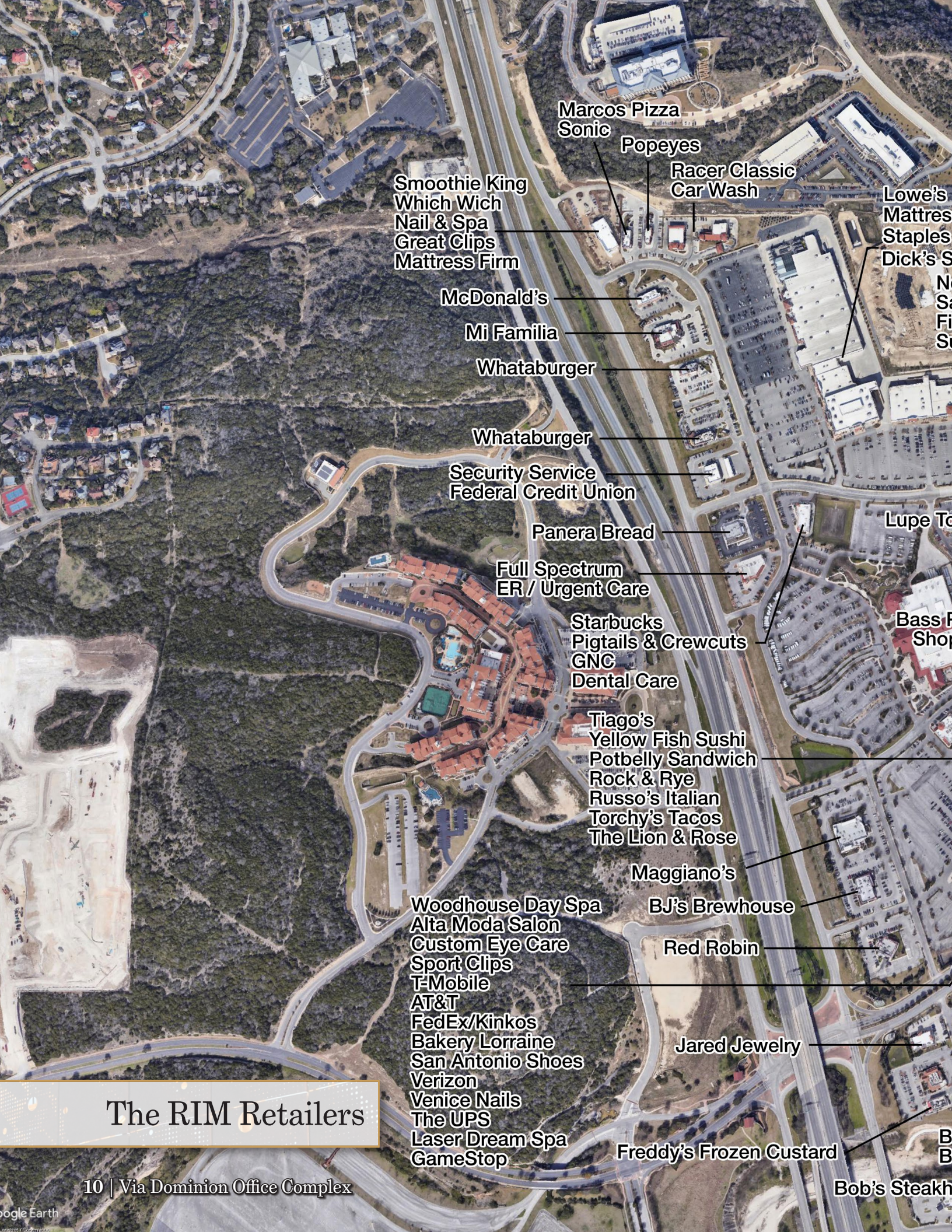
8 | Via Dominion Office Complex





604 W





- Smoothie King
- Which Wich
- Nail & Spa
- Great Clips
- Mattress Firm
- McDonald's
- Mi Familia
- Whataburger
- Whataburger
- Security Service
- Federal Credit Union
- Panera Bread
- Full Spectrum  
ER / Urgent Care
- Starbucks
- Pigtails & Crewcuts
- GNC
- Dental Care
- Tiago's
- Yellow Fish Sushi
- Potbelly Sandwich
- Rock & Rye
- Russo's Italian
- Torchy's Tacos
- The Lion & Rose
- Maggiano's
- Woodhouse Day Spa
- Alta Moda Salon
- Custom Eye Care
- Sport Clips
- T-Mobile
- AT&T
- FedEx/Kinkos
- Bakery Lorraine
- San Antonio Shoes
- Verizon
- Venice Nails
- The UPS
- Laser Dream Spa
- GameStop
- Marcos Pizza
- Sonic
- Popeyes
- Racer Classic  
Car Wash
- Lowe's
- Mattress
- Staples
- Dick's S
- N
- Sa
- Fi
- S
- Lupe To
- Bass F
- Shop
- BJ's Brewhouse
- Red Robin
- Jared Jewelry
- Freddy's Frozen Custard
- Bob's Steakh

## The RIM Retailers





s Firm  
Supporting Goods  
Nordstrom Rack  
Laks Fifth Ave  
ve Below  
un & Ski Sports

Lifetime  
Fitness

Stone  
Werks

ortilla

Pro  
o

Hobby  
Lobby

PetSmart  
Boot Barn  
Subway

TJ Maxx  
Home Goods

Basset Furniture  
Zoe's Kitchen  
Mattress Firm  
Home Consignment

Santikos  
Paladium

Lane Bryant

Raising  
Cane's

Dollar Tree  
Famous Footwear  
America's Best  
Spectrum  
Carter's  
Torrid  
Michael's Art  
JC Penney  
Kirkland's  
Old Navy  
Burlington  
DSW Shoes

Aqua  
Tots

Total  
Wine  
Target

World  
Market

est  
uy  
house  
Marriot  
Hilton  
Ross  
Dress  
for Less  
Factory  
Mattress  
Ulta





Site Aerial



# Availability & Rates

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**RSF Available**

Suite 105 - 334  
Suite 112 - 329  
Suite 113 - 3,323 } Can be combined

**Rate**

Call Broker for Pricing

**First Month's Rental**

Due upon execution of lease document by Tenant

**Term**

Three (3) years to ten (10) years

**Deposit**

Equal to one (1) month's Base Rental

**Financial Information**

Required prior to submission of lease document by Landlord

**Disclosure**

A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

## Lease Contacts

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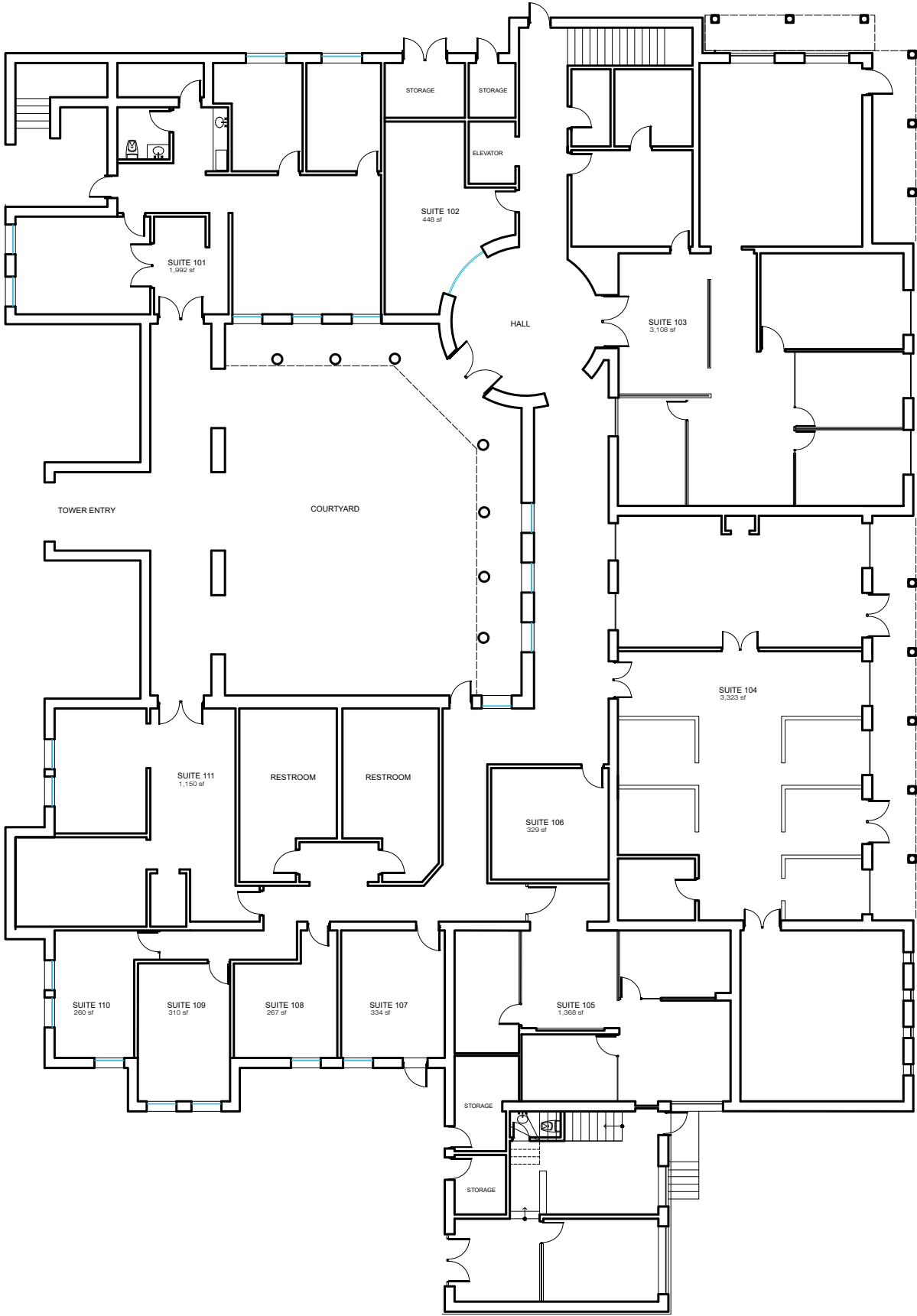


**Kimberly S. Gatley**  
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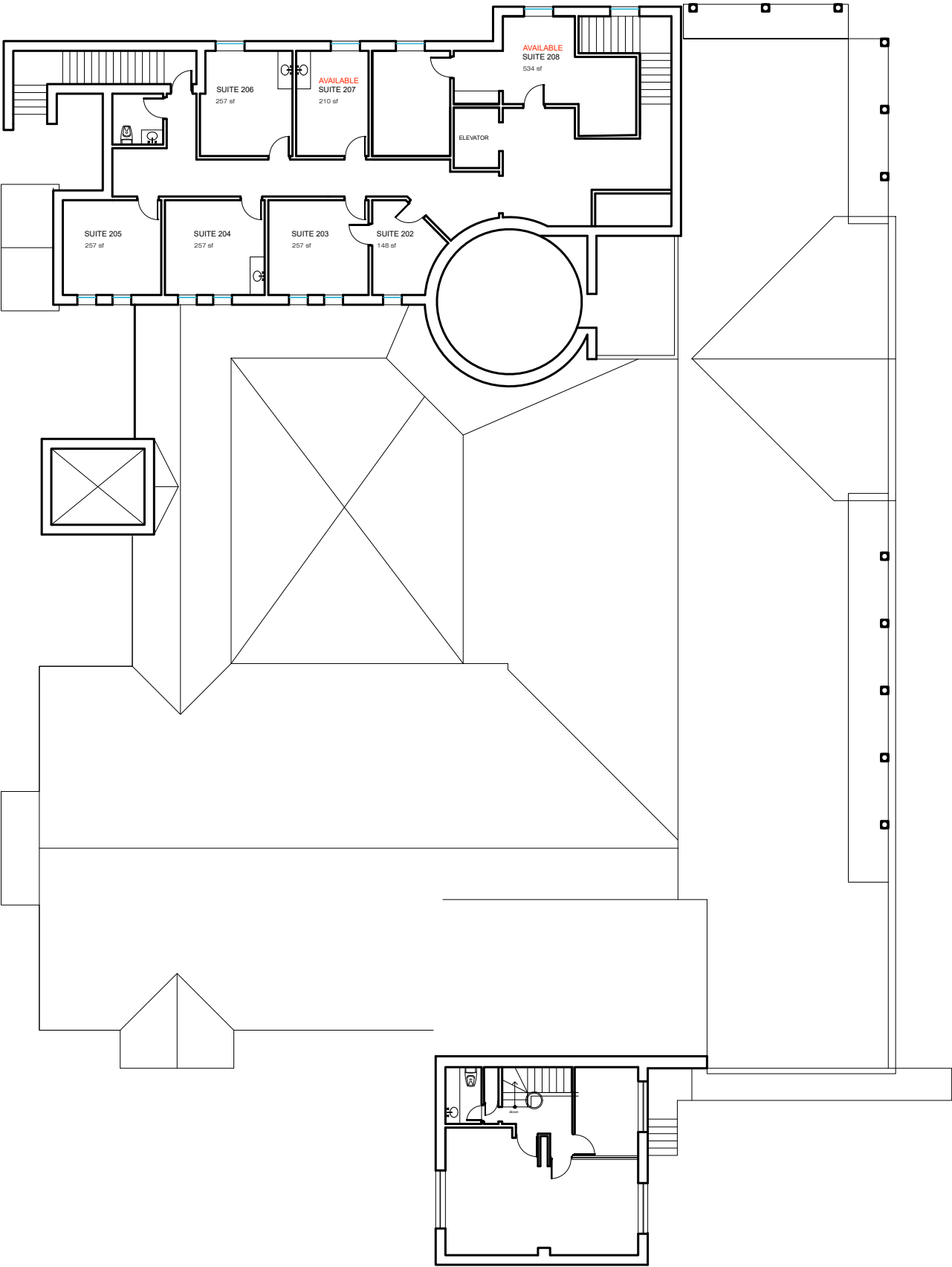


# Floor Plan - Level 1

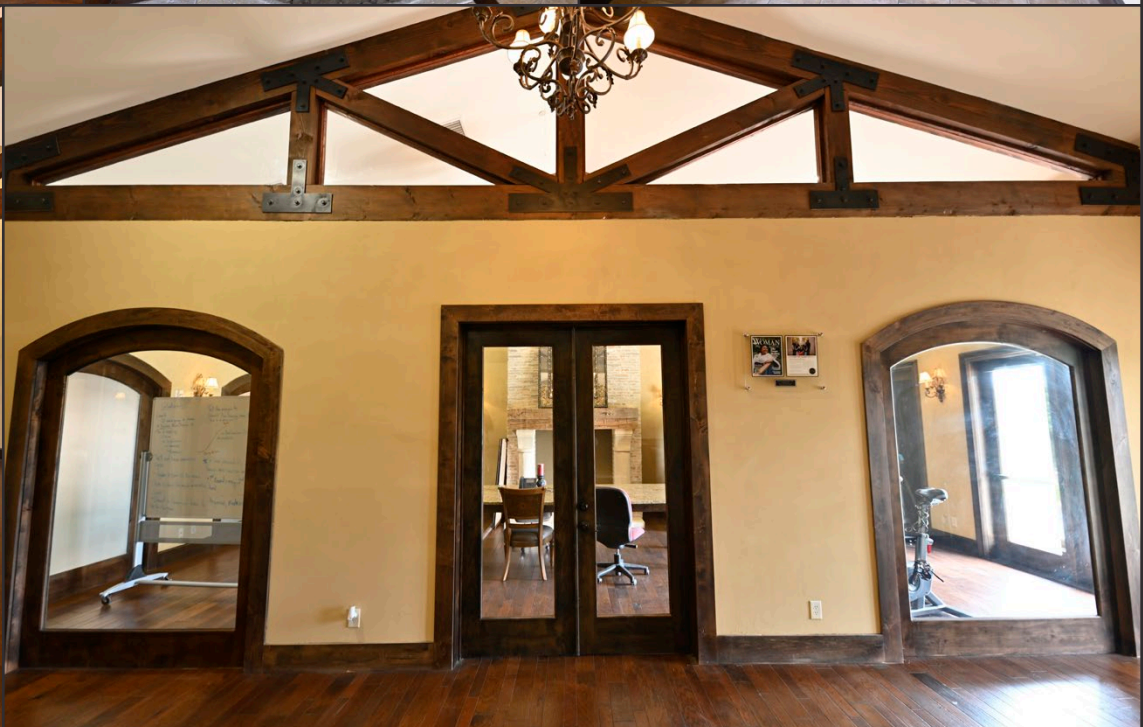




# Floor Plan - Level 2









# San Antonio Market Overview

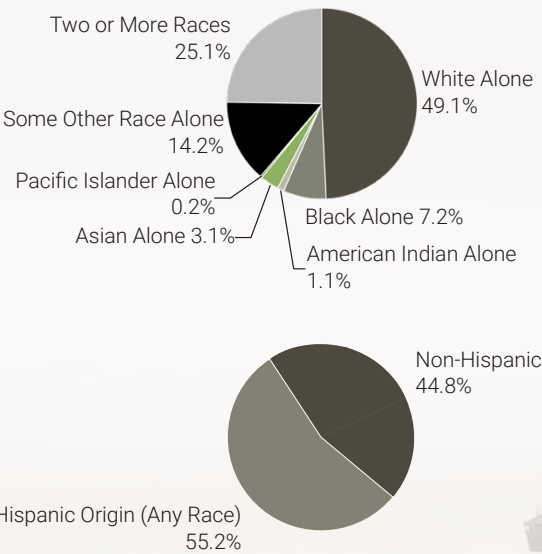
## Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio
- 8 San Diego
- 9 Dallas
- 10 San Jose

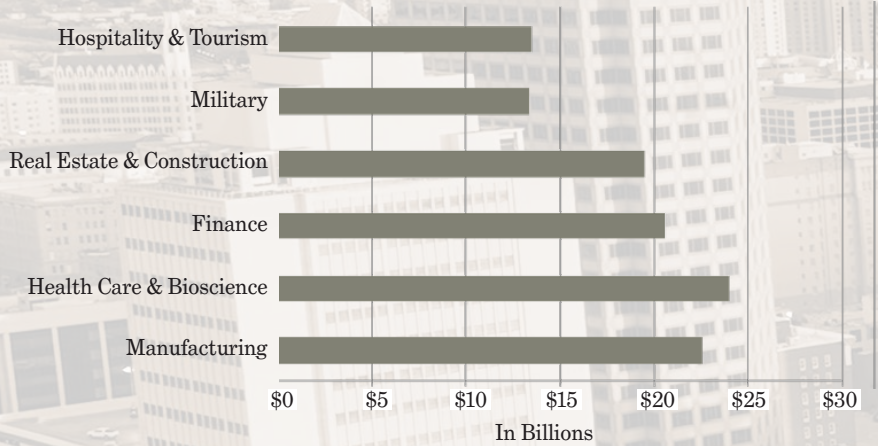


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2024 Forecast



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

## San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; Fortune





# 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date





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Buyer/Tenant/Seller/Landlord Initials

Date





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