

8123
DATAPOINT DR

FOR SALE



SAN ANTONIO, TX | GREAT USER-OWNER OR INVESTOR OPPORTUNITY

YOUNGER
PARTNERS

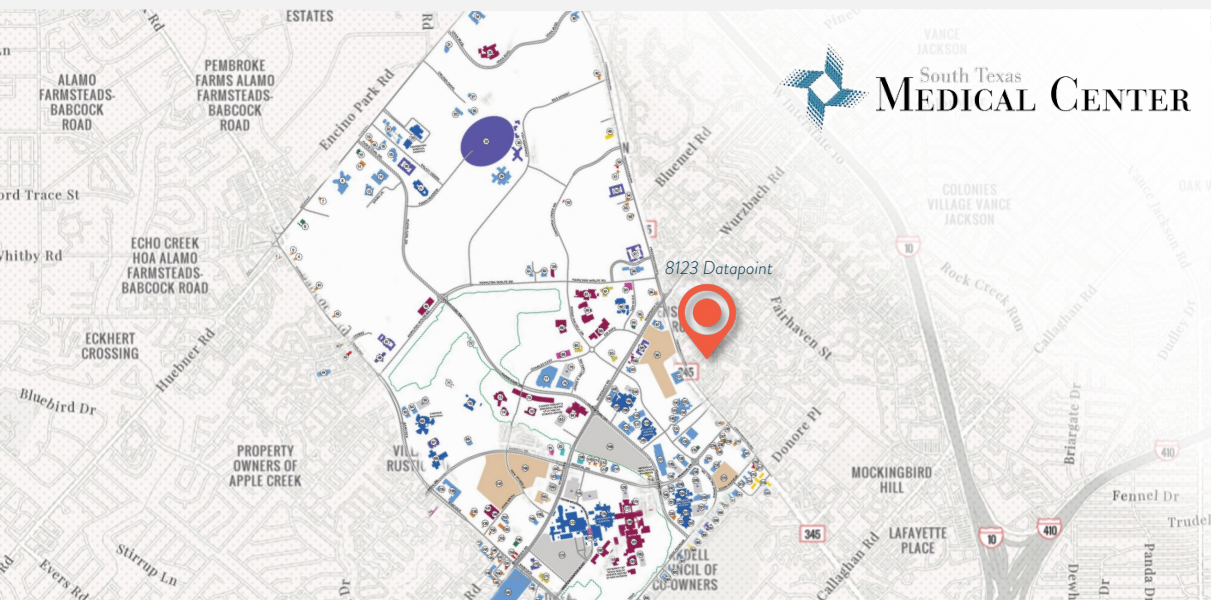
EXECUTIVE SUMMARY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire 8123 Datapoint Drive, a four-story, 40,012-square-foot boutique office building strategically located near the South Texas Medical Center in San Antonio, Texas. The Property benefits from excellent accessibility, with convenient access to San Antonio International Airport, major thoroughfares, and a wide variety of nearby dining, retail, and service amenities. Currently 53% leased, the building is anchored by Humana Military Healthcare Services, which operates a major TRICARE East appeals hub from the Property.

8123 Datapoint's proximity to one of the nation's largest healthcare employment centers, combined with a highly accessible location and strong surrounding amenities, positions the Property to attract a diverse mix of healthcare, professional services, and office users.

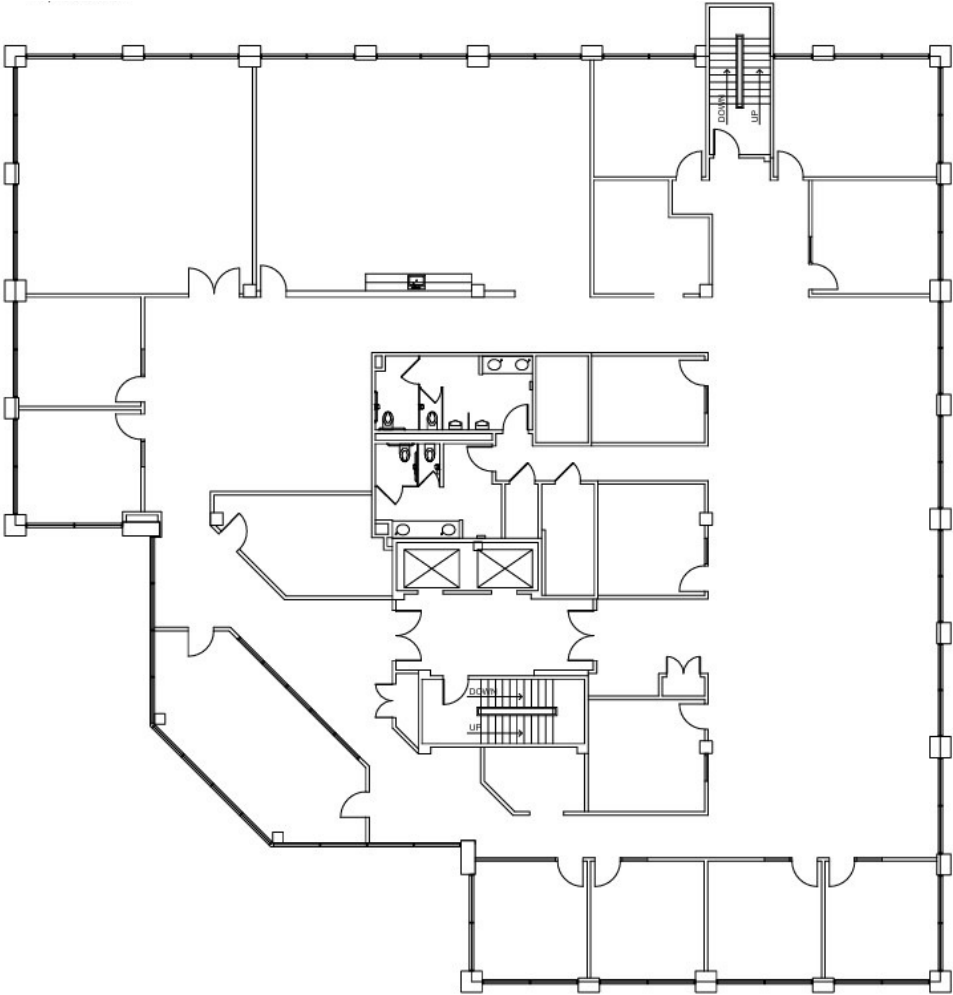
THE PROPERTY

Address	8123 Datapoint Dr, San Antonio, TX 78229
Building Size	40,012 SF
Land Area	1.69 Acres
Year Built	1984
Occupancy	53.0%
Building Height	4 Stories

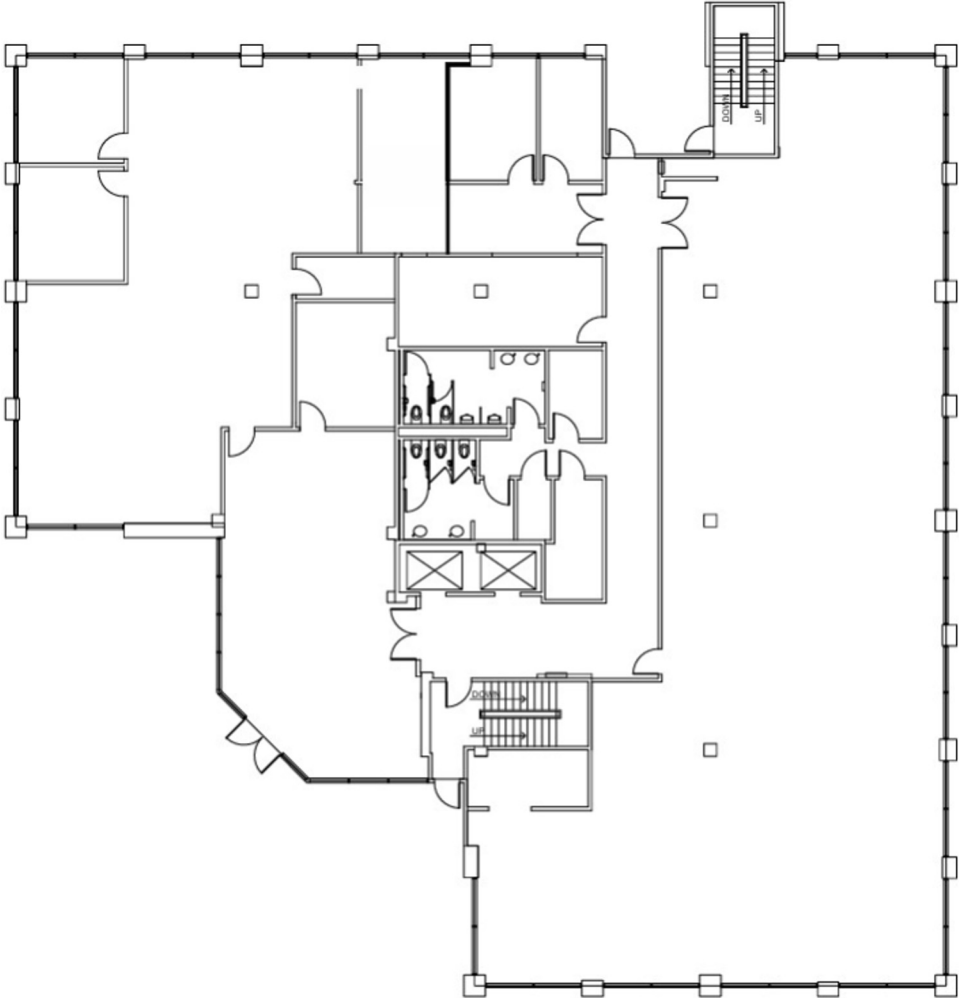


FLOOR PLANS

1st Floor
9,800 SF



2nd Floor
10,439 SF





FOR ADDITIONAL BUILDING INFORMATION PLEASE CONTACT:

Tom Strohbehn, CCIM

Tel: 214.294.4439

tom.strohbehn@youngerpartners.com

Scot Farber, CCIM

Tel: 214.294.4438

scot.farber@youngerpartners.com



Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.