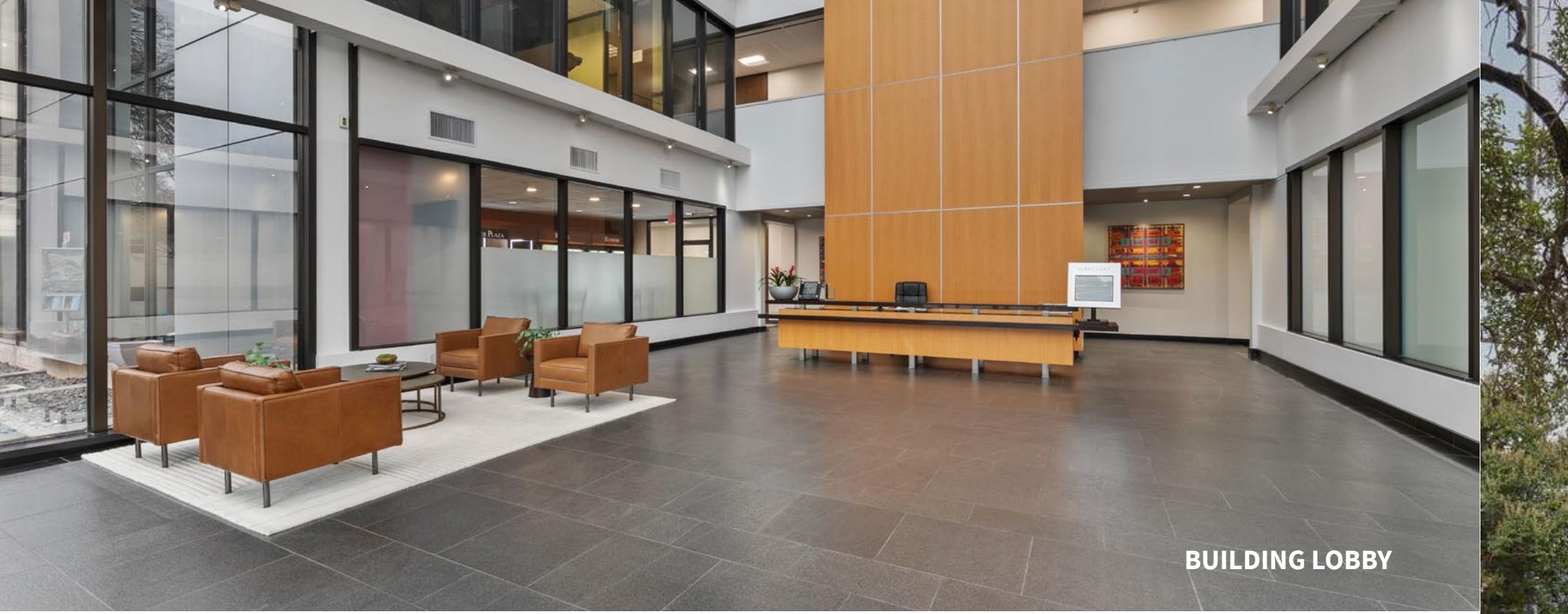


# McAllister Plaza

9601 McAllister Freeway | San Antonio, TX



Jones Lang LaSalle Brokerage, Inc.



BUILDING LOBBY

Located in the desirable **281 corridor at 9601 McAllister Freeway**, with easy access to Loop 410, Loop 1604 and the Airport. The five story atrium provides natural lighting and floor to ceiling office windows with 360 degree views. The tree filled grounds are professionally groomed and managed.

**360 Degree**

VIEW OF THE CITY

**200,155 RSF**

BUILDING SIZE

**4/1,000 SF**

3-STORY CONNECTED  
PARKING GARAGE

**A**

CLASS



**NORTH CENTRAL**

SUBMARKET

**OWNERSHIP**

Sageview Partners



TENANT ENTRANCE



TENANT LOUNGE

## AVAILABILITIES

- 2<sup>nd</sup> Floor – SUITE 200: 8,548 SF
- 2<sup>nd</sup> Floor – SUITE 220: 2,831 SF
- 3<sup>rd</sup> Floor – SUITE 310: 4,305 SF
- 5<sup>th</sup> Floor – SUITE 500: 9,842 SF
- 5<sup>th</sup> Floor – SUITE 510: 1,550 SF
- 7<sup>th</sup> Floor – SUITE 711: 3,851 SF
- 12<sup>th</sup> Floor – SUITE 1205: 1,721 SF

## AMENITIES

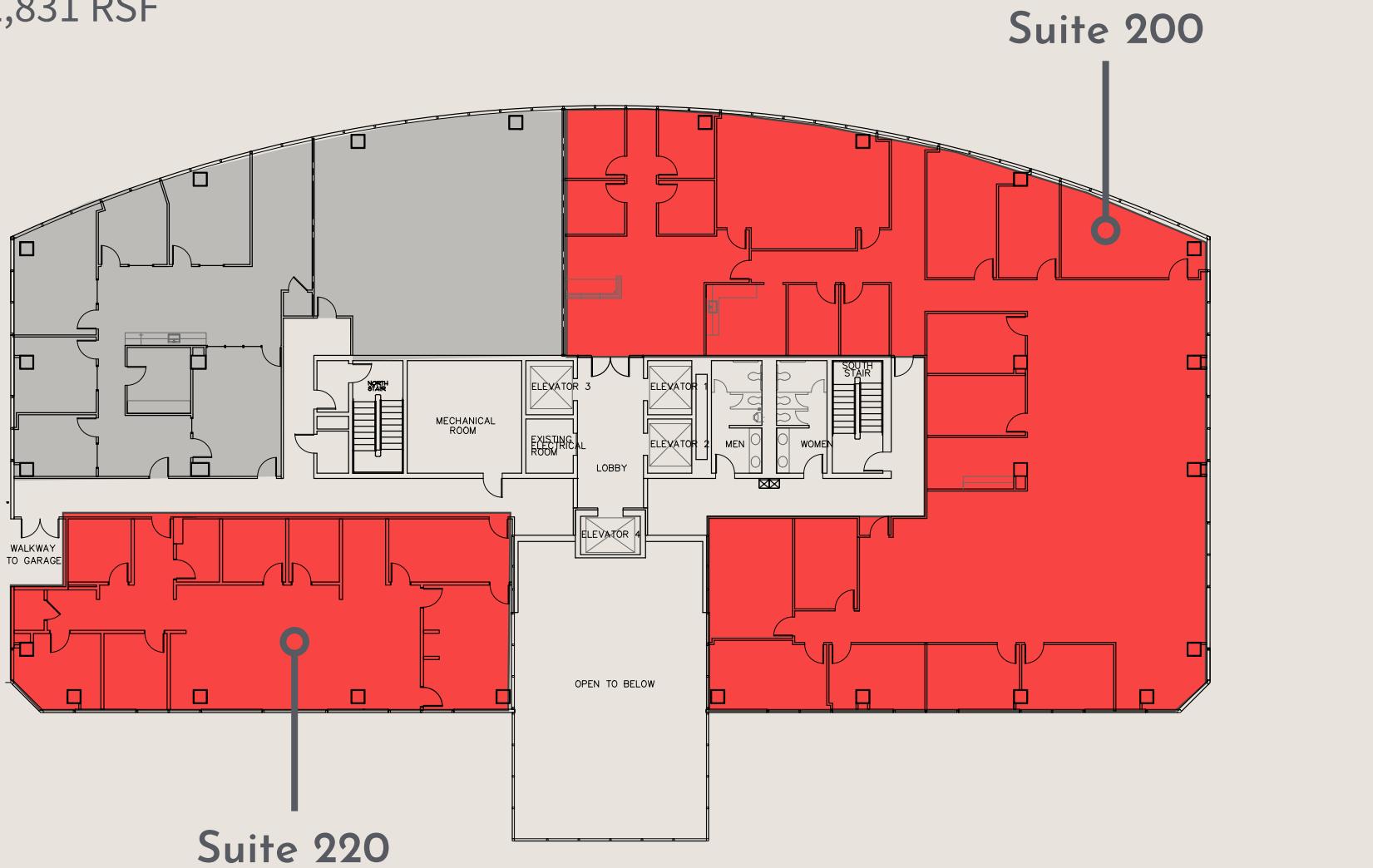
- 24/7 Security
- Covered & Reserved Parking
- Community Conference Room
- Air Conditioned Pedestrian Bridge
- Building Food Market

# AVAILABILITY

## LEVEL 2 |

Suite 200: 8,548 RSF

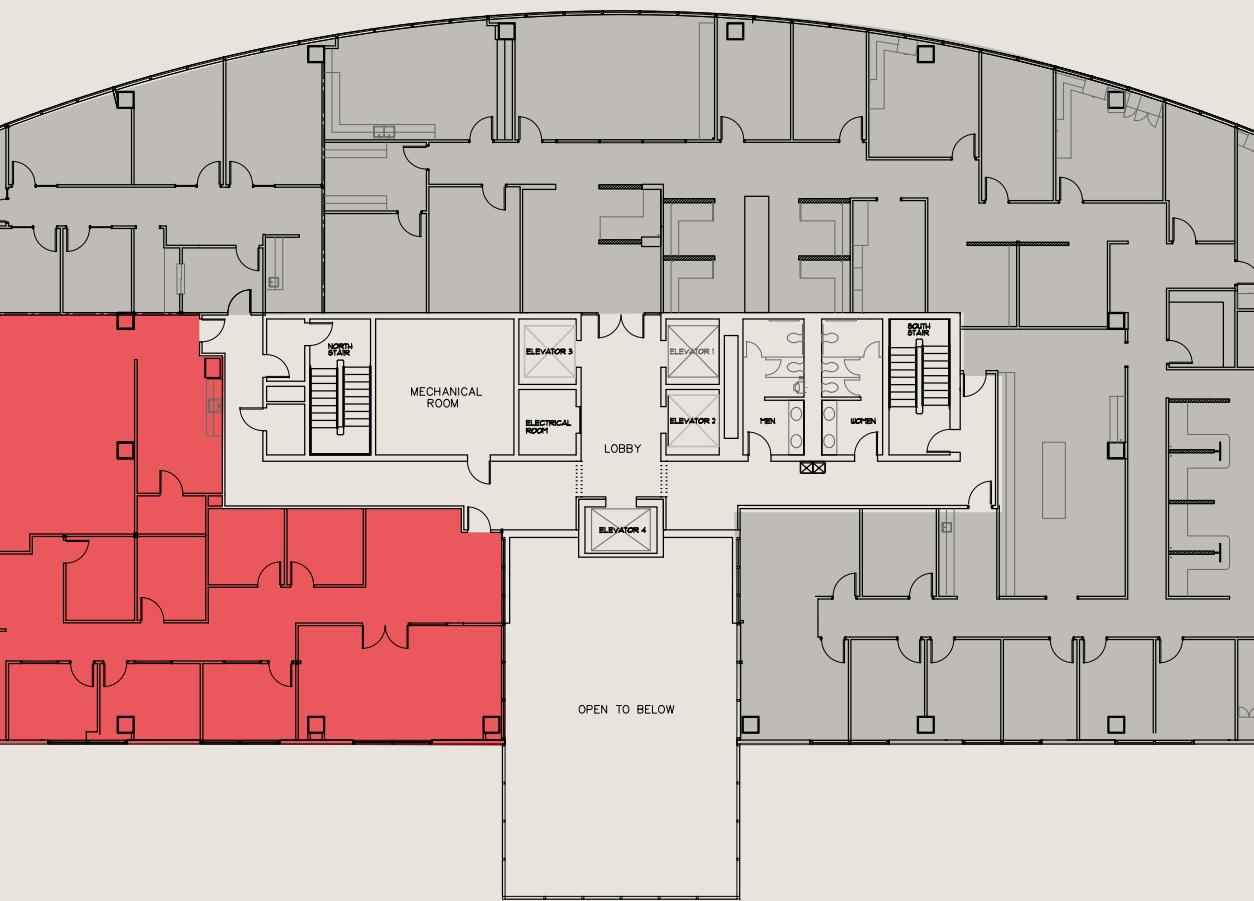
Suite 220: 2,831 RSF



# AVAILABILITY

## LEVEL 3 | Suite 310

4,305 RSF

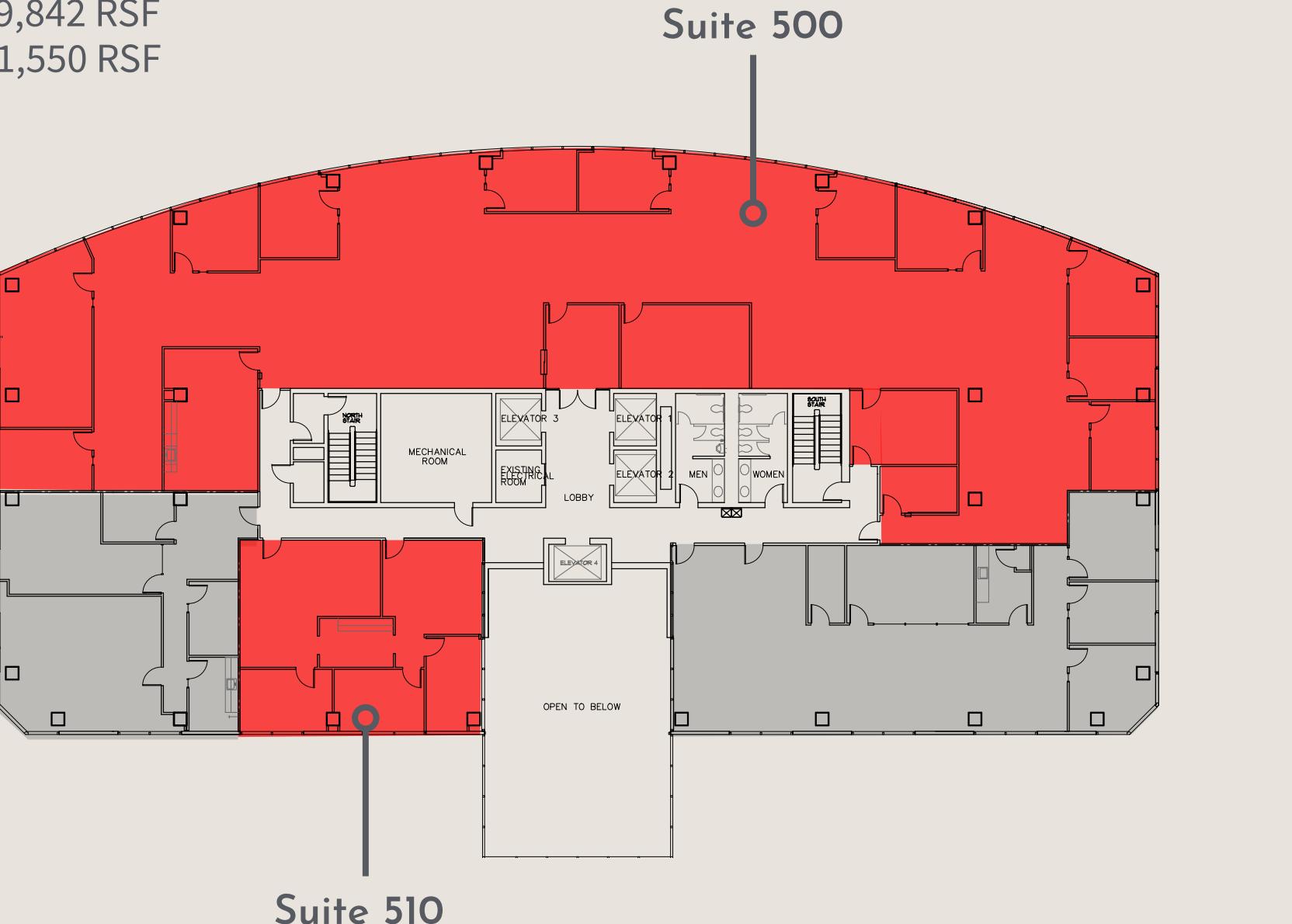


# AVAILABILITY

LEVEL 5 |

Suite 500: 9,842 RSF

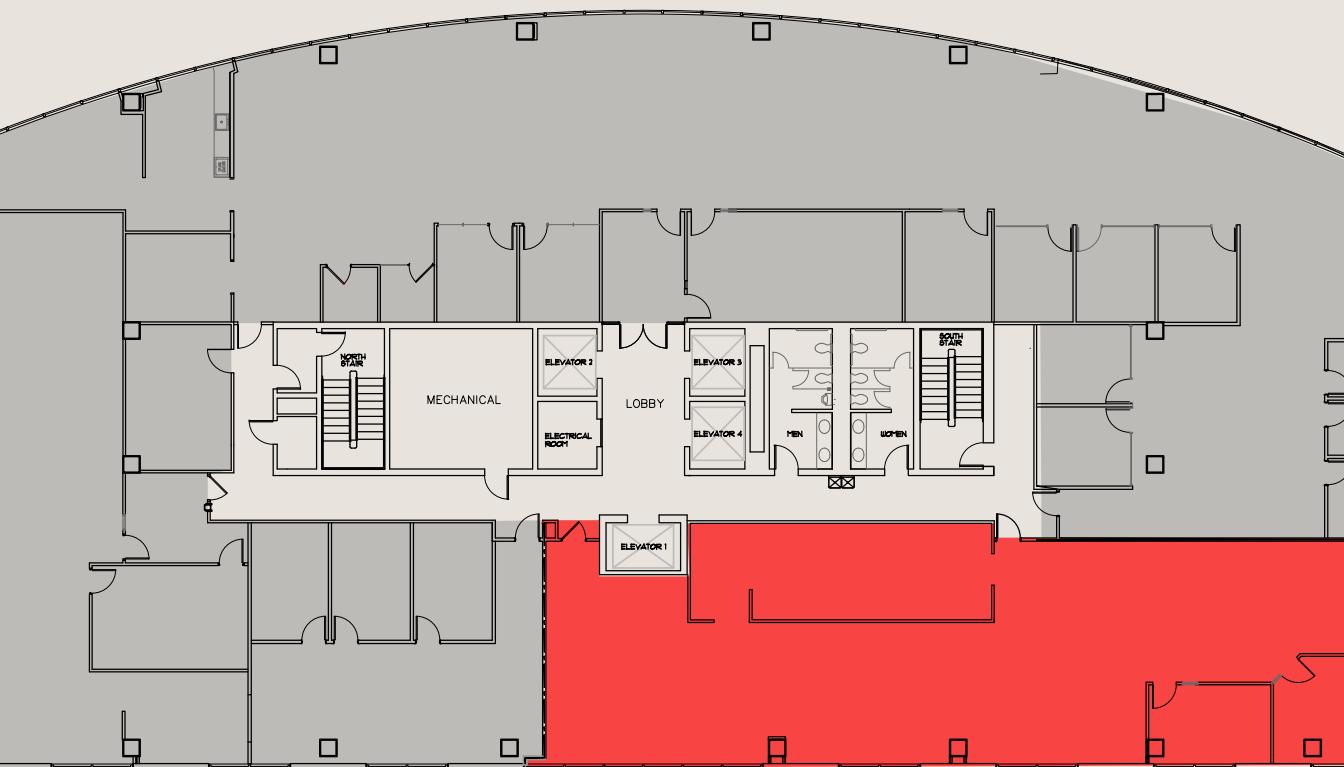
Suite 510 : 1,550 RSF



# AVAILABILITY

LEVEL 7 | Suite 711

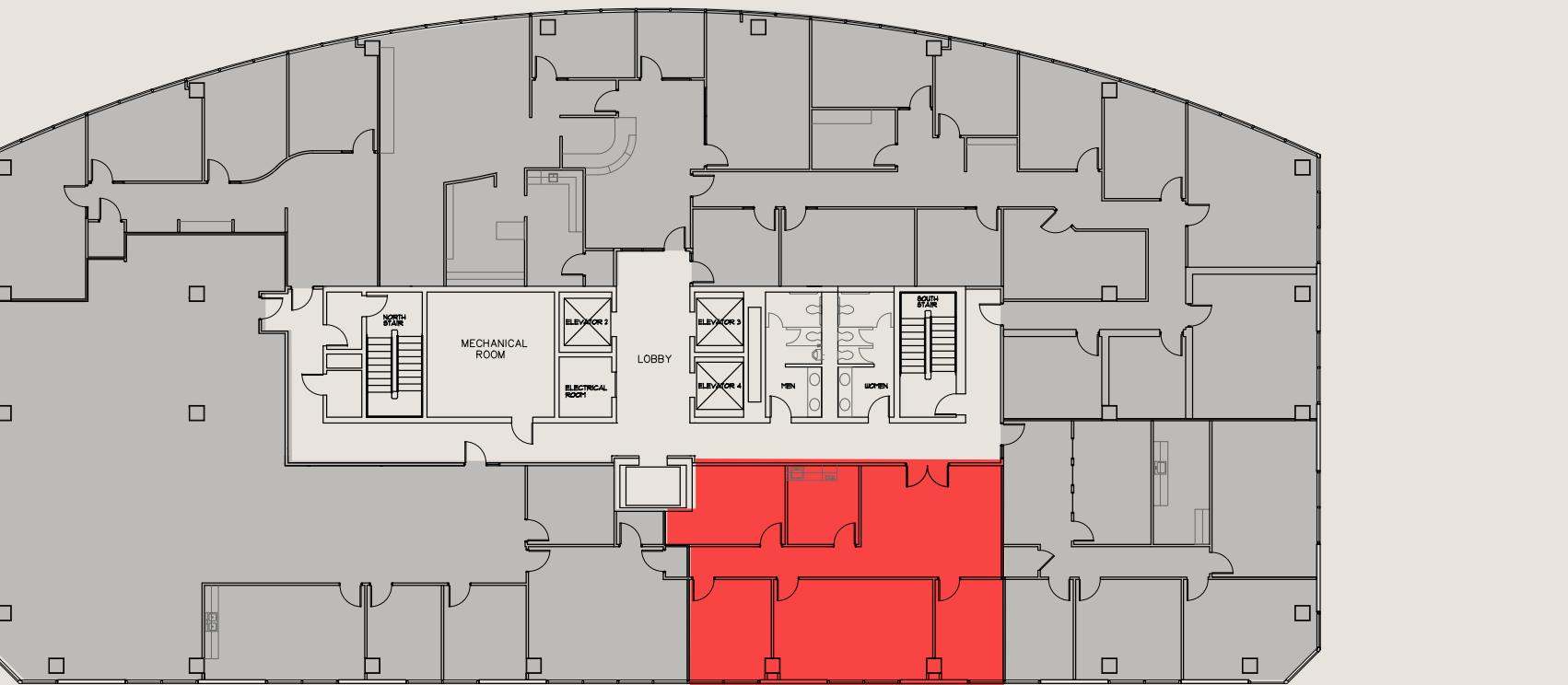
3,851 RSF



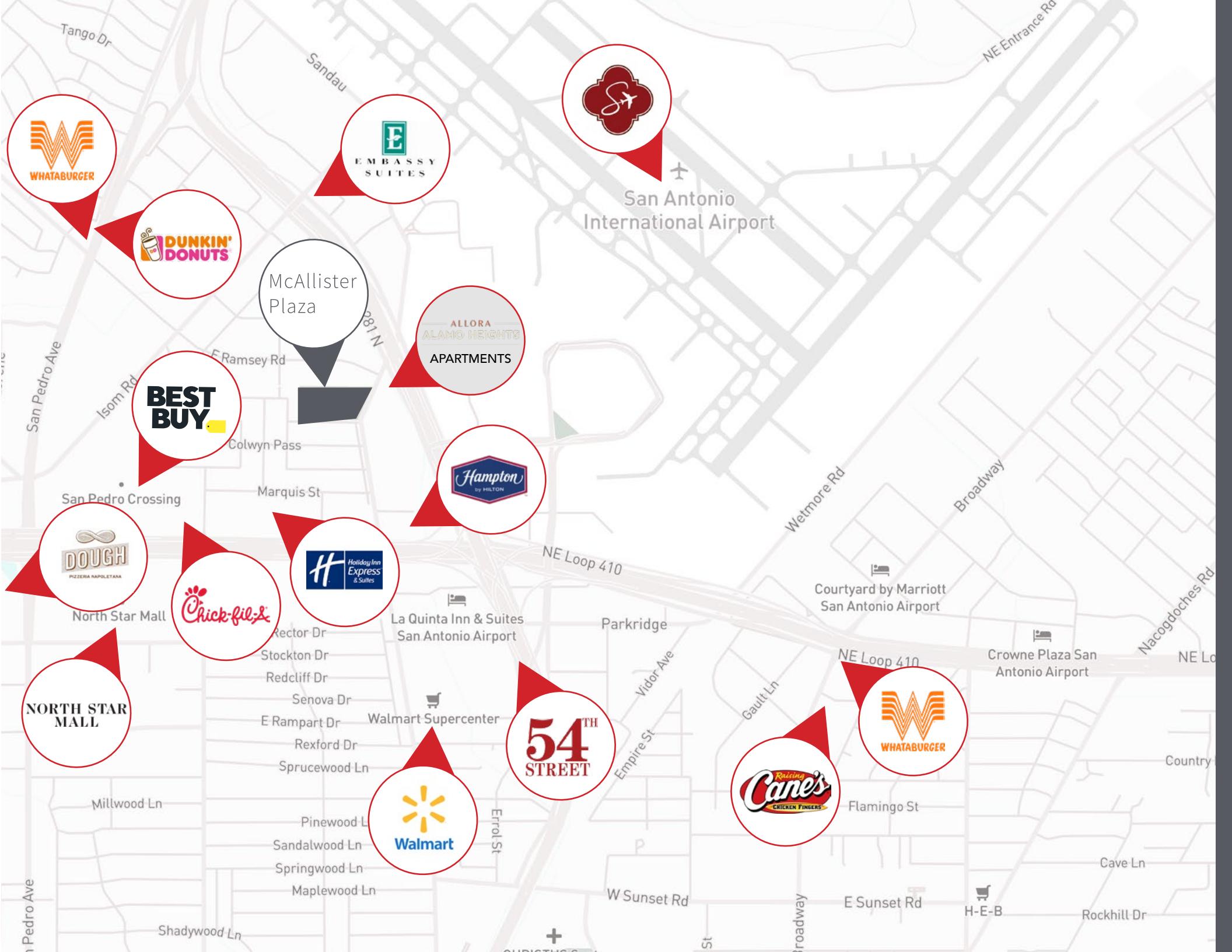
# AVAILABILITY

## LEVEL 12 | Spec Suite 1205

1,712 RSF



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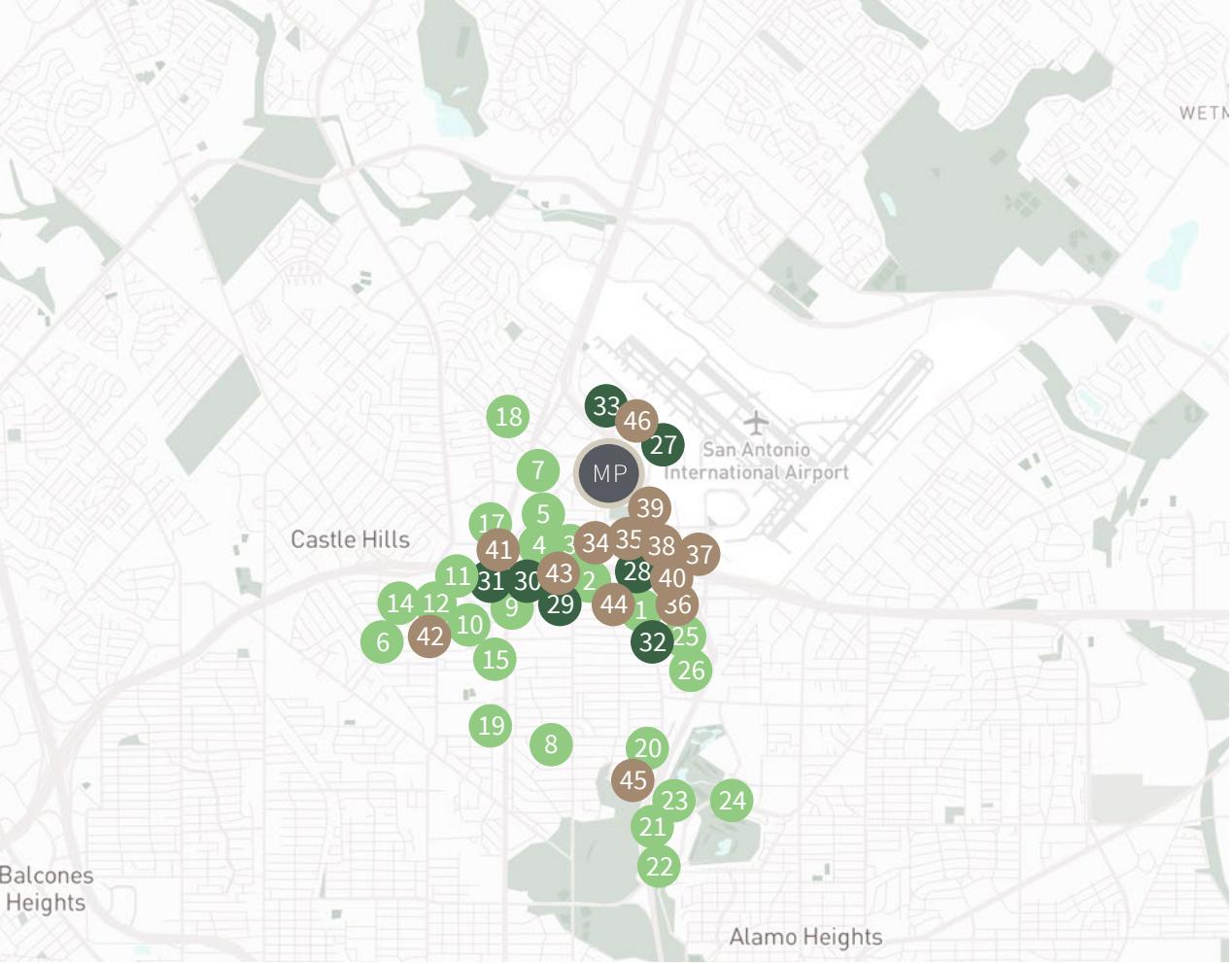


# LOCATION

9601 McAllister Fwy  
San Antonio, TX

1. Cracker Barrel
2. Pappadeaux Seafood Kitchen
3. Chic-fil-A
4. Jason's Deli
5. Freebirds
6. Dough Pizzeria
7. Wendy's
8. Bill Miller Bar B-Q
9. Cheesecake Factory
10. Earth Burger
11. La Madeleine
12. Jim's Restaurant
13. Subway
14. Picnikins
15. Longhorn Steak House
16. Saltgrass
17. Rosarios
18. Whataburger
19. Taco Cabana
20. Ruth's Chris
21. P.F. Chang's
22. J. Alexander's
23. Piatti
24. Paesanos
25. 54th Street
26. Whataburger
27. The Bank of San Antonio
28. BB&T
29. BBVA Compass
30. Wells Fargo Bank
31. Chase Bank
32. Woodforest National Bank
33. Amegy Bank
34. Doubletree Hotel
35. Holiday Inn Express
36. La Quinta Inn & Suites
37. Four Points by Sheraton
38. Drury Inn & Suites
39. Hampton Inn & Suites
40. Towne Place Suites
41. Hilton San Antonio Airport
42. Aloft San Antonio Airport
43. Fairfield Inn & Suites
44. Hone2Suites by Hilton
45. Hyatt Place
46. Embassy Suites

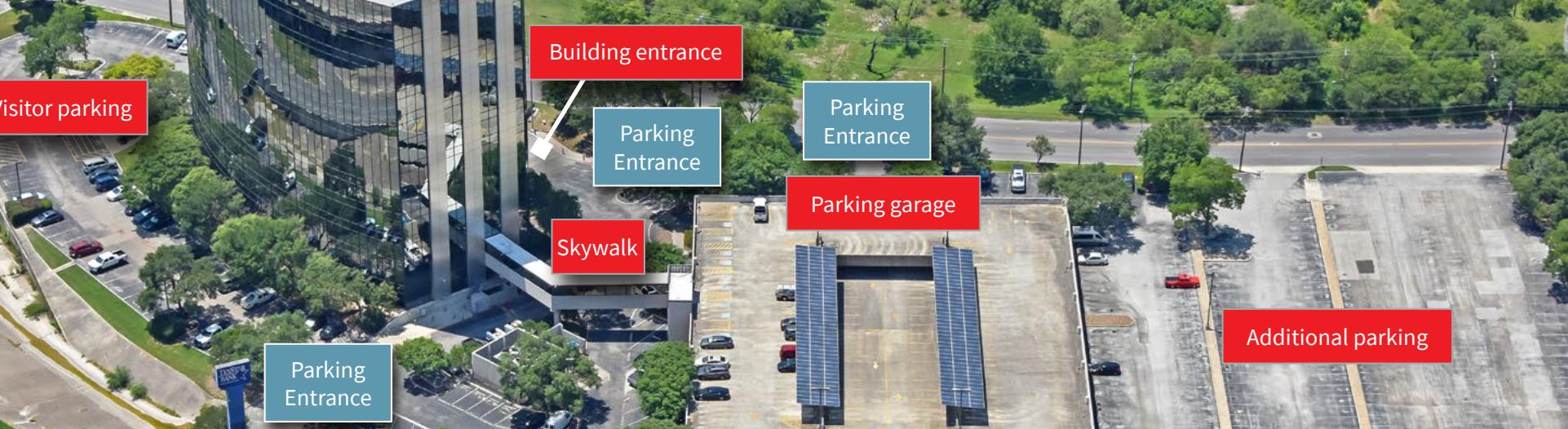
- Food & Restaurants
- Banks
- Hotels





# McAllister Plaza

9601 McAllister Freeway  
San Antonio, TX



## FOR MORE INFORMATION:

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chuck.king@jll.com



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**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.

**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.

**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.

Chuck King

**276776**    **chuck.king@jll.com**    **210-293-6880**

Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

License No.    Email    Phone

Designated Broker of Firm

License No.    Email    Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.    Email    Phone

Sales Agent/Associate's Name

License No.    Email    Phone

Buyer/Tenant/Seller/Landlord Initials

Date