

McAllister Plaza

9601 McAllister Freeway | San Antonio, TX



SAGEVIEW
PARTNERS



JLL

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

VIEWS OF THE CITY

A

CLASS



200,155 RSF

BUILDING SIZE

NORTH CENTRAL

SUBMARKET

4/1,000 SF

3-STORY CONNECTED PARKING GARAGE

NEW OWNERSHIP

COMMON AREA UPGRADES COMING SOON



TENANT ENTRANCE



TENANT LOUNGE

AVAILABILITIES

- 2nd Floor — SUITE 200: 8,548 RSF (Available 1/1/2025)
- 3rd Floor — SUITE 310: 4,305 RSF
- 5th Floor — SUITE 500: 9,842 RSF
- 7th Floor — SUITE 711: 3,851 RSF
- 12th Floor — SUITE 1205: 1,712 RSF

AMENITIES

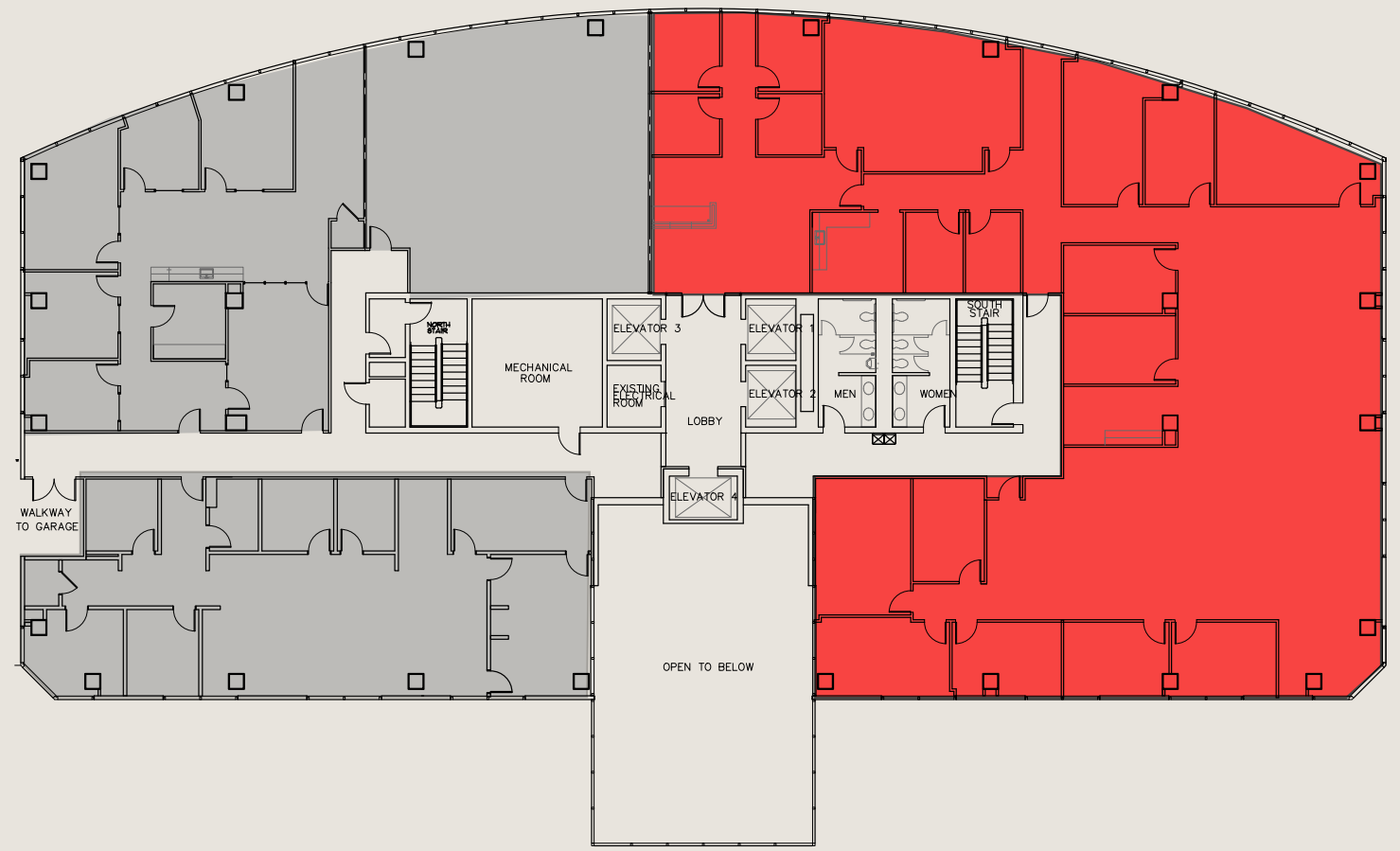
-  24/7 Security
-  Covered & Reserved Parking
-  Community Conference Room
-  Air Conditioned Pedestrian Bridge
-  Building Food Market

AVAILABILITY

LEVEL 2 | Suite 200

8,548 RSF

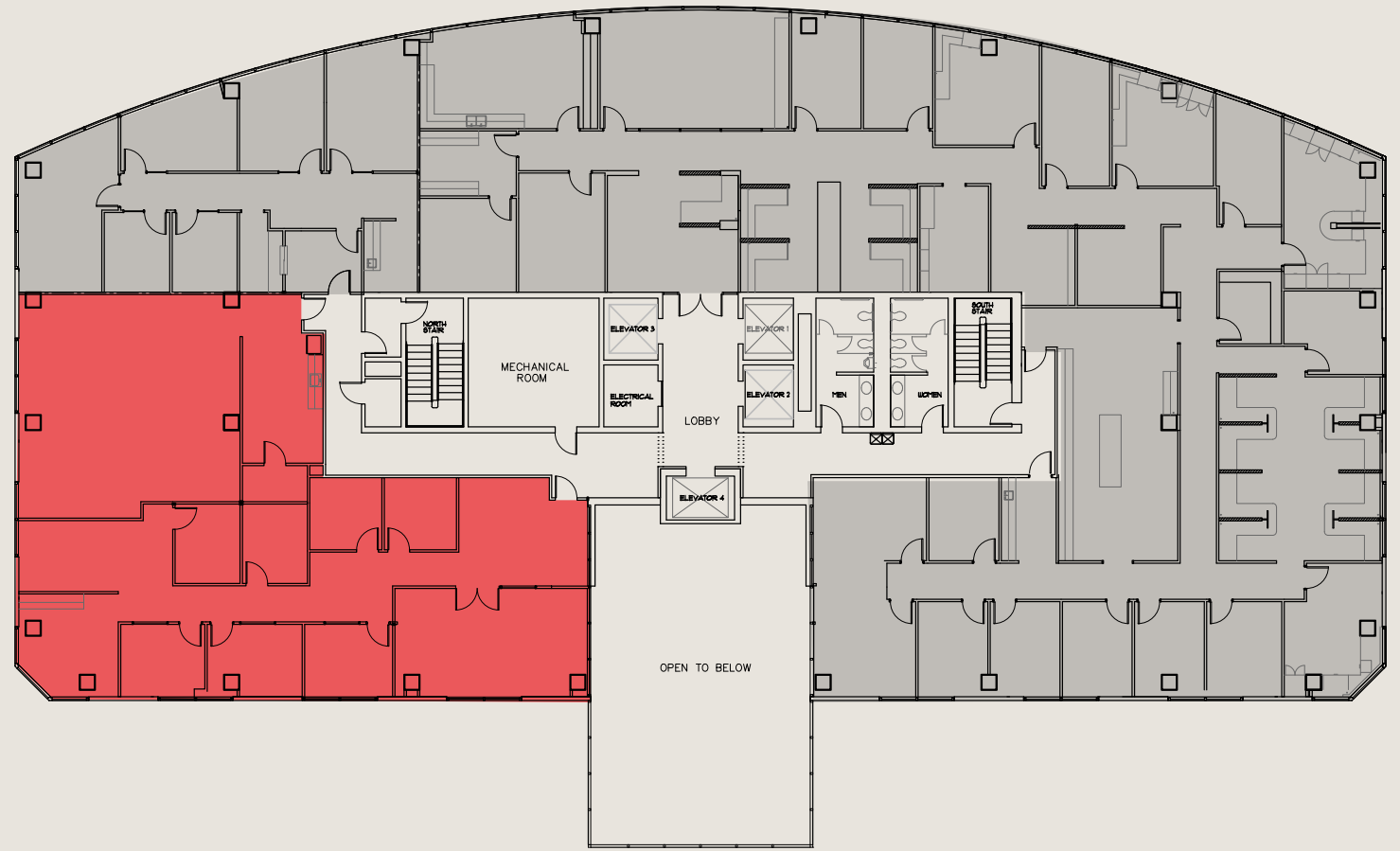
*Available 1/1/2025



AVAILABILITY

LEVEL 3 | Suite 310

4,305 RSF

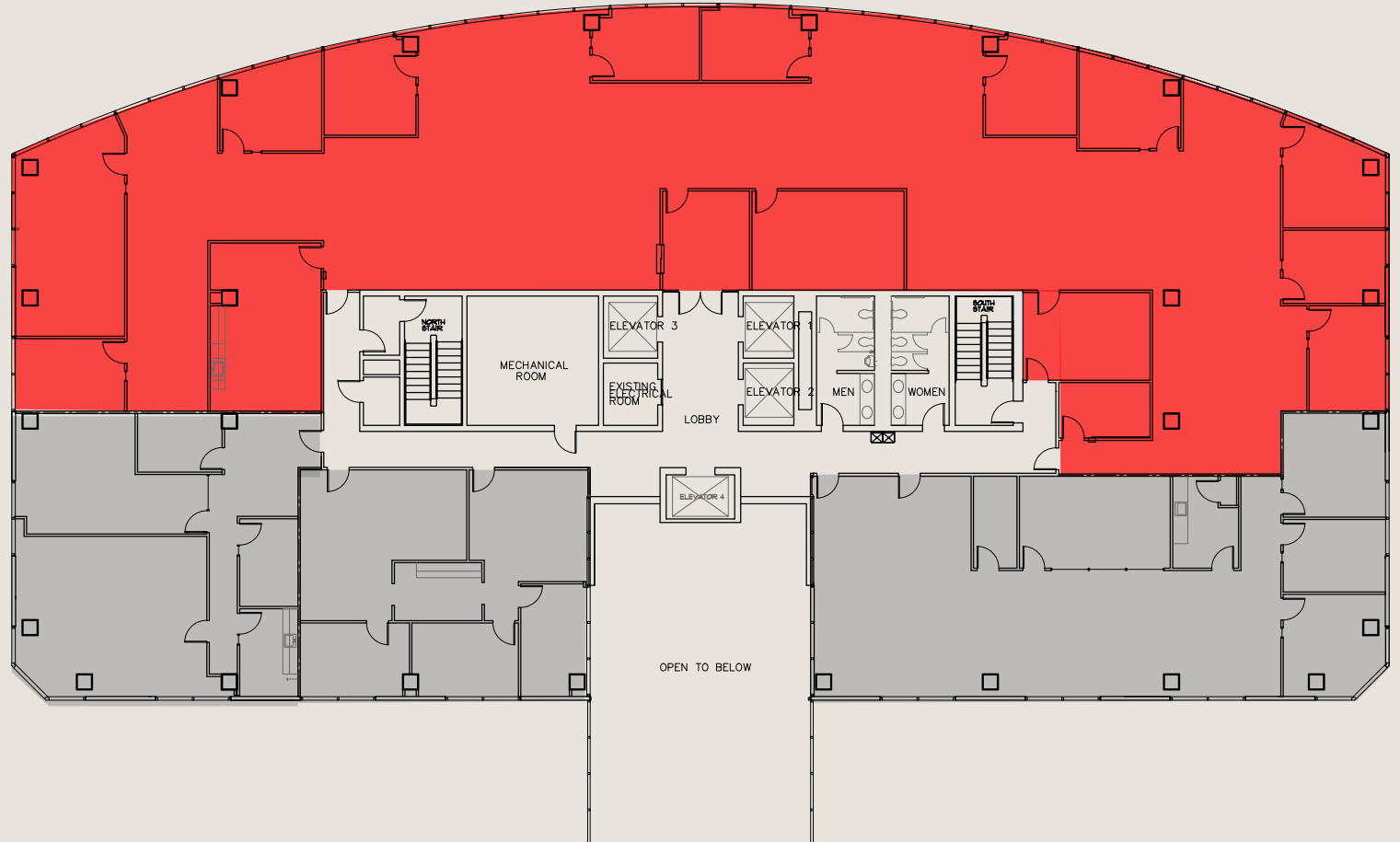


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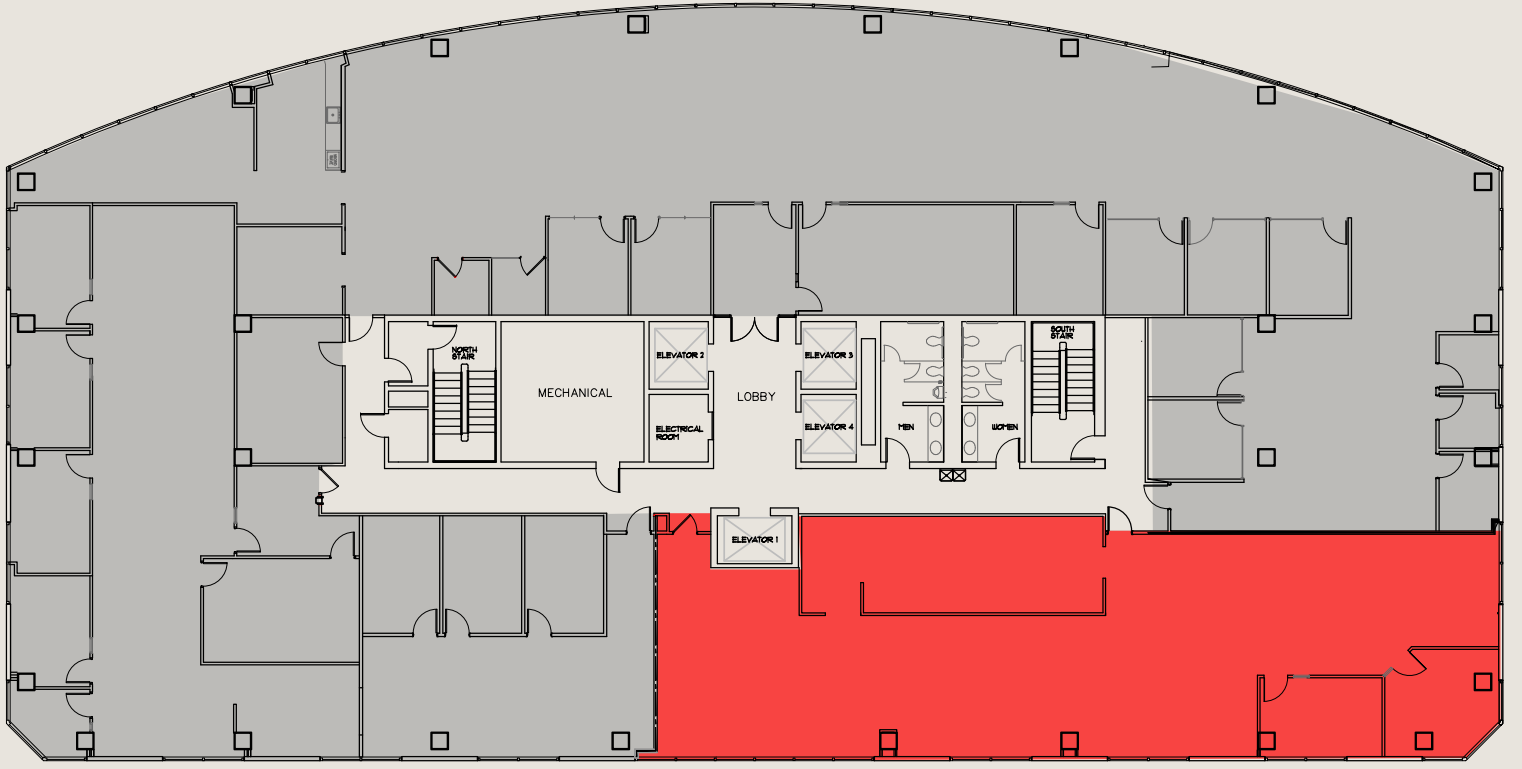
AVAILABILITY

LEVEL 5 | Suite 500
9,842 RSF



AVAILABILITY

LEVEL 7 | Suite 711
3,851 RSF

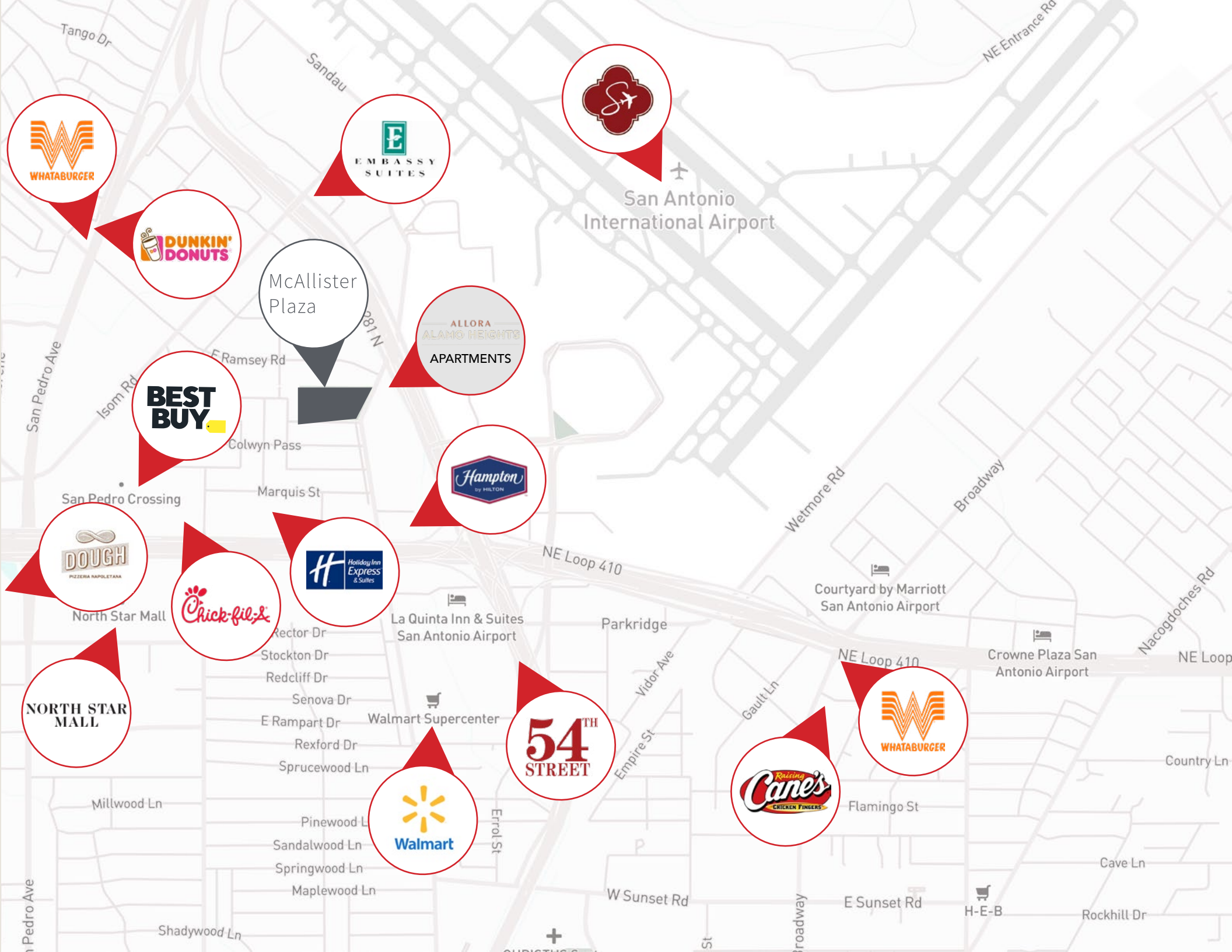
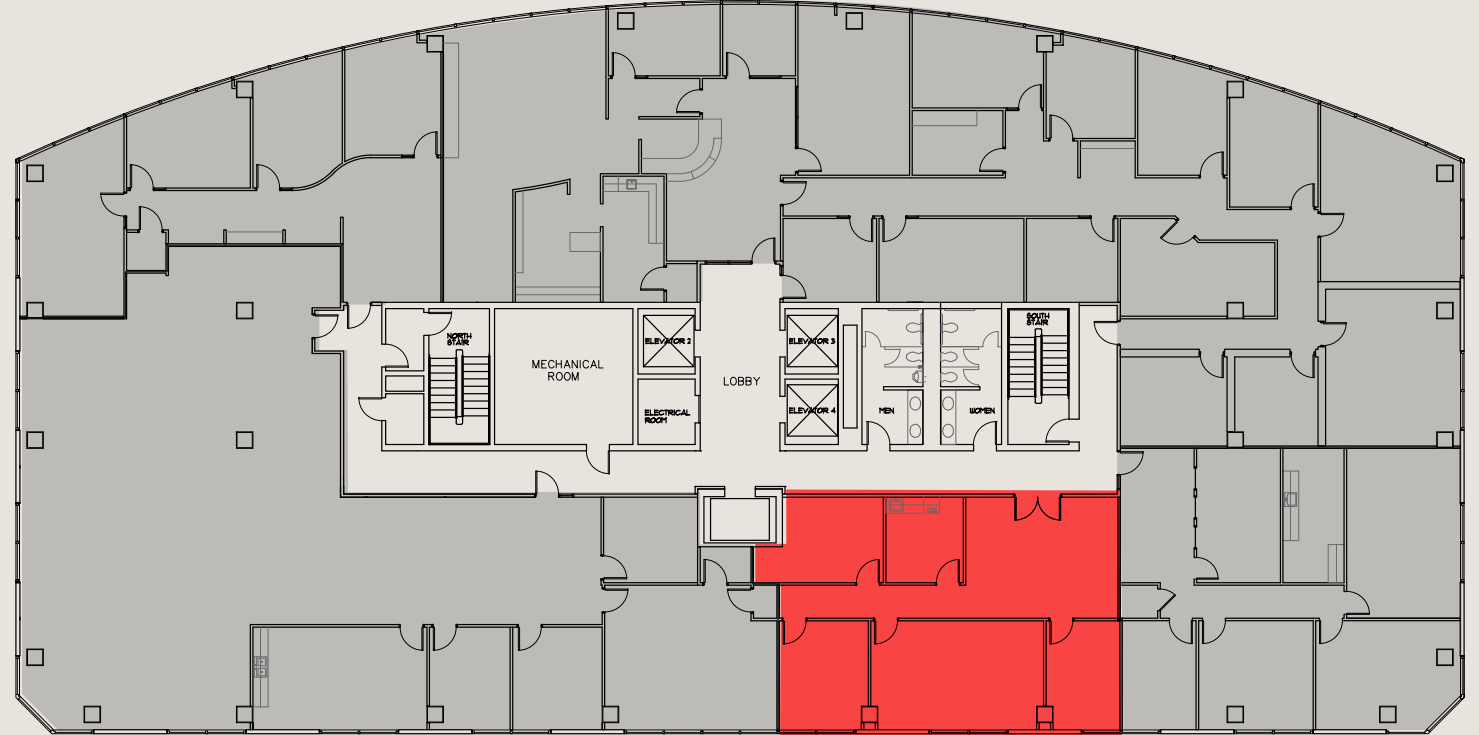


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AVAILABILITY

LEVEL 12 | Spec Suite 1205
1,712 RSF



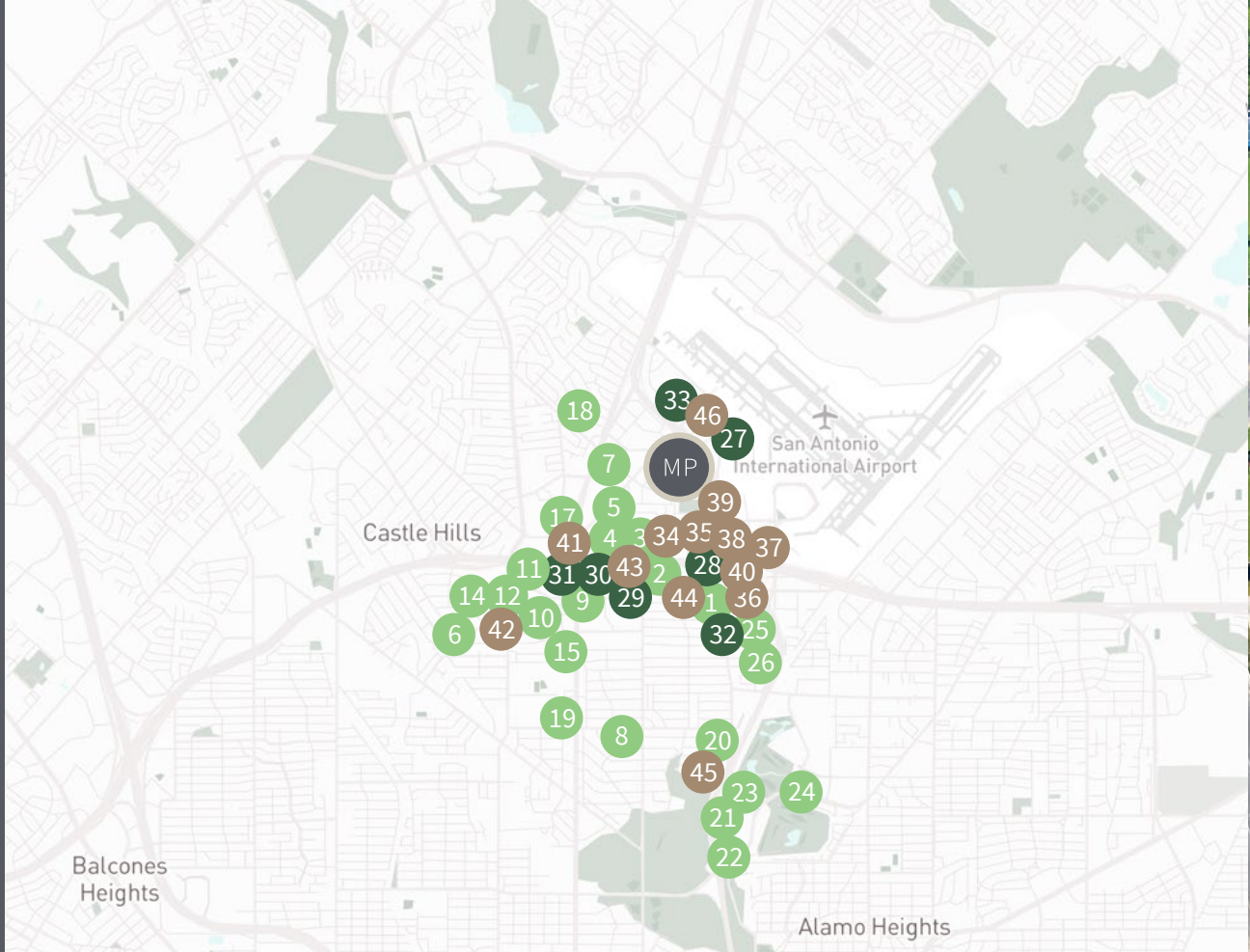
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LOCATION

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





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.



11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		
Meredith Howard	610278	meredith.howard@jll.com	210-293-6831
Sales Agent/Associate's Name	License No.	Email	Phone
		Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov
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FOR MORE INFORMATION:

CHUCK KING
 +1 210 293 6880
chuck.king@jll.com





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<u>Chuck King</u>	<u>276776</u>	<u>chuck.king@jil.com</u>	<u>210-293-6880</u>
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Phone</u>	
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<u>Date</u>		

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