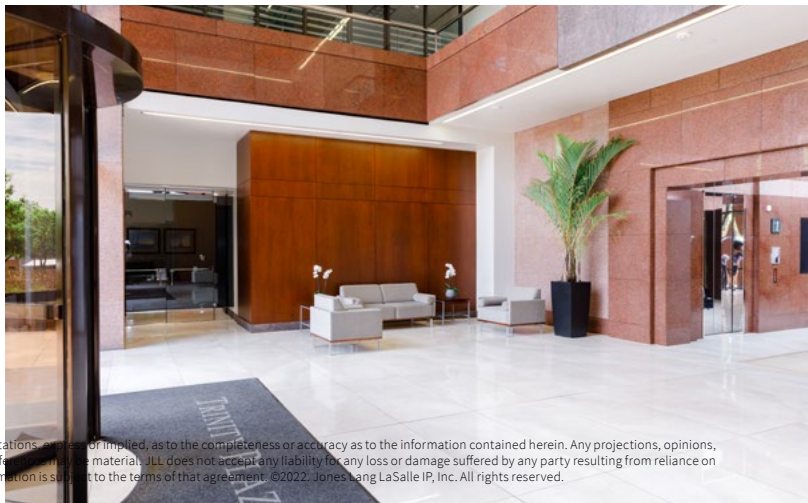
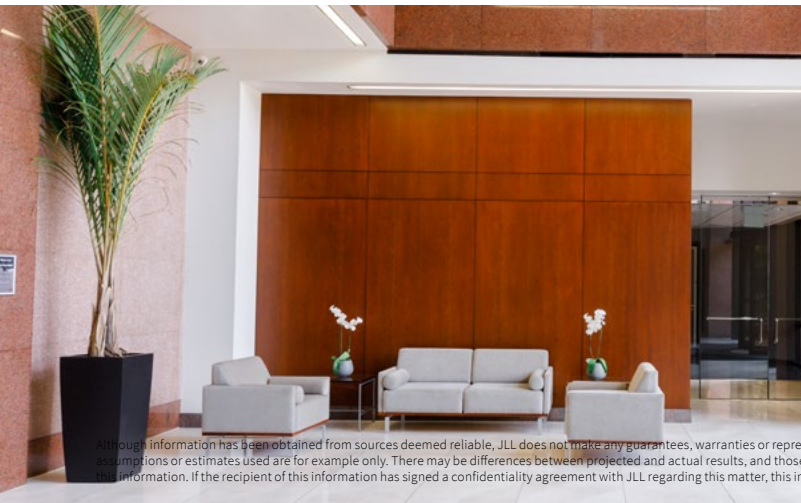
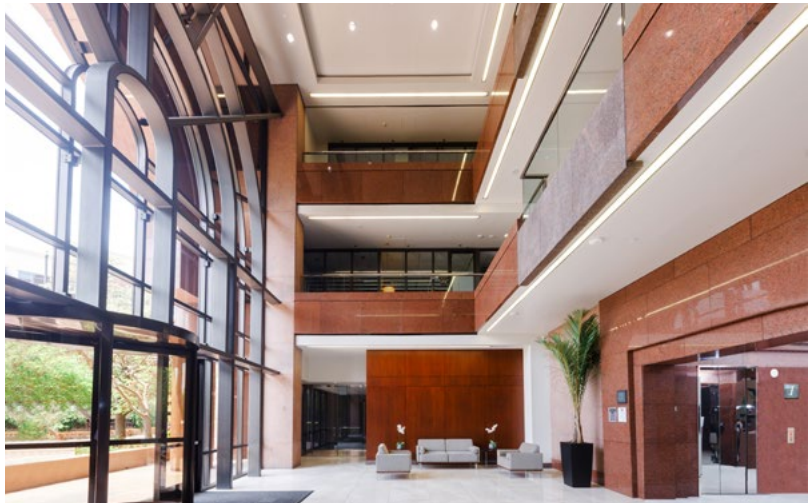




Trinity Plaza II

745 E. Mulberry Ave.
San Antonio, TX 78212

Full 6th floor available



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Building overview



9- stories



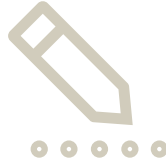
Class A office



119,456 RSF



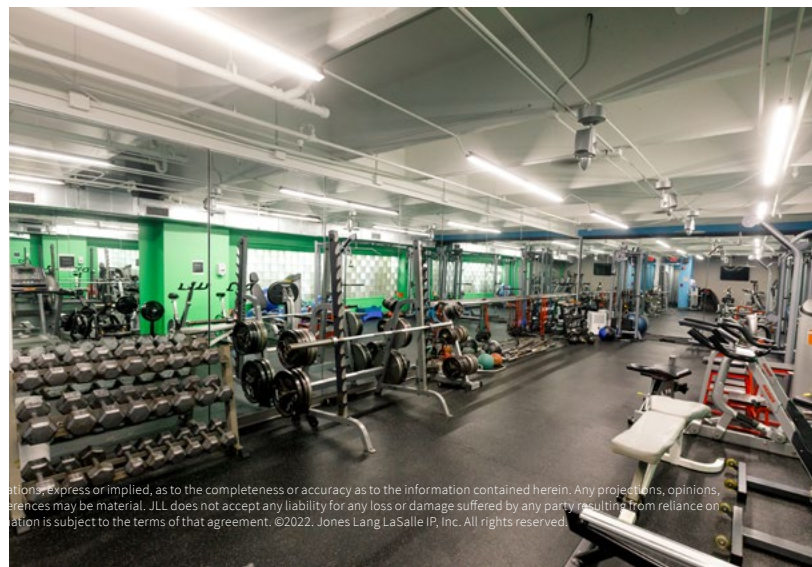
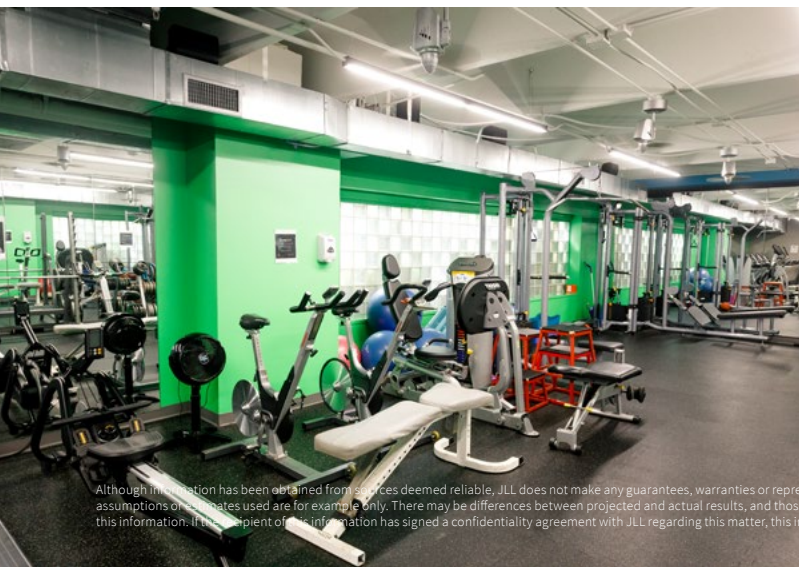
Well-equipped fitness center



On-site property management, concierge and courtesy officer



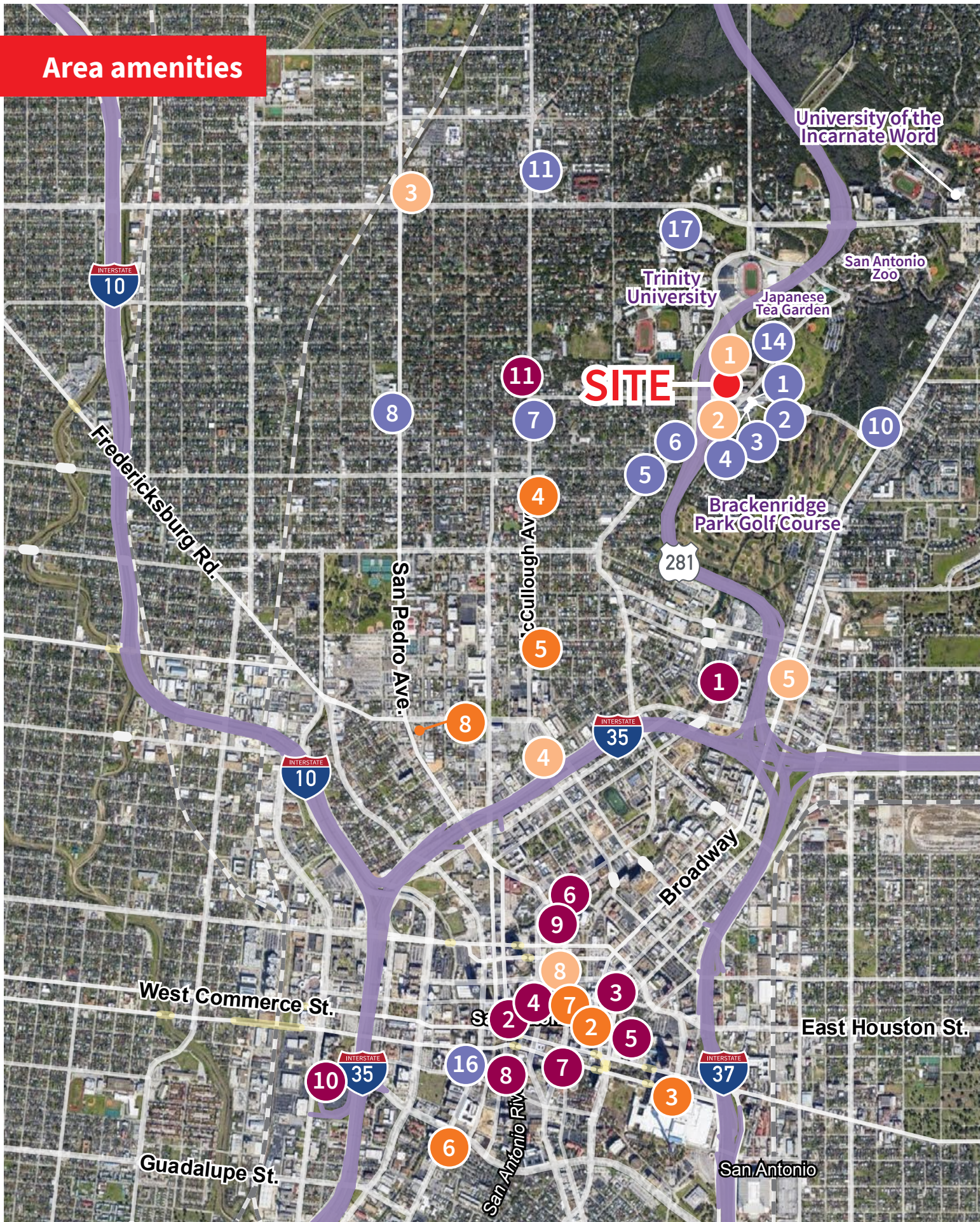
3.3/1,000 parking ratio; structured and covered parking



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Area amenities



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Restaurants

1. Pizza Classics
2. The Art of Donut
3. The Juice Experiment
4. Chela's Tacos
5. NOLA Brunch & Beignets
6. Summer Moon Coffee
7. Barbaro
8. Malik's Philly's Phamous Cheesesteaks
9. Folklores Coffee House
10. Shake Shack
11. Panchito's Restaurant
12. La Madeleine French Bakery & Cafe
13. Cappy's Restaurant
14. Augie's Barbed Wire Smokehouse
15. Chick-fil-A
16. Candy's Old Fashion Burgers
17. Starbucks
18. Chipotle Mexican Grill

Hotels

1. Hotel Emma
2. Hampton Inn & Suites
3. Hotel Gibbs Downtown
4. Hotel Valencia Riverwalk
5. Menger Hotel
6. Hotel Indigo
7. Hotel Contessa
8. Riverwalk Plaza Hotel
9. Hotel Havana
10. DoubleTree by Hilton Hotel
11. Bonner Gardens Bed & Breakfast

Banking

1. Texas Capital Bank
2. Wells Fargo
3. Bank of America (Drive-thru ATM)
4. Broadway Bank - Downtown Financial Center
5. Bank of America Financial Center
6. Broadway Bank - Fort Sam Houston Financial Center
7. Jefferson Bank HQ
8. Jefferson Bank Downtown

Other Amenities

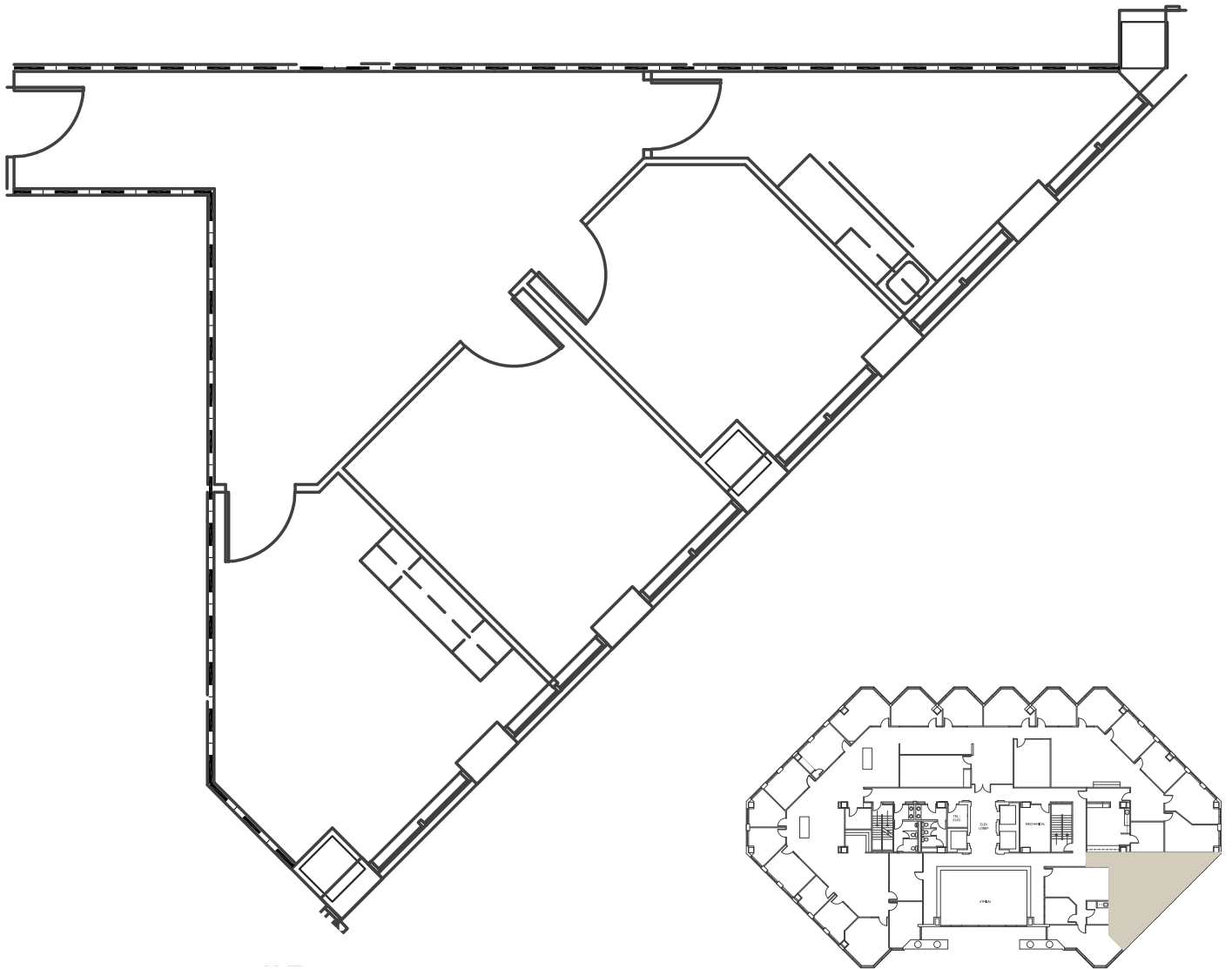
1. FedEx Office Print & Ship Center
2. FedEx Office Print & Ship Center
3. FedEx Office Print & Ship Center
4. United States Postal Service
5. McCullough Grocery
6. H-E-B Market
7. Walgreens
8. Walgreens

Floor plans

Floor 2

Suite 205: 1,020± SF

(Available May, 2022)



Chuck King

+1 210 308 9888

Chuck.King@am.jll.com

Meredith Howard

+1 210 293 6831

Meredith.Howard@am.jll.com

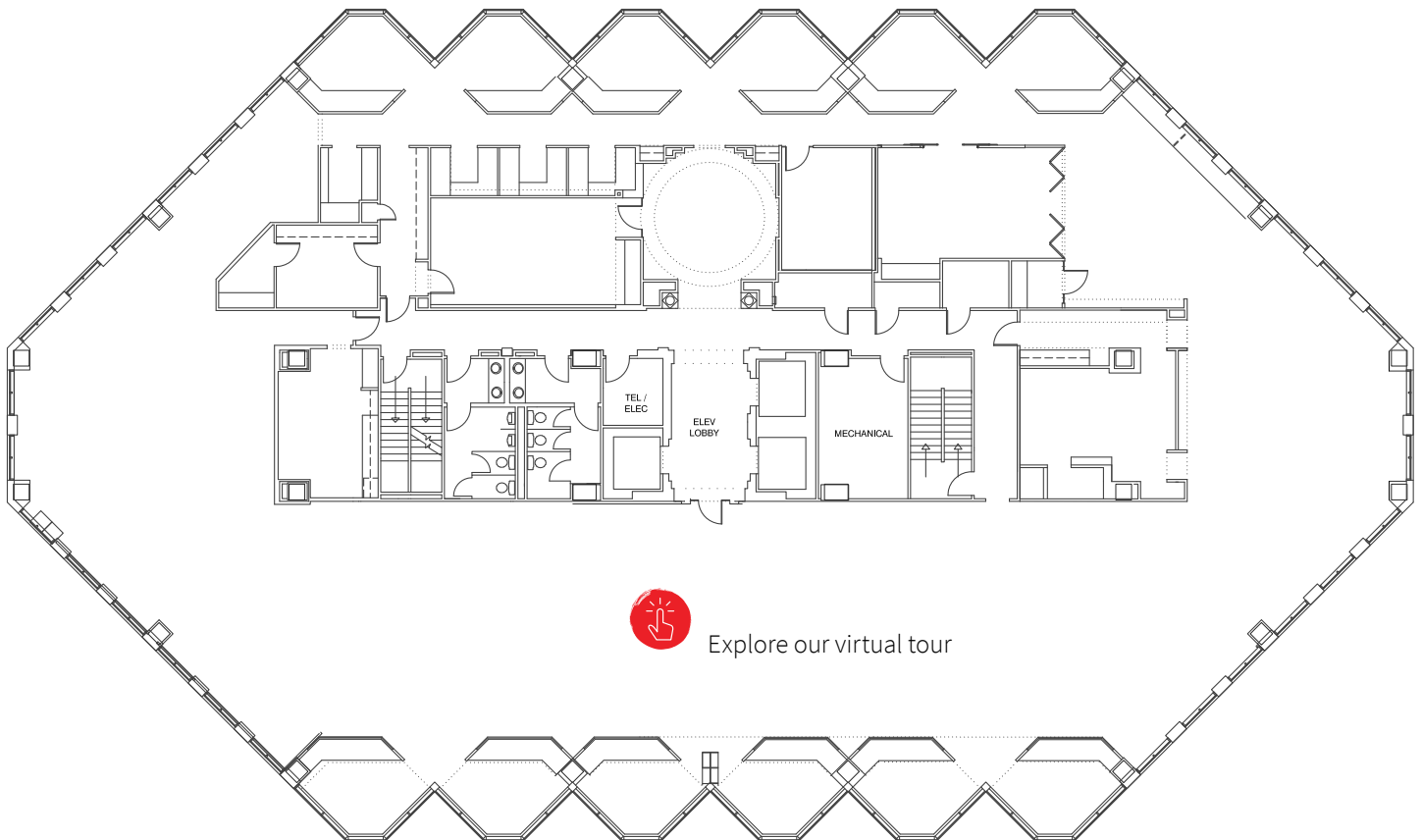


Floor plans

Floor 6

Suite 600: 14,526± SF

(Landlord will consider splitting)



Explore our virtual tour

Chuck King

+1 210 308 9888

Chuck.King@am.jll.com

Meredith Howard

+1 210 293 6831

Meredith.Howard@am.jll.com



Location



Overview

- Offers panoramic views of Trinity University, downtown San Antonio, and Brackenridge Park
- Easy access to US Highway 281 and other major thoroughfares
- Located in North Central submarket

Drive times



San Antonio
International
Airport



Downtown
San Antonio

Chuck King

+1 210 308 9888

Chuck.King@am.jll.com

Meredith Howard

+1 210 293 6831

Meredith.Howard@am.jll.com





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.

_____ Chuck King	_____ 276776	_____ chuck.king@am.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



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Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		
Meredith Howard	610278	meredith.howard@am.jll.com	210-293-6831
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date