

ALAMO TOWERS

901 - 909 NE Loop 410 | San Antonio, Texas 78209

GRAND REOPENING!
\$15/SF FSG STARTING RENT
(while it lasts)



For more
information,
please contact

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Meredith Howard
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meredith.howard@am.jll.com

UNDER NEW OWNERSHIP
AND MANAGEMENT



Jones Lang LaSalle Brokerage, Inc

PROPERTY INFORMATION



92,152 RSF
9 stories | Tower West

92,930 RSF
9 stories | Tower East



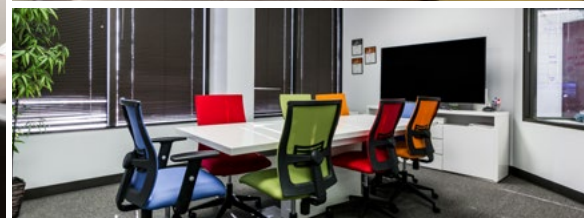
665 RSF to
23,940 RSF
Full Floor Available



Flexible, efficient
floor plans with
abundant natural
light



5/1,000 RSF
Surface Parking



MULTI-MILLION DOLLAR CAPITAL IMPROVEMENTS



HVAC System

- Complete system replacement
- Increased building efficiency

Interior

- Common areas improvements

Exterior

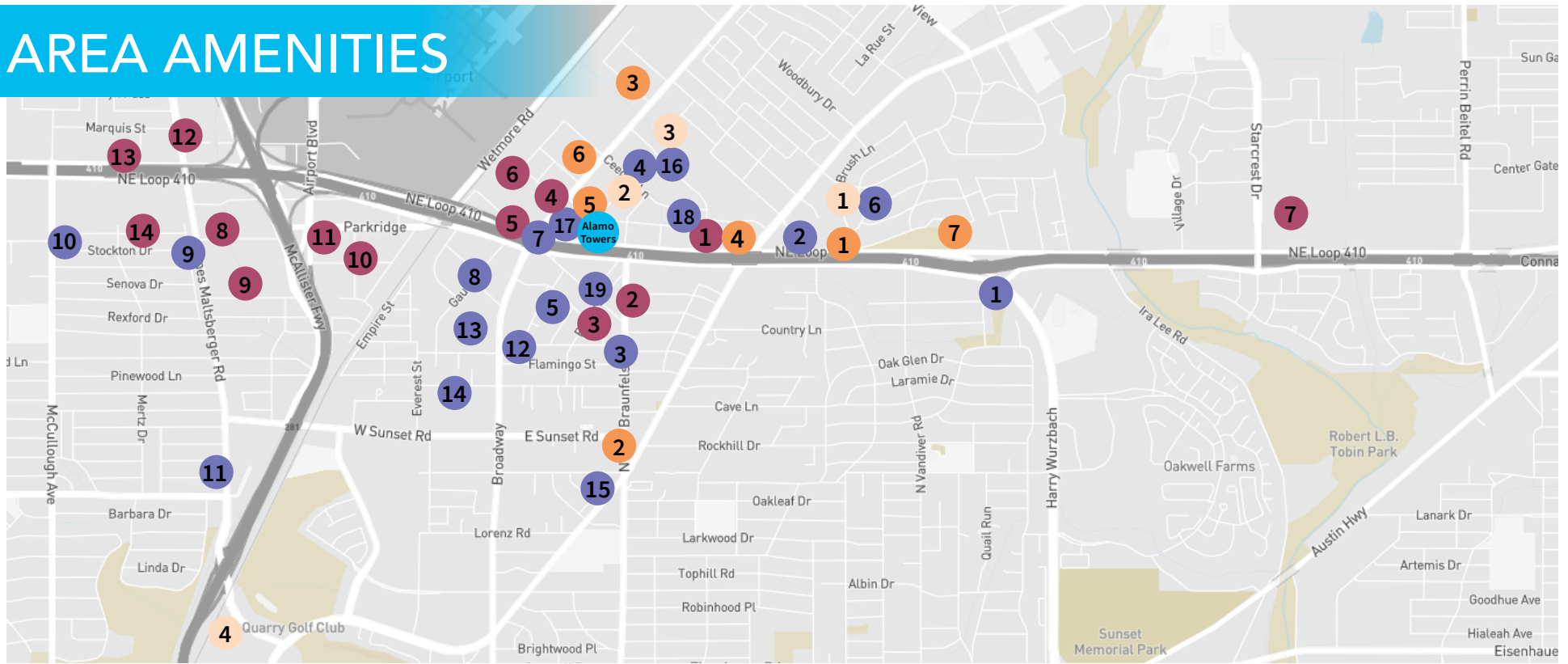
- New roof
- Resurfaced and restriped parking lot
- Refreshed landscaping

LOCATION

Alamo Towers East & West are situated on a spacious 8.15± acre site with unmatched visibility and frontage along Loop 410 the near Highway 281 interchange. Alamo Towers is strategically positioned adjacent to the San Antonio Airport and is easily accessible to numerous shopping and dining establishments.



AREA AMENITIES



HOTELS

1. Crowne Plaza San Antonio
2. Residence Inn by Marriott
3. Comfort Inn & Suites
4. Courtyard by Marriott
5. Homewood Suites by Hilton
6. Hilton Garden Inn San Antonio
7. Travel Lodge Inn & Suites
8. Townplace Suites
9. La Quinta Inn & Suites
10. Days Inn by Wyndam
11. Springhill Suites San Antonio
12. Hampton Inn & Suites
13. Drury Inn & Suites
14. Home2Suites by Hilton

RESTAURANTS

1. The Barbecue Station
2. IHOP
3. The Barn Door Restaurant
4. Fuddruckers
5. La Fonda
6. Taco Cabana
7. Chili's Grill & Bar
8. Whataburger
9. Cracker Barrel
10. Pappadeaux Seafood Kitchen
11. Ruth's Chris Steak House
12. Raising Cane's Chicken Fingers
13. Jim's Restaurant
14. 410 Diner
15. Starbucks
16. RO-HO Pork & Bread
17. Capos Pizza
18. Formosa Garden
19. Chester's Hamburgers

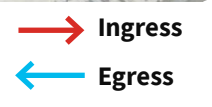
OTHER SERVICES

1. FedEx Office
2. HEB
3. U.S. Post Office
4. Broadway Bank
5. Wells Fargo Bank
6. RBFCU
7. Frost Bank

FITNESS

1. Planet Fitness
2. Fitness in Motion
3. Mission CrossFit SA
4. Gold's Gym

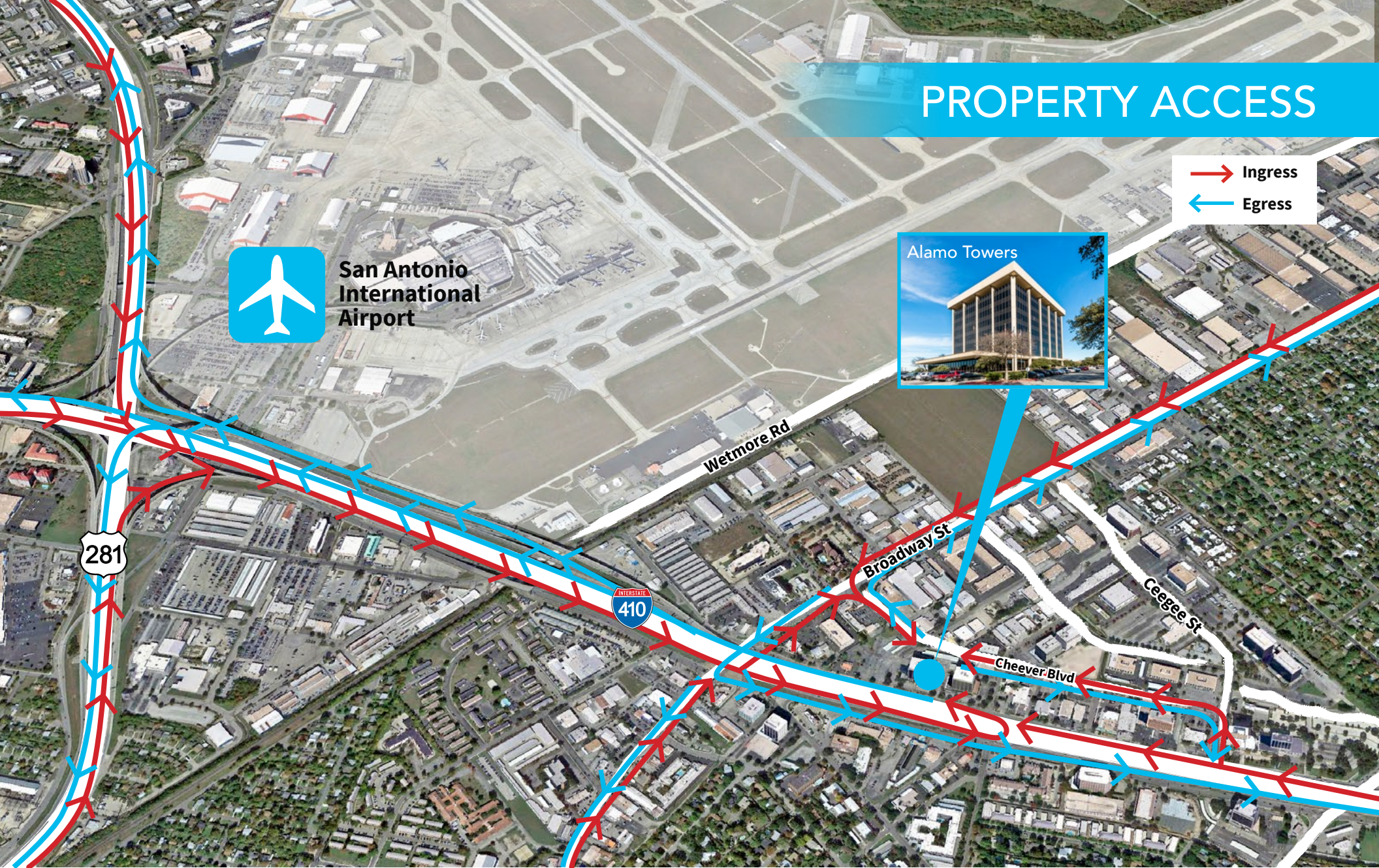
PROPERTY ACCESS



San Antonio International Airport



Alamo Towers



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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 to 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	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.	_____	Phone
Meredith Sheeder	631025	meredith.sheeder@am.jll.com	210-293-6835
Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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Meredith Howard	610278	meredith.howard@am.jll.com	210-293-6831
Sales Agent/Associate's Name	License No.	Email	Phone

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