



Trailcrest Office Centre

1354 N Loop 1604 East
San Antonio, TX 78232

7,712 RSF Available



Parking Area



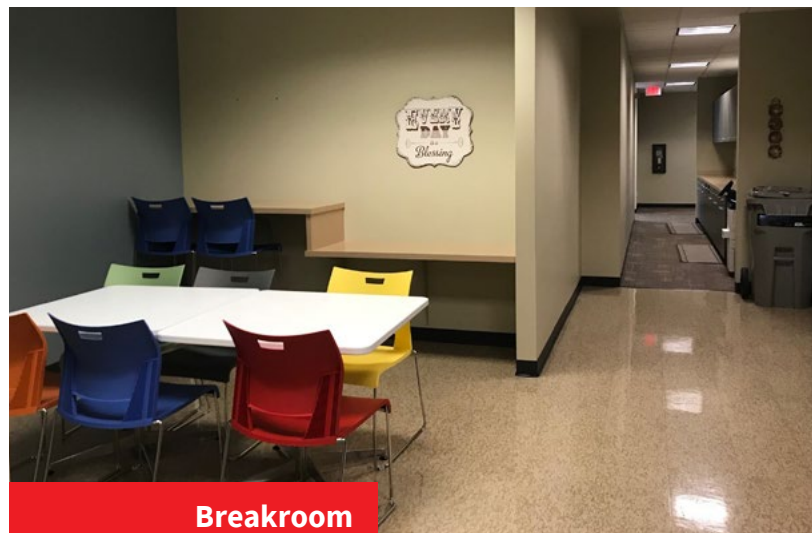
Conference Room



Office Example



Supply Area



Breakroom

Building overview



1- Story Building



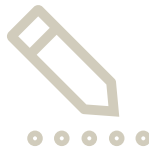
Covered Parking Available



24,600 RSF



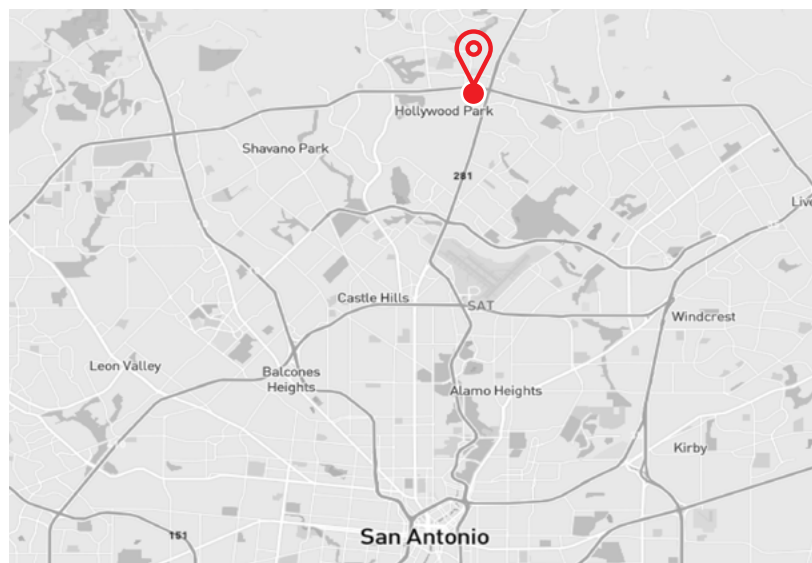
Monument Signage Available



Ready for Occupancy
Fully Furnished
Plug-and-Play



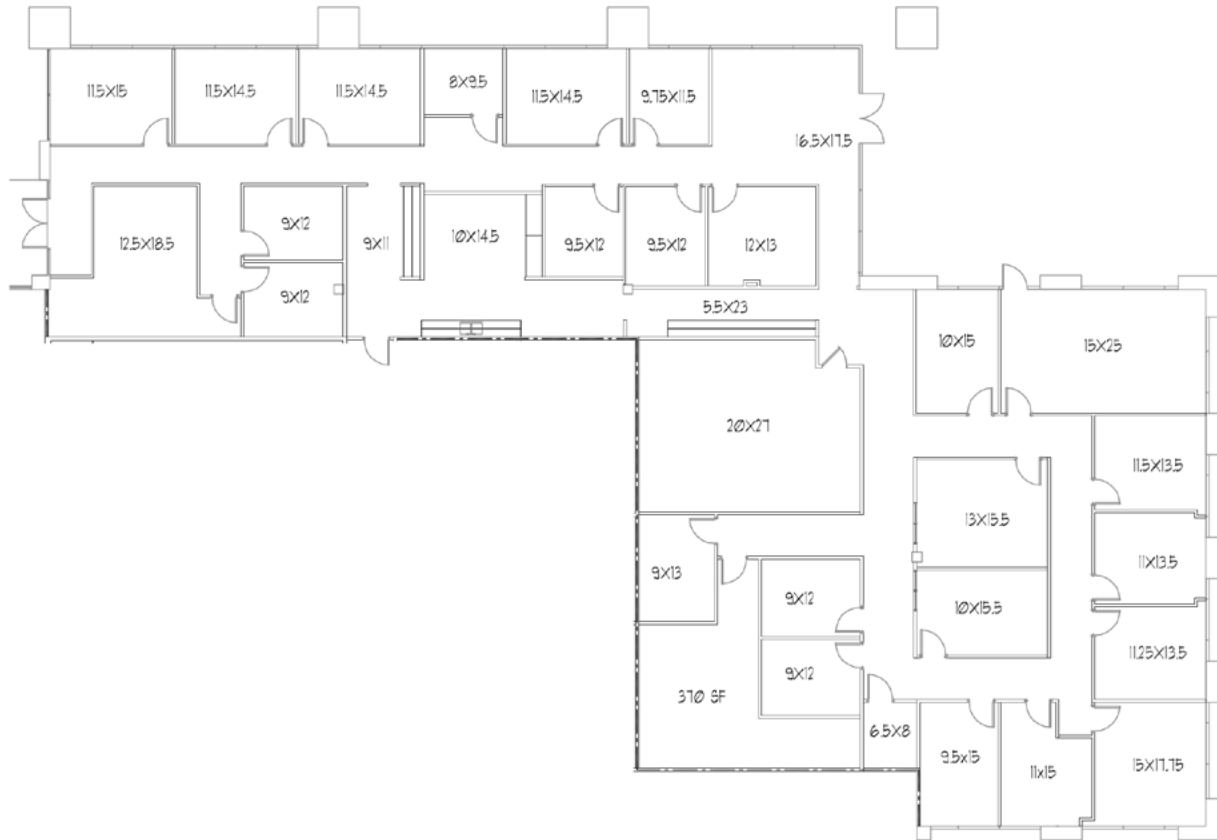
5.0/1,000 Parking Ratio; surface and covered parking



Floor plans

Floor 1

Suite 103: 7,712± SF



LOCATION MAP



Robert McDonough

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Floor plans

Floor 1 - Demising options

Suite 103: 2,734 - 7,712± SF

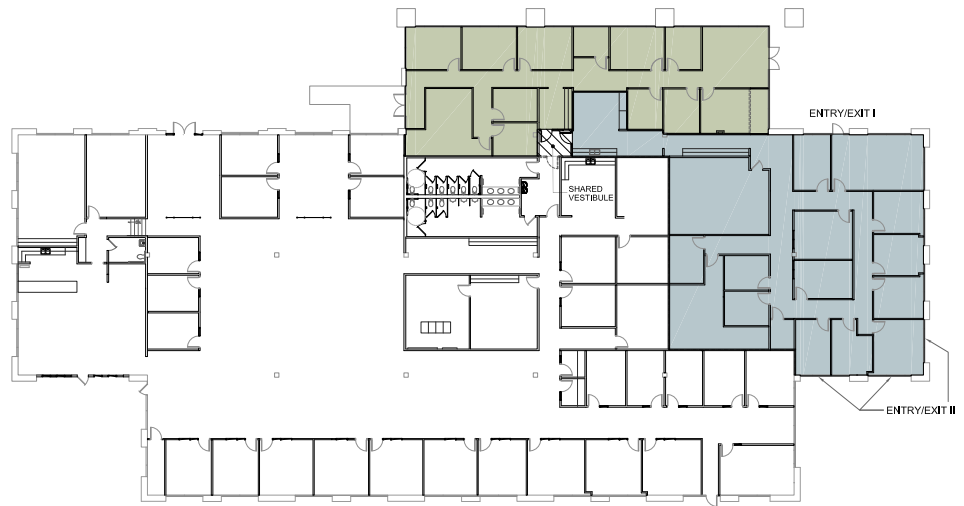
Option A

- 2,734 RSF
- 4,978 RSF



Option B

- 2,970 RSF
- 4,742 RSF



LOCATION MAP



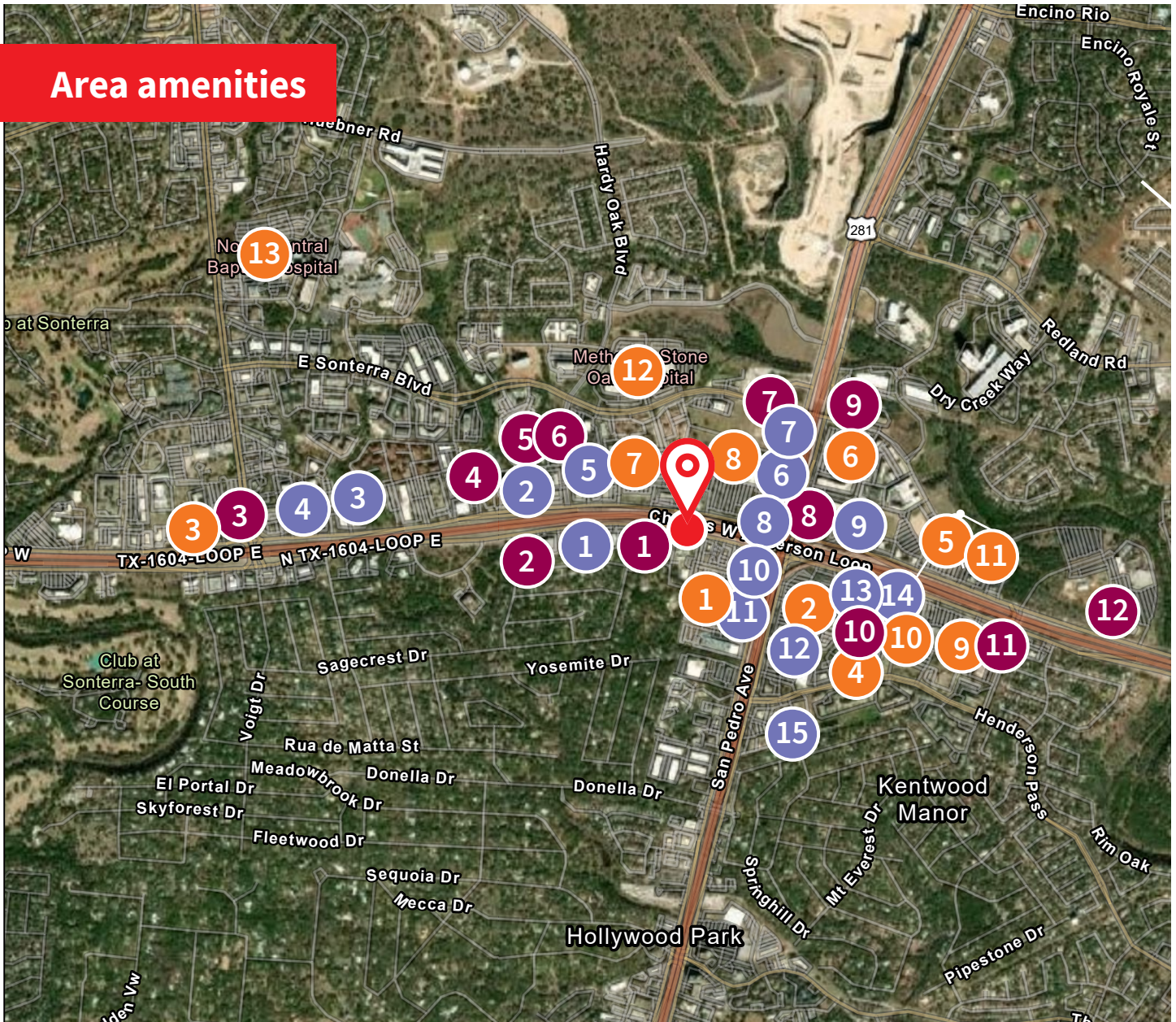
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Area amenities



Restaurants

1. Hoppy Monk
2. Embers Wood Fire Kitchen
3. Kirby's Steakhouse
4. Mellow Mushroom
5. Brick House Tavern
6. Whataburger
7. Sonic Drive-In
8. Chick-fil-A
9. Starbucks
10. Bill Miller BBQ
11. Bill Miller's - Laguna Madre
12. La Madeline
13. Red Robin
14. Pei Wei Asian Kitchen
15. Chili's Grill & Bar

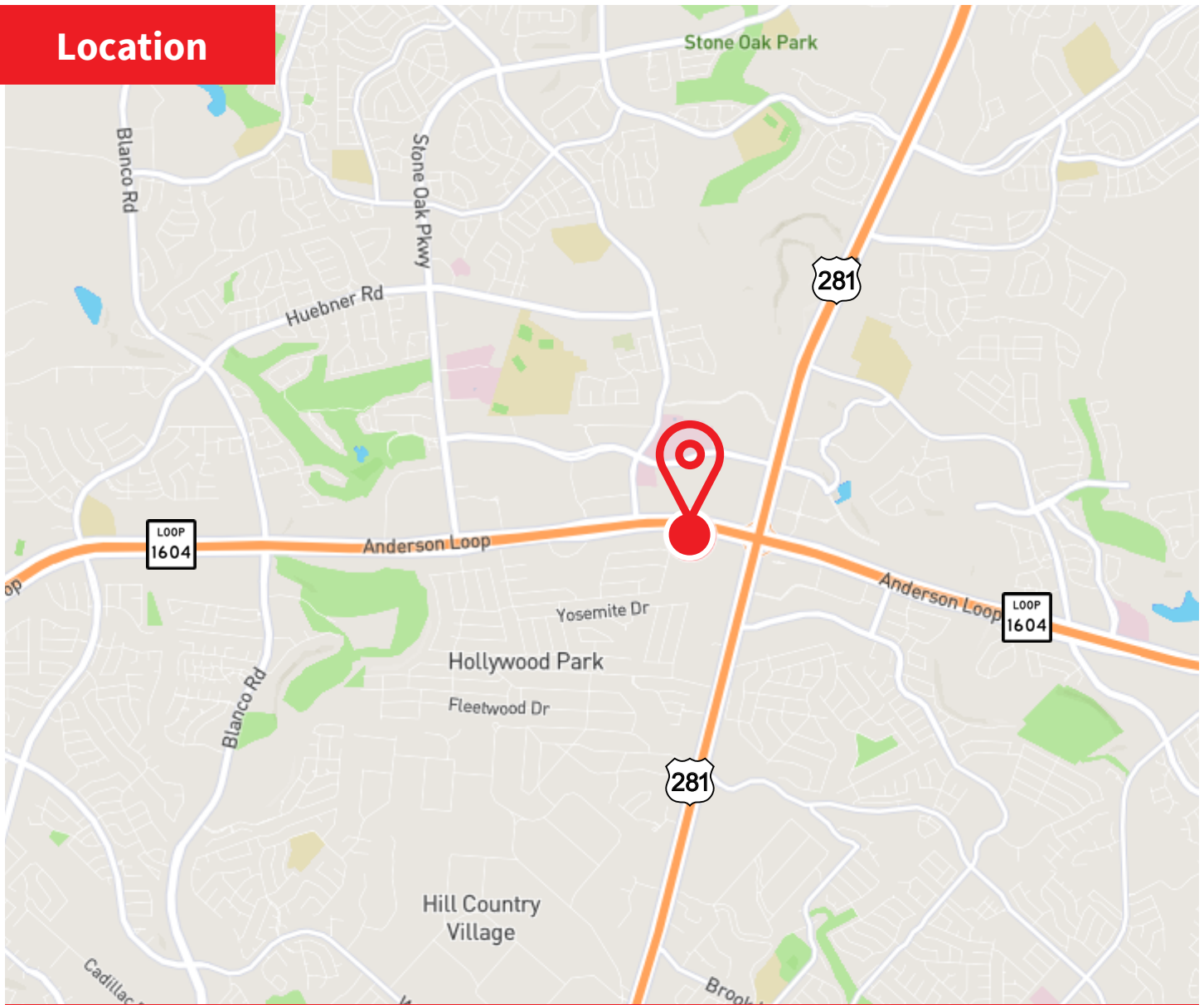
Hotels

1. Fairfield Inn
2. Staybridge Suites
3. Homewood Suites by Hilton
4. Drury Plaza Hotel
5. La Quinta Inn & Suites
6. Residence Inn by Marriot
7. Hyatt Place
8. Home 2 Suites
9. Courtyard by Marriot
10. Comfort Suites
11. Hampton Inn
12. Woodspring Suites

Other Amenities

1. Alamo Toyota
2. HEB
3. Trader Joes
4. Ice & Golf Center at Northwoods
5. Main Event
6. Life Time Fitness
7. Costco Wholesale
8. Walmart
9. Academy Outdoors
10. Kohls
11. Best Buy
12. Methodist Hospital Stone Oak
13. North Central Baptist

Location



Overview

- Excellent access to major highways
- Fixtures and furniture available
- Three large training /conference rooms and large breakroom
- Pylon signage available

Drive times



San Antonio
International
Airport



Downtown
San Antonio

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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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Robert Oliver McDonough	738316	robert.mcdonough@am.jll.com	210-839-2037
Licensed Supervisor of Sales Agent/ Associate Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date