



THE
JEFFERSON BUILDING
AT 1900 BROADWAY



Overview



Total rentable square footage
±232,037



Ground Floor Retail
±18,368 RSF



Total number of floors
13



Office
±213,555 RSF



LEED Certification
Silver



Designed by HKS &
Don McDonald



Tenant amenities include
Lounge & Fitness



Building
Conference Room

Egress/Ingress



Area Amenities



Area Amenities



Olmos Park
Avg. Home Value \$576,408
Median Age: 40.9

Alamo Quarry Market

Alamo Heights
Avg. Home Value \$591,000
Median Age: 45.3

University of the Incarnate Word
154-Acre Campus
Private University
10,000 Students (globally)

Terrell Hills
Avg. Home Value \$593,914
Median Age: 45.3

Trinity University
125-Acre Campus
Private University
2,600 Students

**JAPANESE
TEA GARDENS**

**SAN ANTONIO
ZOO**

**BRACKENRIDGE
PARK**

**SAN ANTONIO
COUNTRY CLUB**

Fort Sam Houston
400-Acre U.S Army Base
Employs over 27,000 military and civilian personnel

**BRACKENRIDGE
GOLF COURSE**

**Alamo Community
Colleges District HQ**

The Mosaic on Broadway
120 Class A Multifamily Units

**THE
JEFFERSON BUILDING**
AT 1900 BROADWAY

Oxbow | 1803 Broadway
112,446± SF Office

1801 Broadway
221,000± SF Office

1800 Broadway
230 Class A Multifamily Units

Broadway East | 23-Acres
Planned Mixed-Use Development

Pearl
22-Acres
23 Restaurants & Bars • 14 Shops & Services
Award Winning Hotel Emma
498K SF Class A Office
550+ Class A Residential Units

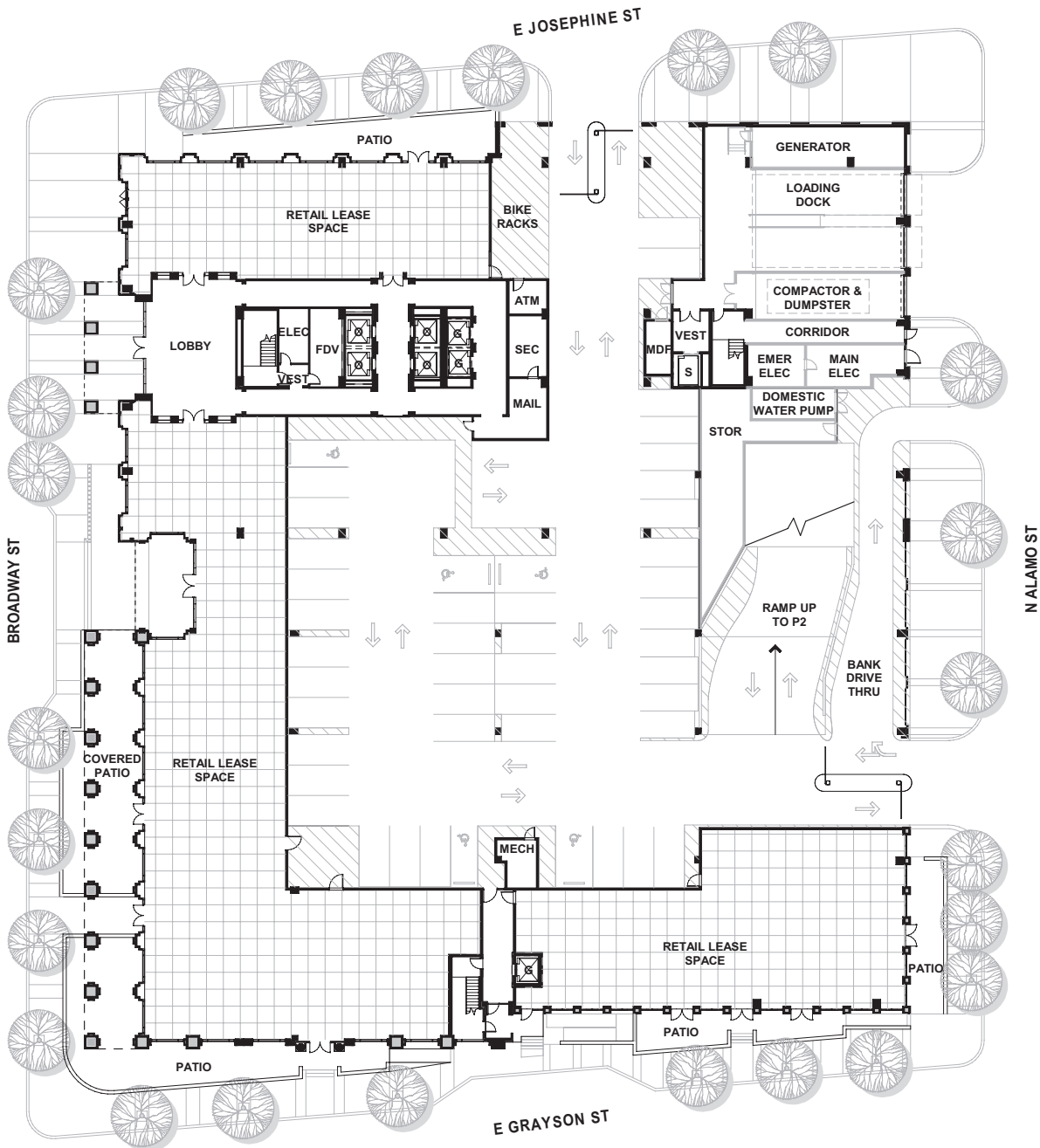
SOUTHERLEIGH AMERICAN COUNTRY	SUPPER AMERICAN COUNTRY
BOILER HOUSE TEXAS GRILL & WINE GARDEN	DOWN ON GRAYSON EAT & DRINK
BOTIKA	CURED
SAVOR THE SOUTHERN UNIVERSITY OF AMERICA	Buds SOUTHERN ROTISBERG
FLETCHER'S RESTAURANT & BAR	Tenko Ramen



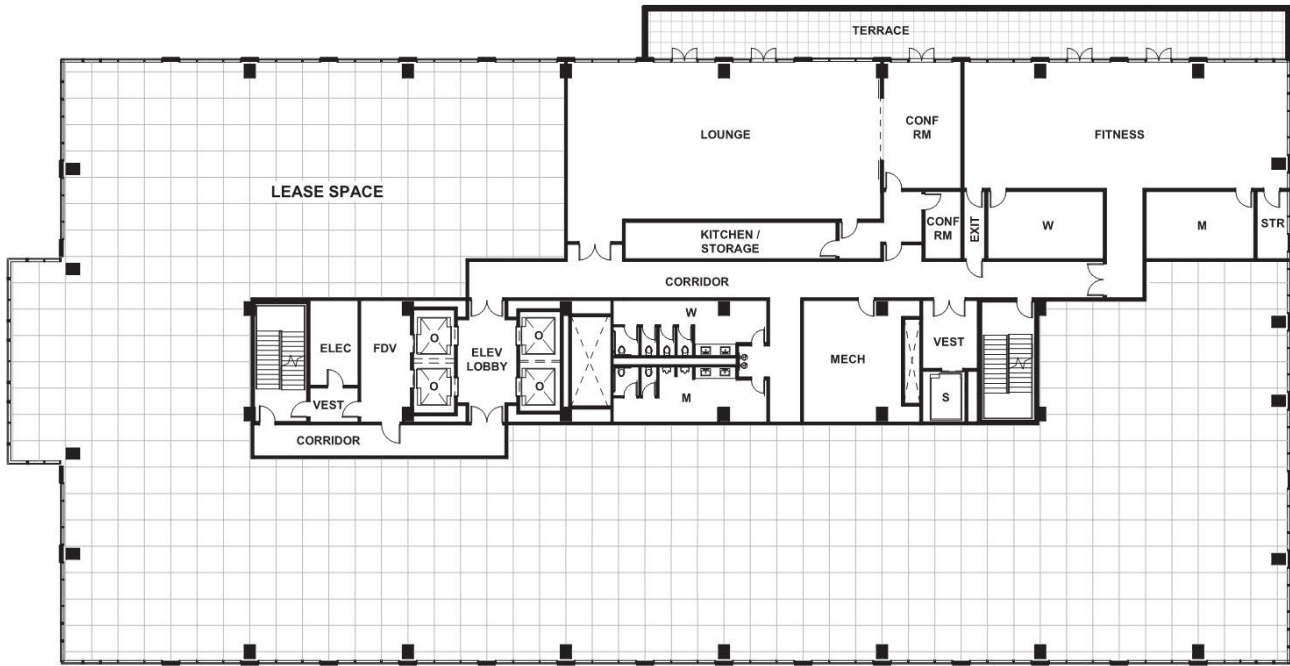




Site Plan

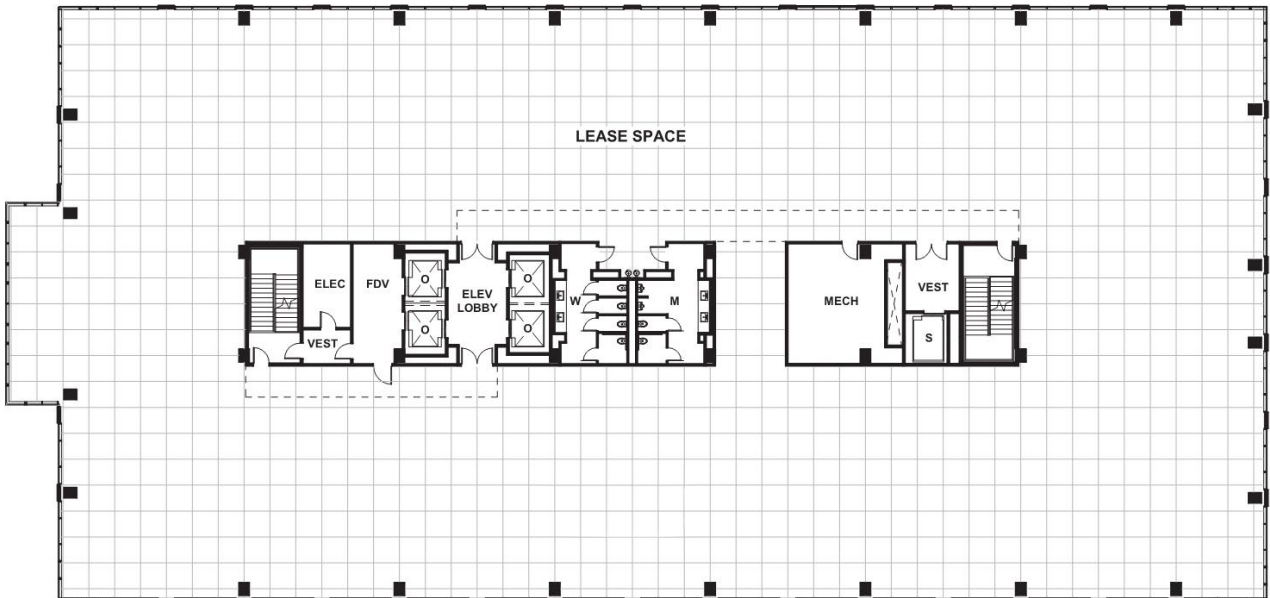


GROUND FLOOR



21,225± SF

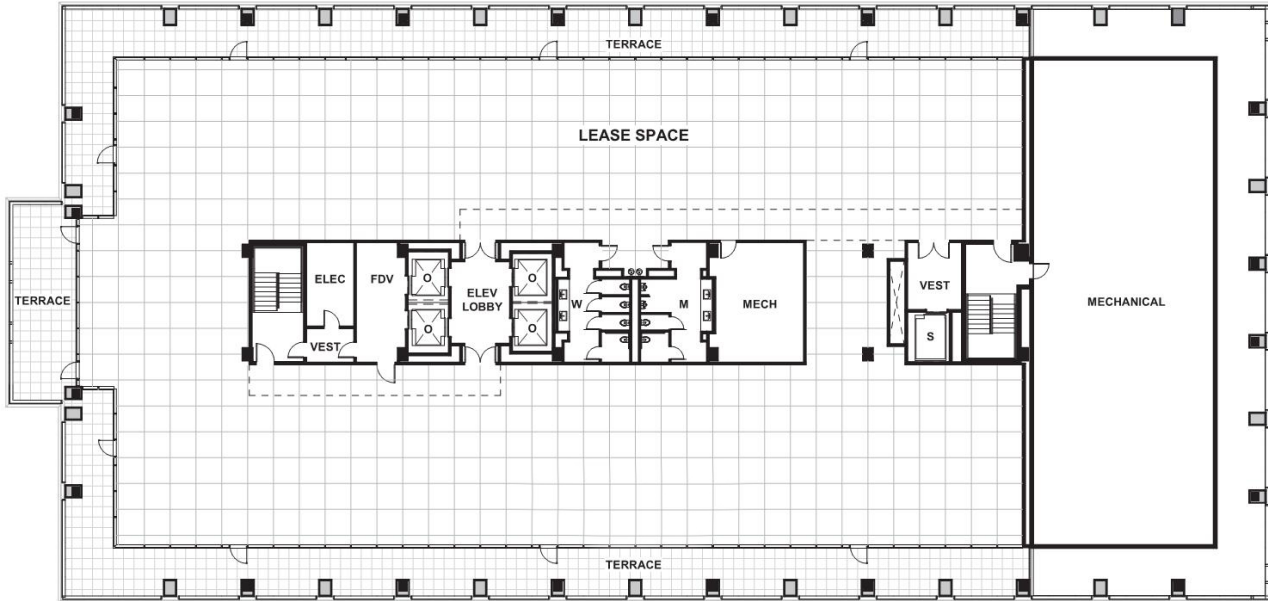
FLOOR 6



28,438 RSF

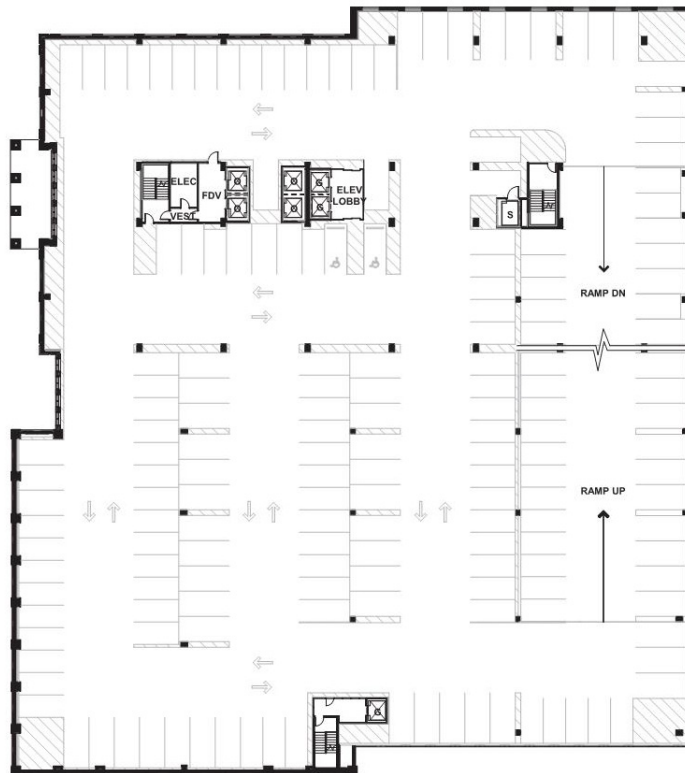
FLOORS 7-12

Floor Plans



21,702± SF

TERRACE FLOOR



GARAGE FLOOR

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AT 1900 BROADWAY

Leasing inquiries, please contact:

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Jefferson Bank



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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.



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.

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
Mark Krenger	405154	mark.krenger@am.jll.com	210-293-6870
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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11-2-2015



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

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