

McAllister Plaza

9601 McAllister Freeway | San Antonio, TX



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

190,391 RSF

BUILDING SIZE

NORTH CENTRAL

SUBMARKET

4.23/1,000 SF

3-STORY CONNECTED
PARKING GARAGE





TENANT ENTRANCE



TENANT LOUNGE



MONUMENT SIGNAGE

AVAILABILITIES

1st Floor — SUITE 135: 946 RSF

3rd Floor — SUITE 310: 2,374 RSF

5th Floor — SUITE 512: 1,815 RSF

6th Floor — SUITE 613: 1,168 RSF

7th Floor — SUITE 711: 7,842 RSF

12th Floor — SUITE 1205: 1,627 RSF

AMENITIES



24/7 Security



Covered & Reserved Parking



Community Conference Room



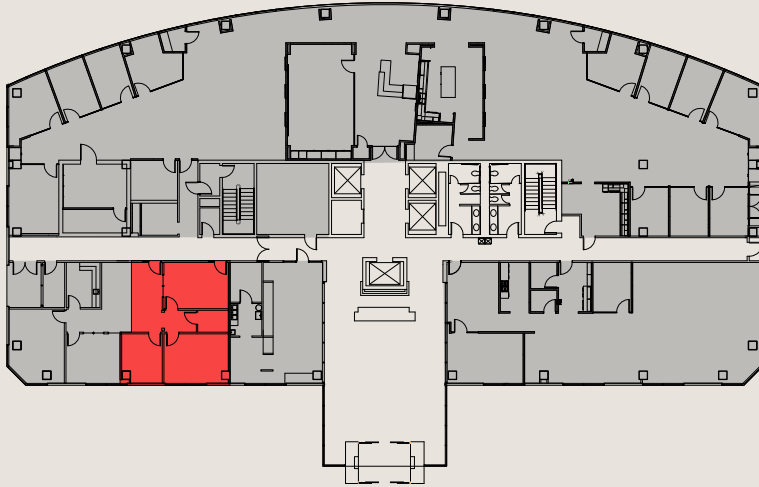
Air Conditioned Pedestrian Bridge



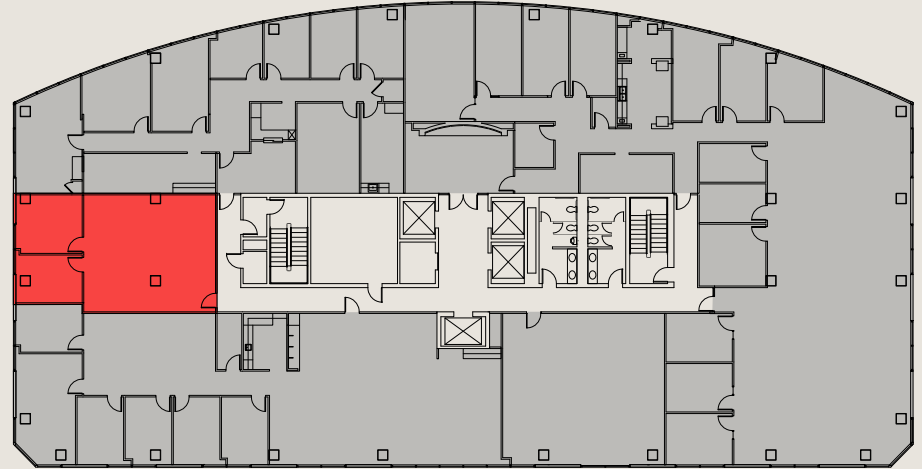
Building Food Market *(Coming Soon)*

AVAILABLE FLOORS

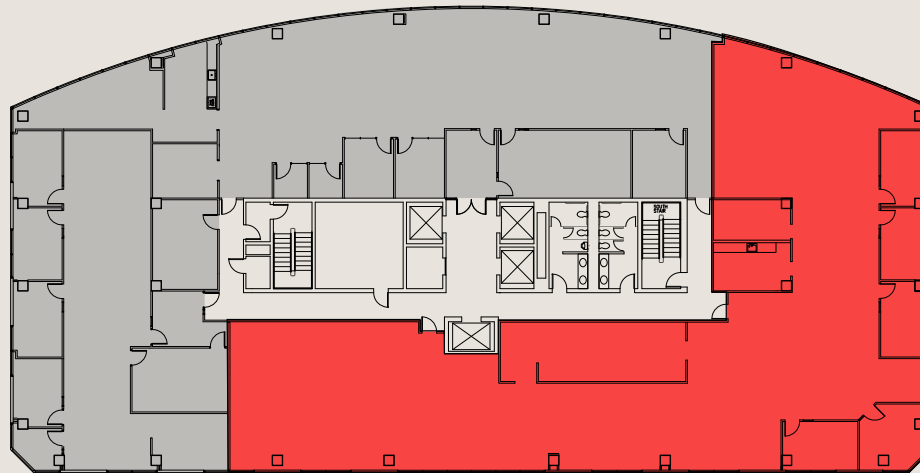
LEVEL 1 | Suite 135
946 RSF



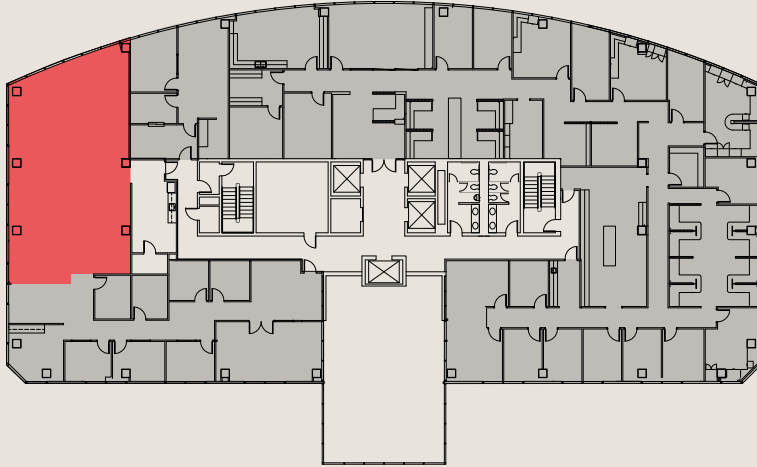
LEVEL 6 | Suite 613
1,168 RSF



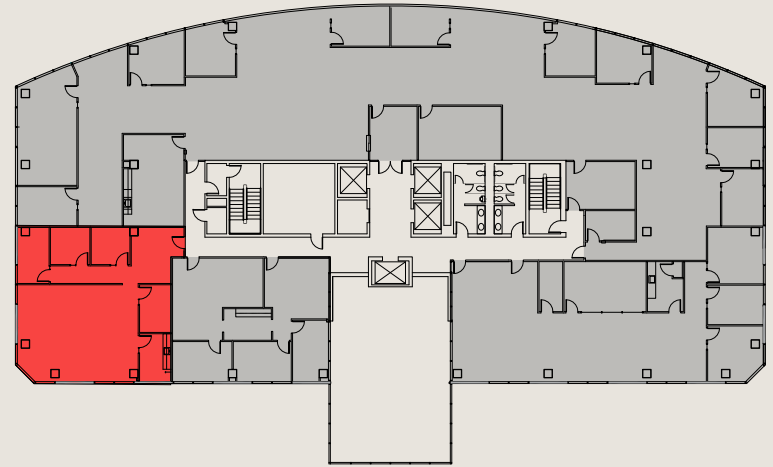
LEVEL 7 | Suite 711
7,842 RSF



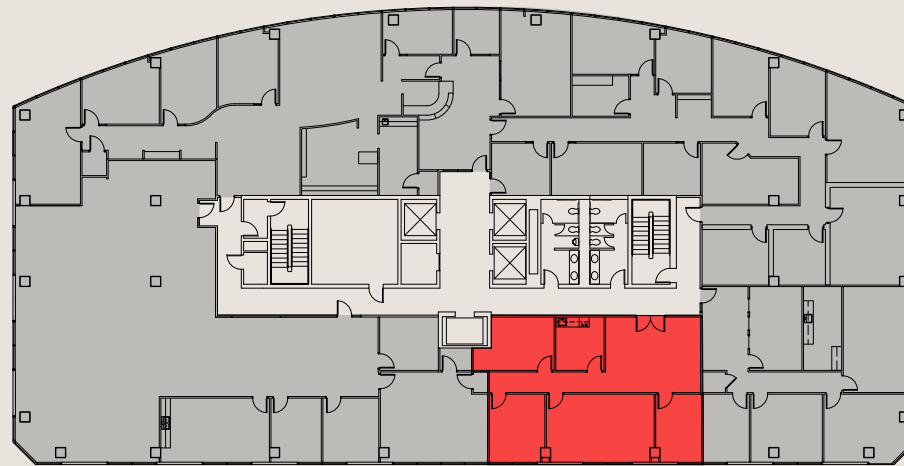
LEVEL 3 | Suite 310
2,374 RSF

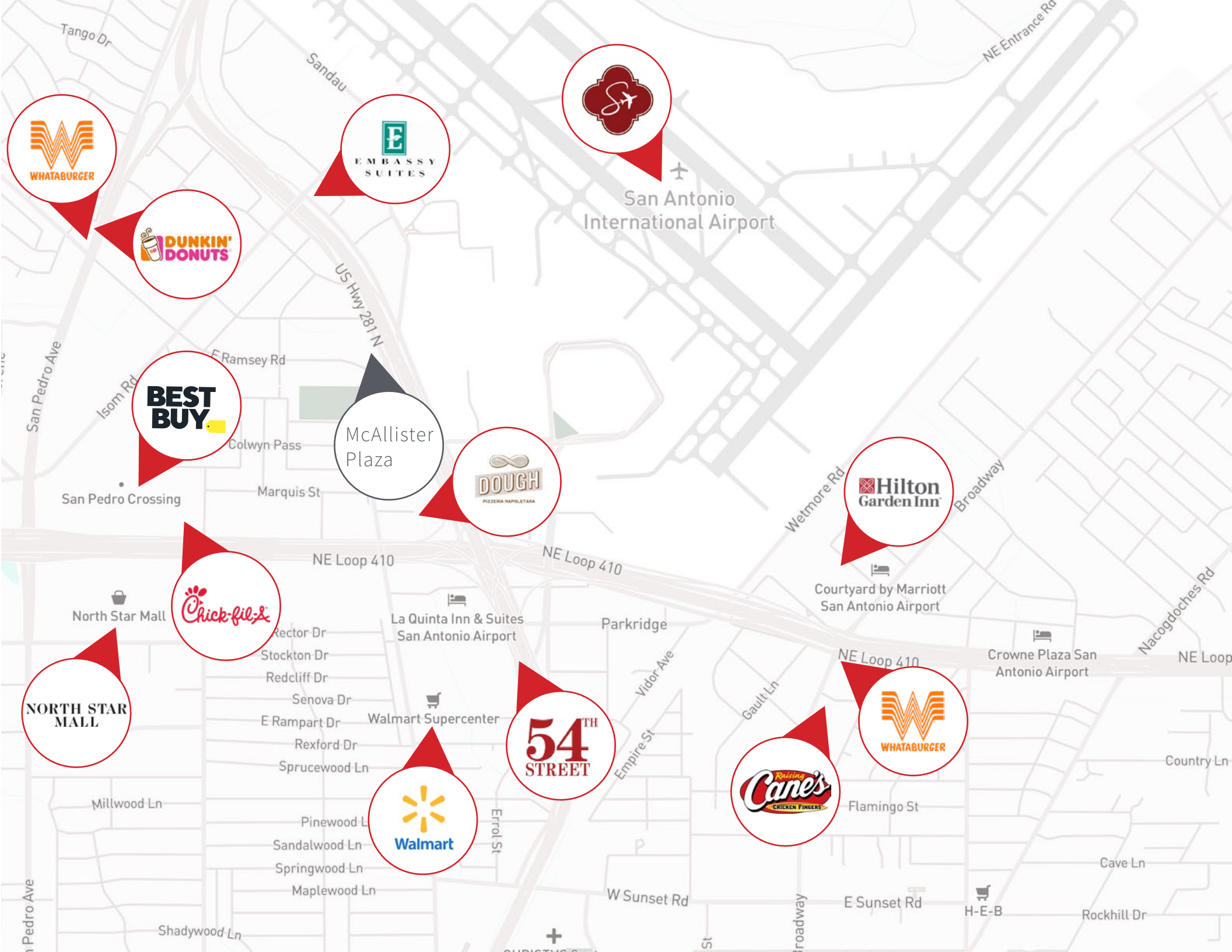


LEVEL 5 | Suite 512
1,815 RSF



LEVEL 12 | 1205
1,627 RSF





n Pedro Ave

Tango Dr

Sandau

NE Entrance Rd

San Antonio International Airport

US Hwy 281 N

San Pedro Ave

BEST BUY

DUNKIN' DONUTS

McAllister Plaza

DOUGH PIZZERIA NAPOLETANA

Hilton Garden Inn

NE Loop 410

NE Loop 410

Wetmore Rd

Broadway

North Star Mall

Chick-fil-!

La Quinta Inn & Suites San Antonio Airport

Parkridge

Courtyard by Marriott San Antonio Airport

Crowne Plaza San Antonio Airport

NE Loop

NORTH STAR MALL

Rector Dr

Stockton Dr

Redcliff Dr

Senova Dr

E Rampart Dr

Rexford Dr

Sprucewood Ln

Walmart Supercenter

54TH STREET

Walmart

NE Loop 410

WHATABURGER

Cane's

Flamingo St

Millwood Ln

Pinewood Ln

Sandalwood Ln

Springwood Ln

Maplewood Ln

W Sunset Rd

E Sunset Rd

H-E-B

Rockhill Dr

Shadywood Ln

CHRISTUS

roadway

Nacogdoches Rd

Country Ln

Cave Ln

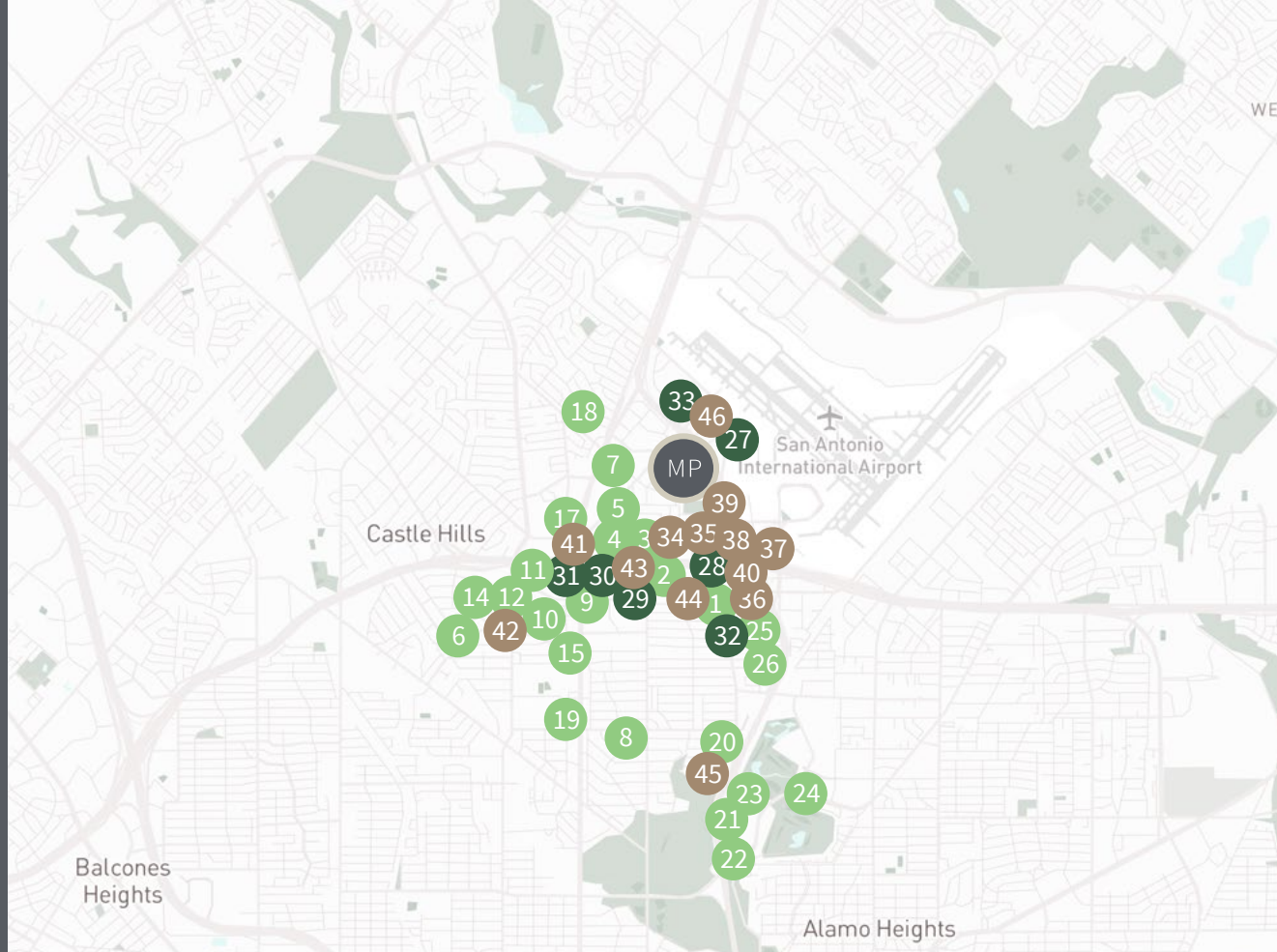
LOCATION

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





Visitor parking

Building entrance

Parking Entrance

Parking Entrance

Parking garage

Skywalk

Parking Entrance

Additional parking

Red Roof Inn

McAllister Plaza

9601 McAllister Freeway
San Antonio, TX



FOR MORE INFORMATION:

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

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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:
 - 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.

<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>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<small>License No.</small>	<small>Phone</small>	
<u>Sales Agent/Associate's Name</u>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Buyer/Tenant/Seller/Landlord Initials</u>	<small>Date</small>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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