



USA REAL ESTATE COMPANY



COLONNADE
CENTRE

9830

Jones Lang LaSalle Brokerage, Inc



Colonnade Centre

Upgrades complete!

We are excited to now offer a new café, with outdoor patio and game room. The ground floor lobby has been activated with new seating and security desk. Common areas on all floors have been upgraded with new LED lighting and new restrooms. Schedule a tour to see the latest improvements.

Availability

4th floor space: 4,623 RSF



Click to view area amenities

**9830 Colonnade Blvd,
San Antonio, TX 78230**



Lisa Mittel

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Building features

Colonnade Centre is an award-winning building with excellent visibility from IH-10 West. It features a granite & glass exterior, vaulted, skylit ceilings and large floor plates.

- Private indoor and outdoor balconies
- Fitness center complete with showers and lockers
- 4 / 1,000 SF; structured and secured covered parking
- On-site owner, property management & 24-hour courtesy officer
- Energy Star award recipient (2012 to present) for operating efficiency
- Certified Gold LEED-EB



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Location



Great IH-10 location near the South Texas Medical Center and USAA



Adjacent to the Omni Hotel with 326 guest rooms & conference space



Numerous restaurants and retailers are within walking distance



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Area amenities

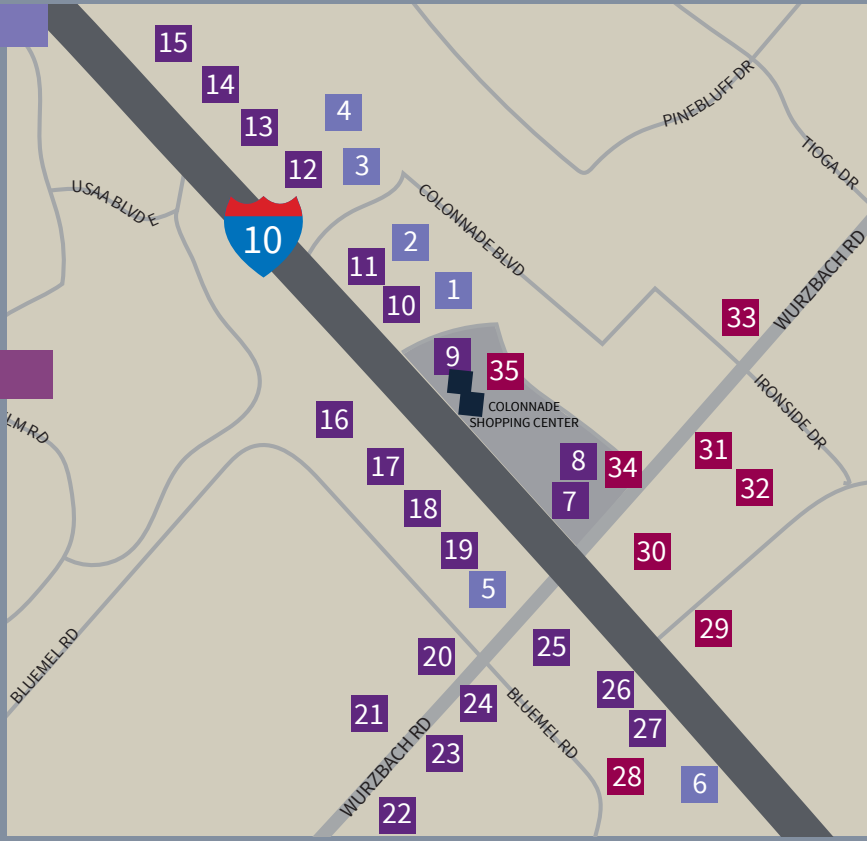


HOTELS

1. Omni Hotel
2. Staybridge Suites
3. Homewood Suites
4. Hyatt Place
5. Drury Inn
6. La Quinta

RESTAURANTS

7. Goomba's Pizzeria
8. Fuddruckers
9. Jason's Deli
10. Firehouse Subs
11. Honeybaked Ham
12. First Watch
13. County Line
14. Sea Island
15. Pappasito's Cantina
16. Alamo Cafe
17. Chesters
18. Mama Margie's
19. Embers Wood Fire Grill
20. Pasha
21. Arby's
22. Bill Miller's
23. Jack in the Box
24. Wendy's
25. McDonald's
26. Taco Tote
27. 210 Ceviche



OTHER SERVICES

28. U-Haul Moving/Storage
29. Security Bank Service FCU
30. HEB
31. UPS Store
32. Office Depot
33. CVS Pharmacy
34. Supercuts
35. Crown Trophy

Coming soon:

- ◆ IHOP
- ◆ 54TH Street





enterprise



OMNI HOTELS & RESORTS

Jason's deli



Sprint





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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|---|--------------------|-------------------------------|---------------------|
| <u>Elizabeth Mittel</u> | <u>447249</u> | <u>lisa.mittel@am.jll.com</u> | <u>210-293-6834</u> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Designated Broker of Firm</u> | <u>License No.</u> | <u>Email</u> | <u>Phone</u> |
| <u>Licensed Supervisor of Sales Agent/ Associate</u> | <u>License No.</u> | <u>Phone</u> | |
| <u>Sales Agent/Associate's Name</u> | <u>License No.</u> | <u>Email</u> | <u>Phone</u> |
| <u>Buyer/Tenant/Seller/Landlord Initials</u> | <u>Date</u> | | |