

IBC CENTRE I&II



FEATURING ±240,218 SF ON TEN CONTIGUOUS FLOORS OF CLASS A+ OFFICE











175 E. Houston St. & 130 E Travis St., San Antonio, Texas

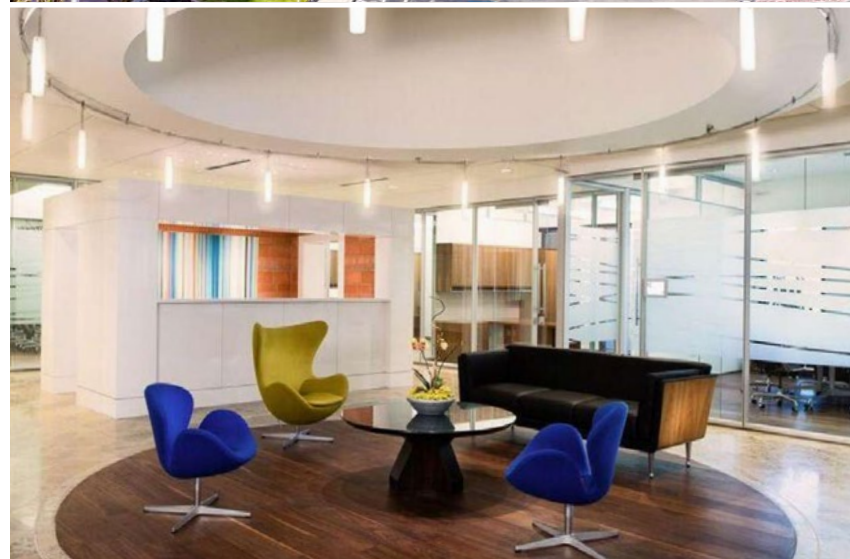


Jones Lang LaSalle Brokerage, Inc



Property Highlights

-  Smaller availabilities in Building II
-  Onsite Banking
-  24Hr Courtesy Patrol
-  Walkable to Area Restaurants
-  Riverwalk Access
-  Outdoor Courtyard
-  Class A Finishes Throughout
-  Multiple Private Tenant Balconies
-  Monument Signage
-  Onsite Management, Engineering and Day Porter



IBC Centre is a Class A, contemporary office building complex, in the heart of downtown San Antonio. Located along the historic River Walk, this modern office plaza enjoys elegant finishes and a large exterior courtyard. IBC Centre is energy star certified, boasts an on-site bank, 24-hour lobby porter service, and is steps away from prominent restaurants, hotels, cultural and entertainment venues.

Please visit www.ibcdowntown.com for more information & floorplans

Space Highlights

 Floor to ceiling windows providing abundant natural light

 Sophisticated finishes with unique character

 Quality contemporary furniture in place

 Generous conference room & flexible floorplans

Property Videos

 Parking Map



 Tour Full Space



 Tour Snap Shot



 Building Overview



The corner of Houston Street and St. Mary's street puts you at the center of downtown life with nearby attractions such as the Majestic Theatre, the River Walk, Travis Park, The Alamo, and Historic Market Square.





With entertainment, restaurants and outdoor activities just steps away, your workplace is immersed in the life, energy and entrepreneurial vibrancy of downtown San Antonio.



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@jll.com	210-293-6868
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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Please visit www.ibcdowntown.com for more information & floorplans

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date