

# ONE RIVERWALK PLACE

700 N Saint Mary's St | San Antonio, TX 78205



Jones Lang Lasalle Brokerage, Inc

# THE BUILDING

One Riverwalk Place is your premium office destination downtown. As its name proudly boasts, the property is situated on the banks of the prestigious and beautiful San Antonio River. With incomparable views and amenities, One Riverwalk Place has come to be known as one of the signature office landmarks in the city's Central Business District.

**17,659 RSF**  
TOTAL AVAILABLE

**CLASS A**  
OFFICE SPACE

**374 COVERED**  
PARKING SPACES

**WALKABLE**  
AMENITIES ALL AROUND



Property  
Management



On site  
Restaurant



24/7 Security  
& Access



Fitness  
Center



Conference  
Facility



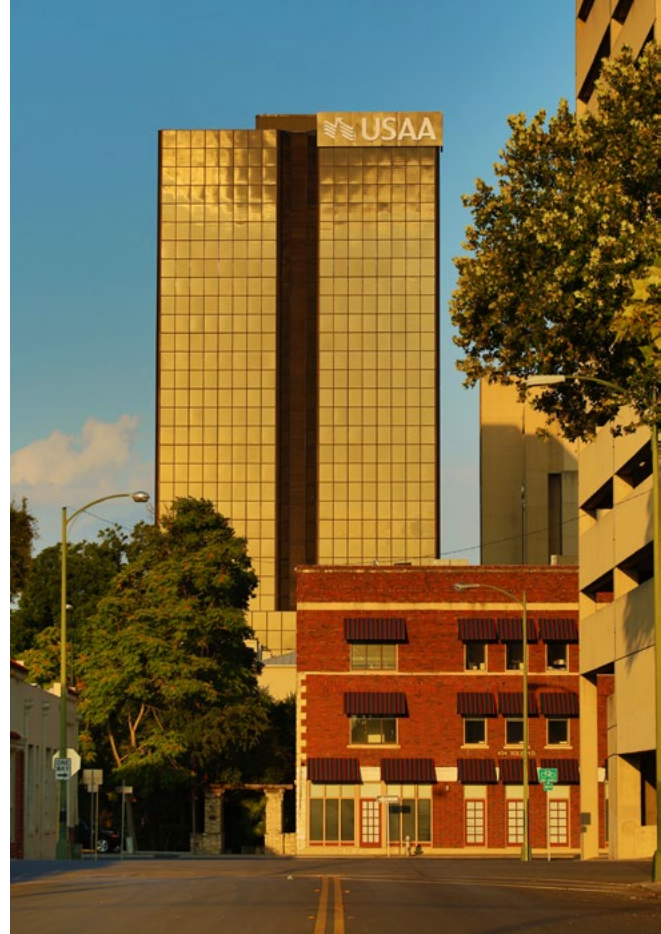
Bus  
Line



Easy  
Access



LEED  
Certified



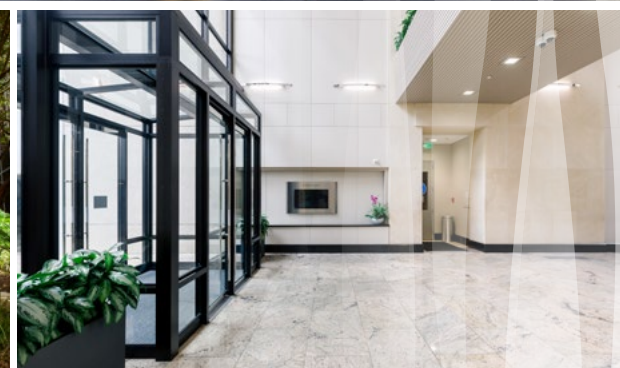
**RIVERFRONT**  
courtyard



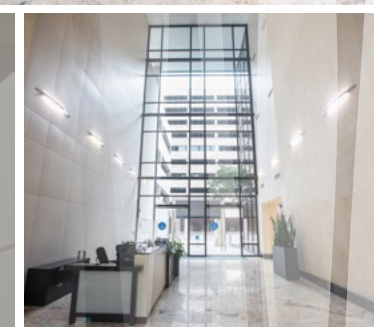
**BUILDING**  
lobby



**LOCATED ON**  
the banks of San Antonio's  
famed River Walk



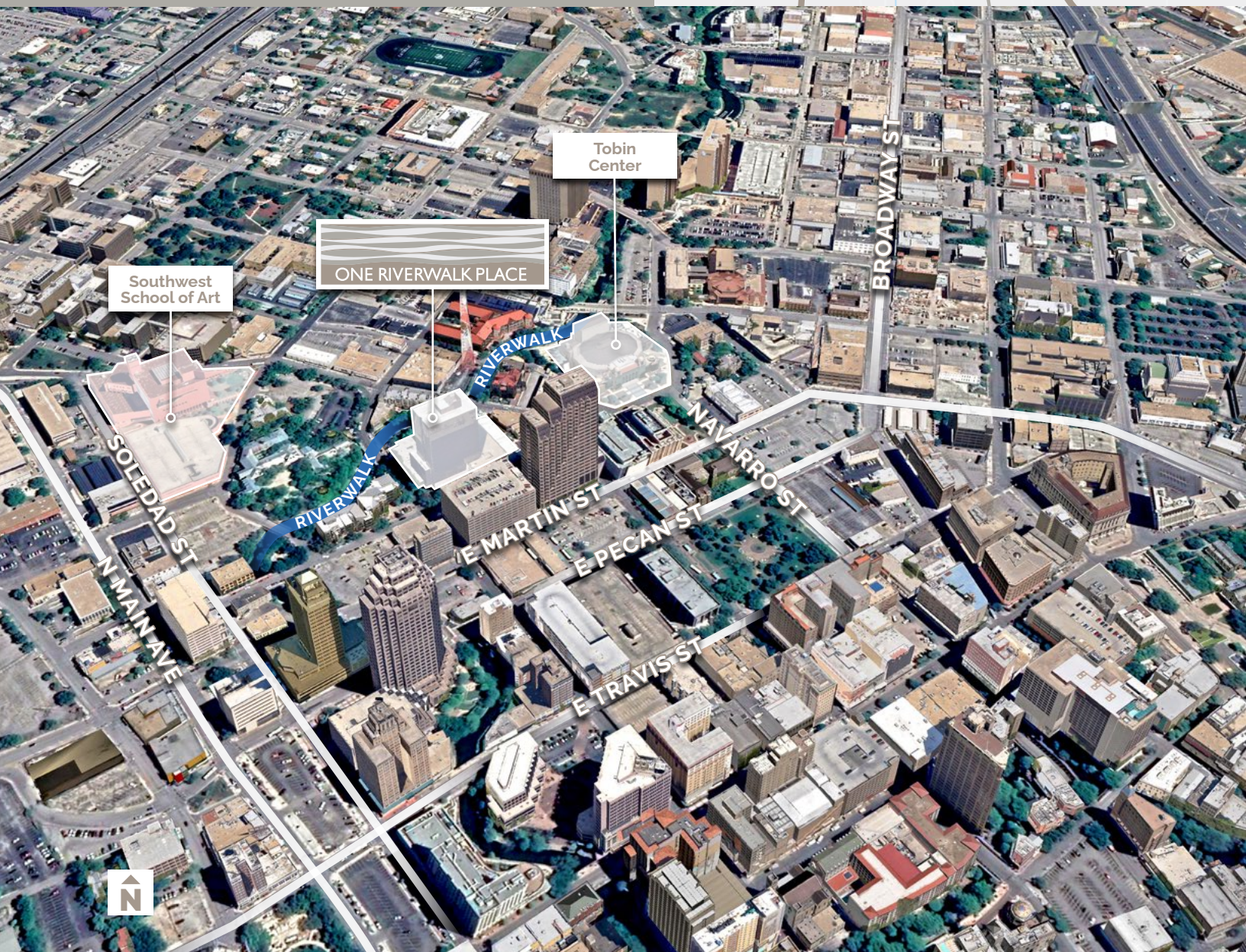
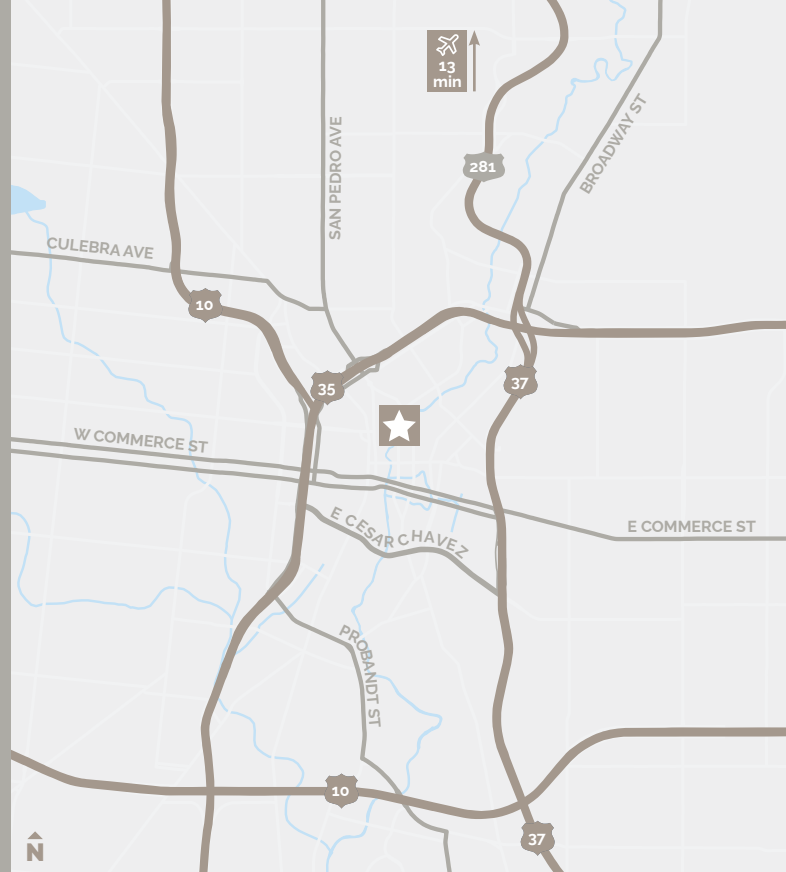
**ADJACENT TO**  
the Tobin Center, Southwest  
School of Art & Hotel Havana



# LOCATION

Impress clients with a location situated on the banks of the scenic and prestigious San Antonio River.

Conveniently located, just a 13- minute drive away from San Antonio International Airport and surrounded by several hotels, One Riverwalk Place is ideal for traveling clients. You can unwind on our beautifully landscaped riverfront courtyard, before exploring nearby museums, theaters and restaurants.







Suite 1750  
3,259 RSF

Suite 1760  
1,802 RSF

Suite 1525  
3,587 RSF

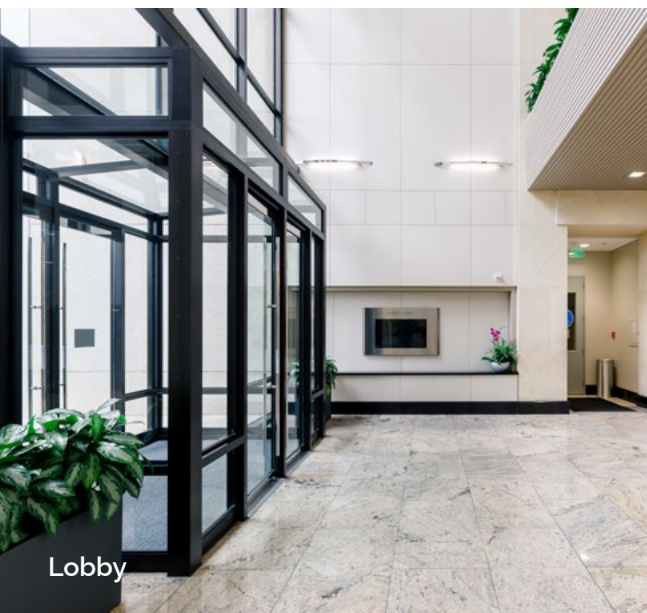
Suite 800  
6,225 RSF

Suite 125  
2,786 RSF



# AVAILABILITIES

<b>Floor 17</b>	Suite 1760 Suite 1750	1,802 RSF 3,259 RSF		Elevator lobby exposure
<b>Floor 15</b>	Suite 1525	3,587 RSF		Modern finishes
<b>Floor 8</b>	Suite 800	6,225 RSF		Nice former law firm space
<b>Floor 1</b>	Suite 125	2,786 RSF		Great deli space



**For Leasing, Please Contact:**

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**ONE RIVERWALK PLACE**



# 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.

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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Elizabeth Mittel	447249	lisa.mittel@am.jll.com	210-293-6834
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

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