

300 CONVENT



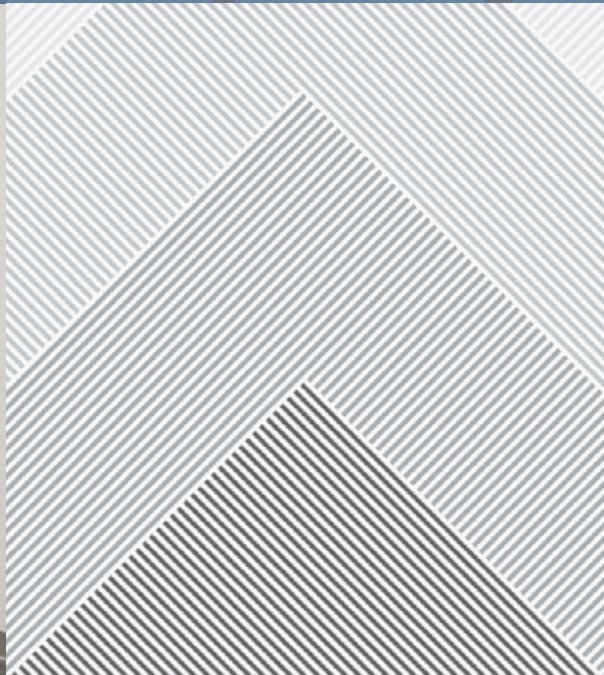
Your gateway to the vibrant
life of downtown San Antonio.





SUPERIOR WORKPLACE EXPERIENCE

300 Convent continues to set the bar for the San Antonio Central Business District Class A office market. Towering 28 stories above the street-scape, it is located within easy walking distance of a long list of restaurants, the Tobin Center, the famed River Walk, and many other amenities that tenants desire. Add to that list an on-site fitness center, deli, 24/7 security and management office, and you have the perfect building for your company.





Within walking distance



The popular hotels: Hotel Havana, Hotel Indigo, Thompson Hotel & St. Anthony Hotel



Countless local eateries and boutique shops along historic Houston Street



San Antonio's most frequented live music and theatrical hubs - The Tobin Center for Performing Arts and Majestic Theatre



The world famous River Walk



[MORE LOCATION HIGHLIGHTS](#)



300 CONVENT

SOUTHWEST
SCHOOL OF ART

TOBIN CENTER

DRIVE TIMES

- 4 minutes to I-35
- 4 minutes to I-37
- 4 minutes to I-10
- 5 minutes to US-281
- 6 minutes to The Pearl
- 12 minutes to San Antonio International Airport

Nearby restaurants, hotels,
shopping & entertainment

LANDRY'S
SEAFOOD HOUSE

BOHANAN'S
PRIME STEAKS AND SEAFOOD

the Moon's Daughters

LAND
RACE

REVOLUTION
coffee + juice

CLUB GIRAUD

MAJESTIC
& EMPIRE
THEATRES

Alfredo's
Gelato

Palm
RESTAURANT

HOTEL
INDIGO

World Famous Paris
Hatters

REBELLE

STOUT'S
SIGNATURE

TOBIN CENTER
FOR THE PERFORMING ARTS

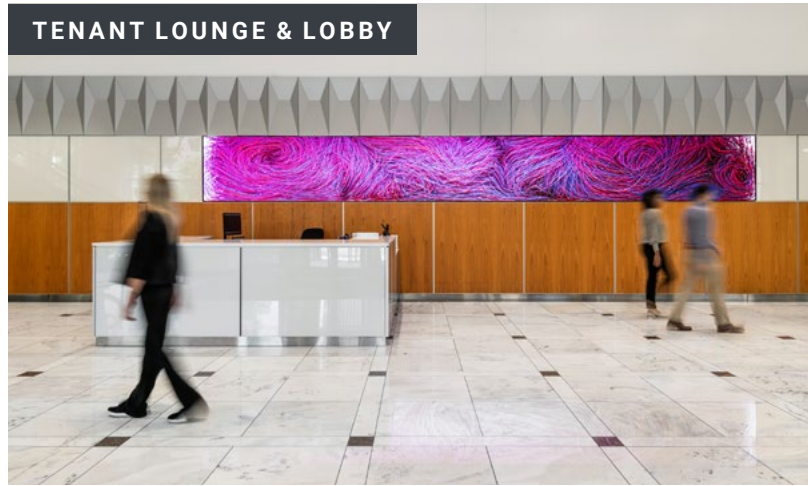


TENANT CAFE

KINETIC SKYLINE ART INSTALLATION



TENANT LOUNGE & LOBBY



TENANT WORKOUT FACILITY



Building Features

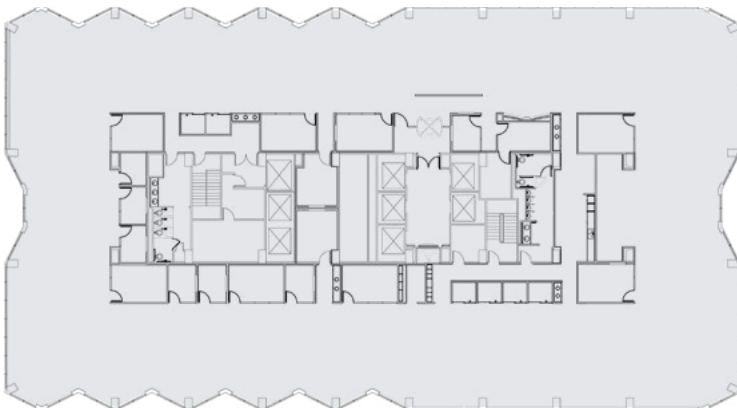
- 24-hour security & courtesy patrol
- On-site cafe Murphy's Deli
- Class A+ finishes
- Overnight delivery service
- On-site management
- Engineering and Day Porter Services

Tenant-Focused Amenities

- Modern Fitness Center with Towel Service
- Dynamic Media Wall
- Community/Conference Center
- Numerous Collaboration Areas

Typical Floor Plate

20,907 SF



Availability

Click floor number or scan QR code to view plan

[LEVEL 28](#)

[LEVEL 26](#)

[LEVEL 25](#)

[LEVEL 24](#)

[LEVEL 22](#)

[LEVEL 21](#)

[LEVEL 20](#)

[LEVEL 19](#)

[LEVEL 18](#)

[LEVEL 17](#)

[LEVEL 16](#)

[LEVEL 15](#)

[LEVEL 14](#)

[LEVEL 13](#)

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[LEVEL 11](#)

[LEVEL 10](#)

[LEVEL 9](#)

[LEVEL 8](#)

[LEVEL 7](#)

[LEVEL 6](#)

[LEVEL 3](#)

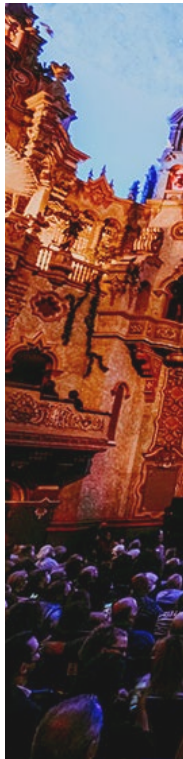
[LEVEL 2](#)

[LEVEL 1](#)





HOPSCOTCH



Work-Life Balance

Central to the concept of 300 Convent is the creation of a healthy and inspiring business setting that fosters productivity and nurtures the live-work lifestyle desired by today's brightest talent. A refined lobby, clad in natural stone and airy high ceilings, offers direct, covered access to the ten-level parking garage. With its downtown location you are never far from the best local entertainment, lodging, and restaurant options.

OCHO





THOMPSON HOTEL & THE MOON'S DAUGHTER



SAINT ANTHONY HOTEL



MAJESTIC THEATRE



SAN ANTONIO RIVER WALK

300 CONVENT

300 Convent continues to build on its great past and focus on the tenant's needs. Responsive on-site property management and pro-active ownership provides a consistent, tenant-focused environment. We are creating a sense of place for our tenants and their employees.

Leasing Information

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LISA MITTEL

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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:
 - 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@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@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@jll.com	210-293-6870
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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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