

MCALLISTER PLAZA



9601 McALLISTER FREEWAY, SAN ANTONIO, TEXAS
A MAIER SIEBEL BABER PROPERTY

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PROJECT OVERVIEW

<i>Project</i>	A twelve-story, multi-tenant Class A office building with a five-story main entry/atrium and an attached parking structure. The project has recently undergone a major upgrade, resulting in modernized finishes and systems throughout.	<i>Location</i>	and glass atrium. The building has a steel reinforced poured-in-place concrete frame. Situated in the prestigious North Central San Antonio submarket, the building is directly adjacent to US 281, across from the San Antonio International Airport and eight miles north of the Central Business District.
<i>Year Built</i>	Original Construction: 1982 Renovation: 2008		
<i>Total SF</i>	190,567	<i>Access</i>	The building is located ½ mile north of the recently constructed Loop 410/281 interchange which creates easy access to all of the other major San Antonio thoroughfares. The interchange provides easy access to the building from any direction.
<i>Site</i>	6.03 acres		
<i>Construction</i>	The building features brushed aluminum vertical elements and a unique elliptical, mirrored glass curtain wall. The interior is highlighted by a five-story steel		

DESIGN FEATURES

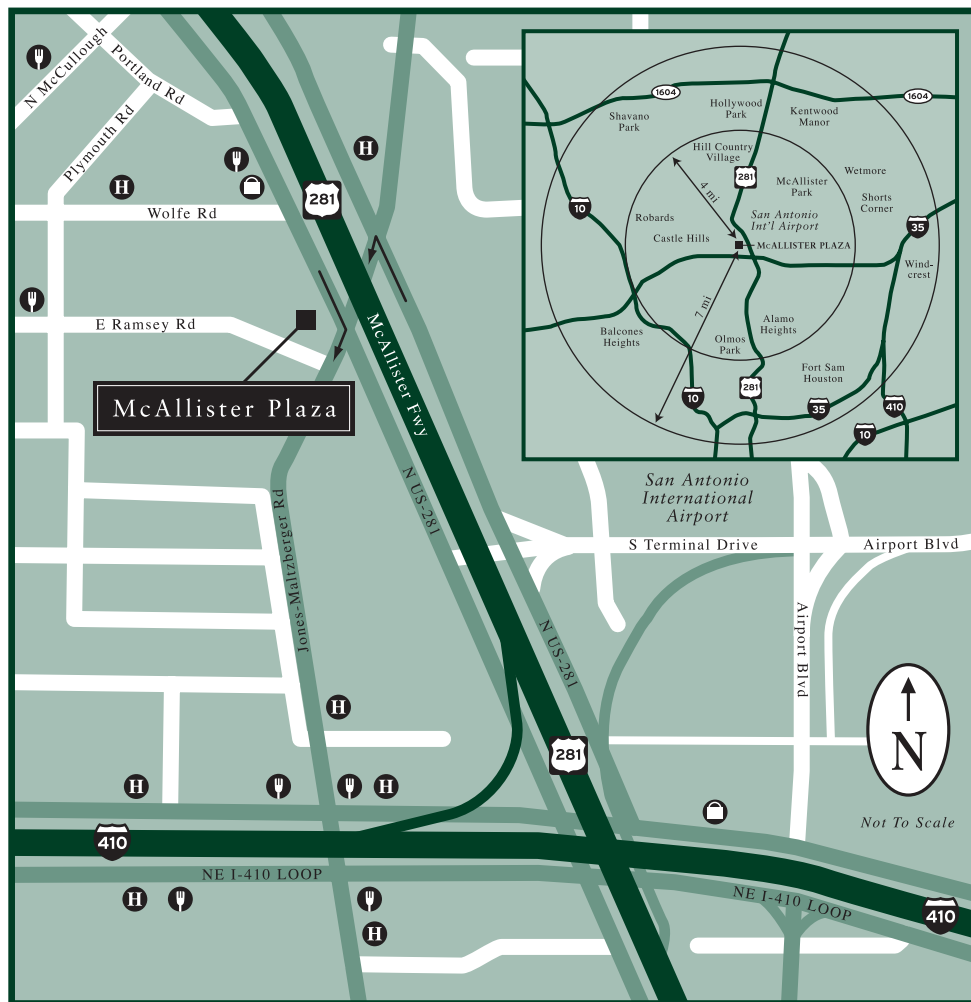
<i>HVAC</i>	Computer controlled energy management ensures efficient energy usage with eleven zones per floor providing an exceptional level of comfort and flexibility. The air cooling system was upgraded in 2008 to include two 300-ton Trane chillers providing up to 20,000 CFM of cooling capacity per floor.	<i>Elevators</i>	Four Dover geared passenger elevators rated at 2,500 pounds each. The featured passenger elevator is glass enclosed, offering attractive views of the atrium.
		<i>Floor Plates</i>	16,000± SF
		<i>Load Factor</i>	Approximately 17.0% multi-tenant Approximately 10.5% single-tenant
<i>Life Safety</i>	Components of the building's life safety system include fire sprinklers throughout, fire alarm panel, back-up generator and video surveillance system.		

AMENITIES


<i>Parking</i>	An above market parking ratio of 4.5 parking spaces per 1,000 square feet is provided by a combination of structured and surface parking. The three-story parking structure is connected to the building by an air conditioned pedestrian bridge.	<i>Retail Services</i>	Conveniently located near the North Star Mall and numerous hotels, restaurants, golf courses and recreational areas.
		<i>Building Services</i>	Delicatessen, common conference room and drop boxes for all major postal and delivery services are just off of the main lobby.
<i>Building Hours</i>	Building hours and services are Monday thru Friday 7:00 a.m. to 7:00 p.m. and Saturday 7:00 a.m. to 1:00 p.m. After hours access is provided by a key card system. Security is provided 24 hours a day, 7 days a week.	<i>View</i>	The building offers unobstructed views of downtown San Antonio including the San Antonio International Airport.

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Location Map



 — Retail Services

 — Hotels

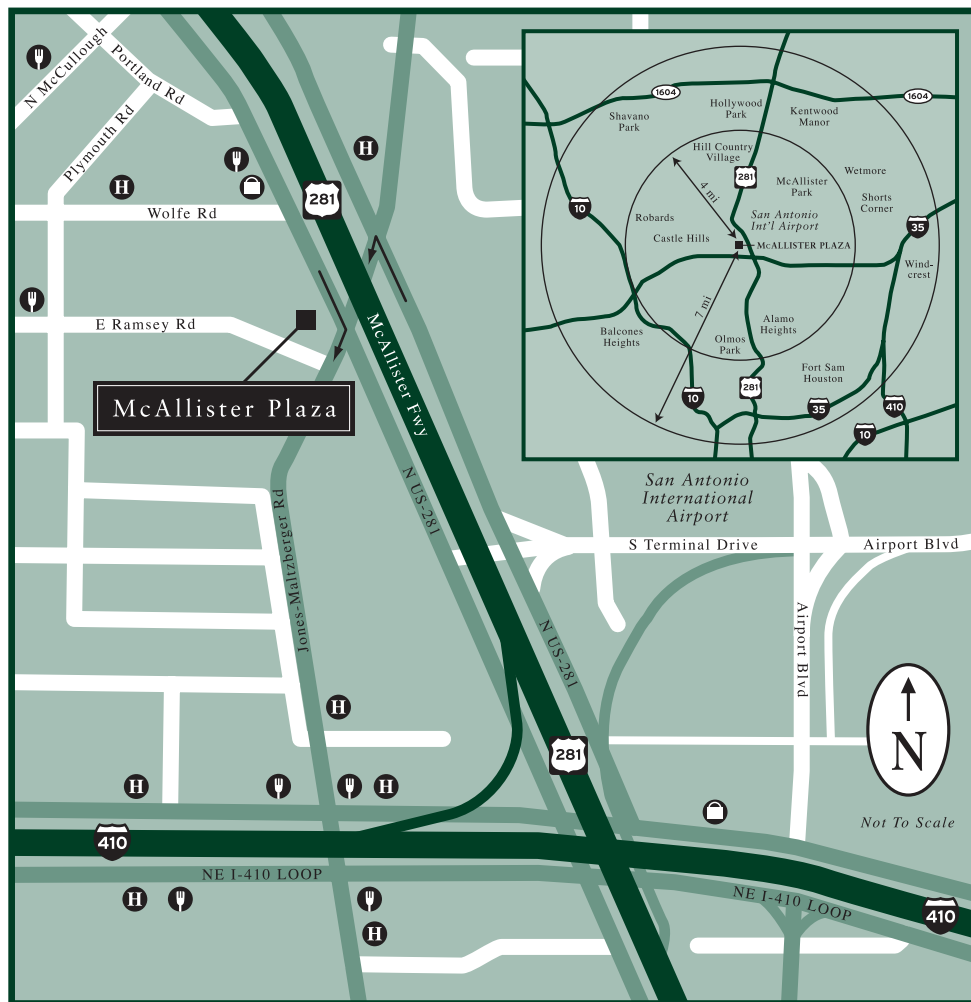
 — Restaurants

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