

For Lease

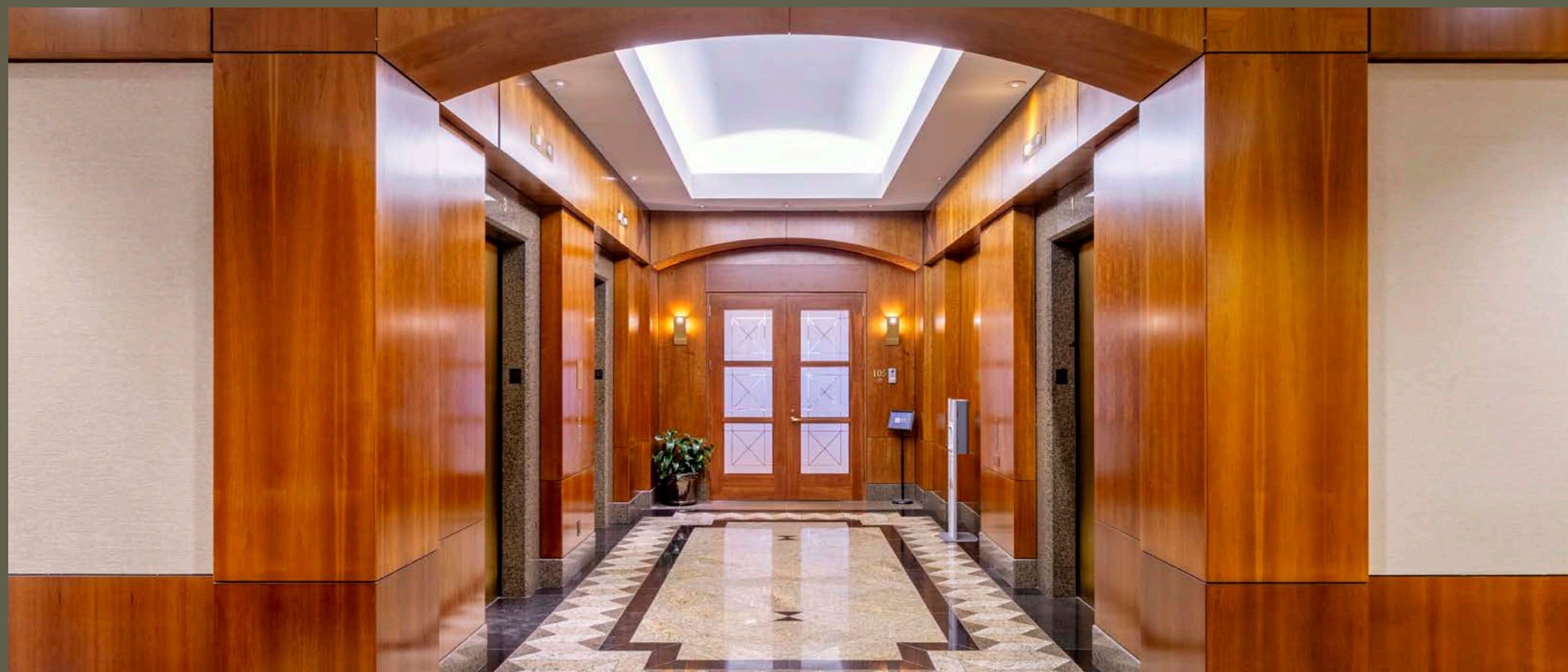
McCombs Plaza

905-16,162 RSF AVAILABLE

755 E. MULBERRY AVENUE
SAN ANTONIO, TX 78212



Property Highlights



SIZE:
118,000 SF



CLASS:
A



TYPICAL FLOOR
SIZE: 20,300 SF



PARKING: 3.5 PER
1,000 RSF



SUBMARKET:
MIDTOWN

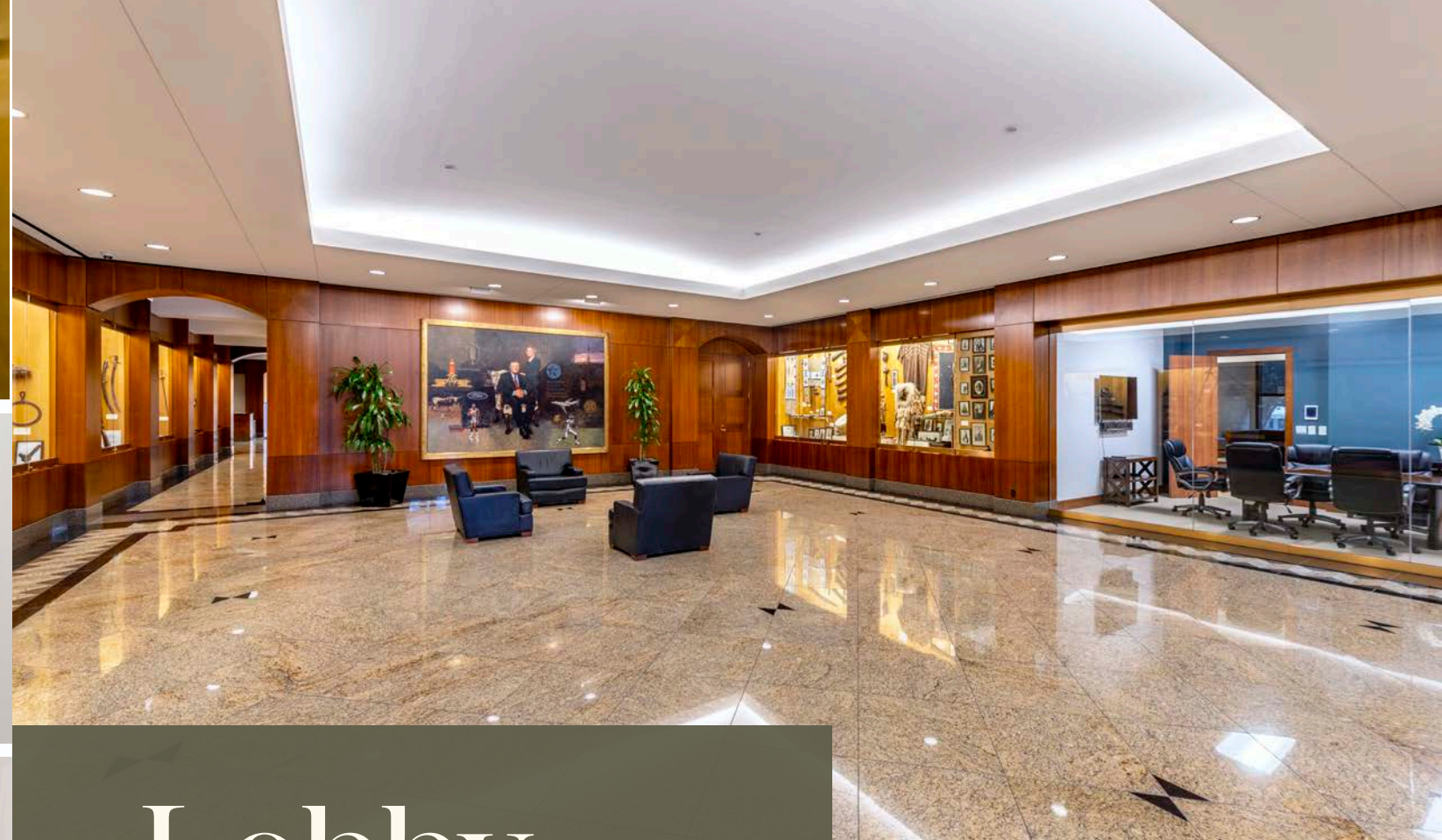
PROPERTY OVERVIEW

An iconic San Antonio building lobby, McCombs Plaza houses a museum of historic Texas artifacts of Red McCombs.

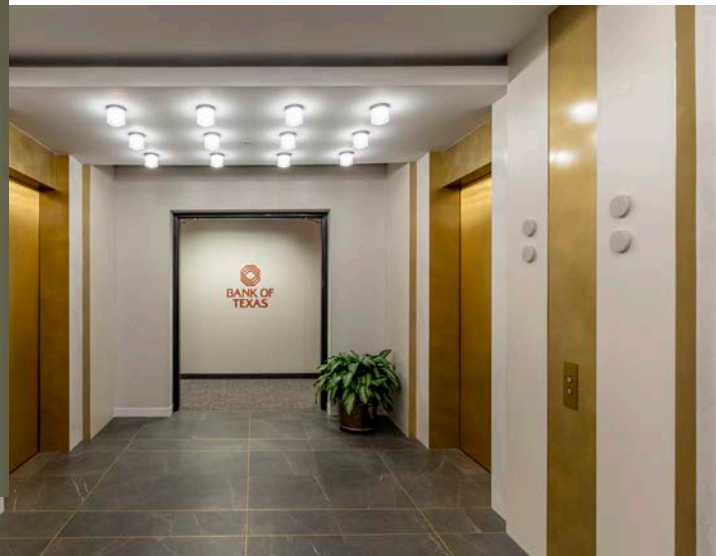
The building's classic architectural design features brick exterior and balconies that offer panoramic views of downtown and Brackenridge Park.

AMENITIES

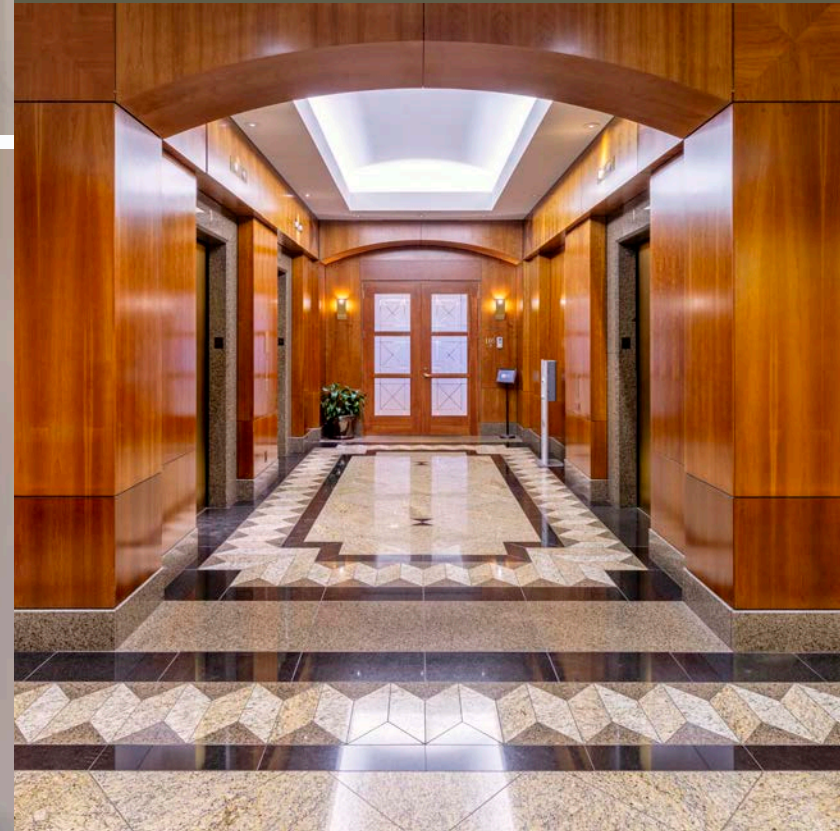
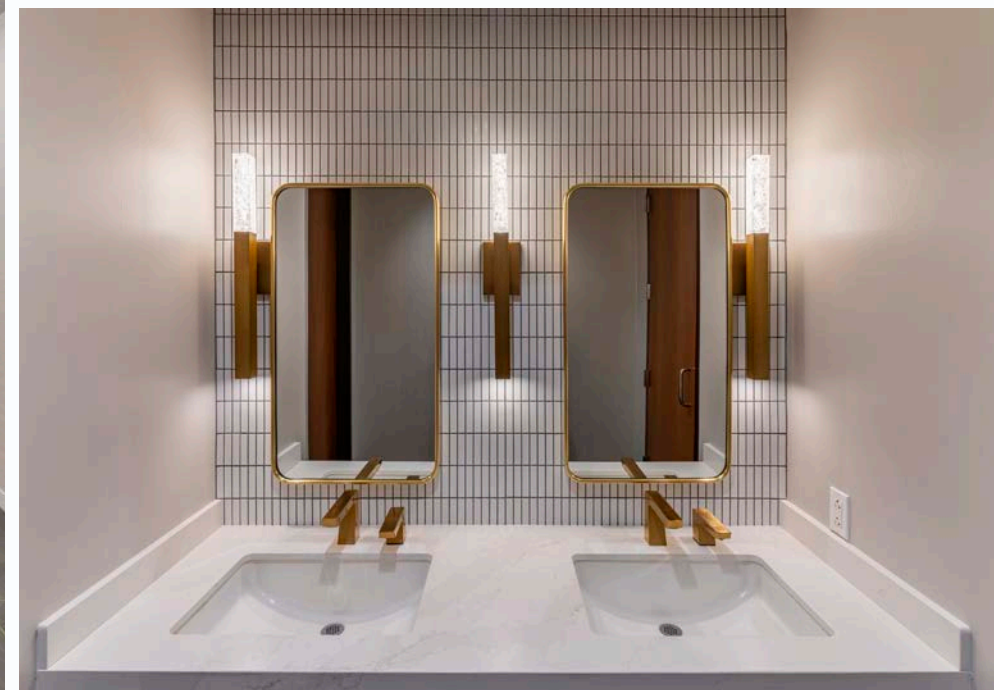
- Rectangular floor plates fosters efficient space planning
- Garage and surface space parking options
- Brackenridge park hiking and bike trails
- Walkable amenities nearby



Updated
3rd and
5th Floor

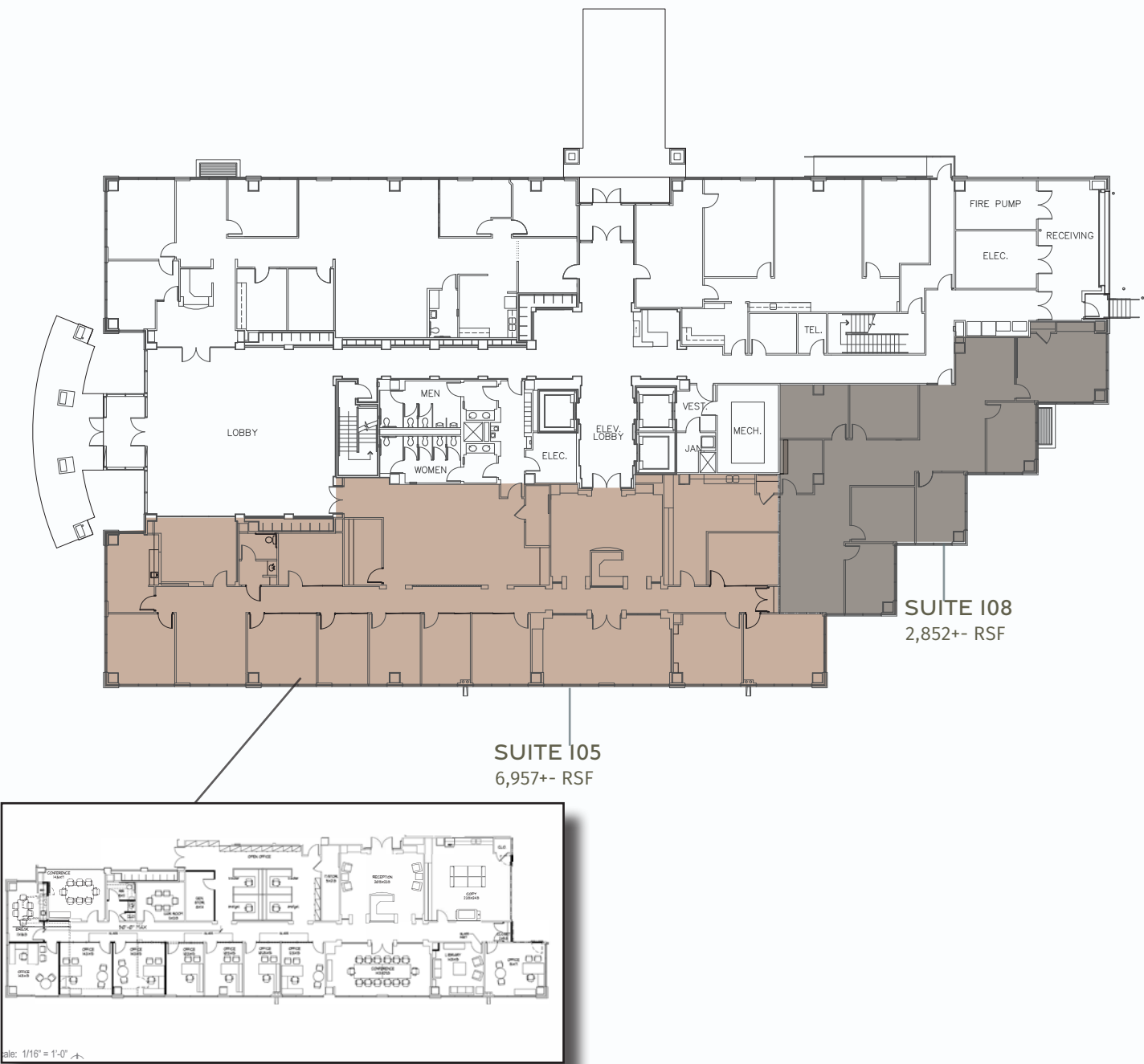


Lobby
Updates



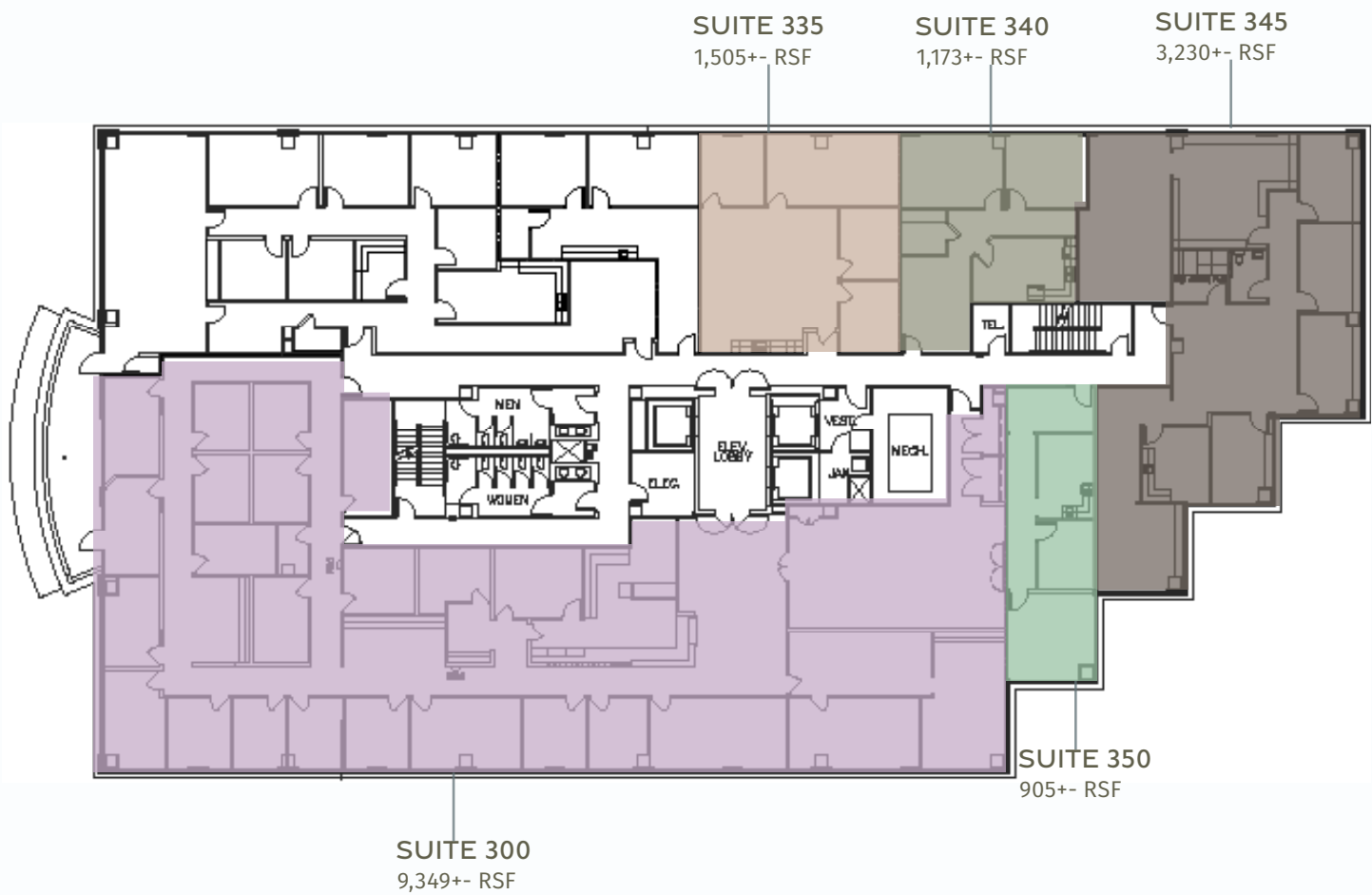
Floor Plans

SUITE 105 & 108
Contiguous to 9,809+- RSF



Floor Plans

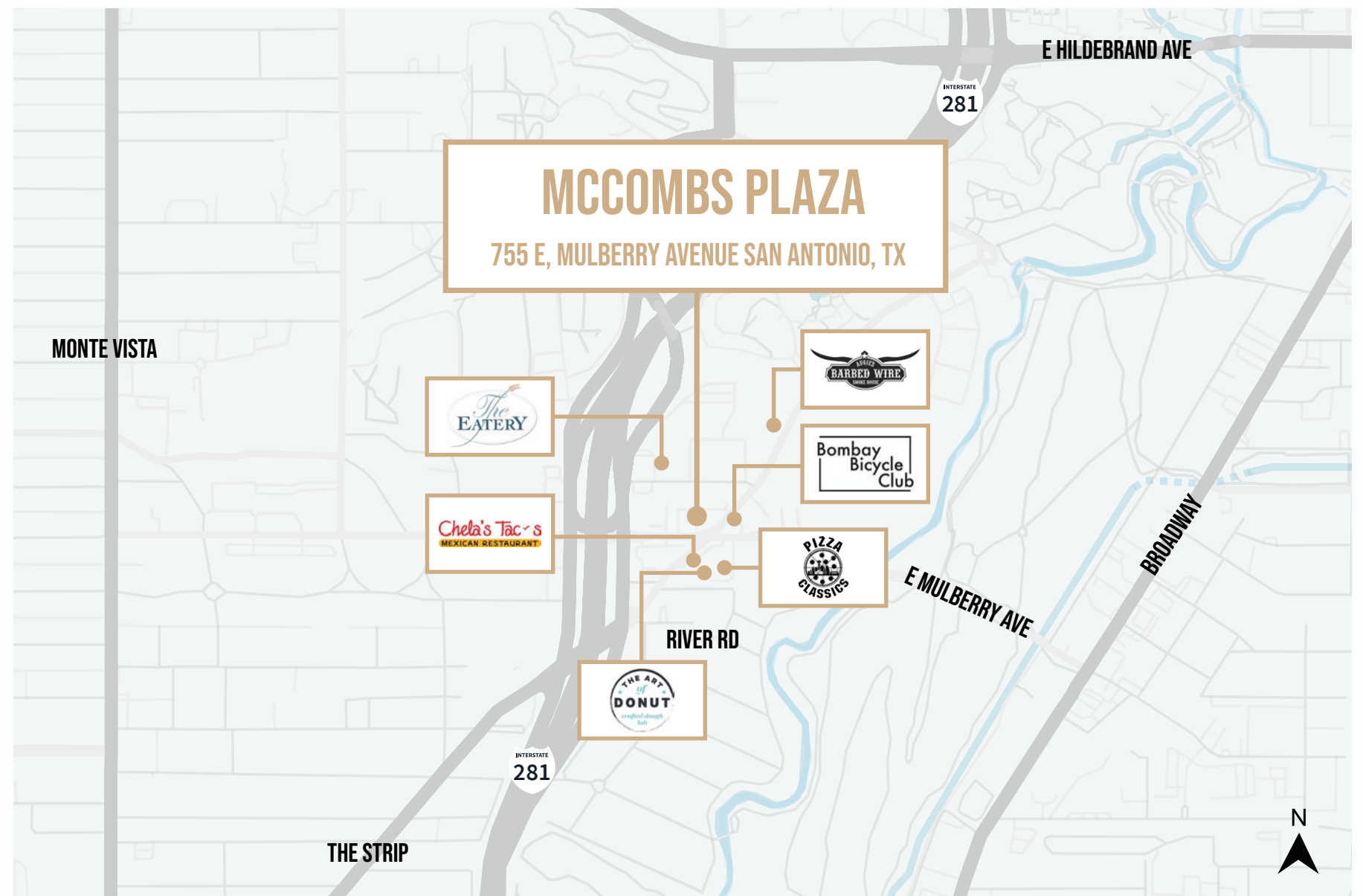
SUITES 300, 335, 340, 345 & 350
Contiguous to 16,162+- RSF



Featured: The Eatery at SAWS

In 2019, the True Flavors team pursued an opportunity to oversee and manage the on-site corporate dining facility and catering services for the San Antonio Water System (SAWS).

This new venture was coined as the “The Eatery” by True Flavors and features “Chef-Inspired” menus that provide healthy, authentic and ethnically diverse food options for the SAWS staff and the San Antonio community.



Amenity Map





McCombs Plaza

Premier Office Space Available

755 E. MULBERRY AVENUE
SAN ANTONIO, TX 78212



CHUCK KING

+1 210 293 6880

+1 210 308 9888

CHUCK.KING@JLL.COM

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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.



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.

Chuck King	276776	chuck.king@jll.com	210-293-6880
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