



# M<sup>C</sup>COMBS PLAZA

755 E MULBERRY AVENUE, SAN ANTONIO, TX



Jones Lang LaSalle Brokerage, Inc



# PROPERTY HIGHLIGHTS

**WELL CRAFTED, CLASSICALLY DESIGNED, AND EXCEPTIONALLY WELL MAINTAINED, McCOMBS PLAZA IS A PRESTIGIOUS OFFICE COMPLEX WITH ENGAGING GATHERING SPACES, MODERN COFFEE SHOP, ADVANCED TECH TRAINING ROOM, AND A MUSEUM-QUALITY GALLERY.**

It is a place that commemorates history, represents the American ideals, and celebrates the possibilities created when a community comes together.



## AMENITIES



New coffee shop & café – The Dispatch



Recently renovated lobby, restrooms, & furnishings



Garage & surface space parking options



Brackenridge park hiking and bike trails



Walkable amenities nearby



New tenant training/ conference room



Recent enhancements include redesign of lobby level restrooms.



THE  
*Dispatch*

The Dispatch is a modern coffee shop in the lobby of the building, also offering catering options for tenant events.



Located off the lobby is a new, AV equipped conference and training center (seating up to 40) exclusively available for tenants to book.



# EXCEPTIONAL LOCATION IN CENTRAL SAN ANTONIO

6 MILES TO SAN ANTONIO  
INT'L AIRPORT

SAN ANTONIO INT'L AIRPORT



BRACKENRIDGE PARK



SAN ANTONIO COUNTRY CLUB



JAPANESE TEA GARDEN



Alamo  
Heights

Terrell Hills

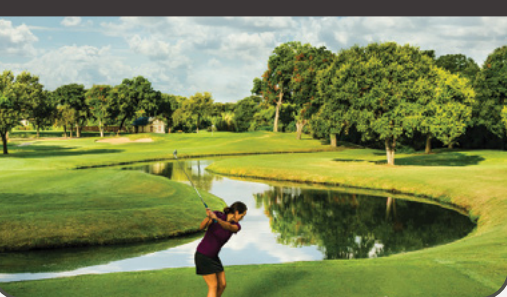
EASY ACCESS TO HIGHWAY  
281, I-35, AND I-10

BOTANICAL GARDEN



KEYSTON PARK  
**MCCOMBS  
PLAZA**

BRACKENRIDGE GOLF COURSE



3 MILES TO DOWNTOWN

 **MCCOMBS PLAZA**

*The Dispatch*

SHAKE SHACK

*The Hayden*

CHIPOTLE MEXICAN GRILL

CHEESY

SMOKE SHACK

PTERRY'S BURGER STAND

ATTABOY

EATERY

368

STARBUCKS

WHATABURGER

POSTINO

Panaderia



THE CREAMERY DISTRICT  
 TRIBUTE DRINKS · BITES · VIEWS  
 AMELIA  
 COSTA PACIFICA  
 Easy Baby ENTERTAINMENT

281

LEGACY TACO

tryst.

The Newstand

THREE STAR BAR

Smash'd

35

WETBAYAKU

RESTAURANT CLAUDINE

37



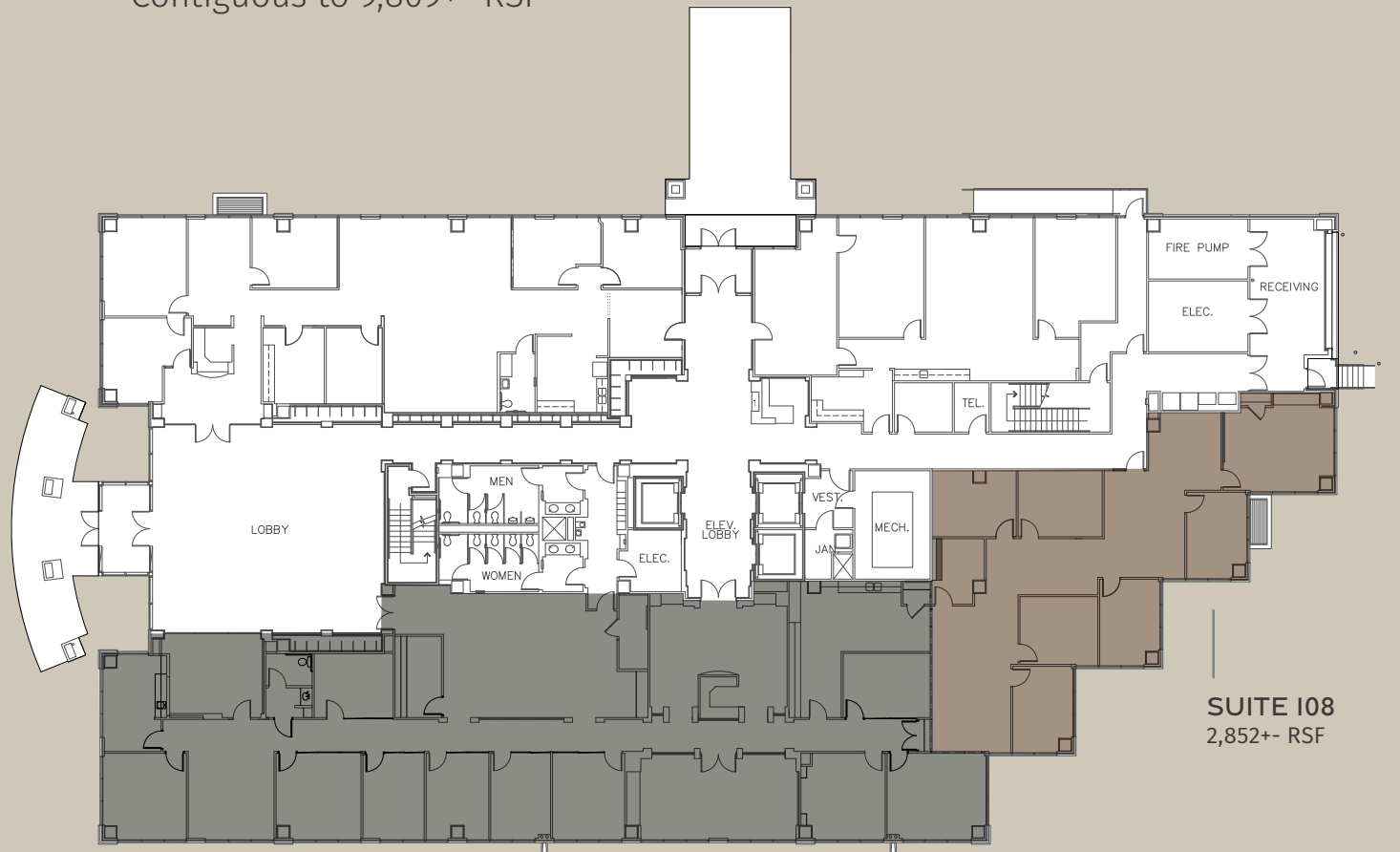
THE PEARL  
 LORRAINE  
 Best Quality Daughter  
 JAZZ  
 PULLMAN Market  
 BOILER HOUSE AT PEARL  
 LADINO  
 BRASSERIE MON CHOU CHOU  
 DOWN ON GRAYSON  
 MEEQUITE  
 NICOSI  
 STABLE HALL SAN ANTONIO

**SURROUNDED BY RESTAURANTS, HOTELS, PARKS, SHOPPING, AND CULTURE**

# AVAILABILITY

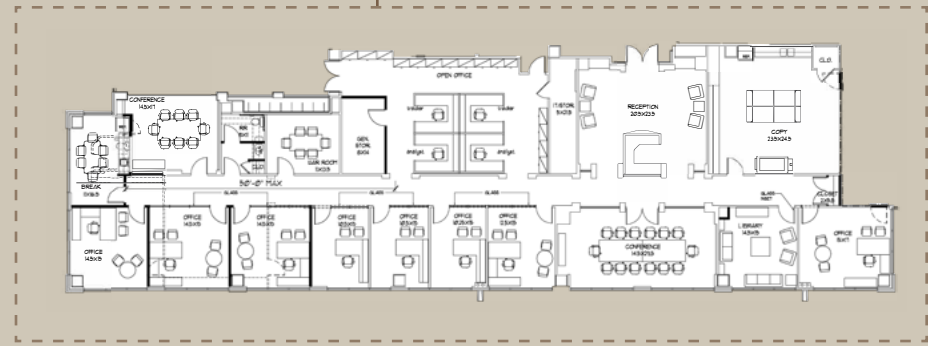
## SUITE 105 & 108

Contiguous to 9,809+- RSF



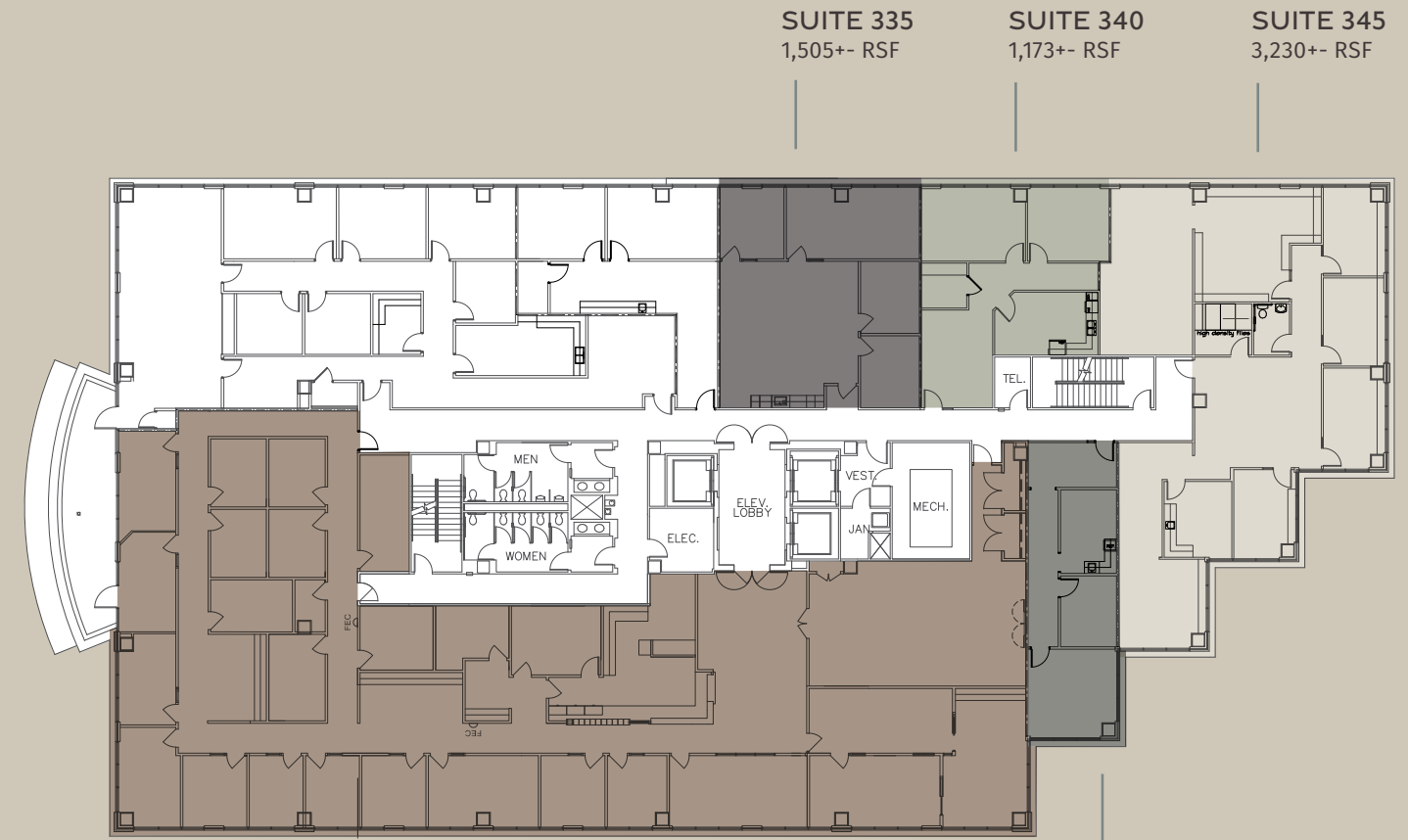
SUITE 105  
6,957+- RSF

SUITE 108  
2,852+- RSF



## SUITES 300, 335, 340, 345 & 350

Contiguous to 16,162+- RSF



SUITE 335  
1,505+- RSF

SUITE 340  
1,173+- RSF

SUITE 345  
3,230+- RSF

SUITE 300  
9,349+- RSF

SUITE 350  
905+- RSF

# MICHELIN GUIDE SAN ANTONIO

WITHIN 2 MILES OF 7 MICHELIN  
HONORED ESTABLISHMENTS

Michelin Starred  
Restaurants



NICŌSI  
DESSERT BAR

isidore



Michelin Bib Gourmand  
Restaurants



CULLUM'S  
ATTABOY  
San Antonio, Texas

LADINO

MEZQUITE



One Of Only Three  
Michelin Two-Key Hotels  
In Texas



— HOTEL —  
E M M A





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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.*

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.

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