McCOMBS PLAZA

755 E MULBERRY AVENUE, SAN ANTONIO, TX

JLL

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.

McCOMBS PLAZA

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

SURROUNDED BY

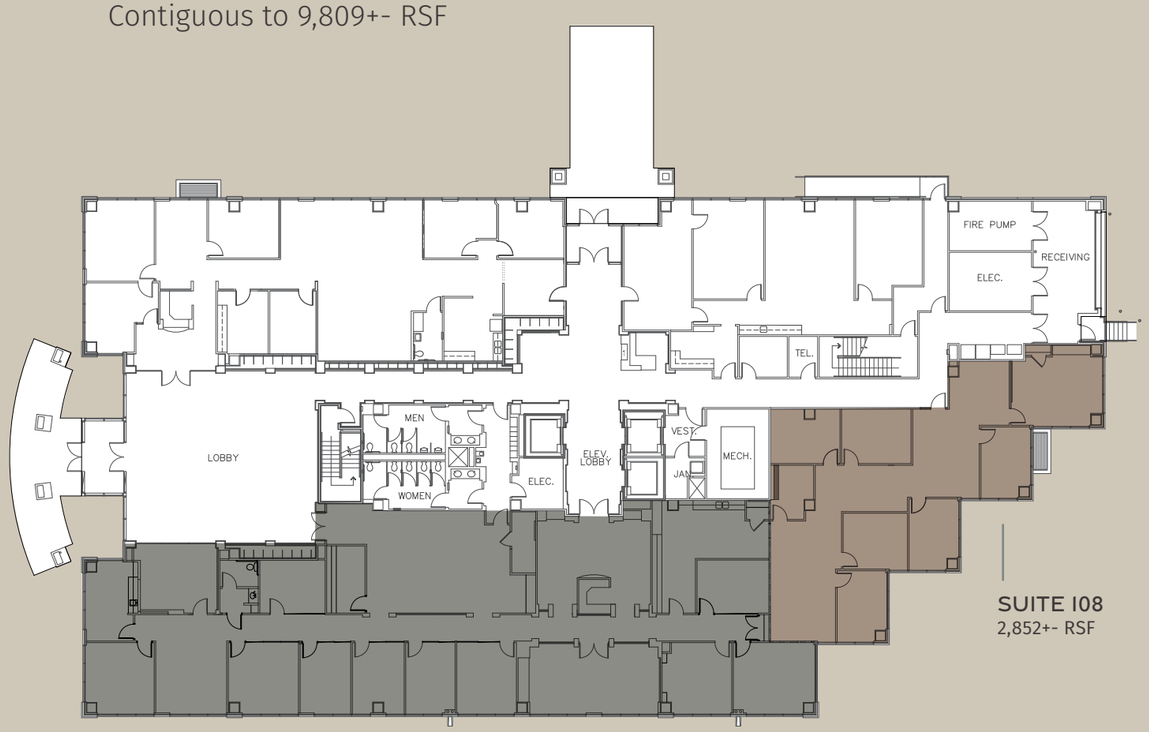
RESTAURANTS, HOTELS, PARKS, SHOPPING, AND CULTURE

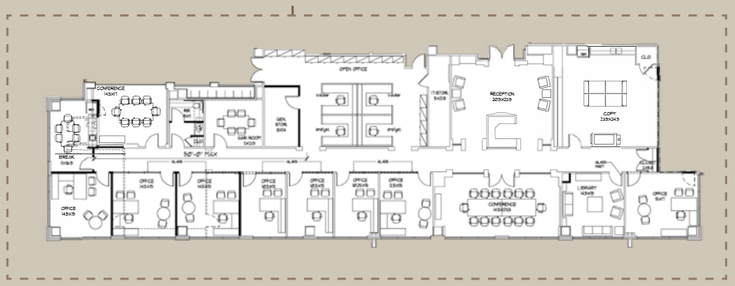
McCOMBS PLAZA

AVAILABILITY

SUITE 105 & 108

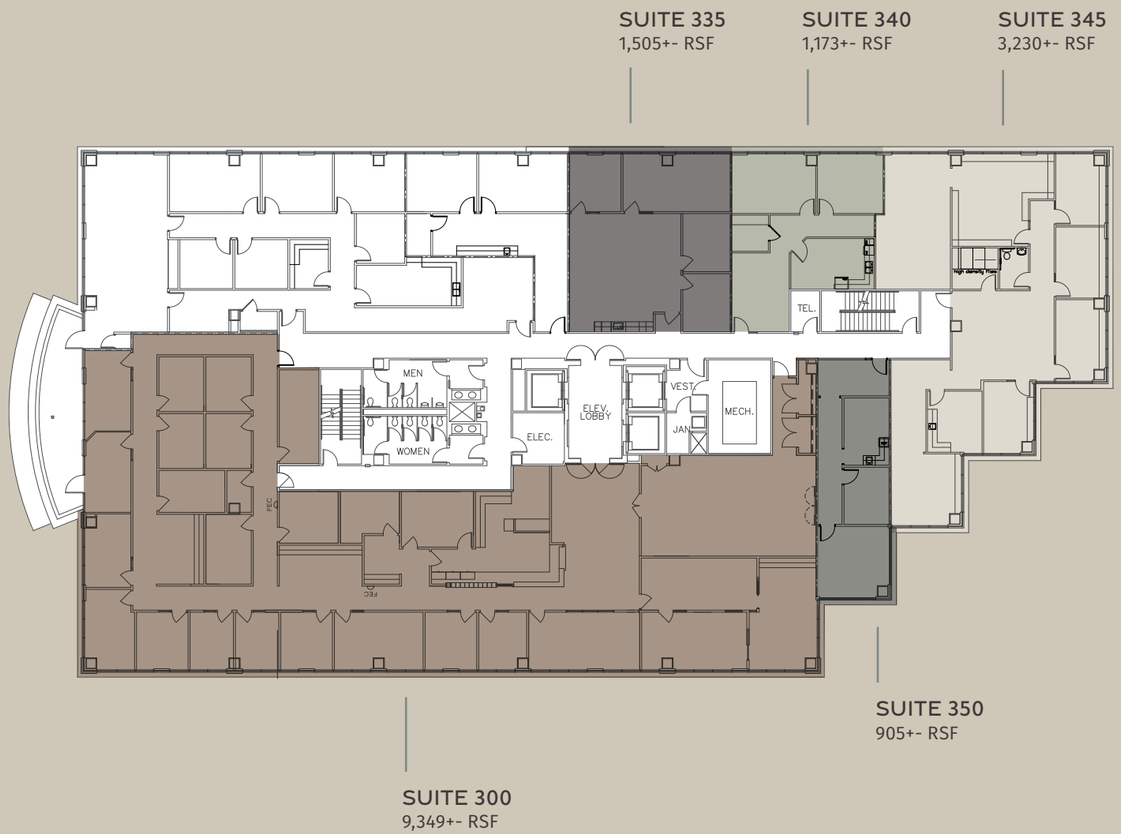
Contiguous to 9,809+- RSF





SUITES 300, 335, 340, 345 & 350

Contiguous to 16,162+- RSF



MICHELIN GUIDE
SAN ANTONIO

Michelin Starred Restaurants

NICōSI DESSERT BAR

isidore

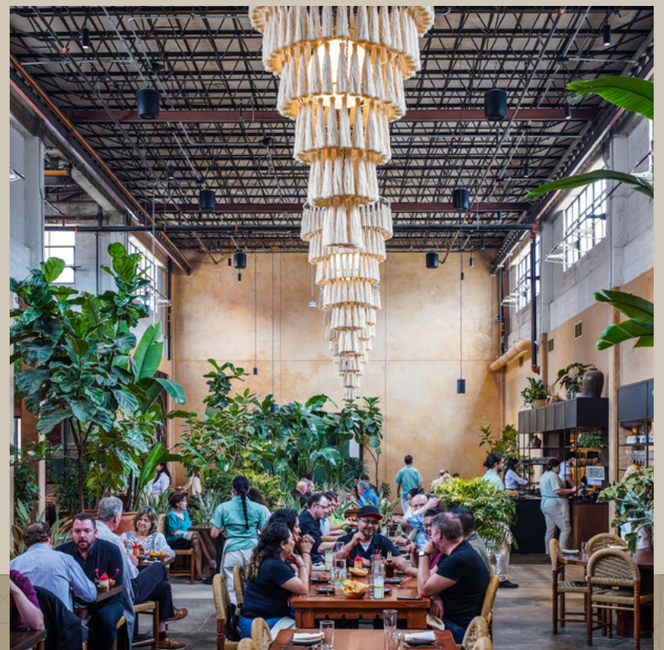
Michelin Bib Gourmand Restaurants

CULLUM'S ATTABOY San Antonio, Texas

LADINO

MEZQUITE

SOUTHERLEIGH FINE FOOD AND BREWERY



WITHIN 2 MILES OF 7 MICHELIN HONORED ESTABLISHMENTS

One Of Only Three Michelin Two-Key Hotels In Texas

HOTEL EMMA

McCOMBS PLAZA

McCOMBS PLAZA

Click or scan to
view McCombs video

McCOMBS PLAZA

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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