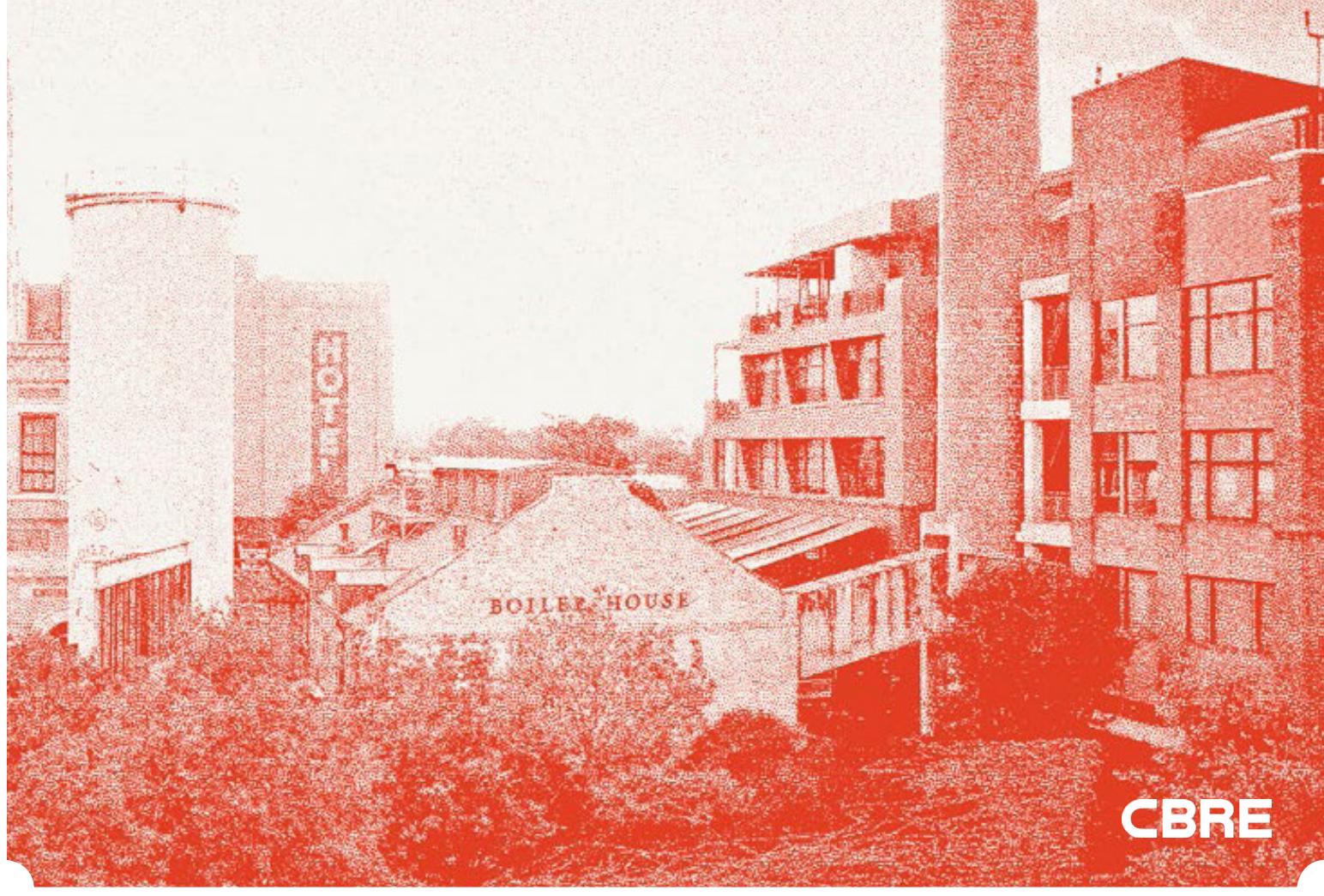


# OFFICE AT PEARL

200 E. Grayson St.  
San Antonio, TX



CBRE





OFFICE AT PEARL

OFFICE

AT

PEARL

## Pearl: a culinary and cultural destination in San Antonio, Texas

Pearl is a neighborhood and like all great neighborhoods it has a rich history upheld by the many people who have ties to the place—the buildings, the river, the brewery since it was founded in the 1880s.

Pearl is also a place where we like to get together—to share meals, to learn, to work, to live, to gather. With hundreds of apartments, 20+ restaurants and cafés, a dozen retailers, and a two-acre park housing our twice weekly Farmers Market and year-round free programming, this neighborhood is always full of life and activity.



OFFICE AT PEARL

# Full Goods Office Building

## San Antonio, TX 78215

Full Goods Office Building, located north of downtown San Antonio, is situated at Pearl — a top culinary and cultural destination that features office, retail, dining, picturesque green spaces, a riverside amphitheater, and the third campus of The Culinary Institute of America. As a former brewery operating from 1883 to 2001, Pearl reflects a vivid past while embracing the future with environmentally sustainable buildings mixed with historic architecture.

**Two story building with 85,575 SF of Class A office space**

### Availability:

- Suite 102- 948 RSF
- Suite 106- 1,474 RSF
- Suite 107- 948 RSF
- Suite 116- 3,229 RSF
- Suite 122- 1,116 RSF

**Parking 3 per 1,000 SF**  
**Rate: Contact Broker**





OFFICE AT PEARL

## THE NEIGHBORHOOD



HOTEL EMMA



MON CHOU CHOU



CULINARY  
INSTITUTE OF  
AMERICA (SA)



HIATUS SPA +  
RETREAT



THE TINY FINCH



DOS CAROLINAS



LEELEE



CAN PLANT



CELLARS



BAKERY  
LORRAINE



PULLMAN  
Market



BOILER HOUSE



DOWN ON  
GRAYSON



BOTTLING  
DEPARTMENT  
FOOD HALL



CURED



BEST QUALITY  
DAUGHTER



HIGH STREET  
WINE CO.



JAZZ, TX



LA GLORIA



LARDER



LOCAL COFFEE



SAVOR



SOUTHERLEIGH



STERNEWIRTH



SUPPER



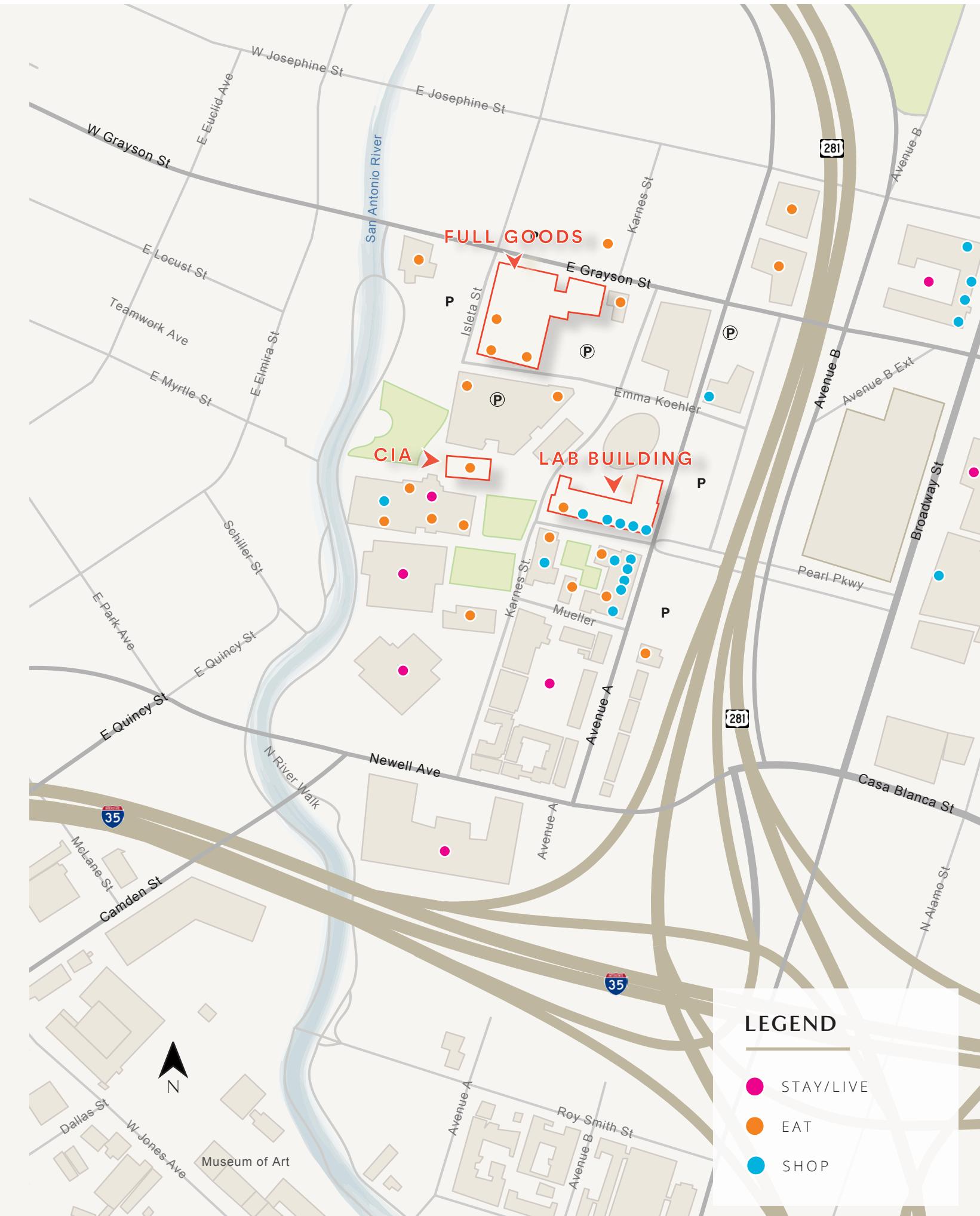
CARRIQUI



LADINO



FULL GOODS  
DINER



# OFFICE AT PEARL

200 E Grayson St  
San Antonio, TX

**FOR LEASING INFORMATION, CONTACT:**

**CHRISTI GRIGGS,**  
CCIM, TBAE  
Senior Vice President  
+1 210 253 6024  
[christi.griggs@cbre.com](mailto:christi.griggs@cbre.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.

### CBRE, Inc.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**Jeremy McGown**

Designated Broker of Firm

**John Moake**

Licensed Supervisor of Sales Agent/Associate

**Christi Griggs**

Sales Agent/Associate's Name

**299995**

License No.

**texaslicensing@cbre.com**

Email

**+1 210 225 1000**

Phone

**620535**

License No.

**jeremy.mcgown@cbre.com**

Email

**+1 214 979 6100**

Phone

**540146**

License No.

**john.moake@cbre.com**

Email

**+1 210 225 1000**

Phone

**493808**

License No.

**christi.griggs@cbre.com**

Email

**+1 210 253 6024**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date