

# FOR LEASE



STROM | COMMERCIAL

## WONDERBREAD BUILDING

14<sup>th</sup> Street | East Village | Creative Office Spaces

**AVAILABLE AT \$2.25 PSF**

1<sup>st</sup> Floor: +/- 4,471 SF

2<sup>nd</sup> Floor: +/- 5,105 SF

2<sup>nd</sup> Floor: +/- 7,263 SF

- Creative office spaces available on the first and second floors of the iconic Wonder Bread Building
- Newly refinished flooring throughout
- Large glass windows providing ample natural light
- Exposed ceilings, HVAC and brick walls



- Located in the Ball Park District of East Village
- Minutes away from the I-5 Freeway, San Diego Airport, train stations and bus stops



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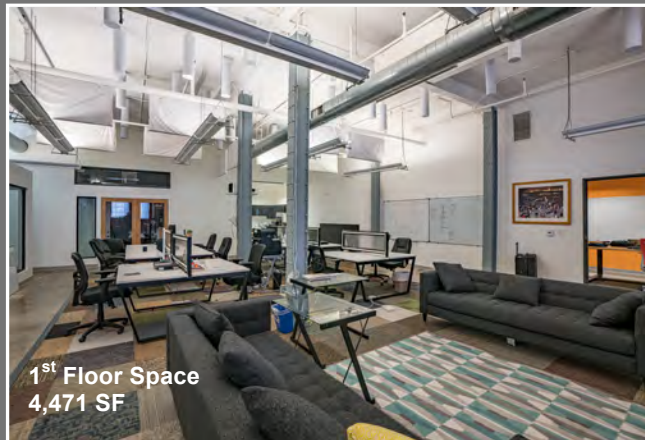
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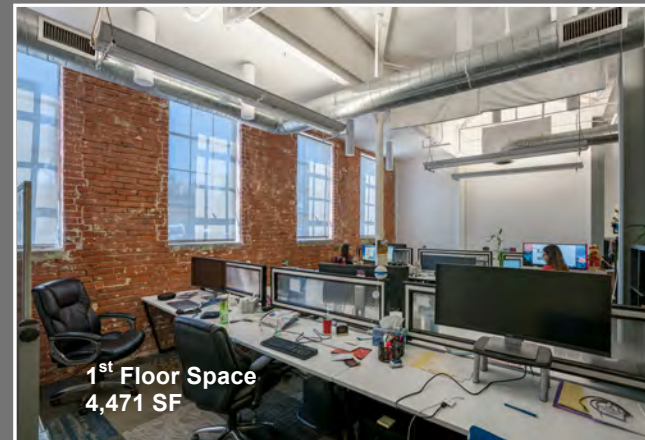
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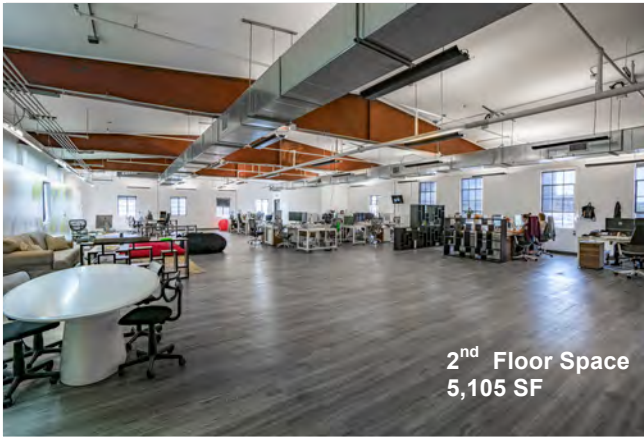
1<sup>st</sup> Floor Space  
4,471 SF



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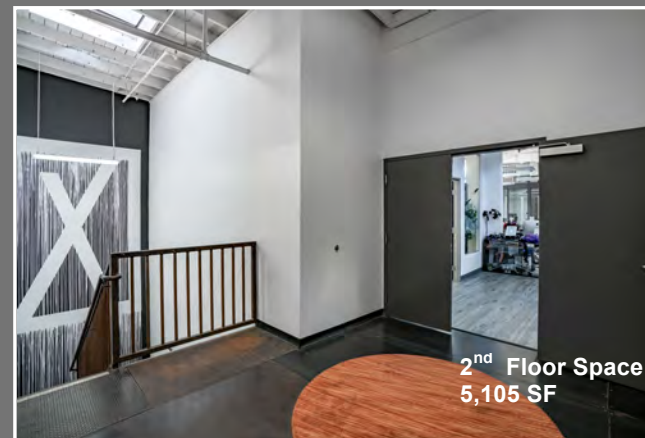
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4,471 SF



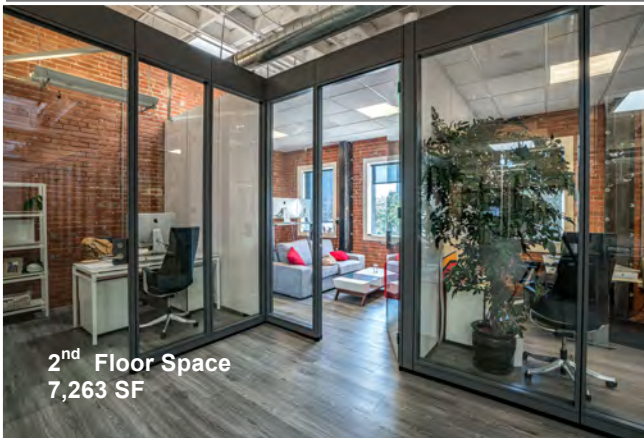
2<sup>nd</sup> Floor Space  
5,105 SF



2<sup>nd</sup> Floor Space  
5,105 SF



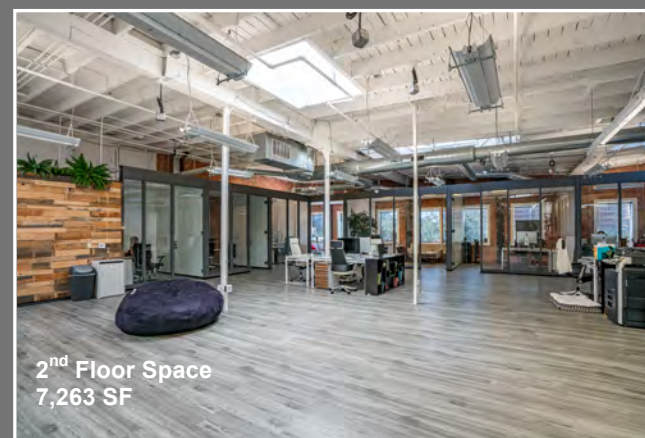
2<sup>nd</sup> Floor Space  
5,105 SF



2<sup>nd</sup> Floor Space  
7,263 SF



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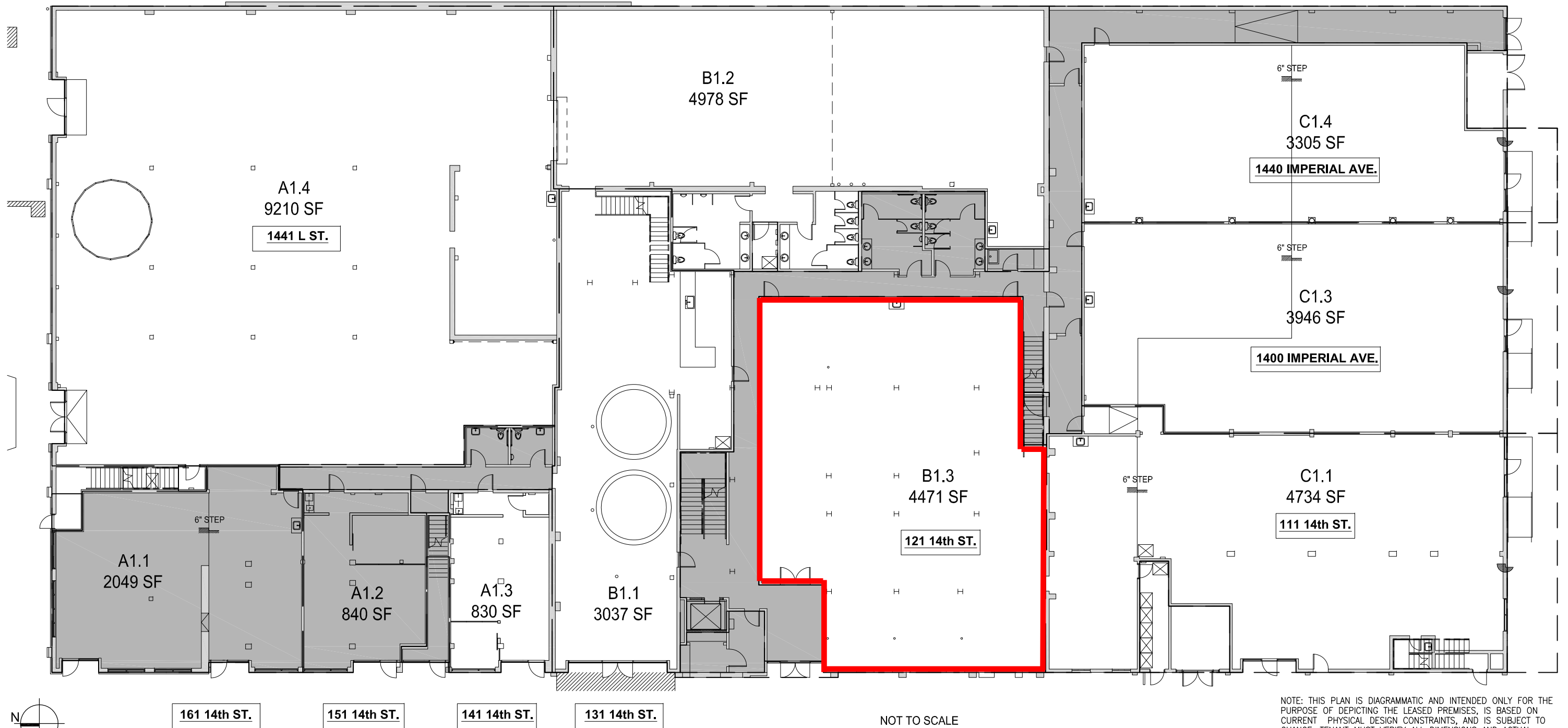


2<sup>nd</sup> Floor Space  
7,263 SF

# WONDERHAUS

## FIRST LEVEL: COMMERCIAL SPACE LEASE PLAN

FIRST LEVEL	38,792 SF
SECOND LEVEL	18,186 SF
TOTAL BUILDING	55,586 SF



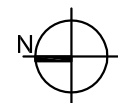
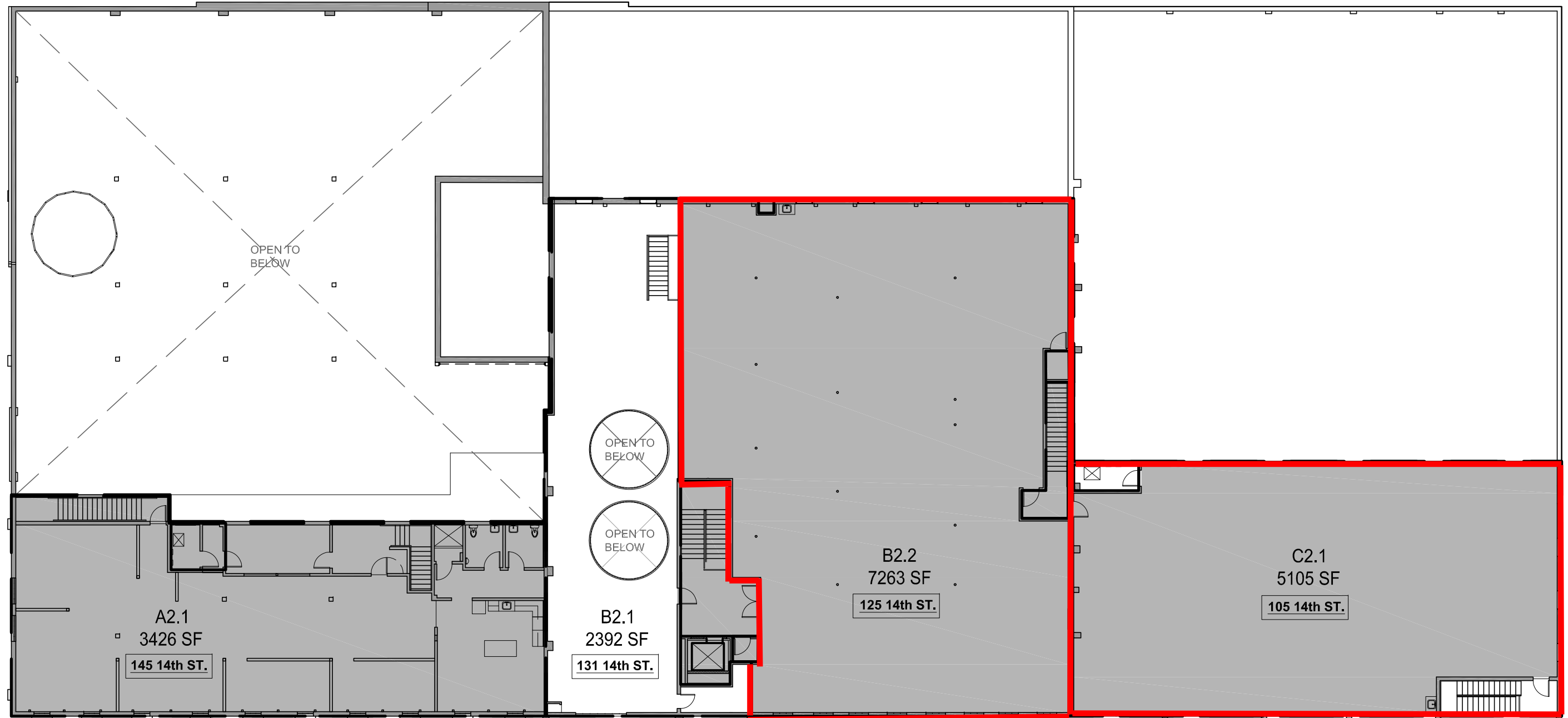
NOTE: THIS PLAN IS DIAGRAMMATIC AND INTENDED ONLY FOR THE PURPOSE OF DEPICTING THE LEASED PREMISES, IS BASED ON CURRENT PHYSICAL DESIGN CONSTRAINTS, AND IS SUBJECT TO CHANGE. TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES, AND UTILITIES BEFORE COMMENCING DESIGN. DIMENSIONS SHOWN FOR THE LEASED PREMISES ARE MEASURED FROM THE EXTERIOR FACE OF ALL PERIMETER WALLS TO THE CENTERLINE OF ANY ADJACENT LEASE SPACE WALL, AND ARE ACCURATE TO THE BEST OF ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF. ALL ALCOVES, VESTIBULES, AND CORRIDORS WHICH EXIST FOR THE USE OF THIS SPACE ONLY, WILL BE INCLUDED IN THE LEASED PREMISES. TENANT CONSTRUCTION SHALL ADHERE TO ALL APPLICABLE CODES. THIS LOD MAY NOT REPRESENT ALL ADOPTED CODES PER ITS MUNICIPALITY.



# WONDERHAUS

## SECOND LEVEL: COMMERCIAL SPACE LEASE PLAN

FIRST LEVEL	38,792 SF
SECOND LEVEL	18,186 SF
TOTAL BUILDING	55,586 SF



NOT TO SCALE

NOTE: THIS PLAN IS DIAGRAMMATIC AND INTENDED ONLY FOR THE PURPOSE OF DEPICTING THE LEASED PREMISES, IS BASED ON CURRENT PHYSICAL DESIGN CONSTRAINTS, AND IS SUBJECT TO CHANGE. TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES, AND UTILITIES BEFORE COMMENCING DESIGN. DIMENSIONS SHOWN FOR THE LEASED PREMISES ARE MEASURED FROM THE EXTERIOR FACE OF ALL PERIMETER WALLS TO THE CENTERLINE OF ANY ADJACENT LEASE SPACE WALL, AND ARE ACCURATE TO THE BEST OF ARCHITECT'S KNOWLEDGE, INFORMATION, AND BELIEF. ALL ALCOVES, VESTIBULES, AND CORRIDORS WHICH EXIST FOR THE USE OF THIS SPACE ONLY, WILL BE INCLUDED IN THE LEASED PREMISES. TENANT CONSTRUCTION SHALL ADHERE TO ALL APPLICABLE CODES. THIS LOD MAY NOT REPRESENT ALL ADOPTED CODES PER ITS MUNICIPALITY.

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