

FOR LEASE



STROM | COMMERCIAL

WONDERBREAD BUILDING

14th Street | East Village | Creative Office Spaces

AVAILABLE AT \$2.25 PSF + ELEC. & JANITORIAL

1st Floor: +/- 4,471 SF

2nd Floor: +/- 5,105 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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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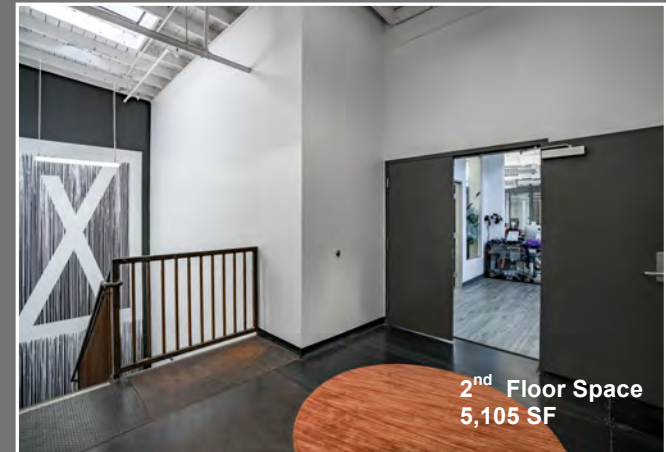
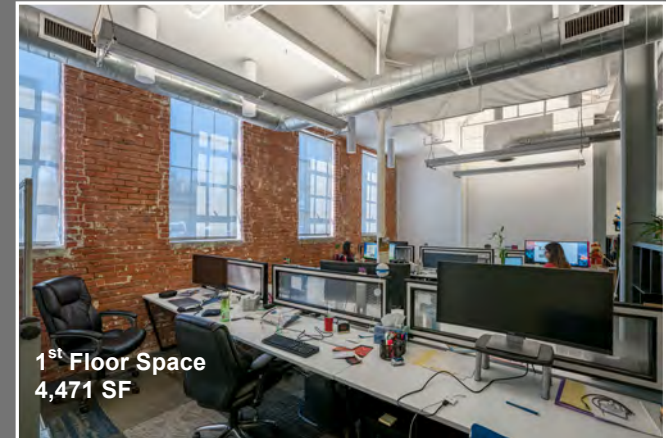
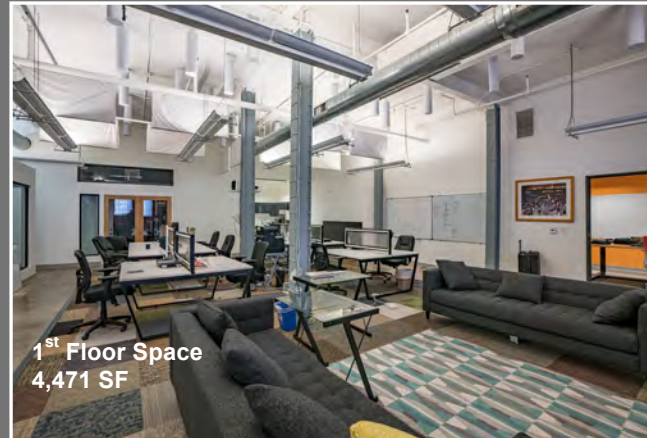
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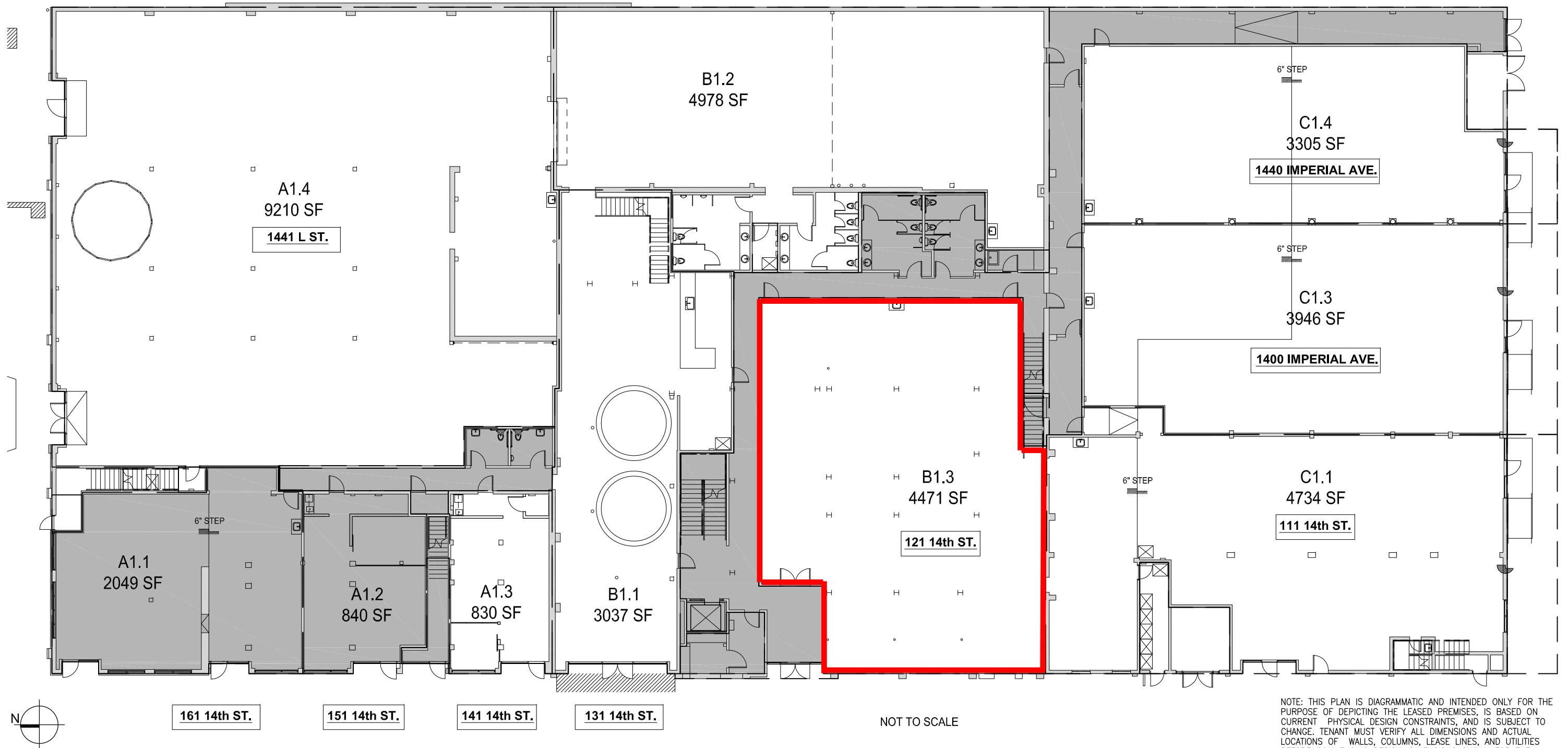
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WONDERHAUS

FIRST LEVEL: COMMERCIAL SPACE LEASE PLAN

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

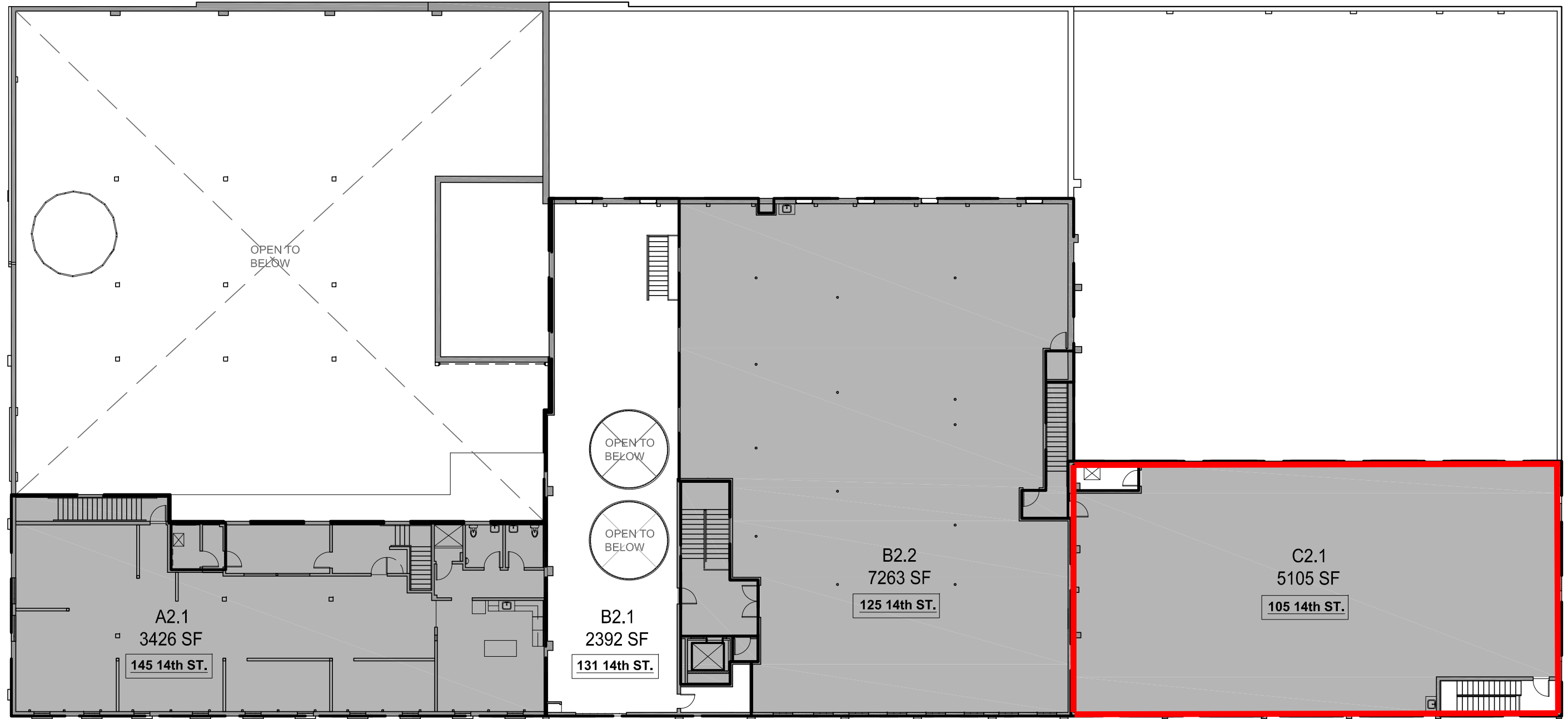


NOTE: THIS PLAN IS DIAGRAMMATIC AND INTENDED ONLY FOR THE PURPOSE OF DEPICTING THE LEASED PREMISES, IS BASED ON CURRENT PHYSICAL DESIGN CONSTRAINTS, AND IS SUBJECT TO CHANGE. TENANT MUST VERIFY ALL DIMENSIONS AND ACTUAL LOCATIONS OF WALLS, COLUMNS, LEASE LINES, AND UTILITIES BEFORE COMMENCING DESIGN. 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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