

\$1.25 PSF
RENT YEAR 1



BRUNSWIG DRUG CO.
EST. 1866

the WINE BANK

the WINE BANK

ART & MORE

BY THE BEEK

THE WINE BANK

CAFE SEVILLA

GOOD
TIMES
HERE

BASEBALL
TRADING
APRIL 14
2022

ROAD
CLOSED

EASTER
FREE

GOOD
TIMES
HERE

GOOD
TIMES
HERE

HISTORIC BRUNSWIG BUILDING
363 FIFTH AVE | SAN DIEGO | CA 92101

CREATIVE
OFFICES SPACES
FOR LEASE

AVAILABILITY SUMMARY

SUITE	SF	RATE	NOTES
200	9,842 SF	\$1.25 PSF* + ELEC & JAN	8 private offices Conference room Mezzanine Open work area
205	1,010 SF	\$1.25 PSF* + ELEC & JAN	Offices & open work area Bank vault Kitchenette
300	6,406 SF	\$1.25 PSF* + ELEC & JAN	Open floor plan Private office Conference room Full kitchen

A total of 17,258 SF is available

Call brokers for more information on configuration

***Pricing Guidelines*:**

Rental rates are available on 3+ year terms. Pricing is as follows:

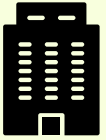
Year 1: \$1.25 PSF | Year 2: \$1.95 PSF | Year 3: \$2.25 PSF | Following = 4% increase



BRUNSWIG BUILDING

363 5TH AVENUE | 92101

PROPERTY OVERVIEW



Creative office suites feature high ceilings, exposed brick and beams, abundant natural lighting



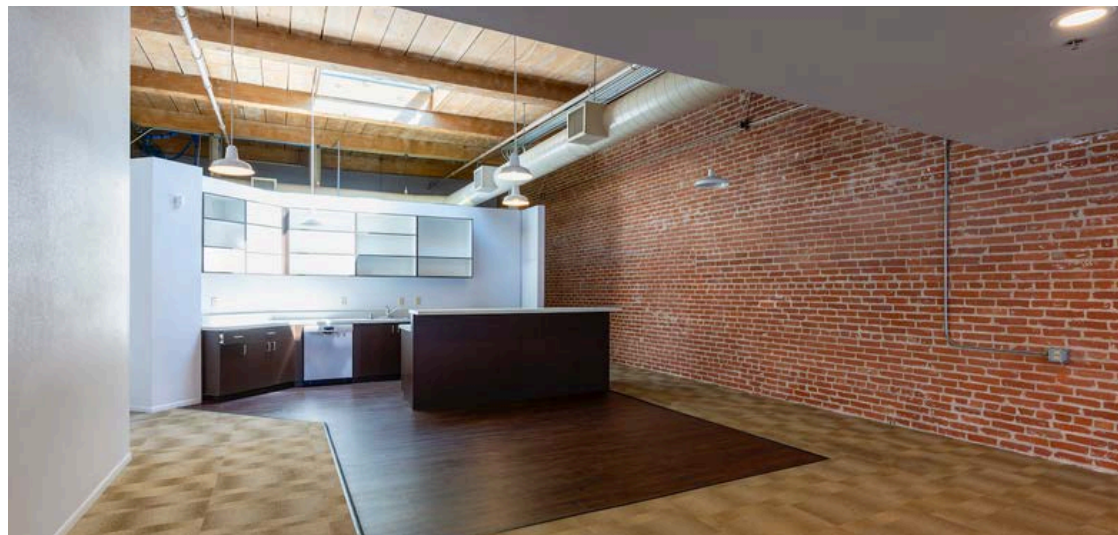
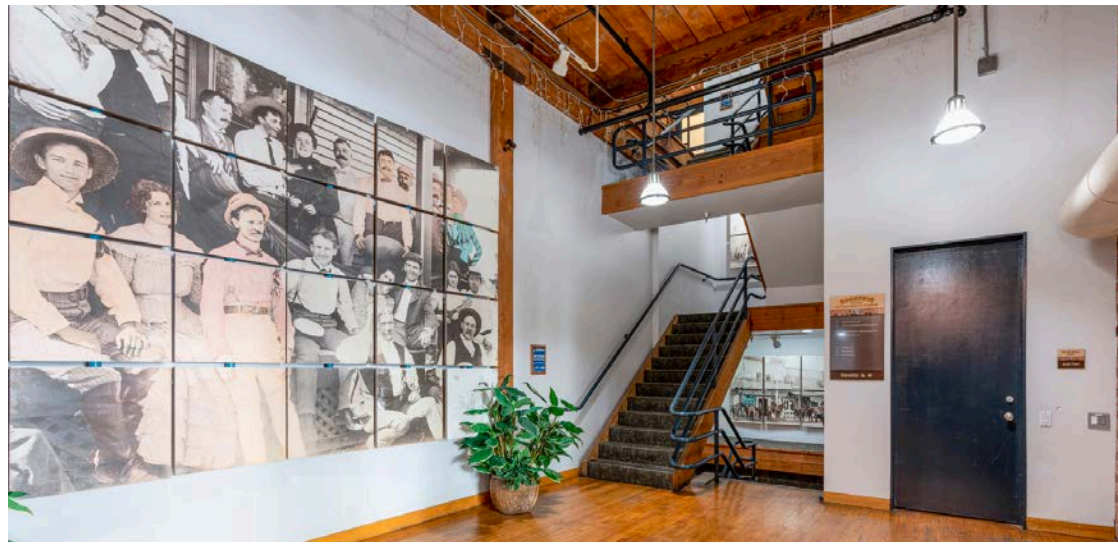
Parking available in nearby structures



Located on the corner of 5th Avenue and J Street in the historic Gaslamp District of Downtown San Diego

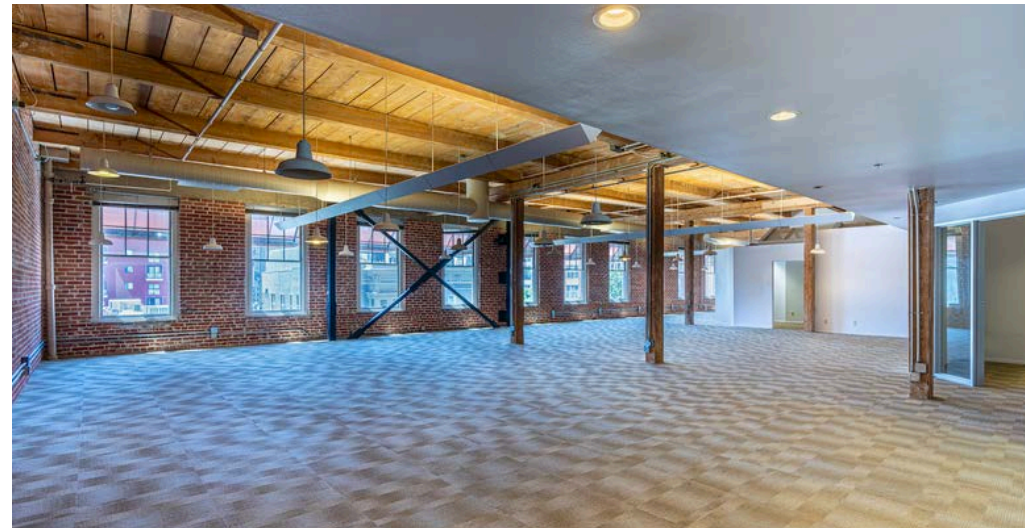


Surrounded by countless walkable amenities; Only 2 blocks from the Convention Center and Petco Park



BUILT-IN 1890 & RENOVATED 2014

BE A PART OF SAN DIEGO HISTORY



BRUNSWIG BUILDING

363 5TH AVENUE | 92101

LOCATION SUMMARY

The Historic Brunswig Building is ideally positioned in the heart of Downtown San Diego's most prominent attractions. Located in the Gaslamp District, the building is just steps from the center of Downtown nightlife, and only blocks from the Petco Park and waterfront amenities, such as Seaport Village and The Rady Band Shell.



Access to Gaslamp Quarter restaurants, cafes and nightlife



Only blocks from Petco Park and East Village venues



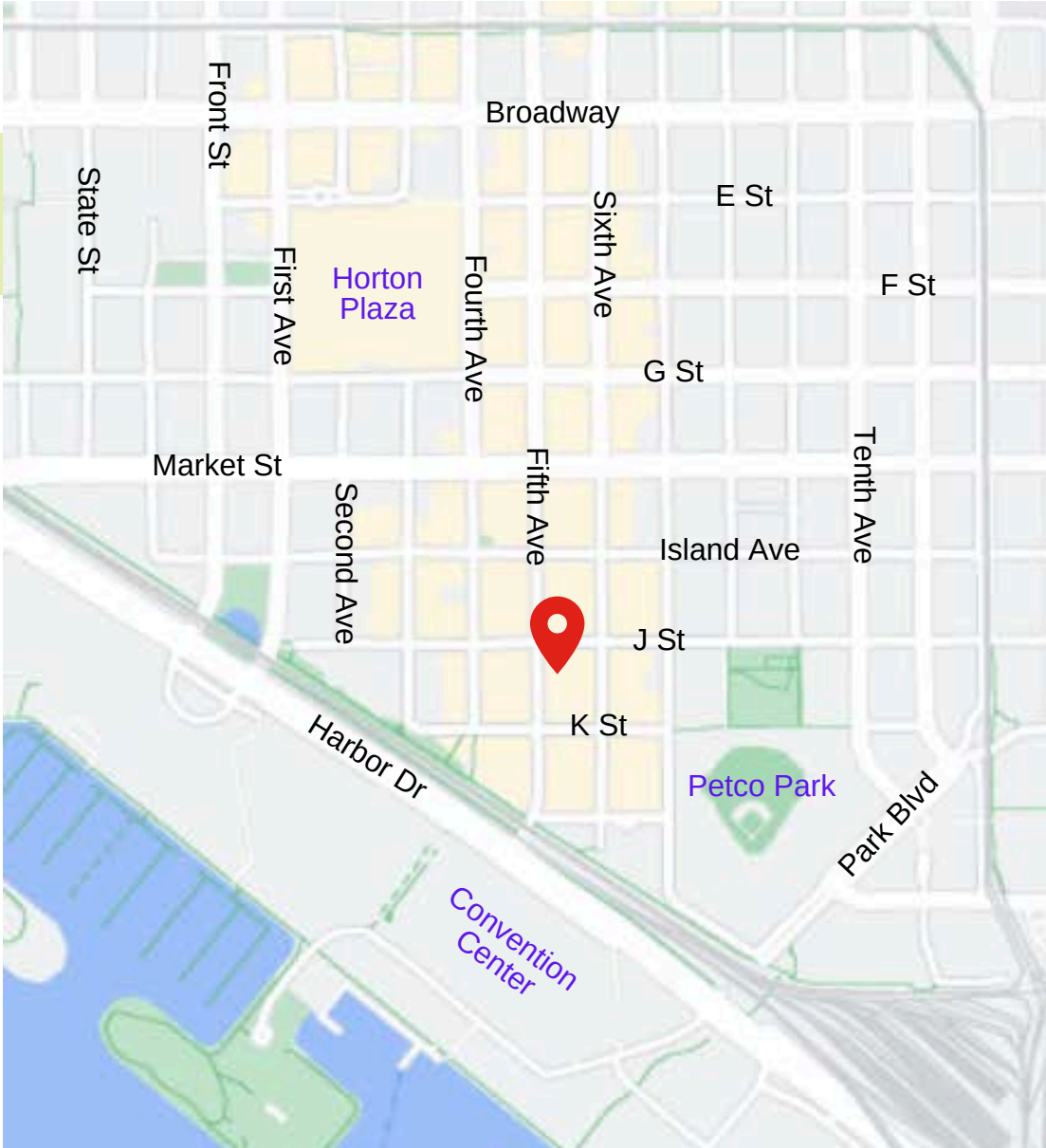
Walking distance to the waterfront, Seaport Village the Convention Center, and the Rady Bandshell



Easily accessible by all major freeways and public transportation



Just 7 minutes to San Diego International Airport



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