



STROM | COMMERCIAL

DOWNTOWN CREATIVE OFFICES

PANNIKIN BUILDING

2ND & 3RD FULL FLOOR OPPORTUNITIES

\$1.90 PSF GROSS

4,829 - 9,801 SQFT AVAILABLE

MIKE MORGAN | LIC. #00988519
Mike@stromcommercial.com

JACK KIRK | LIC. #01905664
Jack@stromcommercial.com

619.243.1244

www.stromcommercial.com

PANNIKIN BUILDING |

DOWNTOWN
CREATIVE OFFICES



STROM | COMMERCIAL



ASKING RATE \$1.90 PSF GROSS

BUILDING FEATURES

- Beautiful historic building
- Eye-catching brick exterior
- G Street Frontage
- Full Building Opportunity

ZONING

- Employment/Residential Mixed-Use

GREAT LOCATION- 7TH AVE AND G STREET

- Located on the southwest corner of 7th & G in the heart of downtown San Diego
- Steps from the Park It On Market parking garage
- Walking Score of 98 - Walker's Paradise
- Transit Score of 82 - Excellent Transit
- Several walkable amenities, including cafes, coffee shops, restaurants and bars

PANNIKIN BUILDING AERIAL VIEW





655 G STREET #B - 2ND FLOOR

±4,829 RSF | \$1.90 PSF | AVAILABLE NOW



Inviting Layout that Inspires Innovation

- Large open workspace
- Multiple private offices
- Conference room
- Break/lounge area
- Full modern kitchen



Warm Historic-Meets-Modern Interior

- Original refinished hardwood floors
- Exposed ducting and brick walls
- High, open wood beam ceiling (approx. 13')



Secure Entry for a Safe Work Environment

- Secure entry for employees
- Keypad entry for visitors



Operable Windows Provide Fresh Air



655 G STREET #A - 3RD FLOOR

±4,972 RSF | \$1.90 PSF | AVAILABLE NOW



Loft-Style layout

- Primarily open layout
- 2 private offices/conference rooms with glass doors
- Break area w/ island
- Upgraded private restroom



Progressive Office & Stunning Historic Accents

- Renovated in 2020
- Original refinished hardwood floors
- Exposed ducting and brick walls
- High, open wood beam ceiling (approx. 13')



Secure Entry

- Secure entry for employees
- Keypad entry for visitors

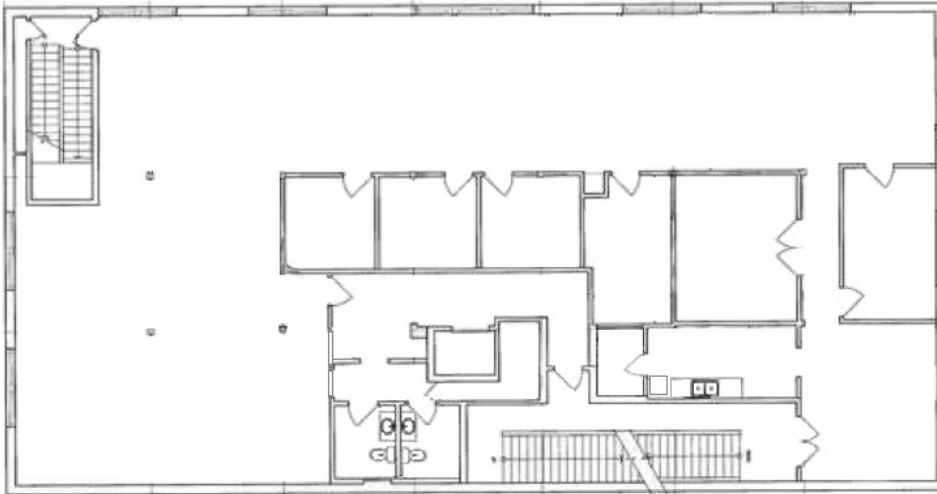


Operable Windows Provide Fresh Air

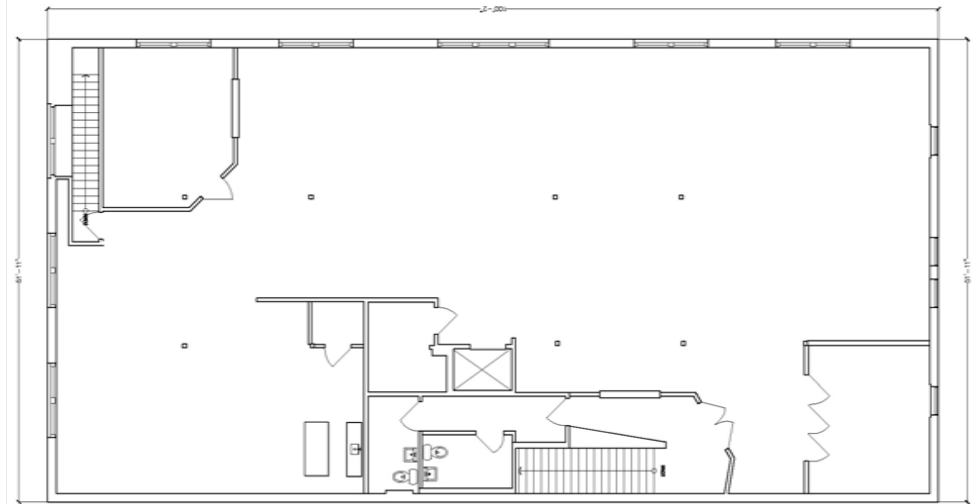




2ND FLOOR PLAN - SUITE B



3RD FLOOR PLAN - SUITE A



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.