



STROM | COMMERCIAL

DOWNTOWN CREATIVE OFFICES

PANNIKIN BUILDING



PROMOTIONAL RATE \$1.60 PSF

2ND & 3RD FULL FLOORS | 4,829 - 9,801 SQFT AVAILABLE

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PANNIKIN BUILDING |

DOWNTOWN
CREATIVE OFFICES



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PROMOTIONAL RATE \$1.60 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
- 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

***\$2.25 PSF after promo rate**

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.



655 G STREET #B - 2ND FLOOR

±4,829 RSF | \$1.60 PSF PROMO RATE* | 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 to Facilitate a Safe Work Environment

- Secure entry for employees
- Keypad entry for visitors



Operable Windows Provide Fresh Air

***\$2.25 PSF after promo rate**



655 G STREET #A - 3RD FLOOR

±4,972 RSF | \$1.60 PSF PROMO RATE* | AVAILABLE NOW



Mostly Open Shell Condition

- Primarily open layout
- 2 private offices/conference rooms with glass doors
- Upgraded private restroom



Progressive Office with 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



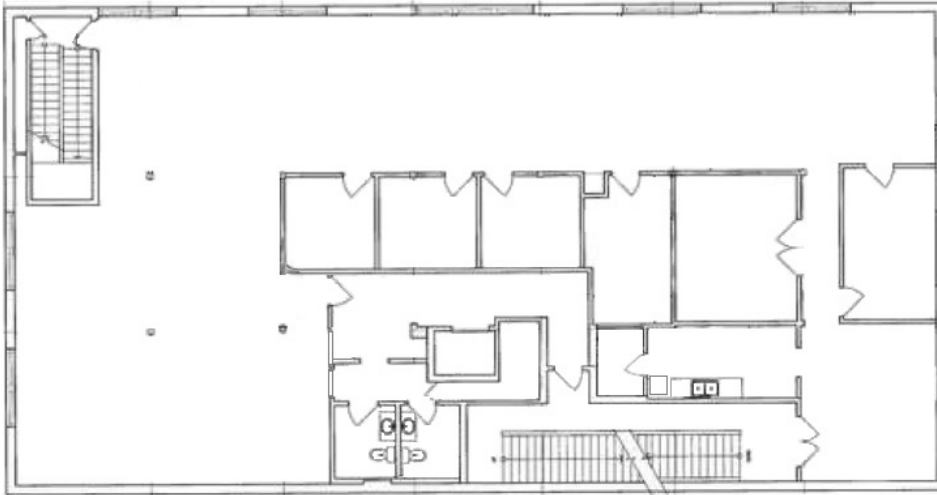
Operable Windows Provide Fresh Air



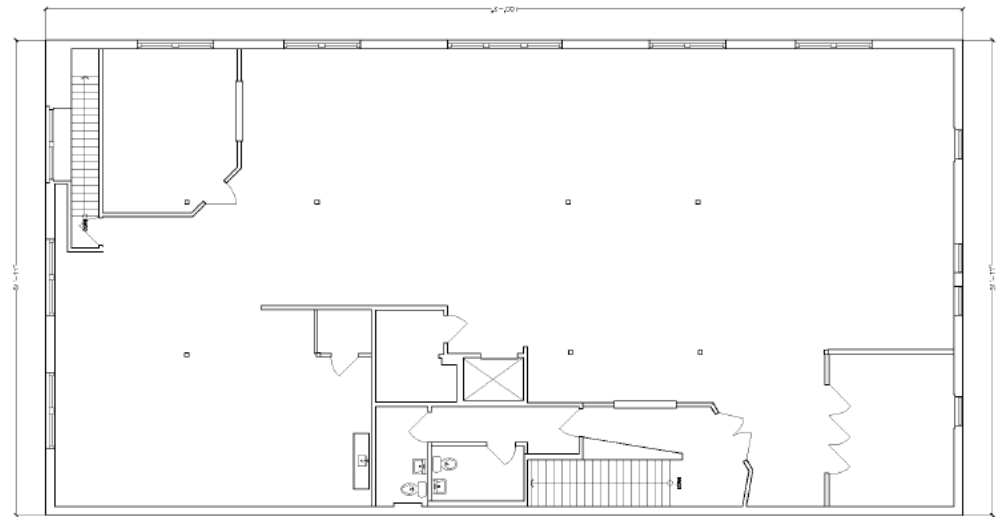
***\$2.25 PSF after promo rate**



2ND FLOOR PLAN - SUITE B



3RD FLOOR PLAN - SUITE A



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