

THE WONDER BREAD BUILDING

171 14TH ST | EAST VILLAGE | 92101



FOR LEASE

FLEX | INDUSTRIAL | OFFICE | & RETAIL SPACES

±955-41,088 SF | \$1.40-\$2.15 PSF MODIFIED GROSS

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PROPERTY DETAILS & AREA HIGHLIGHTS



The Wonder Bread Building is a historic San Diego landmark property in Downtown East Village. The building was renovated and seismic retrofitted in 2008 and is fully sprinklered. East Village has a population of roughly 38,000 and growing. The building's mixed-use zoning allows for a variety of uses, including Office, Assembly & Entertainment, Brewery Tasting Rooms, Instructional Studios, Maintenance & Repair, Personal Services, Retail Sales, Distribution Facilities, Moving & Storage Facilities, and more.

The building's neighborhood borders east of the Gaslamp Quarters, which houses approximately 600 businesses, including hotels, restaurants, bars, offices, and various retail operations. It is also the home of the Padres Petco Park and the Central Library.

Directly across the street from the Wonder Bread Building is the proposed East Village Quarter project, a \$1.5 billion mixed-use development planned for Tailgate Park, bounded by Park Blvd & Imperial Ave and K St & 14th St. The East Village Quarter project plans to include residential units, office, retail, public open space, and a parking structure. The Wonder Bread Building is also only blocks from a major transit center and multiple freeways.



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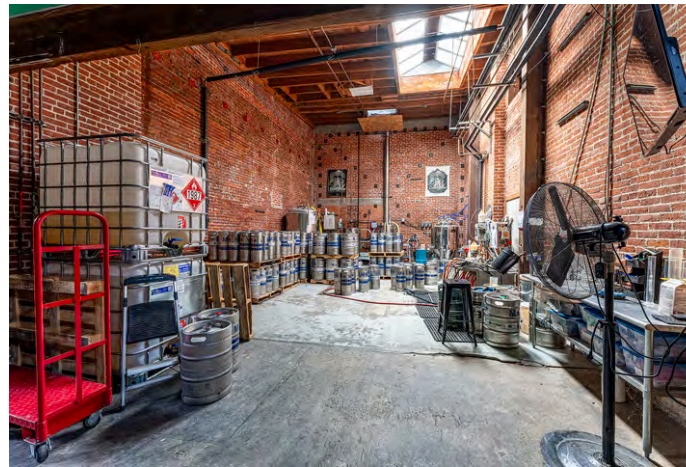
FLEX/INDUSTRIAL SPACE FOR LEASE

1441 L ST | ±14,188 SF | RATE: \$1.50/SF MG | AVAILABLE: 11/1/24



1441 L ST HIGHLIGHTS

- Brewery build-out
- Bottling & packaging area
- Floor drains
- Raised platforms
- Operational grain silo
- Brewery power
- Grade-level roll-up door
- Med-pressure natural gas
- Private & interior entrance
- Concrete floors
- High ceilings
- Brewery plumbing
- Abundant natural light



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EVENT/RETAIL SPACE FOR LEASE

131 14TH ST | ±5,429 SF | RATE: \$2.00/SF MG | AVAILABLE: 11/1/24



131 14TH ST HIGHLIGHTS

- Tasting room & event space
- 2 story space w/ elevator access
- Concrete floors
- Entrance on 14th St
- Private patio area
- Taps lines and cold box
- Great exposure to East Village/Tailgate Park
- Former grain silos create dramatic seating areas
- Brick walls & exposed wood ceilings
- Skylights provide natural light throughout



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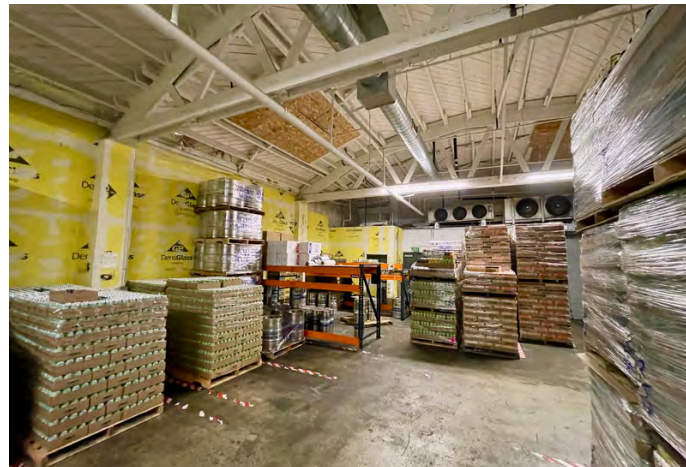
WAREHOUSE/STORAGE SPACE FOR LEASE

1440 IMPERIAL AVE | ±3,305 SF | RATE: \$1.40/SF MG | AVAILABLE: 11/1/24



1440 IMPERIAL AVE HIGHLIGHTS

- Cold box storage area
- Grade-level roll-up door
- Direct access to Imperial Ave
- 15-foot clear height
- Multiple entry points
- Interior grade-level roll-up door to brewery area
- Potential to be contiguous up to 11,985 SF



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FLEX/CREATIVE OFFICE SPACE FOR LEASE

111 14TH ST | ±8,680 SF | RATE: \$2.00/SF MG | AVAILABLE: NOW



111 14TH ST HIGHLIGHTS

- Flex/creative office layout
- Full-height glass offices/conference room
- Dedicated patio
- Expansive wood truss ceilings
- State-of-the-art lighting system
- Optimal natural light
- Potential for a roll-up door
- Chef's kitchen featuring high-end appliances & cabinetry
- Potential to be contiguous up to 11,985 SF



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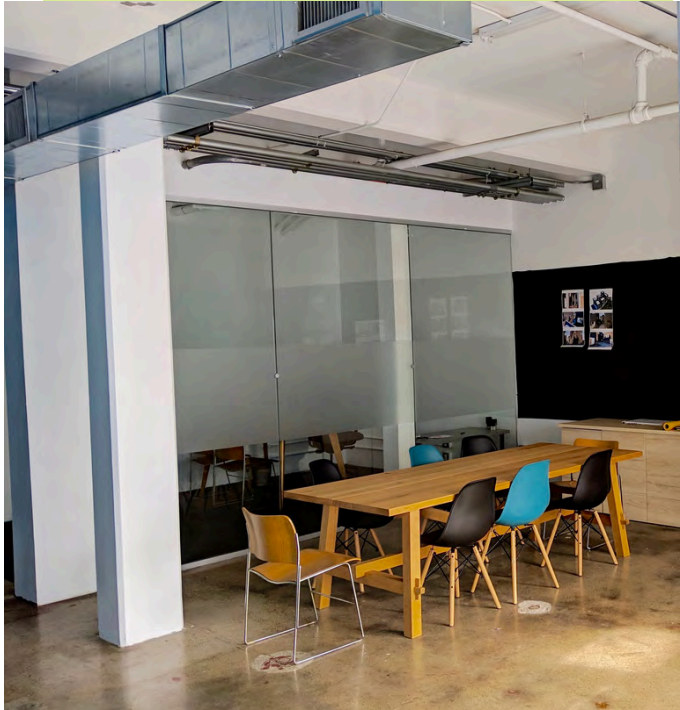


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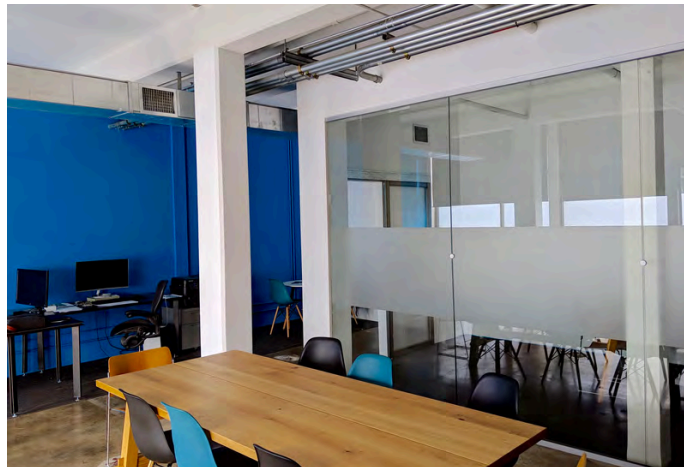
RETAIL/OFFICE SPACE FOR LEASE

151 14TH ST | ±955 SF | RATE: \$2.15/SF MG | AVAILABLE: 11/1/24



151 14TH ST HIGHLIGHTS

- Ground floor retail/creative office layout
- Large storefront glass windows
- High ceilings
- Concrete floors
- Glass office/conference room
- Optimal natural light
- Coffee bar



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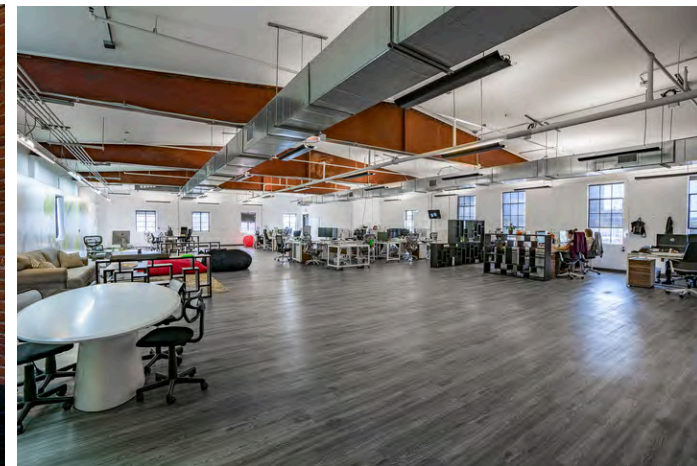
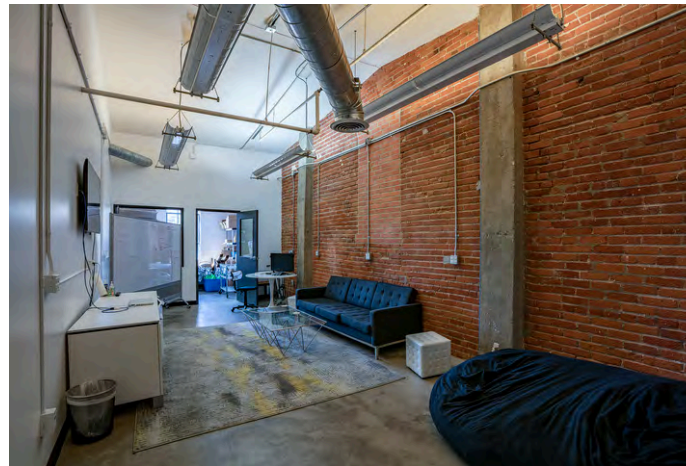
CREATIVE OFFICE SPACE FOR LEASE

105 14TH ST | ±5,105 SF | RATE: \$1.50/SF MG | AVAILABLE: NOW



105 14TH ST HIGHLIGHTS

- 2nd- floor creative office layout
- Private office & conference room
- Collaborative large open area
- Private & interior entrance
- Dedicated HVAC throughout
- Open break area
- Exposed ceilings & ducting
- Abundant natural light & operable windows



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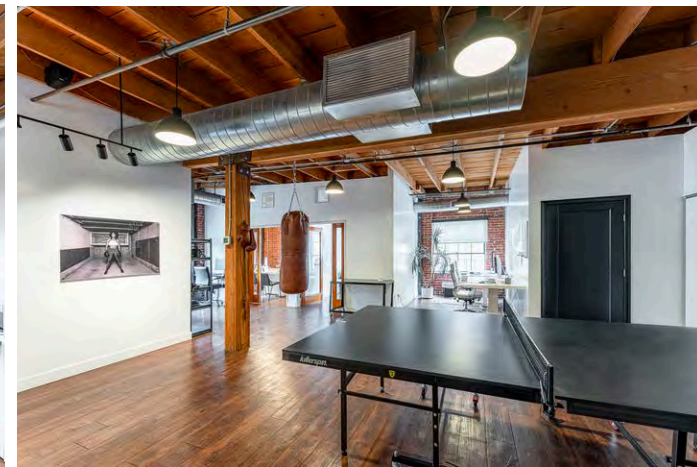
CREATIVE OFFICE SPACE FOR LEASE

145 14TH ST | ±3,426 SF | RATE: \$2.00/SF MG | AVAILABLE: NOW



145 14TH ST HIGHLIGHTS

- 2nd floor creative office layout
- Glass-lined conference room with skylights
- 2 executive private offices & 5 standard private offices
- Dedicated break lounge area
- Open area workspace
- High-end lighting throughout
- Private restroom & shower
- Harwood & concrete flooring



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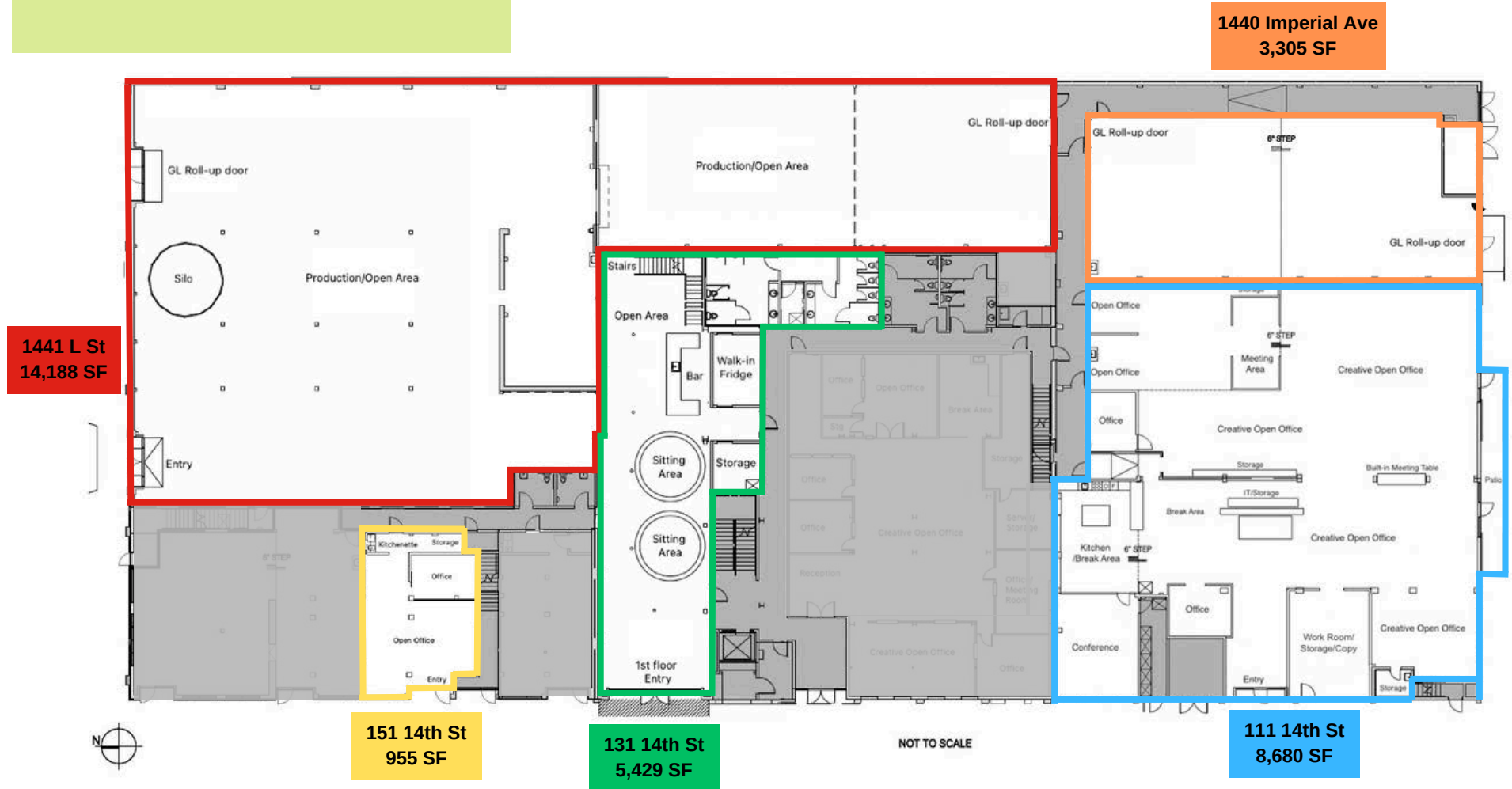


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WONDER BREAD

FLOOR PLANS

FIRST FLOOR



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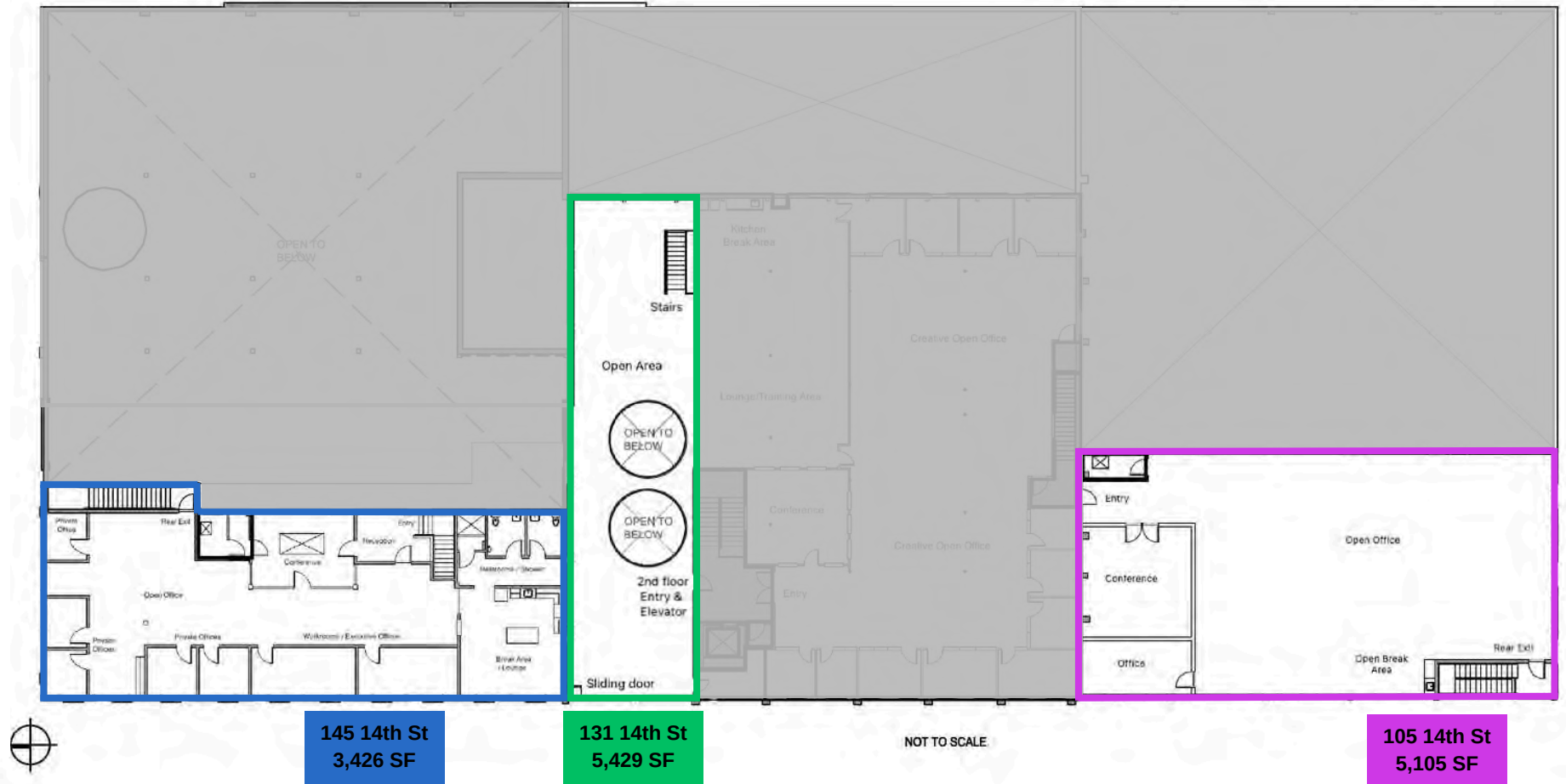


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WONDER BREAD

FLOOR PLANS

SECOND FLOOR



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