

THE WONDER BREAD BUILDING

171 14TH ST | EAST VILLAGE | 92101



FOR LEASE

FLEX | INDUSTRIAL | OFFICE | & RETAIL SPACES

±3,305-35,749 SF | \$1.40-\$2.00 PSF MODIFIED GROSS

JACK KIRK | LIC. 01905664
jack@stromcommercial.com
(619) 243-1244



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WONDER BREAD

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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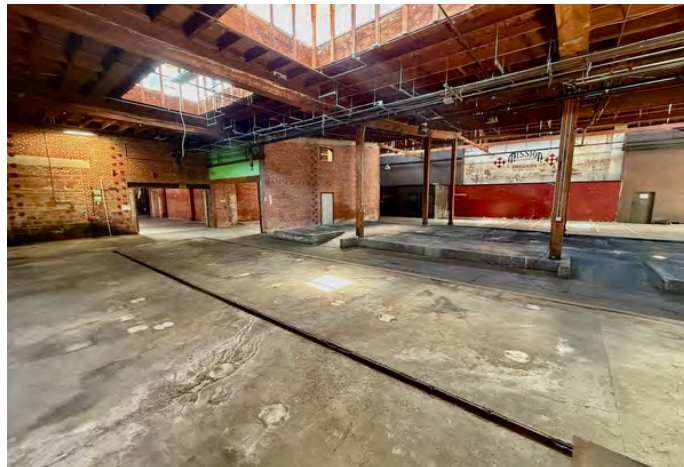
FLEX/INDUSTRIAL SPACE FOR LEASE

1441 L ST | ±14,188 SF | RATE: \$1.50/SF MG + CAMS | AVAILABLE: NOW



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
- Dedicated Restrooms



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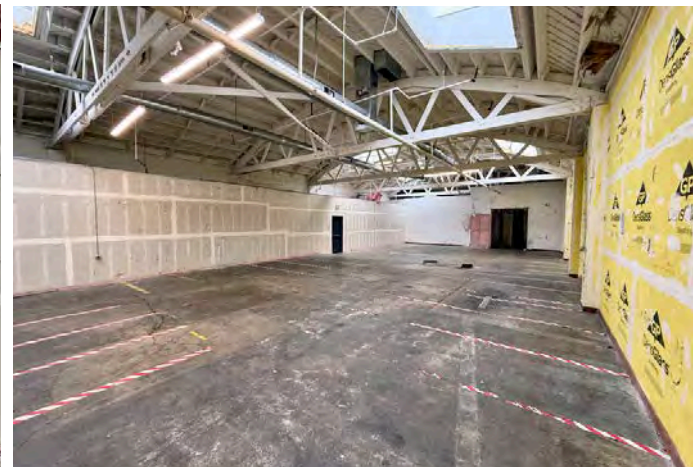
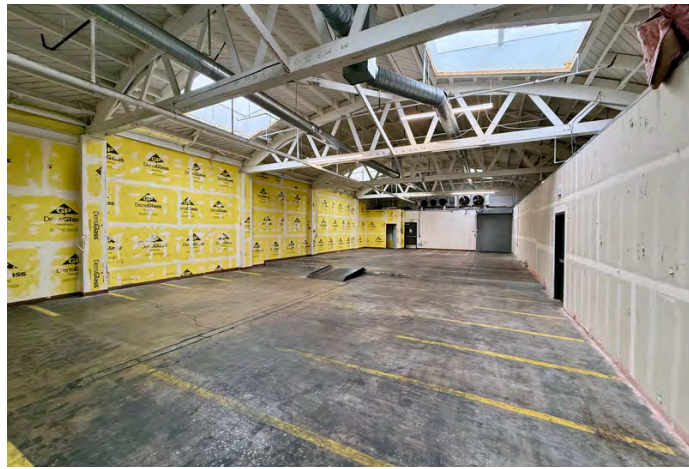
WAREHOUSE/STORAGE SPACE FOR LEASE

1440 IMPERIAL AVE | ±3,305 SF | RATE: \$1.40/SF MG + CAMS | AVAILABLE: NOW



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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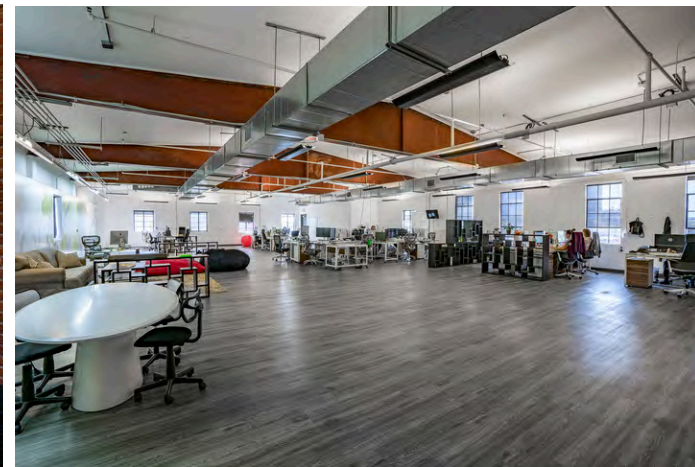
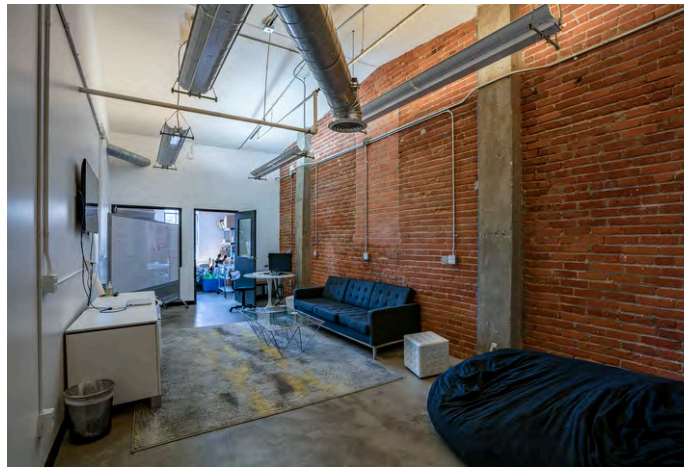
CREATIVE OFFICE SPACE FOR LEASE

105 14TH ST | ±5,105 SF | RATE: \$1.50/SF MG + CAMS | 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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FLEX/CREATIVE OFFICE SPACE FOR LEASE

111 14TH ST | ±8,680 SF | RATE: \$1.80/SF MG + CAMS | 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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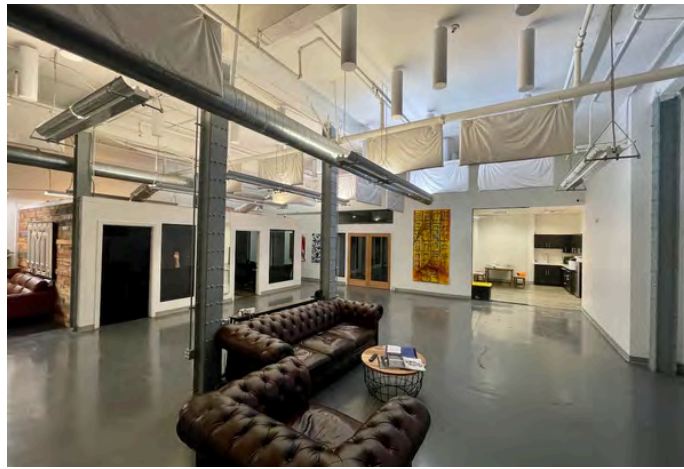
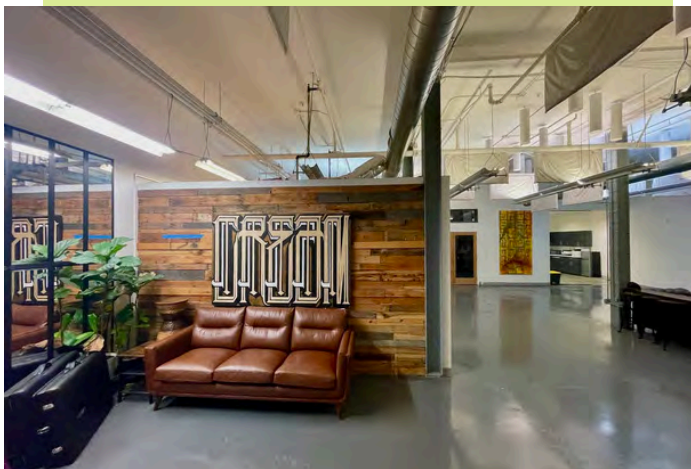
CREATIVE OFFICE SPACE FOR LEASE

121 14TH ST | ±4,471 SF | RATE: \$1.80/SF MG+ CAMS | AVAILABLE: NOW



121 14TH ST HIGHLIGHTS

- Large open office and private work area
- 6 Private Offices
- Conference Room
- Break area w/ ample storage space
- Exposed wood beam ceiling & ducting
- A mix of wood-style and concrete flooring
- Exposed brick walls



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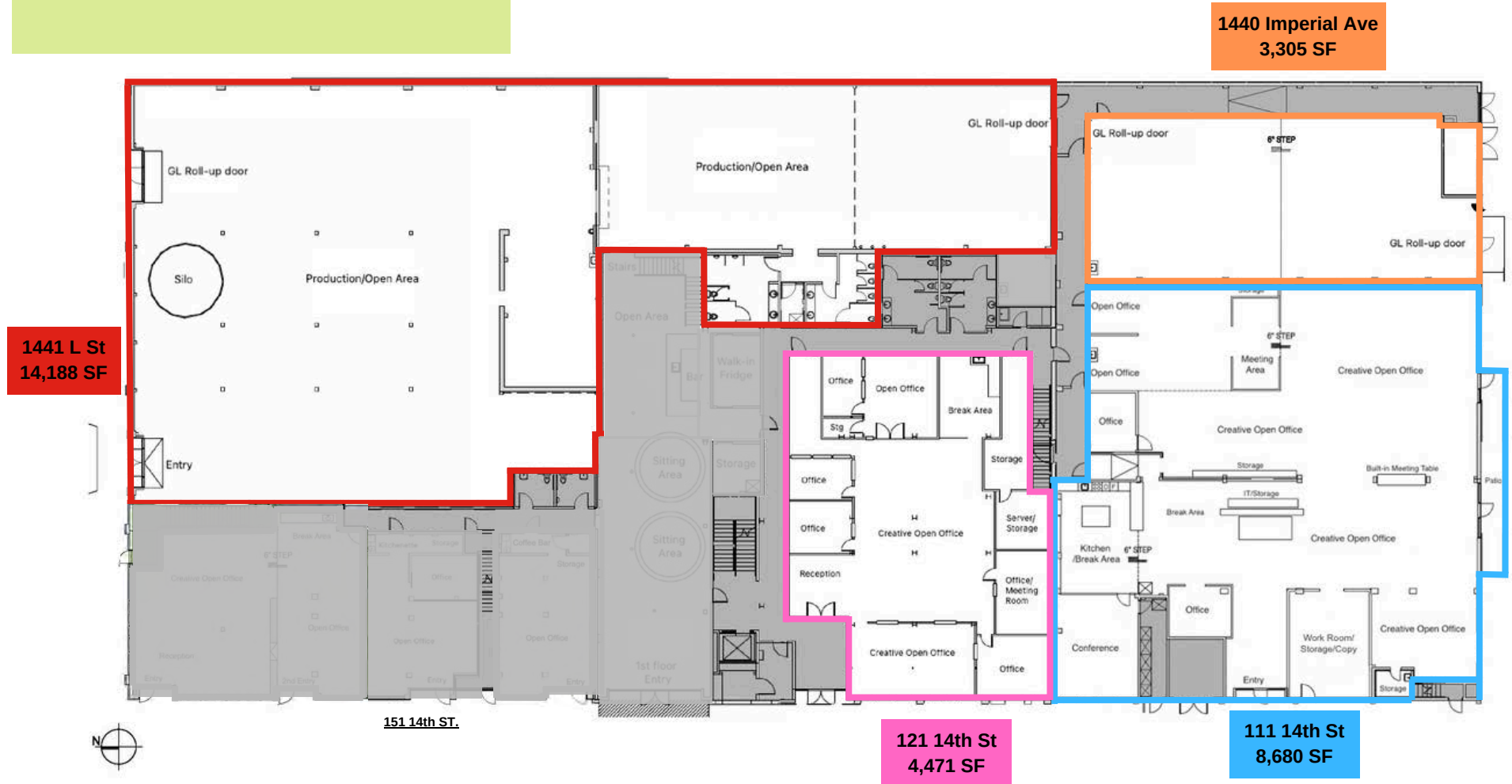


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WONDER BREAD

FLOOR PLANS

FIRST FLOOR



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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FLOOR PLANS

SECOND FLOOR



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