

WONDER BREAD

EAST VILLAGE | DOWNTOWN SAN DIEGO



171 14TH STREET

±3,426 - 17,211 SF | 1ST & 2ND FLOOR SPACES

\$1.50 - \$2.00/SF MODIFIED GROSS

WONDER BREAD IS AN ARCHITECTURAL ICON OF SAN DIEGO, A CONVERGENCE OF THE OLD WITH THE NEW. A HISTORIC LANDMARK IN DOWNTOWN SAN DIEGO WITH ALL THE MODERN AMENITIES IN A PREMIER LOCATION IN THE EAST VILLAGE'S BALLPARK DISTRICT.

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WONDER BREAD |

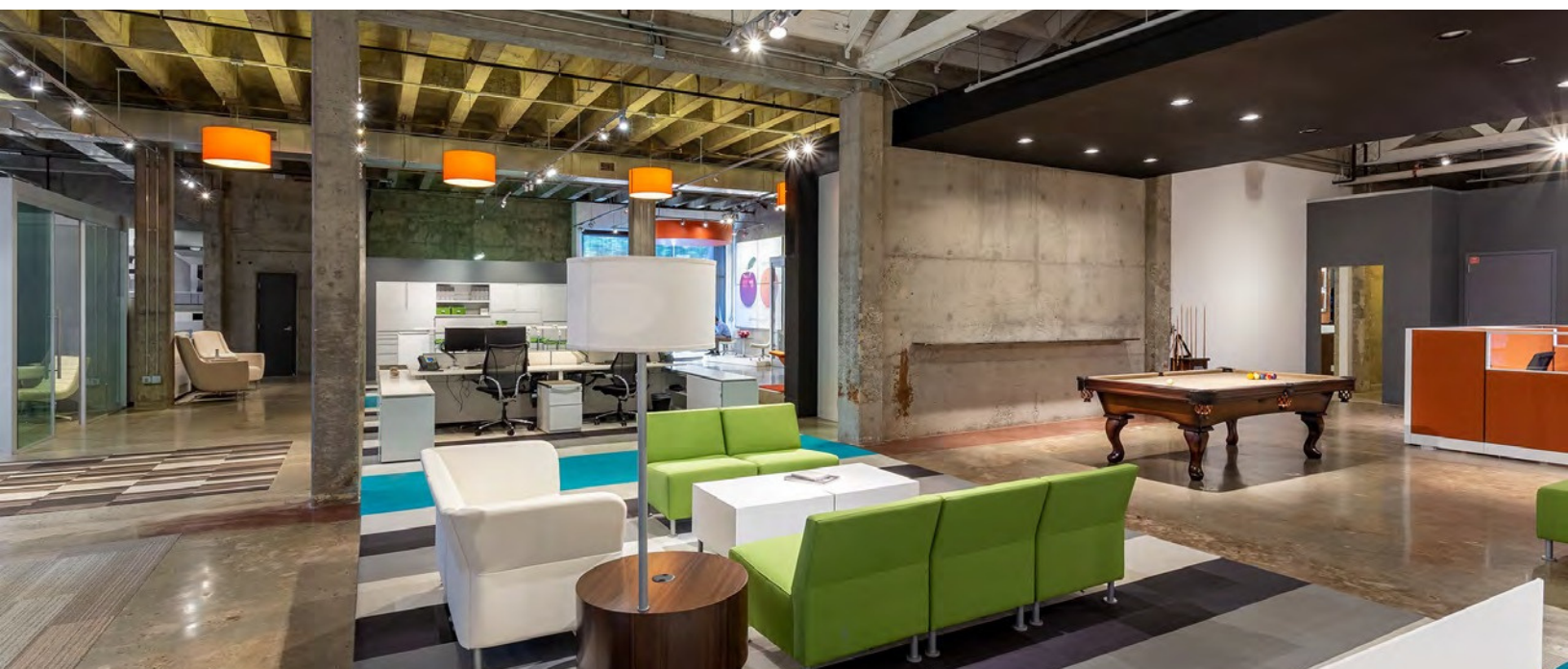
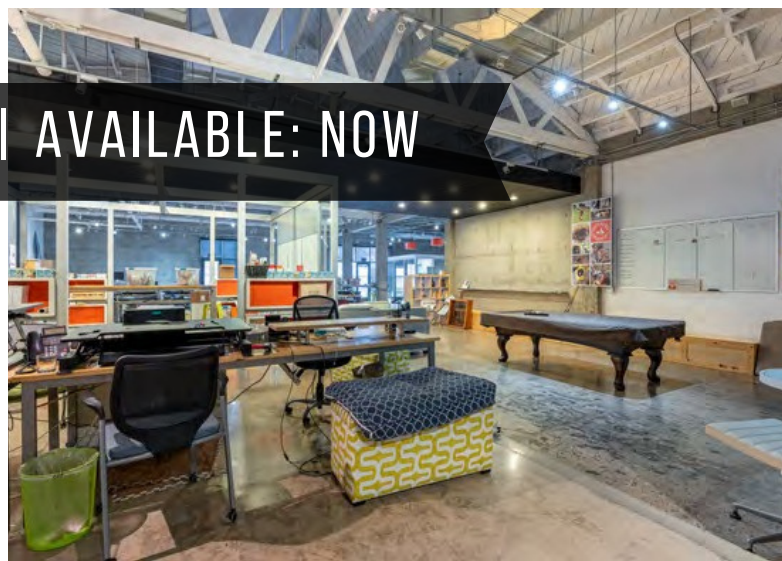
1ST FLOOR FLEX / CREATIVE OFFICE

± 8,680 RSF | RATE: \$2.00/SF MG | AVAILABLE: NOW

SUITE 111 HIGHLIGHTS

INTERIOR LIKE NONE OTHER...

- Flex / Creative office layout
- Full height glass offices/conference rooms
- Dedicated patio
- Expansive wood truss ceilings
- State-of-the-art lighting system
- Optimal natural light
- Potential for Roll-up door
- Chef's kitchen featuring high-end appliances & cabinetry



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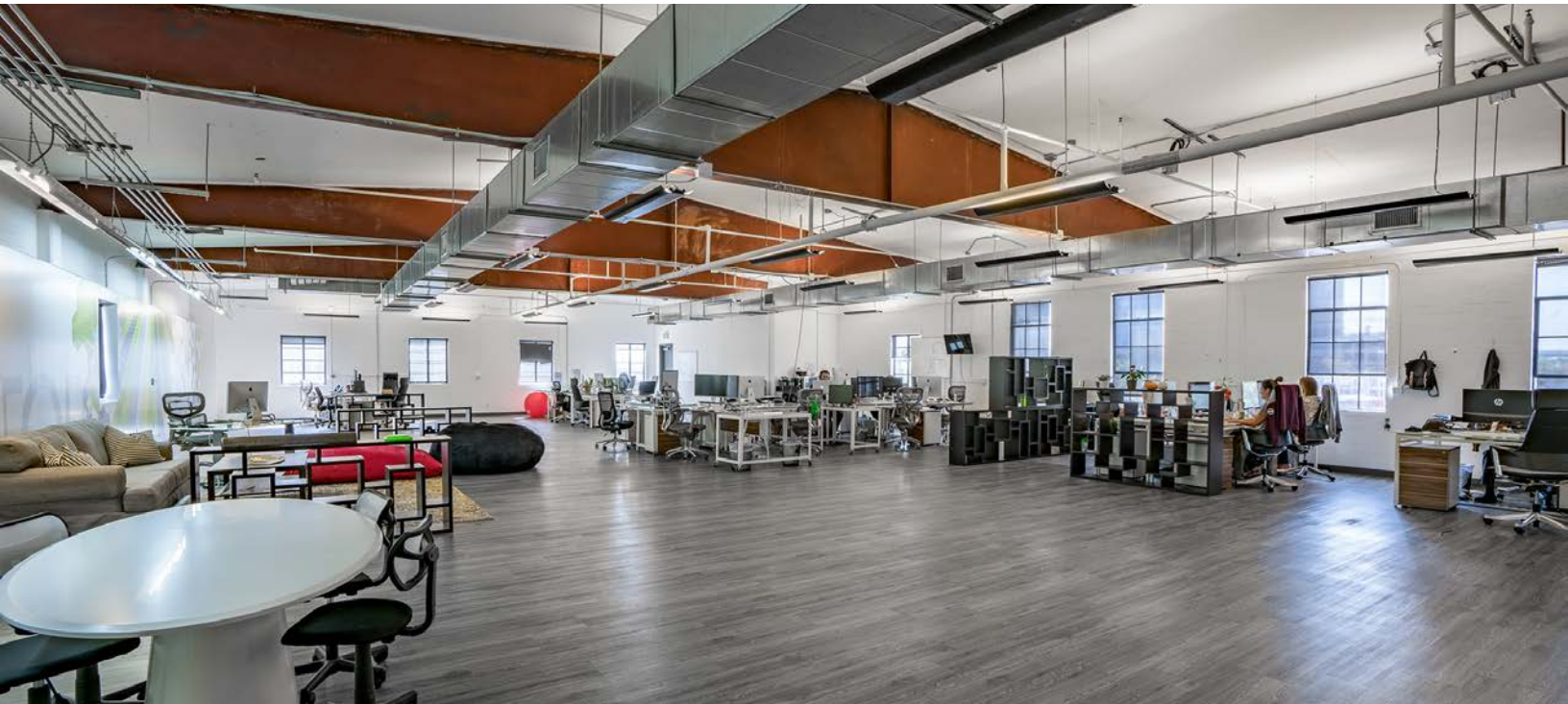


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2ND FLOOR CREATIVE OFFICE

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



105 14TH ST HIGHLIGHTS



INTERIOR LIKE NONE OTHER...

- Private office & Conference room
- Collaborative large open office area
- Private and interior entrance
- Dedicated HVAC throughout
- Open break area
- Exposed ceilings & ducting
- Abundant natural light
- Operable windows

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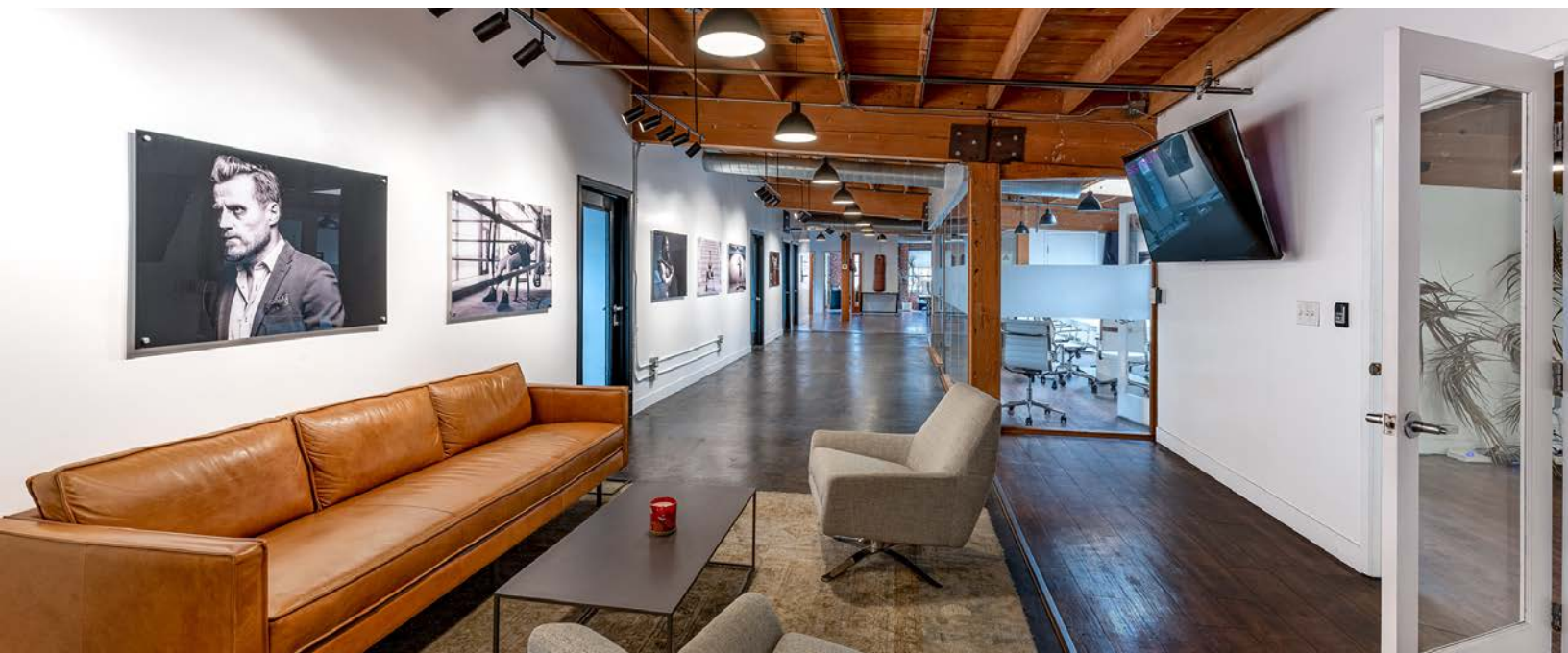
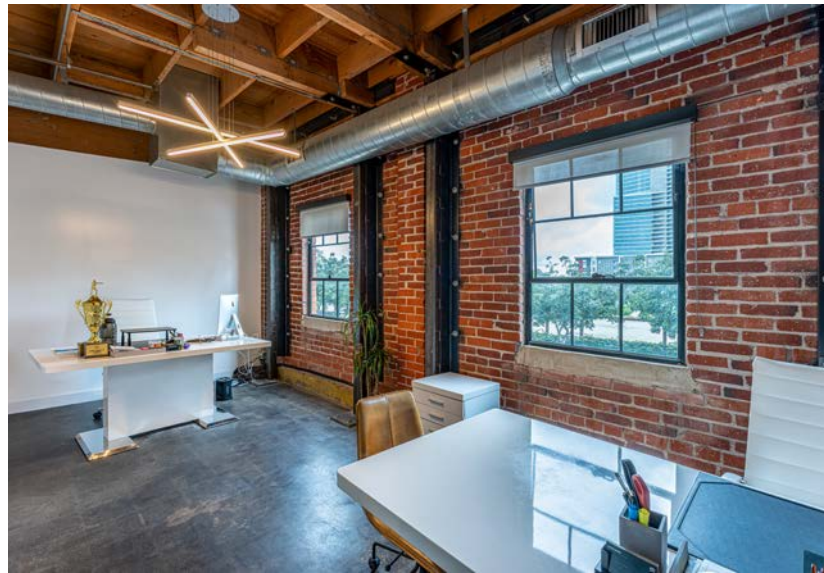
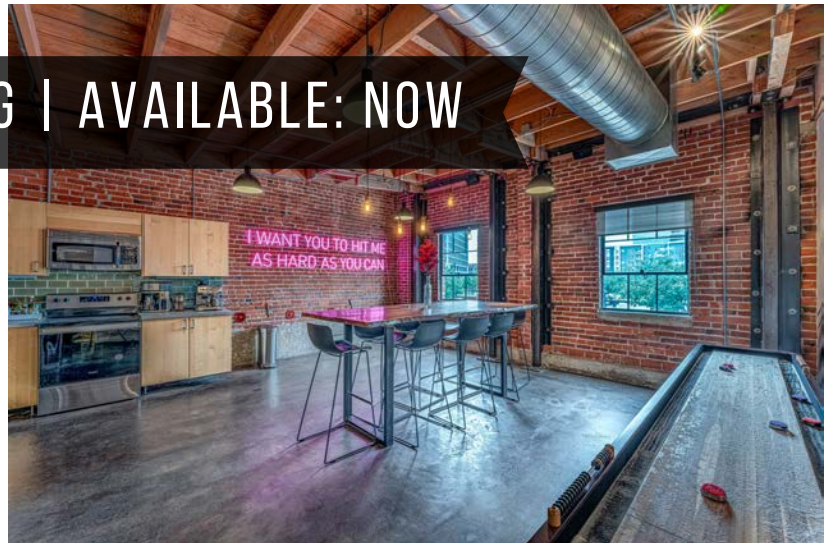
± 3,426 RSF | RATE: \$2.00/SF MG | AVAILABLE: NOW

SUITE 145 HIGHLIGHTS



INTERIOR LIKE NONE OTHER...

- Glass-lined conference room with skylight
- 2 executive private offices
- 5 standard private offices
- Open area workspace
- Dedicated break area lounge
- High-end lighting throughout
- Private restroom and shower
- Hardwood and concrete flooring



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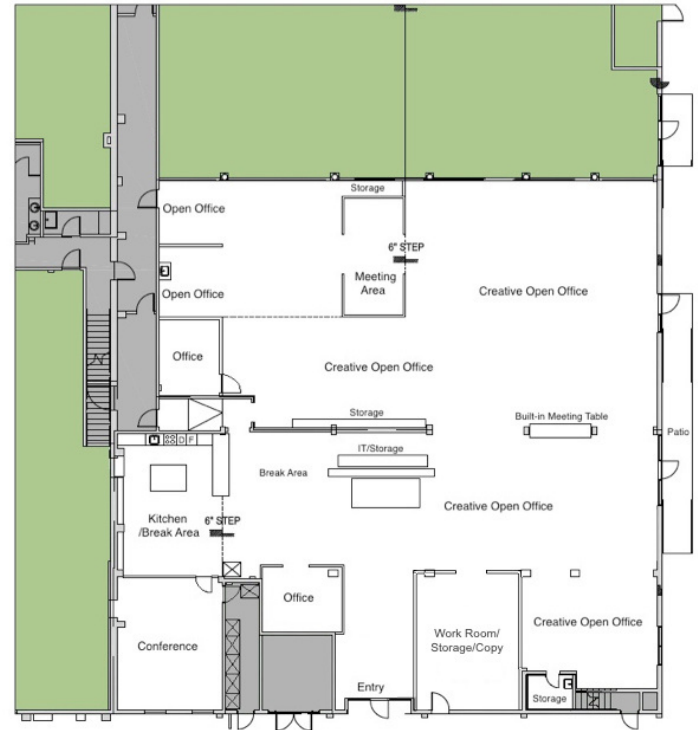
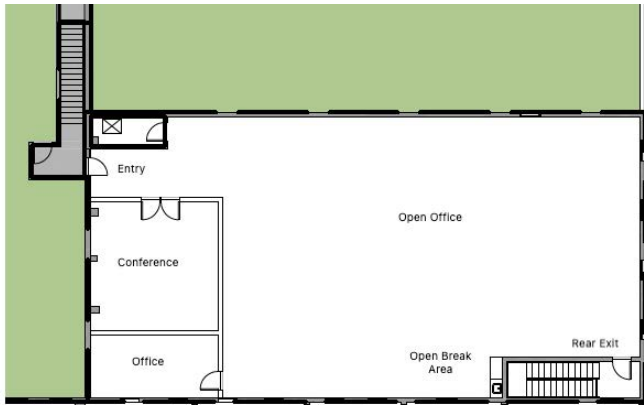
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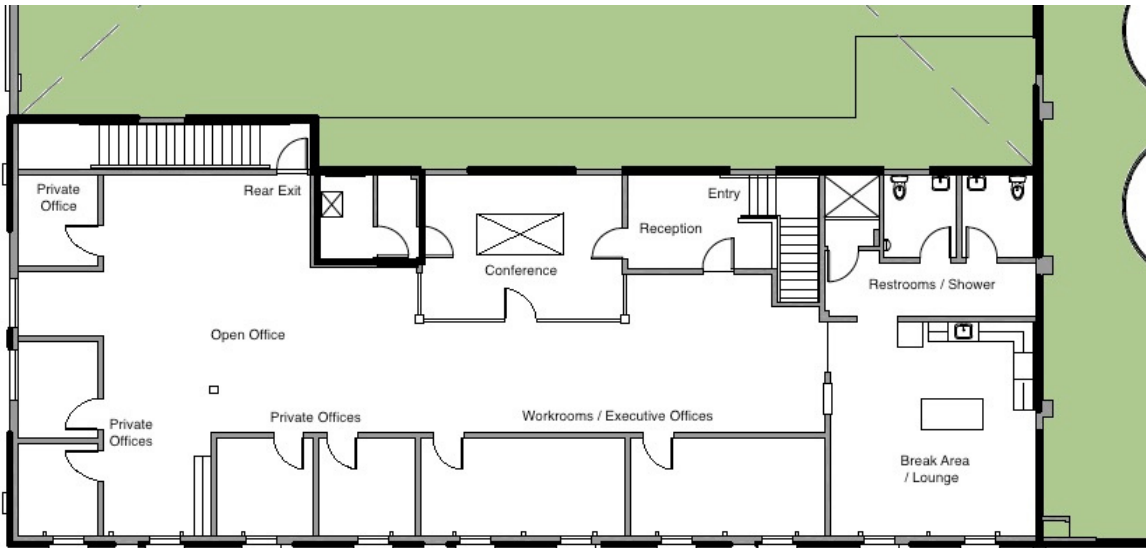
EAST VILLAGE | DOWNTOWN SAN DIEGO

1ST FLOOR - 111 14TH STREET
± 8,680 RSF

2ND FLOOR - 105 14TH STREET
± 5,105 SF



2ND FLOOR - 145 14TH STREET
± 3,426 SF



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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