

WONDER BREAD

EAST VILLAGE | DOWNTOWN SAN DIEGO



171 14TH STREET

±2,049 - 18,888 SF | 1ST & 2ND FLOOR OFFICES

\$2.00/SF + ELECTRIC & JANITORIAL

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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STROM | COMMERCIAL

WONDER BREAD | 2ND FLOOR CREATIVE OFFICE

± 5,105 SF | RATE: \$2.00/SF + ELECTRIC | AVAILABLE: NOW

105 14TH ST HIGHLIGHTS

INTERIOR LIKE NONE OTHER...

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



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WONDER BREAD | 2ND FLOOR CREATIVE OFFICE

± 7,263 SF | RATE: \$2.00/SF + ELECTRIC | AVAILABLE: NOW



125 14TH ST HIGHLIGHTS



ACTIVATED, CONTEMPORARY INTERIOR

- 12 full height glass offices
- Break and lounge areas that inspire engagement
- High, wood truss ceilings with exposed ducting and brick walls
Modern, cool hard flooring throughout
- Natural light permeating throughout
- Elevator served



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WONDER BREAD | 1ST FLOOR CREATIVE OFFICE

± 4,471 SF | RATE: \$2.00/SF + ELECTRIC | AVAILABLE: NOW

121 14TH ST HIGHLIGHTS



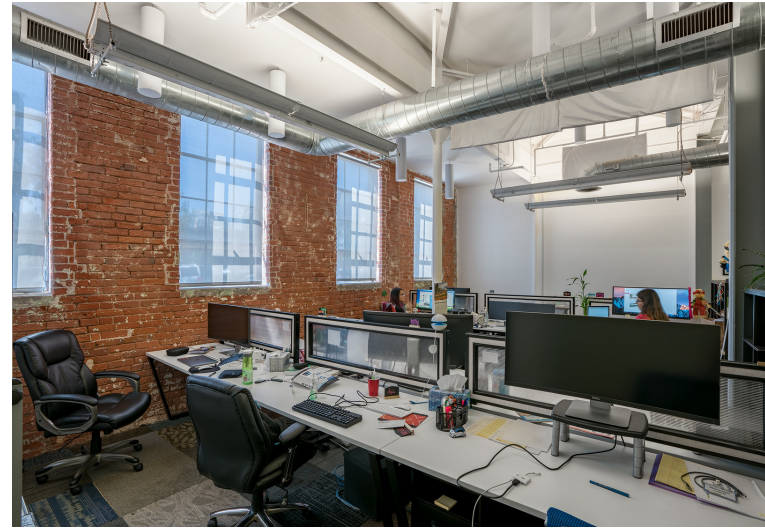
FLEXIBLE, OPEN LAYOUT

- 2 large open work areas & Private Offices
- Reception area & Conference Room
- Break area w/ ample storage space



BEAUTIFUL INTERIOR

- Exposed wood beam ceiling & ducting
- Mix of wood-style and concrete flooring
- Brick walls



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± 2,049 RSF | RATE: \$2.00/SF + ELECTRIC | AVAILABLE: NOW



SUITE 161 HIGHLIGHTS



FLEXIBLE, OPEN LAYOUT

- 2 large partitioned open areas
- 2 conveniently separate entrances
- Break area w/ ample storage space



BEAUTIFUL INTERIOR

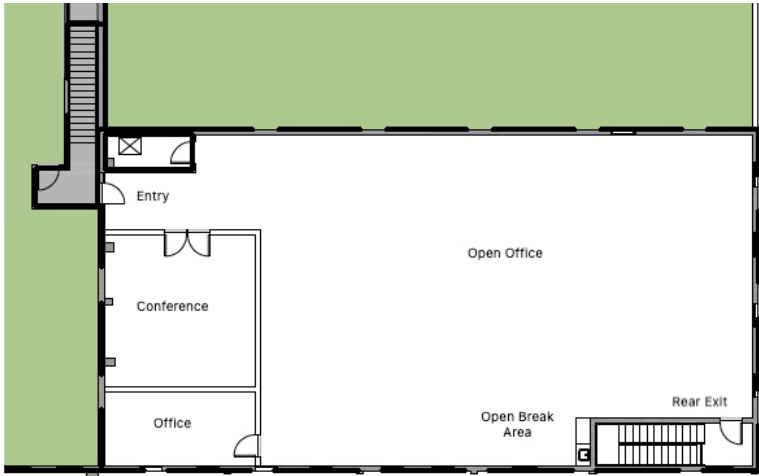
- Exposed wood beam ceiling & ducting
- Mix of wood-style and concrete flooring
- Brick walls



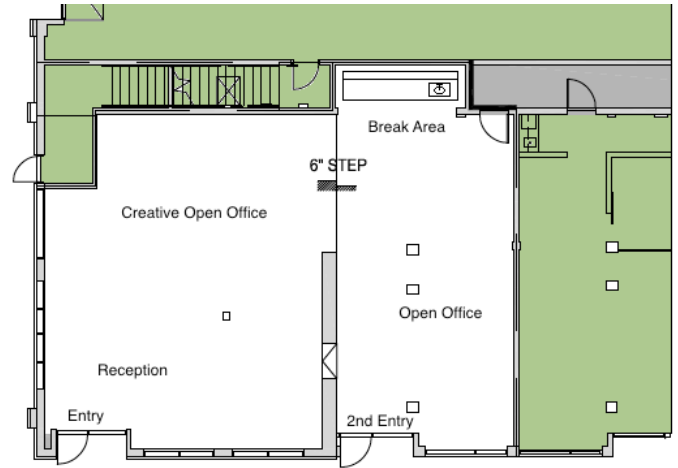
WONDER BREAD

EAST VILLAGE | DOWNTOWN SAN DIEGO

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



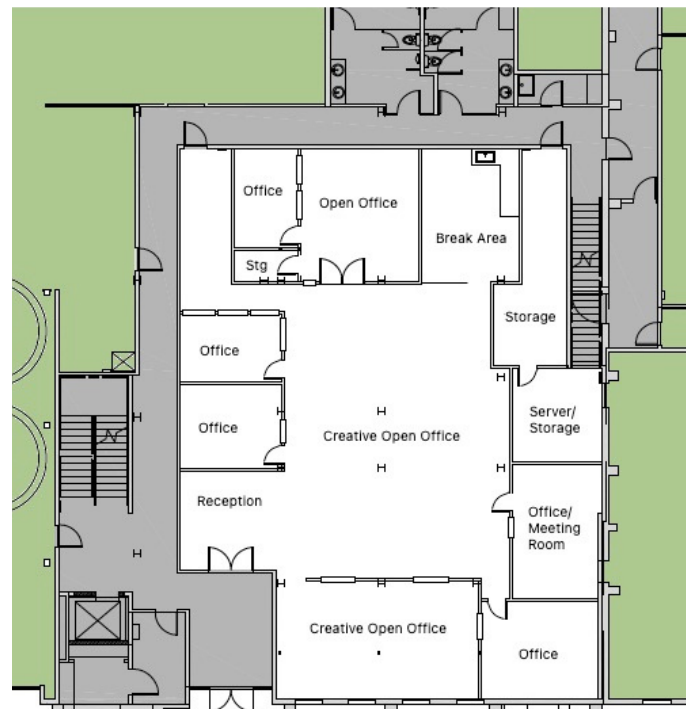
1ST FLOOR - 161 14TH STREET
± 2,049 RSF



2ND FLOOR - 125 14TH STREET
± 7,263 SF



1ST FLOOR - 121 14TH STREET
± 4,471 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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