

# WONDER BREAD

## EAST VILLAGE | DOWNTOWN SAN DIEGO



### 171 14TH STREET

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±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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## 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 entrance
- HVAC throughout
- Open break area
- Exposed ceilings & ducting
- Abundant natural light & windows

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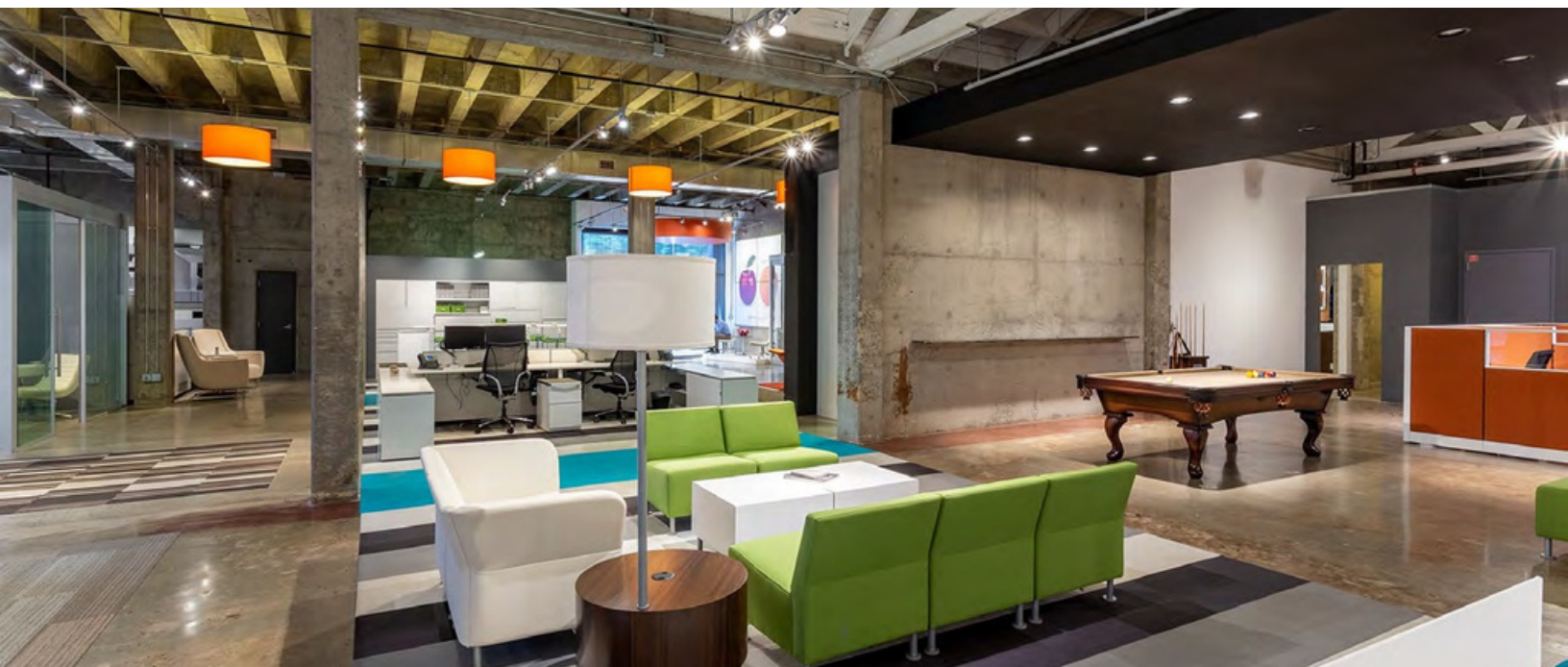
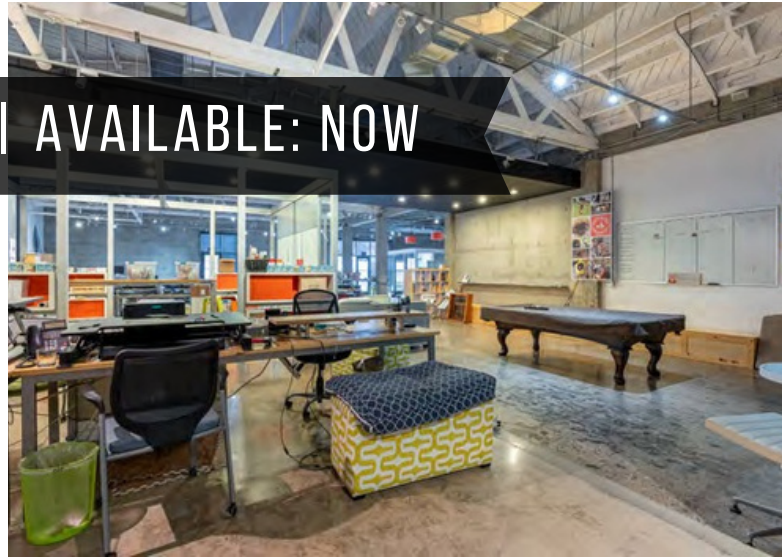
# WONDER BREAD | 1ST FLOOR CREATIVE OFFICE

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

## SUITE 111 HIGHLIGHTS

### INTERIOR LIKE NONE OTHER...

- Full height glass offices/conference rooms
- Chef's kitchen featuring high-end appliances & cabinetry
- Dedicated patio
- Expansive wood truss ceilings
- State-of-the-art lighting system
- Optimal natural light



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# WONDER BREAD | 2ND FLOOR CREATIVE OFFICE

± 3,426 RSF | RATE: \$2.00/SF MG | AVAILABLE: 09/2023

## SUITE 145 HIGHLIGHTS



### INTERIOR LIKE NONE OTHER...

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



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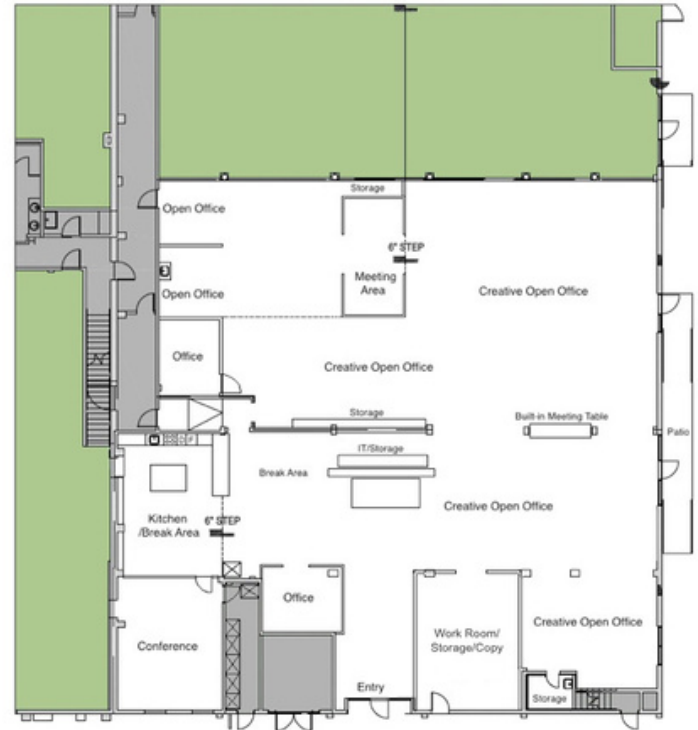
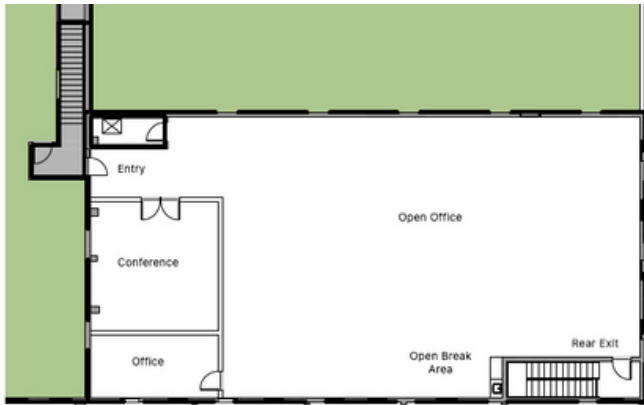
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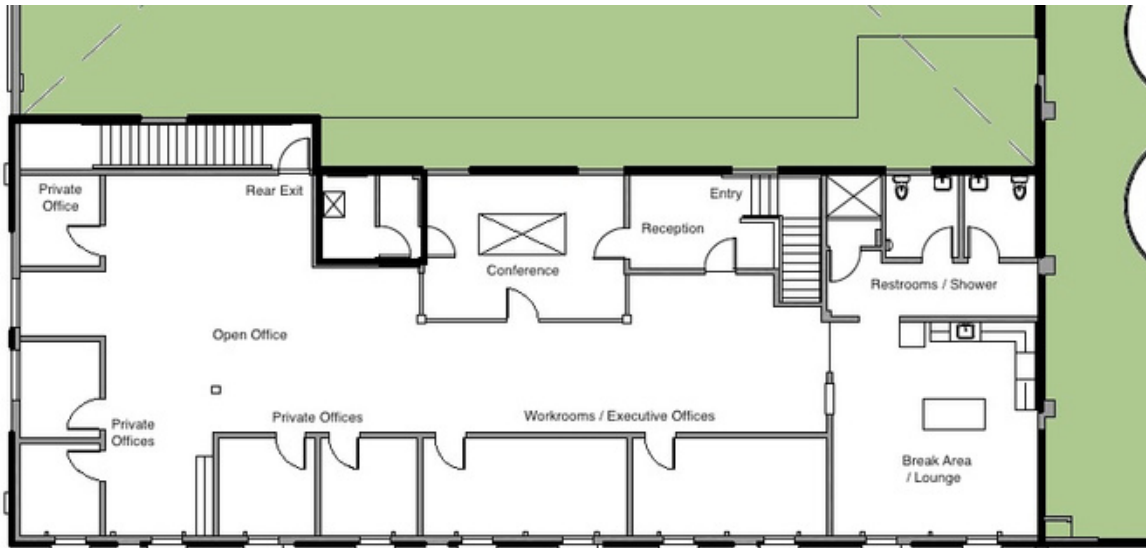
## EAST VILLAGE | DOWNTOWN SAN DIEGO

**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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