

FOR
LEASE

Ratner BUILDING

710-740 13TH STREET | SAN DIEGO, CA 92101



CAST CAPITAL PARTNERS

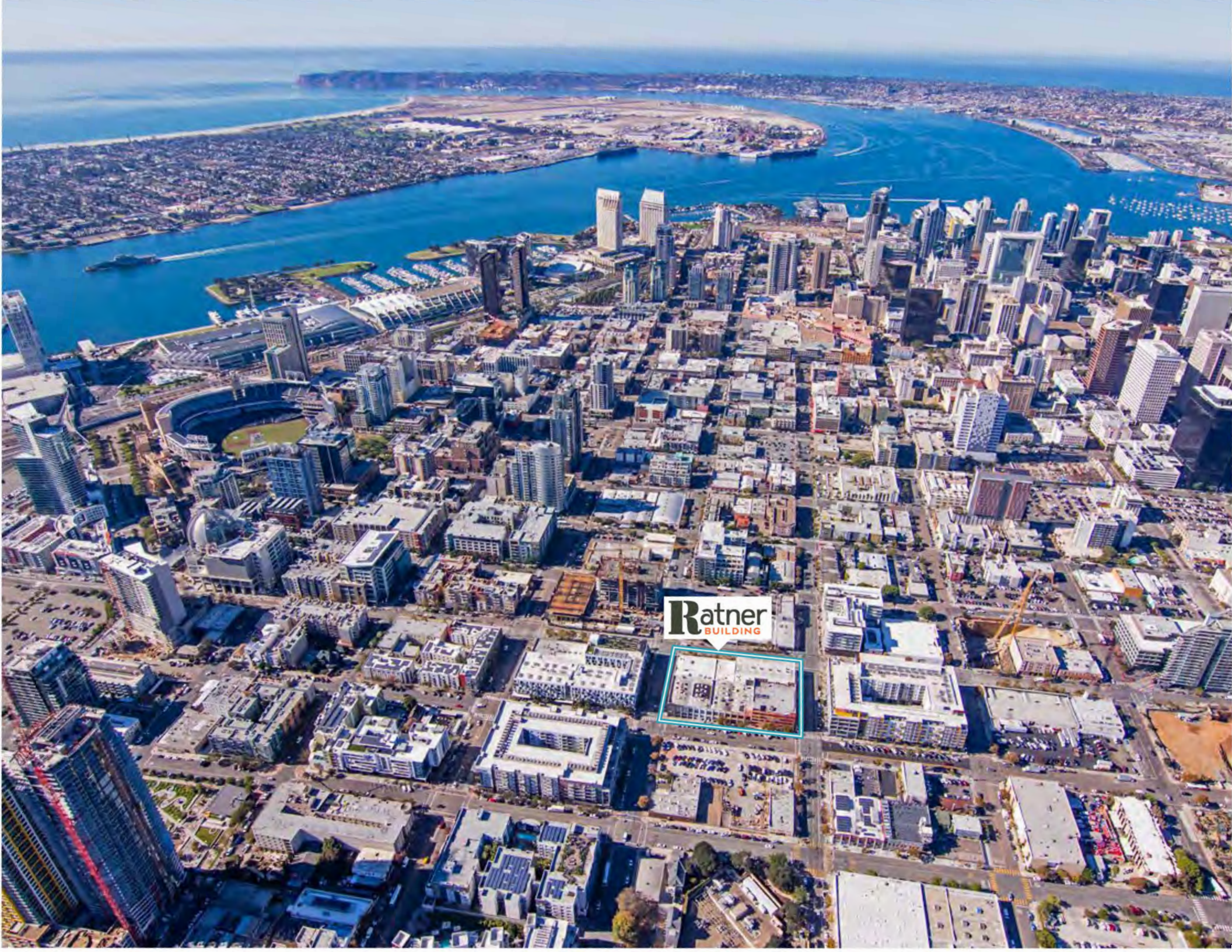
Ratner BUILDING

The Ratner building is a historic, creative office building occupying a full city block in San Diego's East Village and located in the heart of the I.D.E.A. District. Built in 1925, this building is becoming a hot spot for digital media agencies, production companies and culture oriented tech

companies, attracting a string of Los Angeles-style production companies looking for stylish city vibes. The property, formerly known as The Art Center, was recently renovated and rebranded as "The Ratner", inspired by the rich history of the Ratner family, which established its highly successful men's clothing company in the building in the 1920's, manufacturing men's suits and sport coats. Throughout multiple generations, Ratner Clothes operated in the building until 1989, becoming the largest manufacturer of men's clothing west of the Mississippi, and eventually acquiring the rights to the Hang Ten sportswear trademarks in the 80's. In 1989, Ratner Clothes sold its clothing business and became Carleton Management, focusing on the family's real estate holdings. The new name, The Ratner, pays homage to the entrepreneurial and artisanal spirit of one of San Diego's most successful startups, as well as the family's extensive legacy of philanthropy, supporting all types of causes including the arts, health, education, science, and social services.

The building's historic character, unique amenities, and industrial-hip vibe creates an authentic atmosphere for a true "creative" office or design studio. Designed during an era without electricity, the building's large windows and spacious ceilings provide light and atmosphere that artists are drawn to. Home to tenants in fields such as marketing, PR, architecture, photography, film production, music, and visual arts, The Ratner offers the synergy and community of like-minded creative feel for companies of all sizes and industries. The Ratner offers 144,000 square feet of commercial space, where companies are naturally inspired to create, collaborate, and refine their craft, all while fostering the East Village live-work-play lifestyle for their teams. Suites range from 500 - 6,000 sf, and offer spaces for all sizes of firms, from independent contractors and start-ups, through the growth cycle to established, flourishing enterprises.





Ratner
BUILDING

PROPERTY HIGHLIGHTS

- Central East Village location between Park & 13th, F & G streets
- Easily accessible from I-5 and Highways 163 and 94
- Original hardwood floors, exposed ceilings and operable windows
- Oversized freight elevator, perfect for transporting large equipment, stock or furniture
- Ultra high speed internet available through Google WebPass
- Across the street from future East Village Green, a 4.1-acre, multi-block park—Anticipated to break ground in 2021
- Located one block from Urban Discovery Academy, The Hub at IDEA 1, and Park & Market Trolley Station
- Walkable to destinations including the new UCSD extension campus, historic Gaslamp Quarter, Petco Park, the Embarcadero, and the San Diego Convention Center
- Shared onference room with internet available at the Ratner Think Tank (suite 405) for tenant use free of charge



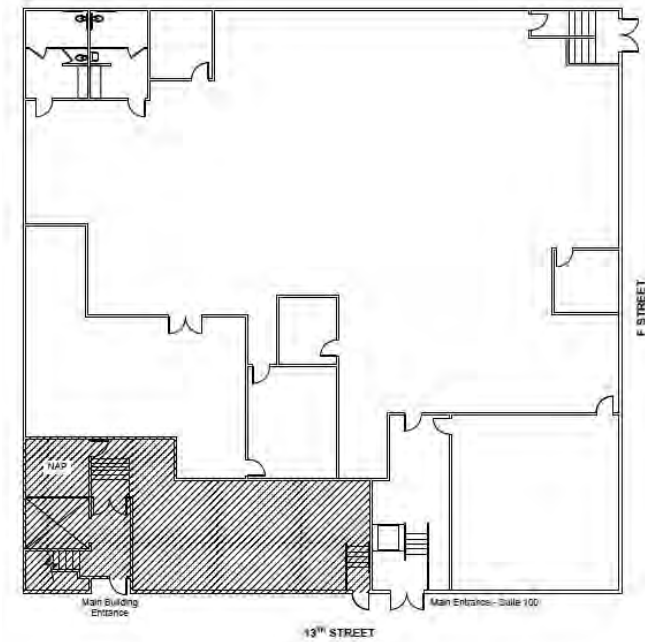
CREATIVE OFFICE SPACE

AVAILABILITIES

FIRST FLOOR - SUITE 100



Renderings of first floor conceptual build-out, subject to change.



Size (RSF)	9,934 SF
Price PSF	Negotiable
Monthly Rent	Negotiable
Available	Now

HIGHLIGHTS

- HVAC Throughout
- Large Open Area
- Storage & IT
- Direct Street Access
- Loading Area For Oversized Items
- Private Restrooms

*HVAC available for installation on most units for an additional cost.

CREATIVE OFFICE SPACE

AVAILABILITIES

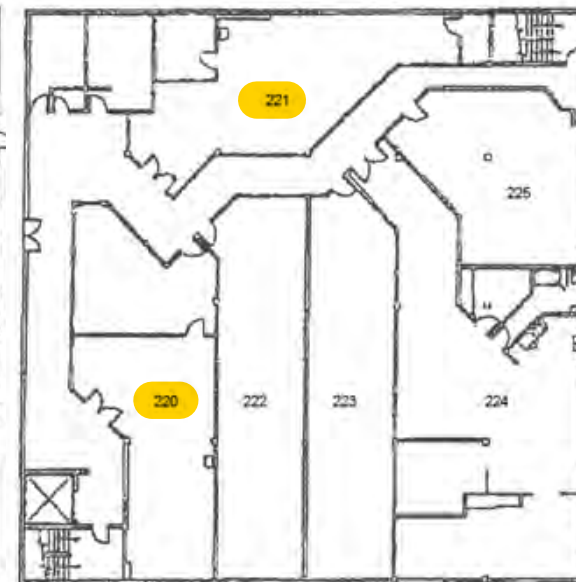
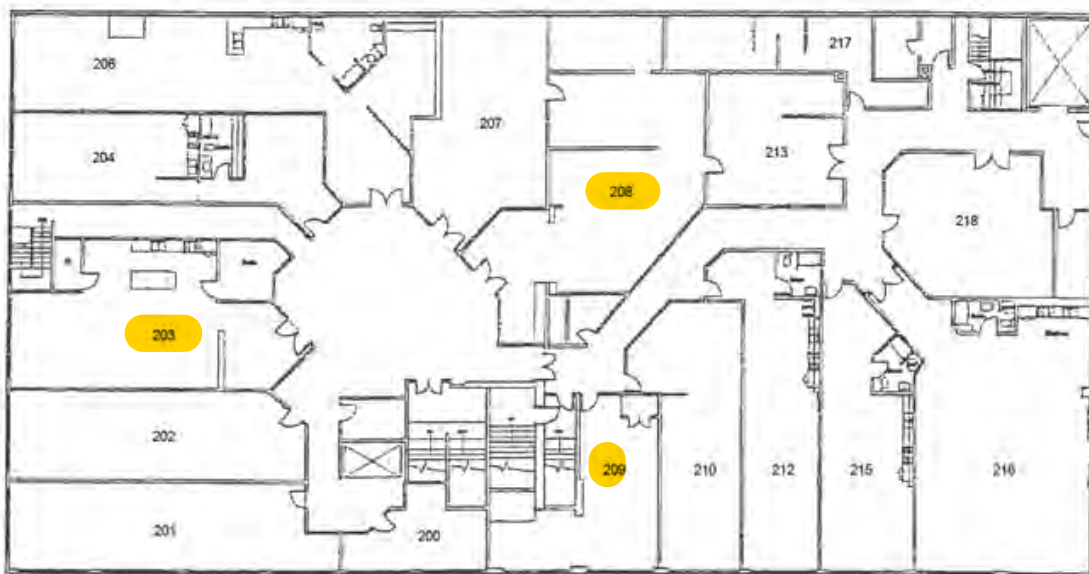
SECOND FLOOR

Available
via

rapid

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flexible terms,
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SUITE	SIZE	PRICE PSF	COMMENTS
203	1,343	\$2.00 + U	Operable large windows overlooking G Street, bathroom, and open kitchen
208	1,554	\$1.50 + U	Interior suite with flexible floor plan, storage, reception area, and HVAC
209	715	\$1.85 + U	Exterior suite with flexible floor plan, storage
220	1,299	\$1.85 + U	Operable large windows overlooking 13th Street & Village Green Park;



CREATIVE OFFICE SPACE

AVAILABILITIES

THIRD FLOOR

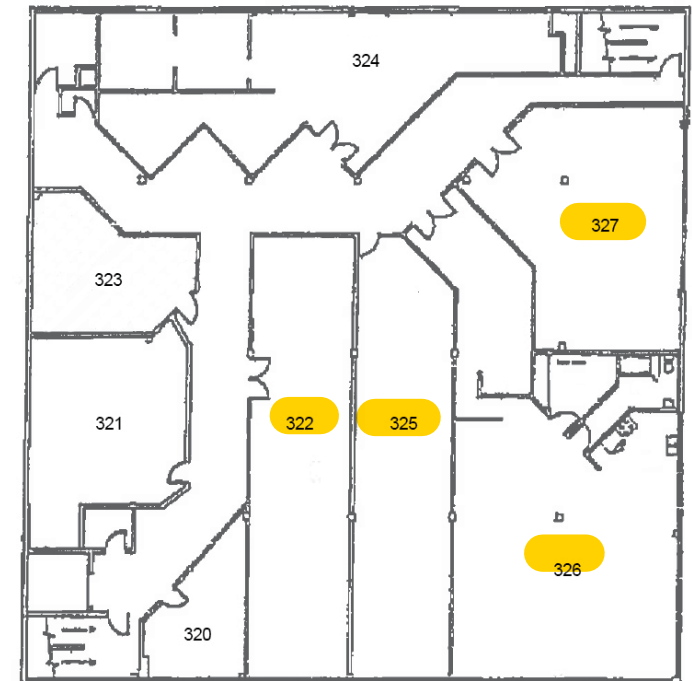
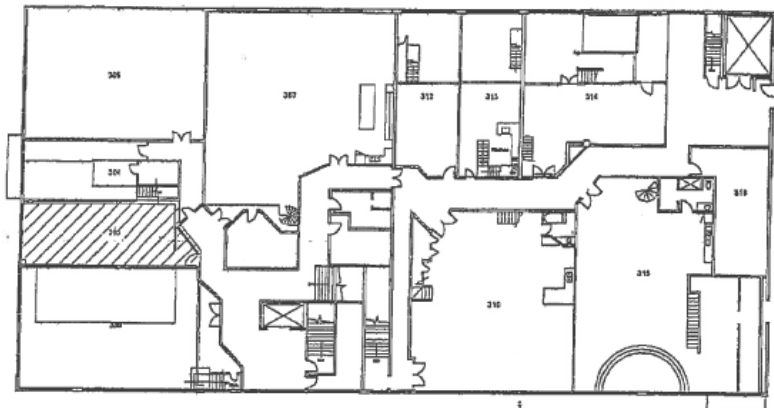
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SUITE	SIZE	PRICE PSF	COMMENTS
322	1,257	\$1.85 + U	Natural light overlooking 13th St. Can combine with Suite 325
325	1,234	\$2.00 + U	Natural light overlooking 13th St. Can combine with Suite 322 & 326
326	2,316	\$2.00 + U	Natural light overlooking 13th St. Can combine with Suite 325
327	1,158	\$1.85 + U	Available 10/15/22 natural light overlooking F St.

Suite 322



CREATIVE OFFICE SPACE

AVAILABILITIES

FIFTH FLOOR

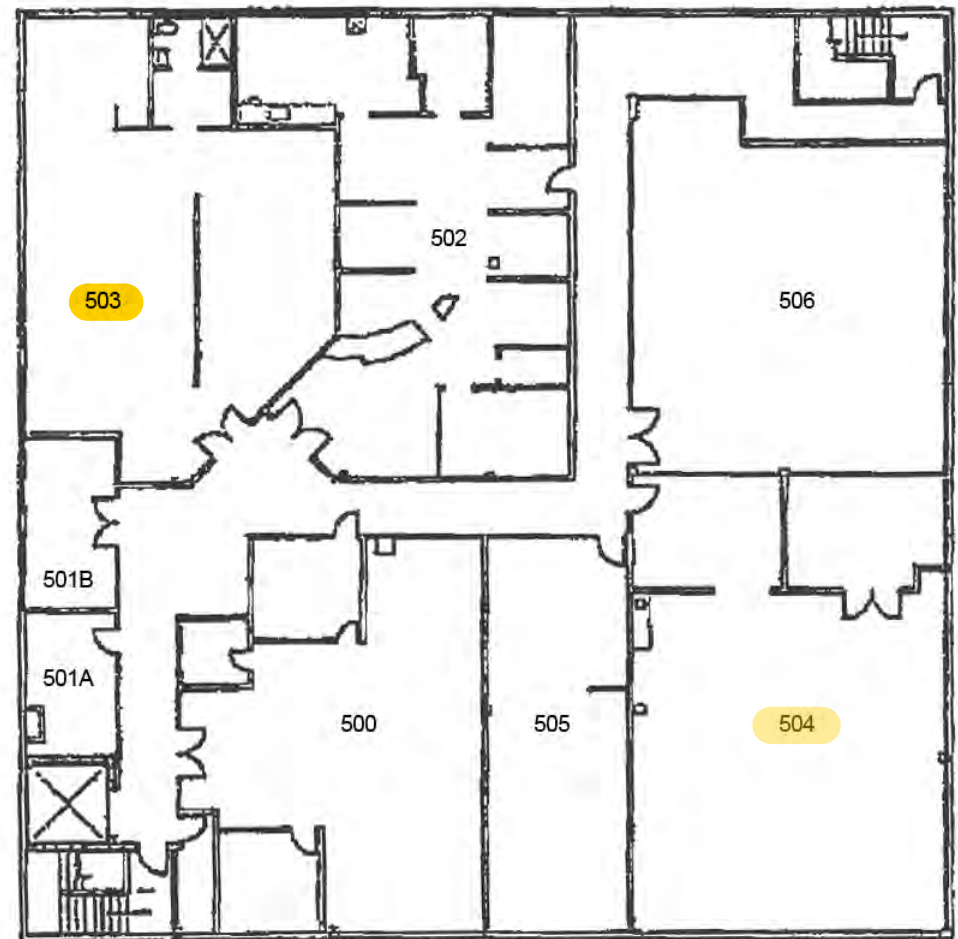
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SUITE	SIZE	PRICE PSF	COMMENTS
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503	1,428	\$1.90 + U	Interior suite with restroom, storage closet, and views of downtown
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LISTING CONTACTS



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