

FLEXIBLE R&D, RETAIL & CREATIVE WORKSPACES FOR LEASE

EAST VILLAGE ART BLOCK

1249 F STREET, 705-727 PARK BOULEVARD,
700-740 13TH STREET | SAN DIEGO, CA



CAST CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

The Ratner is a revitalized historic creative office building in San Diego's East Village, ideally located in the heart of the I.D.E.A. District. Formerly known as The Art Center, the building has been thoughtfully renovated and rebranded, blending legacy with modern design.

Named for the Ratner family—who operated a successful men's clothing business here from the 1920s to 1989—the building now draws digital media agencies, production companies, and tech firms seeking a stylish, L.A.-inspired urban vibe.

Expansive windows and lofty ceilings fill the space with natural light, creating an ideal setting for creatives and makers. With industrial-chic finishes, unique amenities, and a strong sense of community, The Ratner supports collaboration across industries like architecture, marketing, film, and visual arts.

The building offers 144,000 SF of commercial space with suites up to 10,000 SF, making it a flexible home for companies looking to amplify creativity and embrace the East Village's live-work-play lifestyle.

- Historic 1925 construction with preserved industrial-hip character
- Full city block presence in the heart of the I.D.E.A. District
- Directly across from East Village Green, a 4-acre urban park coming soon
- Up to 56,524 SF of contiguous space with clear heights up to 20 ft
- Original hardwood floors, exposed ceilings, and operable windows
- Oversized freight elevator for large-format equipment or furnishings
- Google WebPass ultra-high-speed internet available
- Easy freeway access via I-5, 163, and 94
- Walkable to Petco Park, Gaslamp, Convention Center & more
- One block to IDEA1, Park & Market Trolley, and Urban Discovery Academy
- Shared on-site conference room with high-speed connectivity

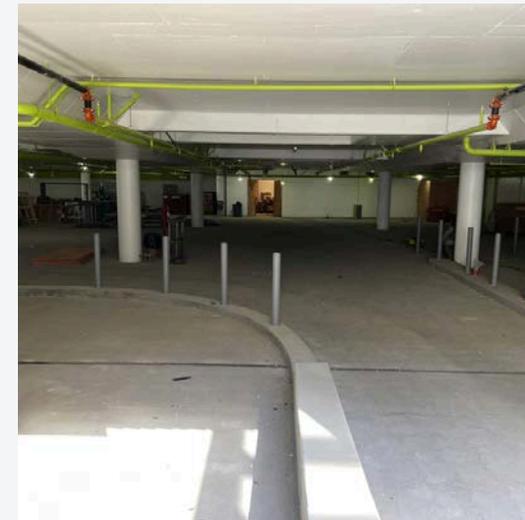


EAST VILLAGE GREEN

East Village Green, located directly across the street, spans a full 60,000 SF city block bordered by 13th, F, 14th, and G Streets, with two additional parcels: a 20,000 SF site at the northeast corner of 14th and G, and a 10,000 SF site along F Street between 14th and 15th. The latter will serve as the new home for two relocated historic buildings, thoughtfully integrated into the park's design.

Located directly across the street, the East Village Green will include:

- Two-level, 185-space underground public parking garage
- Expansive central lawn
- Two-story, 14,200 SF community center
- Off-leash dog parks for small and large breeds
- Enhanced streetscape improvements
- Pedestrian-friendly upgrades to 14th Street for community events
- Signature public art installations
- Interactive children's playground with water feature
- Game and reading terrace
- Public restrooms with staffed attendant booth
- Relocation of two designated historic homes to the park's edge



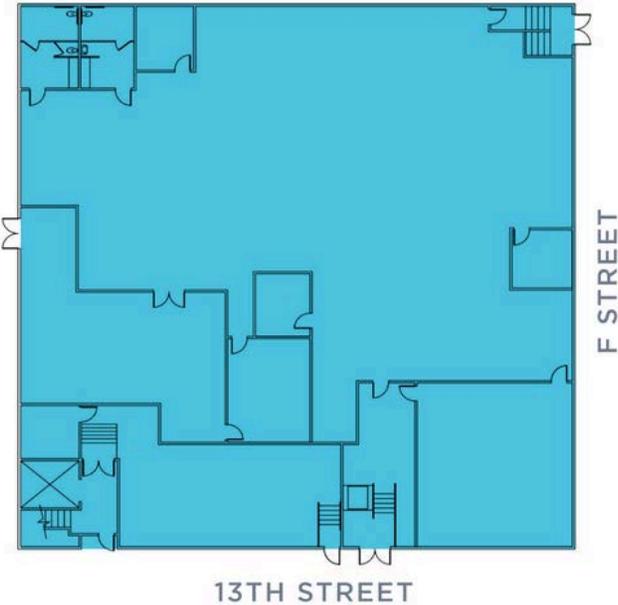
FLOOR PLAN 1ST FLOOR

PRICE UPON REQUEST

SUITE 100 SIZE 9,934 RSF

COMMENTS

The suite boasts HVAC throughout, ensuring a comfortable environment in the expansive open area, storage, and IT spaces. Its direct street access grants convenient accessibility to the premises. Additionally, there's a loading area dedicated to accommodating oversized items, streamlining the handling of large shipments. Occupants will also benefit from the convenience of private restrooms, exclusively available for their use.

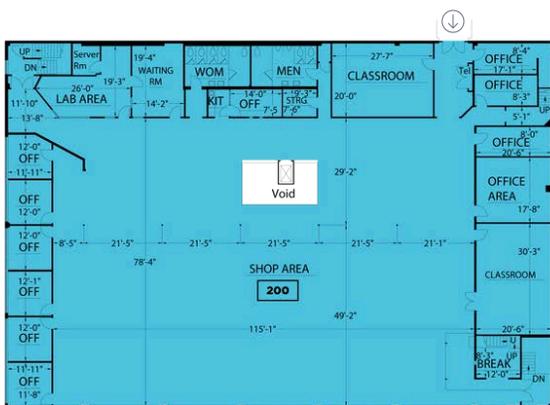


FLOOR PLAN

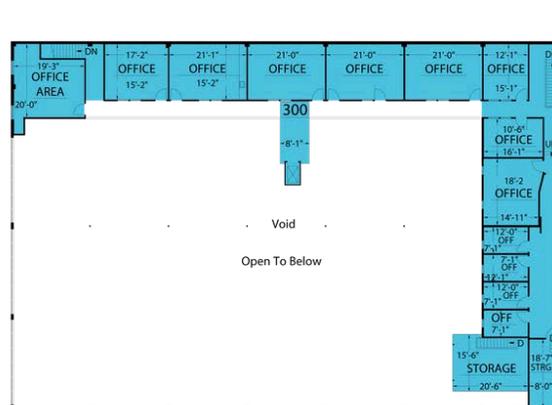
1ST FLOOR



2ND FLOOR



3RD FLOOR



Iconic Downtown San Diego Block Offering 1,398 – 56,524 SF of Flexible Space.

Located on a full city block at 1249 F Street and 705-727 Park Boulevard, this high-profile property offers up to 56,524 SF of adaptable commercial space with flexible zoning and open layouts—ideal for retail, educational facilities, hospitality, fitness, or experiential uses.

Spaces start at 1,398 SF and can be tailored for single or multi-tenant needs. A rare chance to anchor an entire block in one of San Diego's most vibrant urban districts.

| SUITE | SIZE | SUITE | SIZE |
|-------|------------|--------|-------------|
| 730 | 7,195 sqft | 727 | 2,385 sqft |
| 700 | 7,161 sqft | 1249 | 8,886 sqft |
| 1250G | 1,398 sqft | 1249-2 | 14,842 sqft |
| 705 | 6,975 sqft | 1249-3 | 5,096 sqft |
| 725 | 2,586 sqft | | |

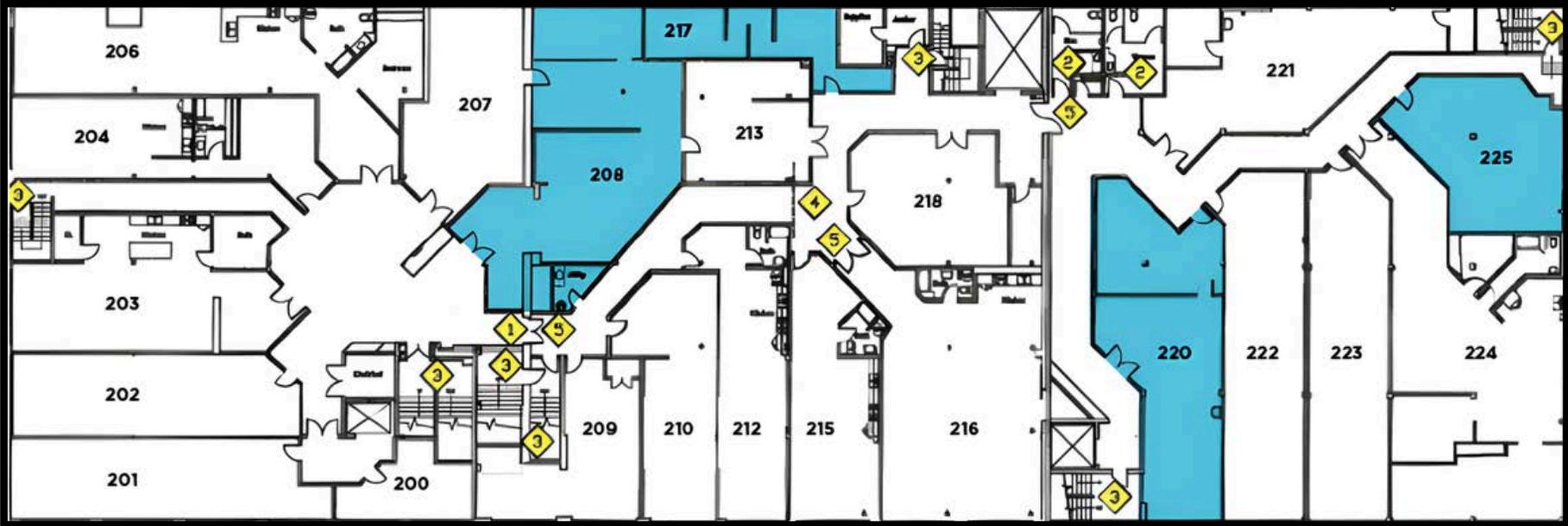
*Price upon request



FLOOR PLAN 2ND FLOOR

\$1.30-\$1.85/SF/Mo. + ELEC

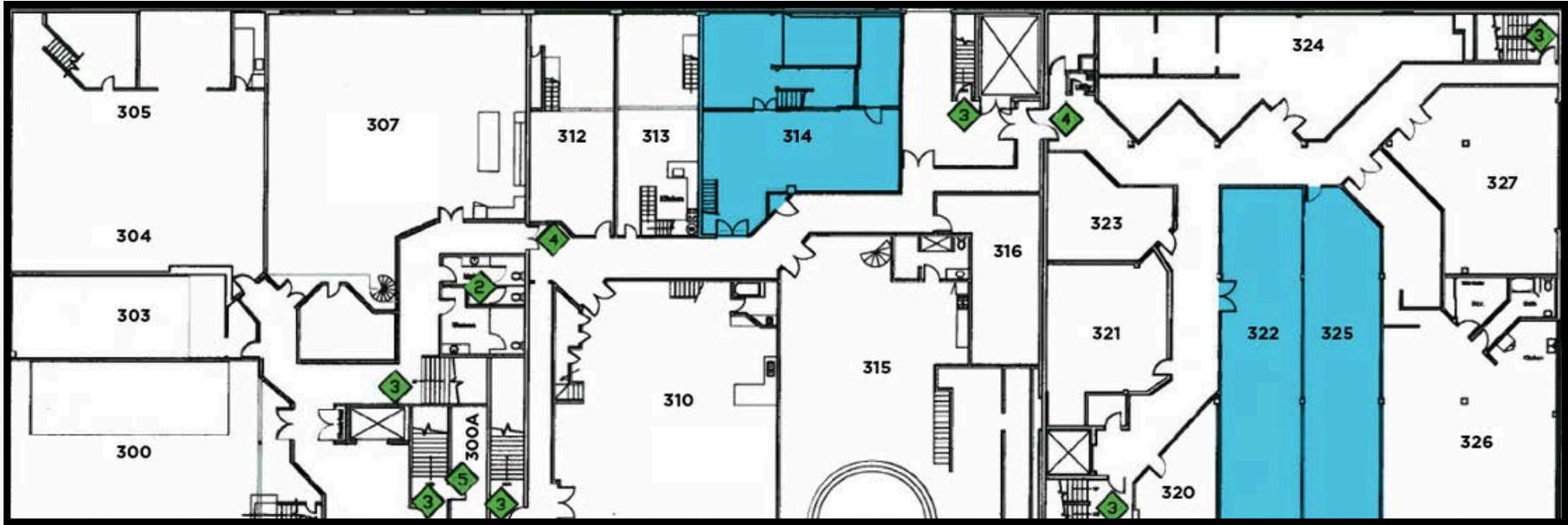
| SUITE | SIZE | COMMENTS |
|-------|-----------|---|
| 208 | 1,554 RSF | Interior suite with HVAC, flexible floor plan, storage, and reception |
| 217 | 906 RSF | Interior suite with sink, ventilation, and an open floor plan ideal for storage |
| 220 | 1,299 RSF | Operable large windows overlooking 13th Street and Village Green Park |
| 225 | 815 SF | Exterior suite with an open plan and windows overlooking F Street |



FLOOR PLAN 3RD FLOOR

\$1.30-\$1.85/SF/Mo. + ELEC

| SUITE | SIZE | COMMENTS |
|-------|-----------|---|
| 314 | 2,455 RSF | Exterior suite with a flexible floor plan and windows overlooking Park Blvd |
| 322 | 1,257 RSF | Exterior Suite, flexible floor plan, natural light overlooking 13th Street |
| 325 | 1,234 RSF | Exterior Suite, flexible floor plan, natural light overlooking 13th Street |

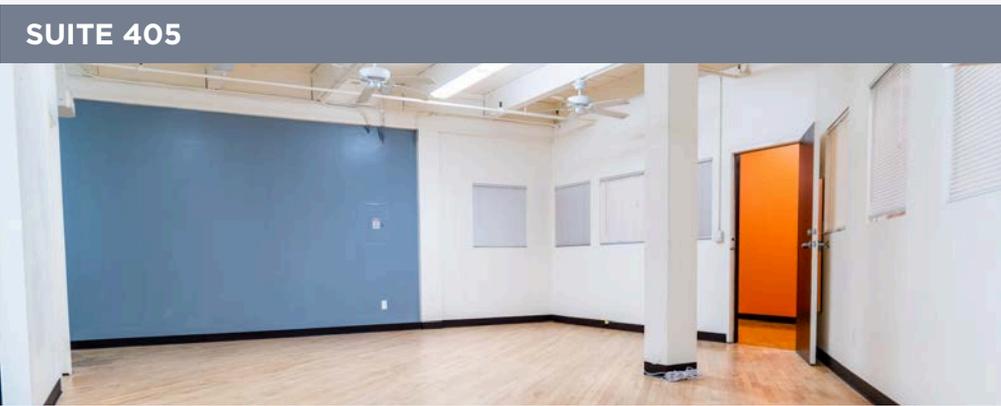


FLOOR PLAN 4TH FLOOR

\$1.30-\$1.85/SF/Mo. + ELEC

| SUITE | SIZE | COMMENTS |
|-------|-----------|---|
| 403 | 1,822 RSF | Exterior Suite with flexible floor plan, kitchen, bathroom, and storage |
| 405 | 775 RSF | Interior suite with open floor plan |
| 408 | 1,055 RSF | Interior Suite with flexible floor plan and storage |
| 409 | 986 RSF | Exterior Suite with flexible floor plan and an extensive window line |

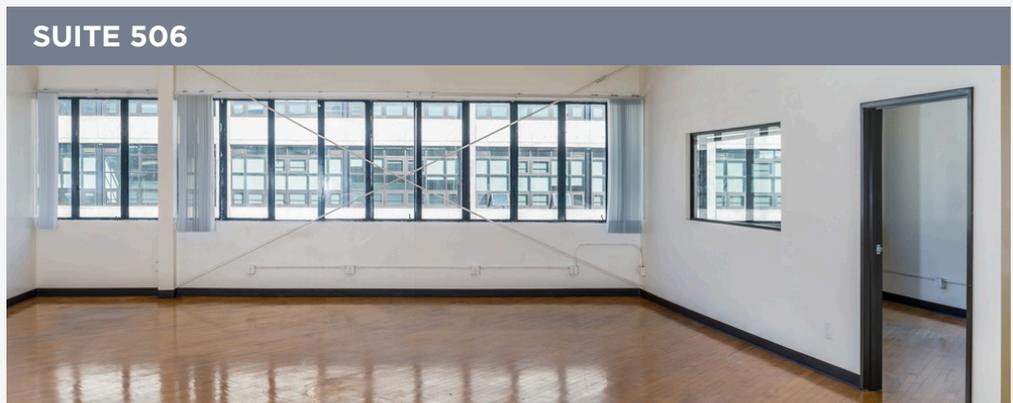
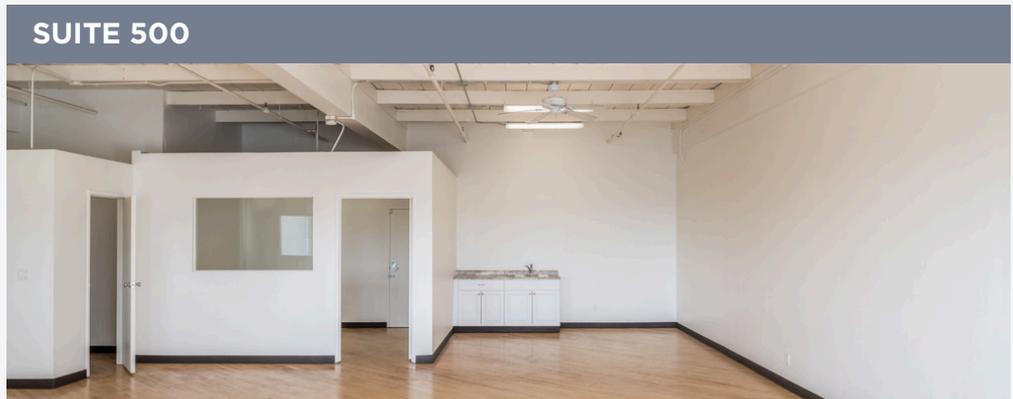
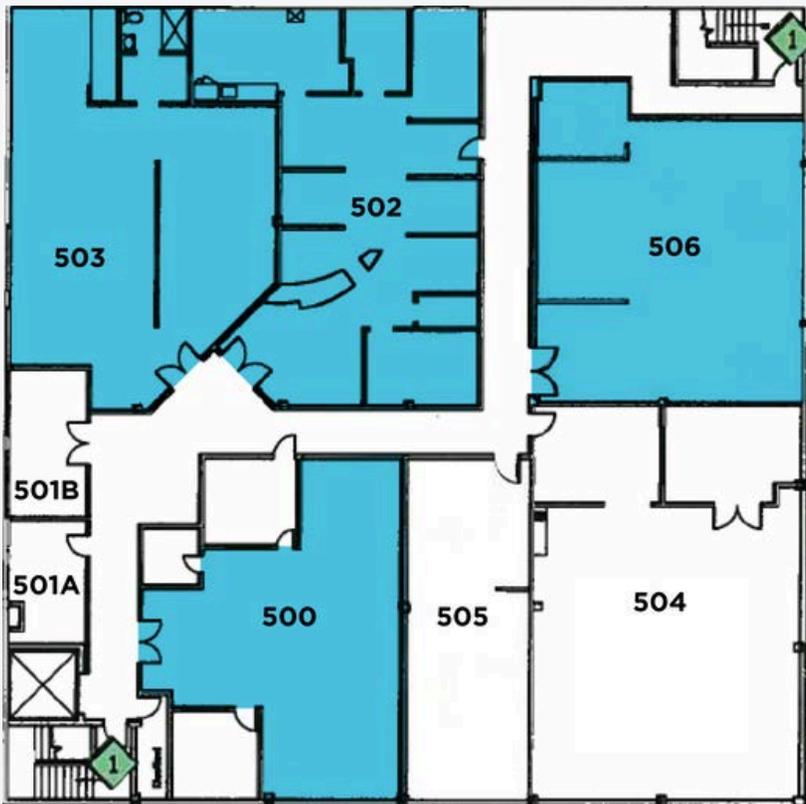
*ALL AVAILABLE NOW, PLEASE REACH OUT FOR SUITE 403



FLOOR PLAN 5TH FLOOR

\$1.70-\$1.85/SF/Mo. + Utilities

| SUITE | SIZE | COMMENTS |
|-------|-----------|---|
| 500 | 1,324 RSF | Exterior suite with high ceilings and windows overlooking 13th St |
| 502 | 1,492 RSF | Exterior suite, abundant natural light, 3 private offices, kitchen, and storage |
| 503 | 1,428 RSF | Exterior suite with high ceilings and windows overlooking G St |
| 506 | 1,227 RSF | Exterior suite with high ceilings and windows overlooking F St |





SEAPORT
VILLAGE

PACIFIC GATE
BY ROSA

WATERFRONT
PARK
COUNTY OF SAN DIEGO
PARKS & RECREATION

The Rady Shell
at Jacobs Park
SAN DIEGO SYMPHONY

MARRIOTT MARQUIS
SAN DIEGO MARINA

RaDD
A DISTRICT BY IQHQ

SAN DIEGO
CONVENTION CENTER

Campus at
Horton

BREAKFAST
REPUBLIC
CALIFORNIA

SAN DIEGO
THEATRES
CIVIC & BALBOA

Gaslamp
Quarter

LITTLE ITALY
SAN DIEGO
A HIP & HISTORIC NEIGHBORHOOD

HOME OF THE SAN DIEGO PADRES
petco
park

LUCKY'S
LUNCH COUNTER

BUB'S
OF THE BALLPARK

THE KEBAB
SHOP

SUPER 7

SD Public
Library

RATNER
BUILDING

YOGA
BOX

LOLA'S
TACOS +
COCKTAILS

QUARTYARD

IZOLA

EAST VILLAGE ART BLOCK

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