



~1,200 -
4,829 SF
Available

FOR LEASE
655 G STREET
PANNIKIN BUILDING
SAN DIEGO, CA 92101



For More Information, Contact:

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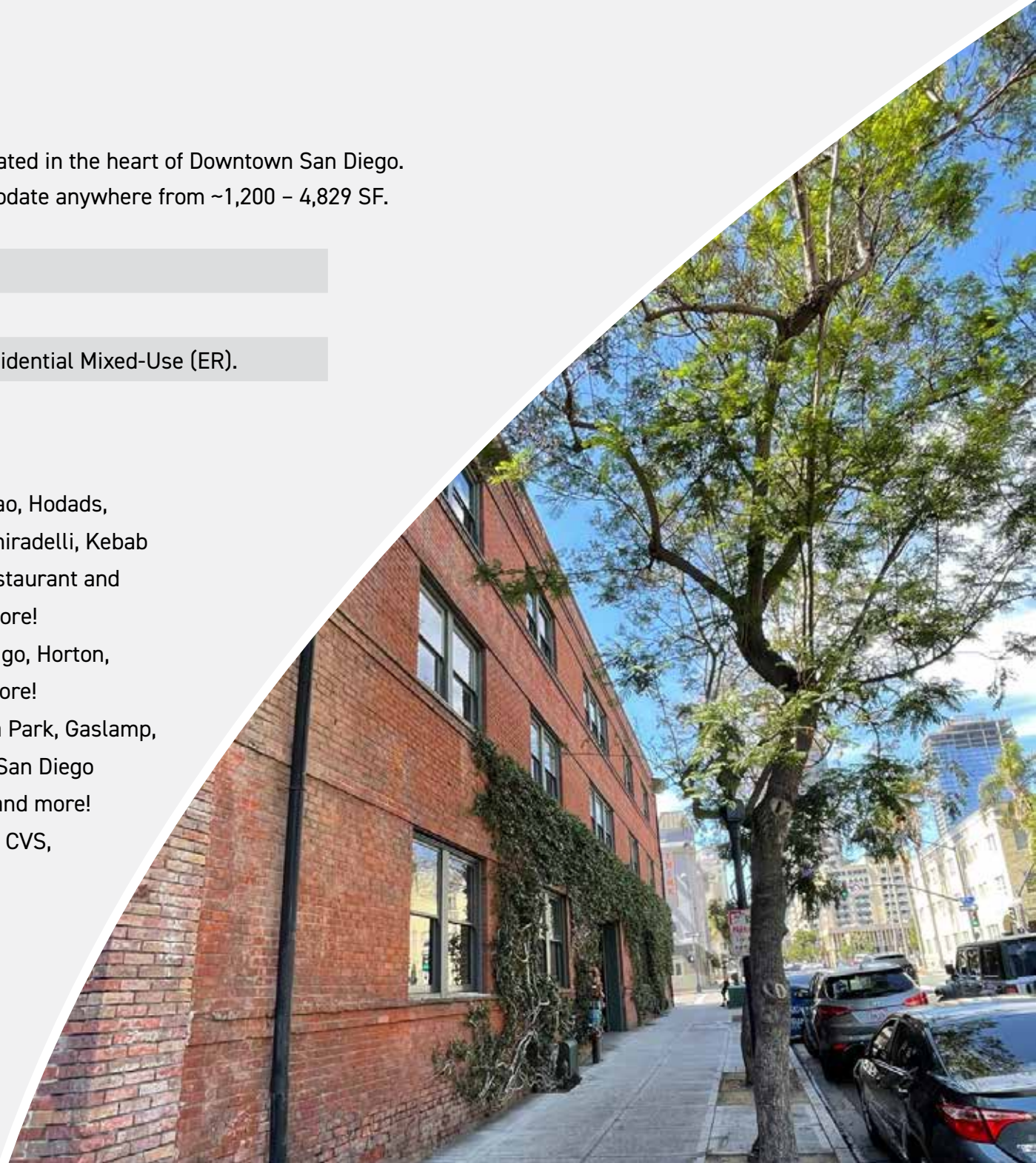
655 G STREET

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The **Pannikin Building** is a 3 story building located in the heart of Downtown San Diego. The second floor is available and can accommodate anywhere from ~1,200 – 4,829 SF.

Rate:	\$2.00/sf + Utilities
Type:	Office
Zoning:	CCPD-ER: Employment/Residential Mixed-Use (ER).

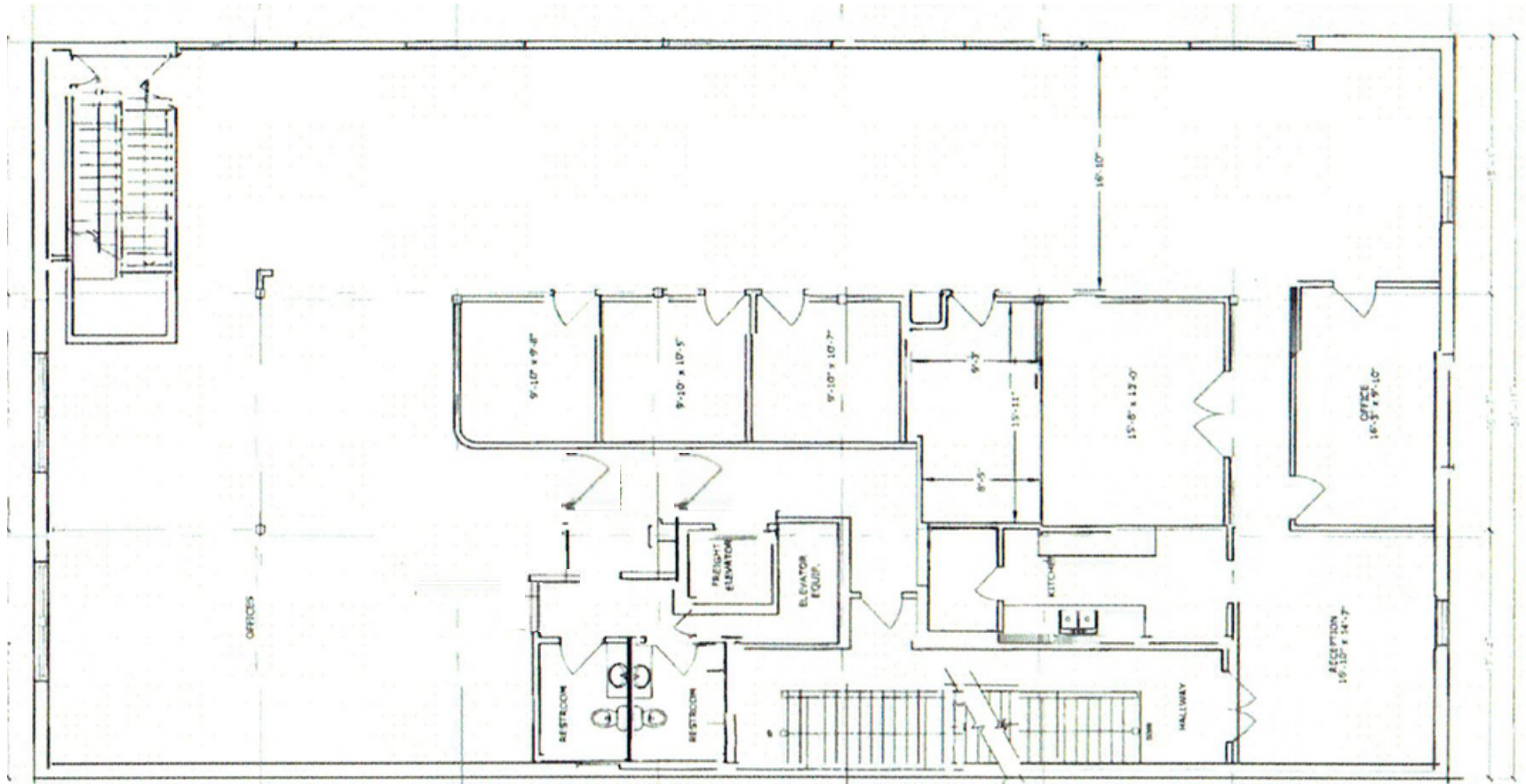
- Elegant and charming brick façade
- Exposure to G Street
- **Walkable Bars & Restaurants:** Fogo de Chao, Hodads, IZOLA, STK Steakhouse, Tacos El Gordo, Ghiradelli, Kebab Shop, Breakfast Republic, Cowboy Star Restaurant and Butcher Shop, Side Bar, Topsy Crow, and more!
- **Walkable Hotels:** Pendry, Andaz, Hotel Indigo, Horton, Westin, Marriot, Hyatt, Omni, Hilton, and more!
- **Nearby Entertainment:** Petco Park , Balboa Park, Gaslamp, Embarcadero, Seaport Village, Little Italy, San Diego Symphony, Balboa Theater, Horton Plaza, and more!
- **Other Nearby Amenities:** Ralphps, 7-Eleven, CVS, San Diego City College, and more!



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CURRENT FLOOR PLAN



*Landlord is open to demising the space in a ways that would make sense for landlord and tenant.



SPACE FEATURES

- Exposed high ceilings
- Kitchenette
- Grand double door entry
- 18 Operable windows with plenty of natural lighting
- Wooden archways and brick walls to give the space a very creative and unique look
- Reception, 2 conference rooms, 4+ private offices, plenty of cubicle space, bullpen space and creative space.



105,434

POPULATION



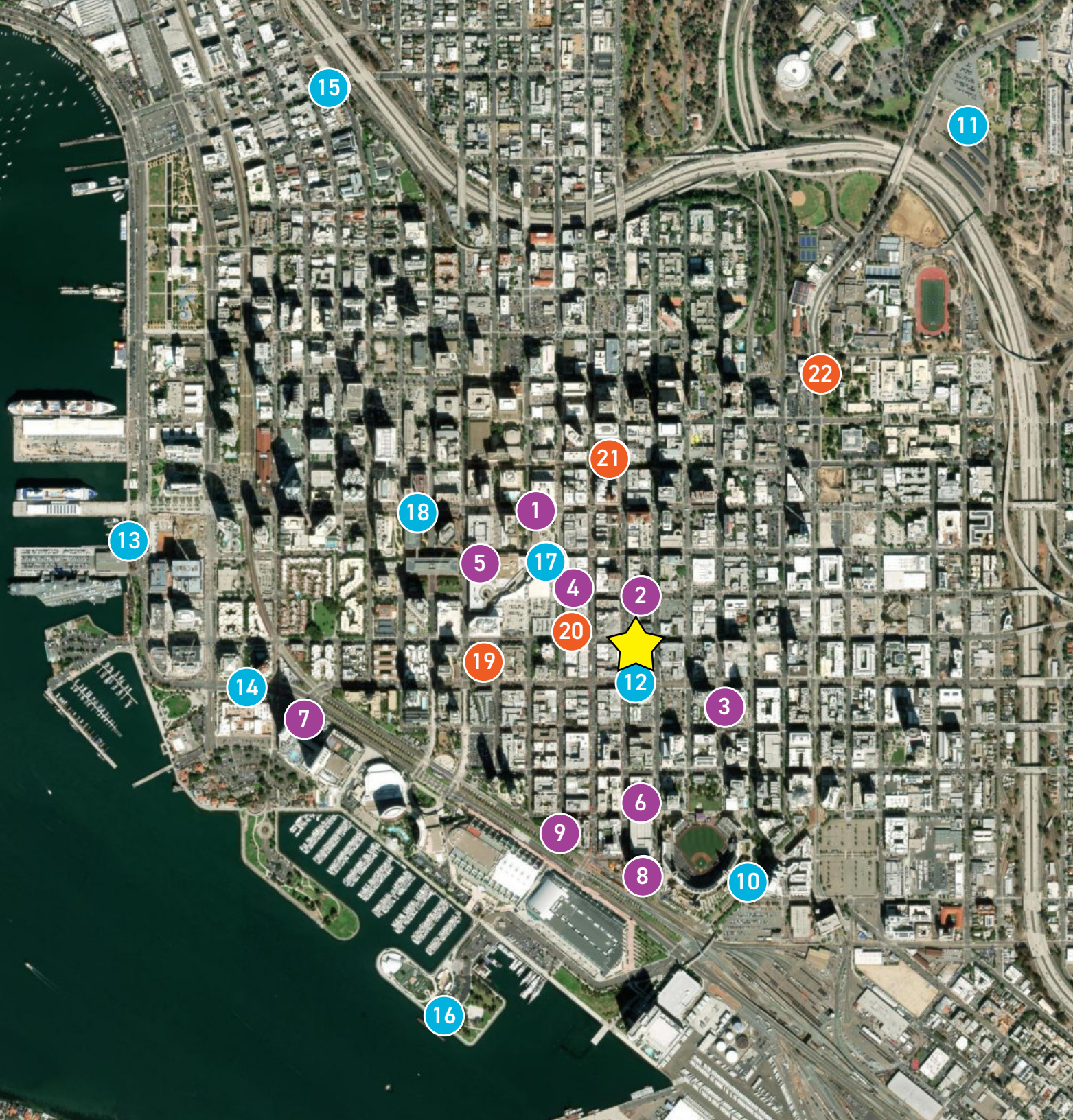
\$101,038

AVG. HH INCOME



48,862

OF HOUSEHOLDS



NEARBY AMENITIES

Walkable Hotels	
1	Pendry
2	Andaz
3	Hotel Indigo
4	Horton
5	Westin
6	Marriott
7	Hyatt
8	Omni
9	Hilton
Entertainment	
10	Petco Park
11	Balboa Park
12	Gaslamp
13	Embarcadero
14	Seaport Village
15	Little Italy
16	San Diego Symphony
17	Balboa Theater
18	Horton Plaza
Other	
19	Ralphs
20	7-Eleven
21	CVS
22	San Diego City College

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