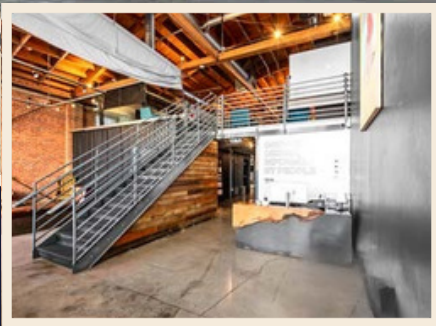




770 11TH AVENUE
1045 F STREET
1035 F STREET

1,115 - 8,036 RSF
AVAILABLE



PROPERTY FOR LEASE

Designed by the late visionary architect Graham Downes, this unique office space embodies modern urban design. Ideal for office or retail tenants, it features flexible work areas, breakout rooms, private offices, and conference spaces. Two smaller loft suites with storefronts on F Street can be demised if needed.

Available spaces:

- 5,793 RSF at \$2.15 PSF + U
- 1,128 RSF at \$2.65 PSF + U
- 1,115 RSF at \$2.65 PSF + U

PROPERTY FEATURES

- ✓ **Flexible Space Options:** Various unit sizes available, with opportunities to tailor the layout to fit your unique needs
- ✓ **Architectural Highlights:** Distinctive aesthetics, open floor plans, and ample natural light—hallmarks of Downes' design legacy
- ✓ **Location:** Conveniently located within walking distance to the vibrant amenities of East Village (Restaurants, bars, ballpark)

Availability:
June 2025

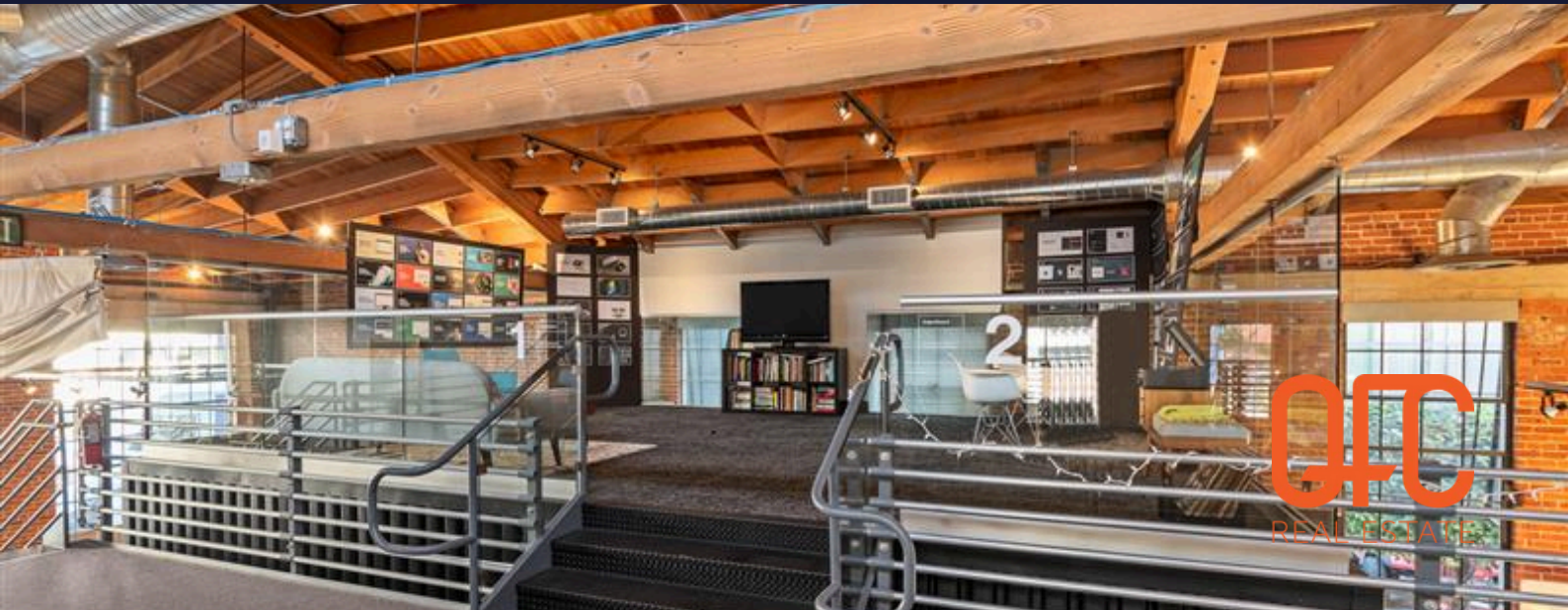
CONTACT US NOW

1495 Pacific Hwy, Ste 450 San Diego, CA
92101 | www.QFCRE.com

Peter Wright - Vice
President (619) 243-8450
pwright@qfcrc.com
DRE License # 01846272

Emmett Cahill - Vice
President (619) 243-8454
ecahill@qfcrc.com
DRE License # 02033604

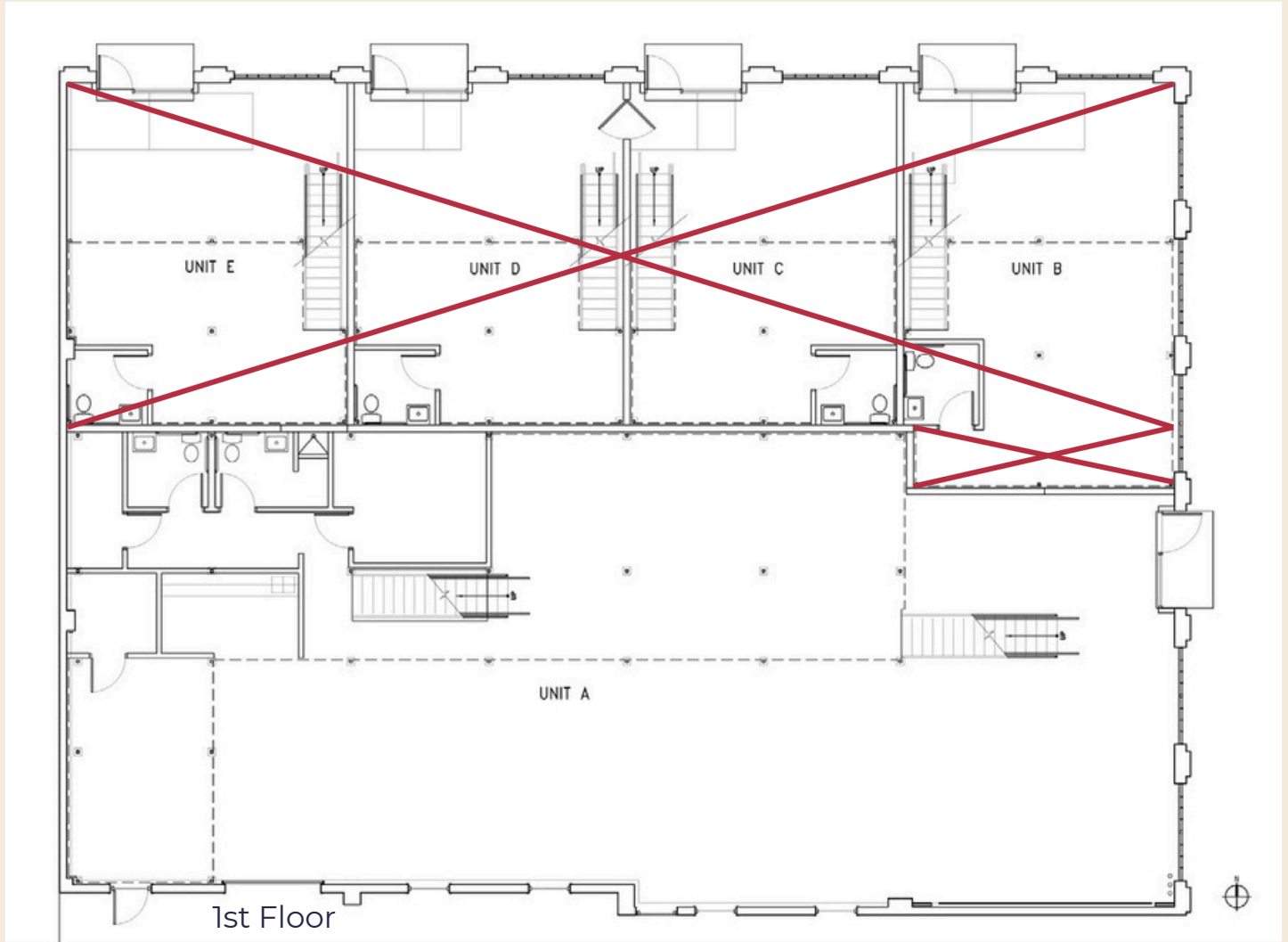
PROPERTY PHOTOS



FLOOR PLAN

NEUHAUS / 770 11th Avenue

FIRST FLOOR



CONTACT US NOW

1495 Pacific Hwy, Ste 450 San Diego, CA
92101 | www.QFCRE.com

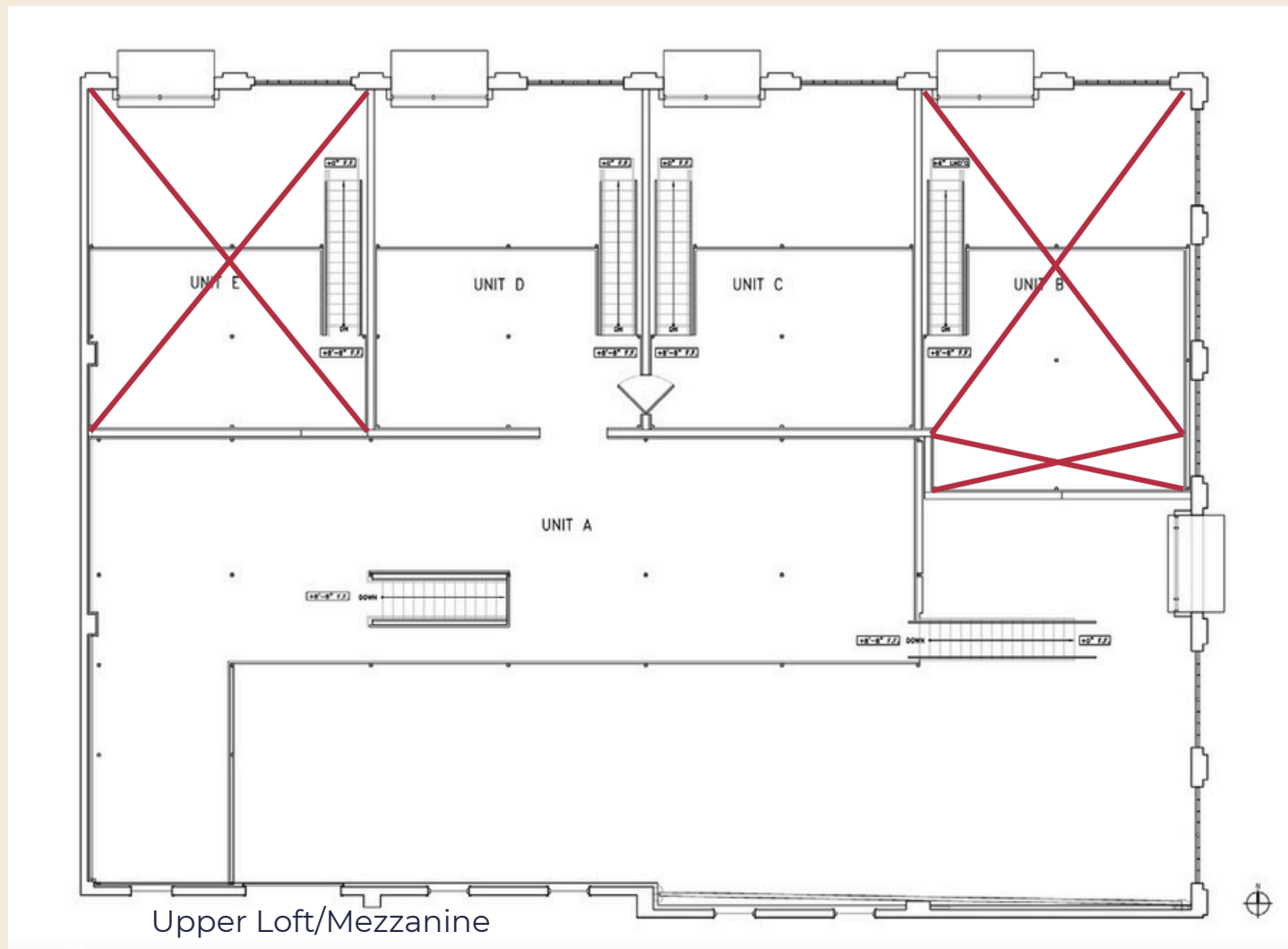
Peter Wright - Vice
President (619) 243-8450
pwright@qfcre.com
DRE License # 01846272

Emmett Cahill - Vice
President (619) 243-8454
ecahill@qfcre.com
DRE License # 02033604

FLOOR PLAN

NEUHAUS / 770 11th Avenue

UPPER LOFT/MEZZANINE

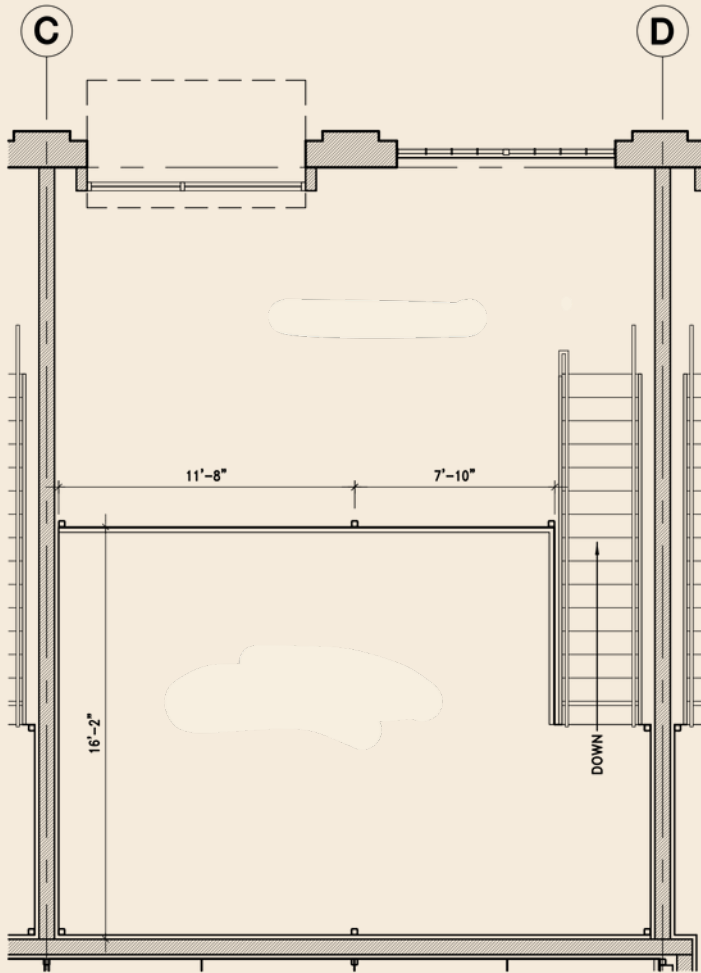


CONTACT US NOW

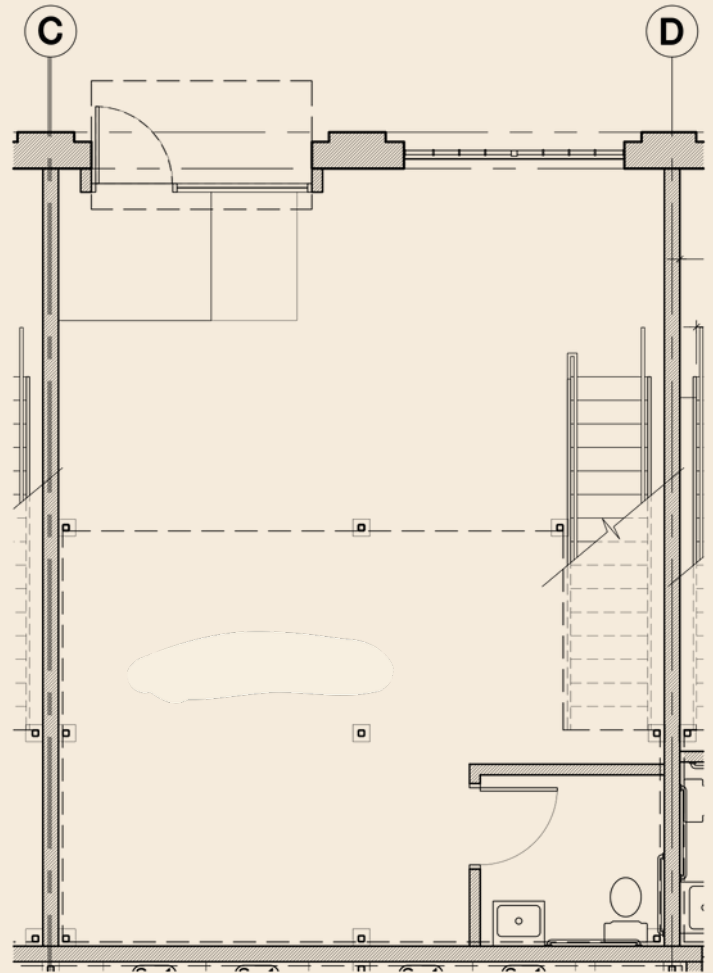
1495 Pacific Hwy, Ste 450 San Diego, CA
92101 | www.QFCRE.com

Peter Wright - Vice
President (619) 243-8450
pwright@qfcre.com
DRE License # 01846272

Emmett Cahill - Vice
President (619) 243-8454
ecahill@qfcre.com
DRE License # 02033604



Upper Loft/Mezzanine



1st Floor

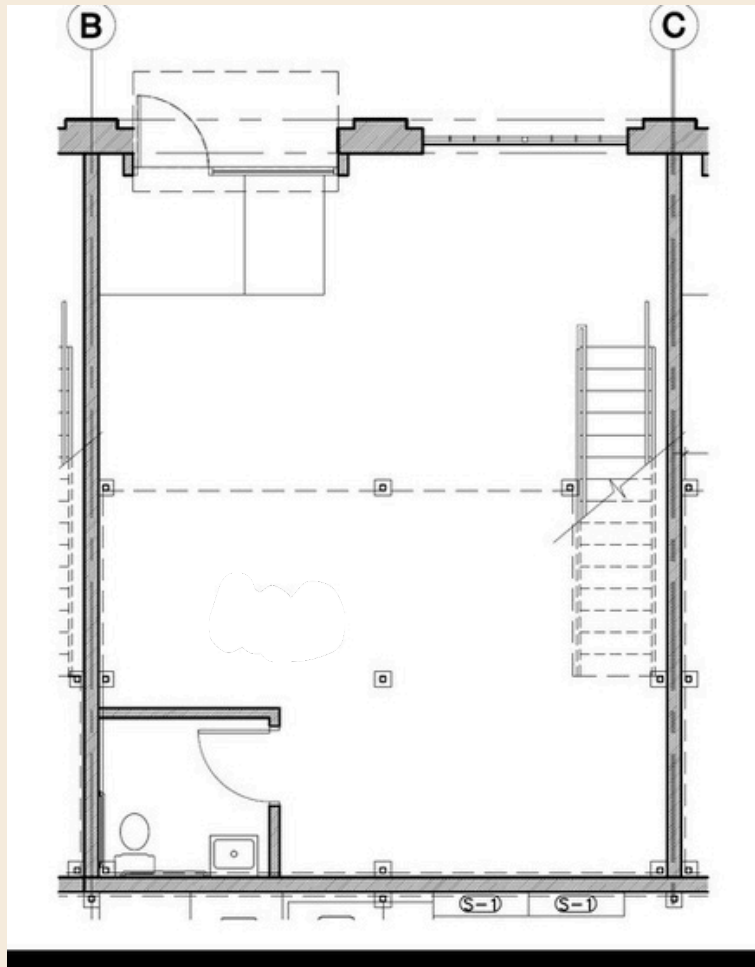


CONTACT US NOW

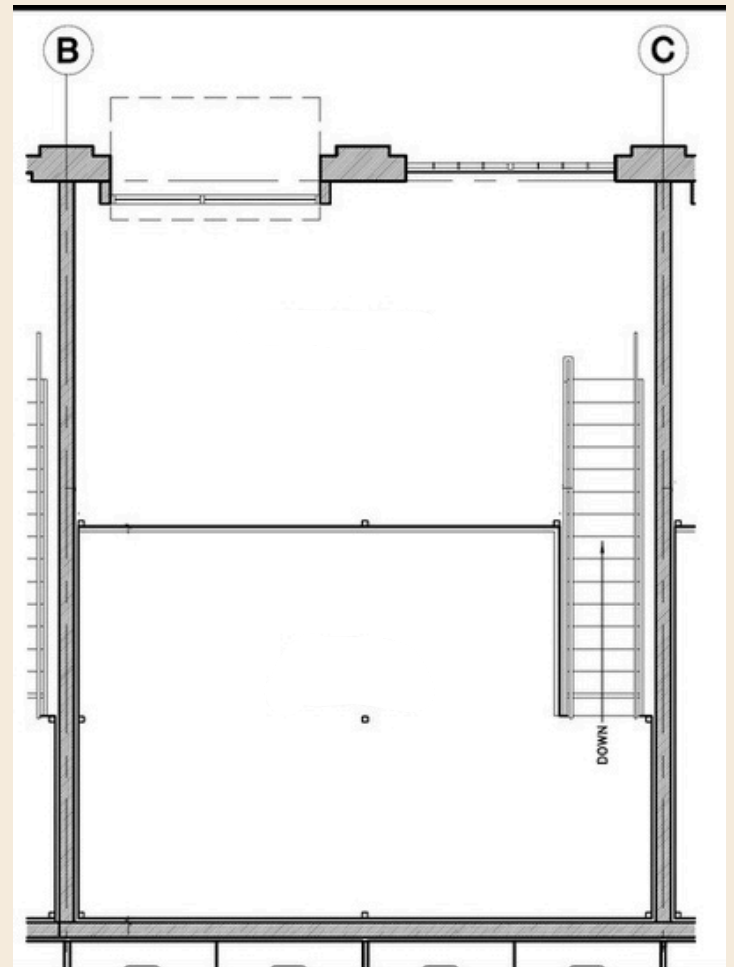
1495 Pacific Hwy, Ste 450 San Diego, CA
92101 | www.QFCRE.com

Peter Wright - Vice
President (619) 243-8450
pwright@qfcre.com
DRE License # 01846272

Emmett Cahill - Vice
President (619) 243-8454
ecahill@qfcre.com
DRE License # 02033604



Upper Loft/Mezzanine



1st Floor



CONTACT US NOW

1495 Pacific Hwy, Ste 450 San Diego, CA
92101 | www.QFCRE.com

Peter Wright - Vice
President (619) 243-8450
pwright@qfcree.com
DRE License # 01846272

Emmett Cahill - Vice
President (619) 243-8454
ecahill@qfcree.com
DRE License # 02033604