

**\$1.25 PSF**  
**RENT YEAR 1**



BRUNSWIG BLDG CO.  
EST. 1866

the WINE BANK

the WINE BANK

ART & MORE

BY THE BEEK

THE WINE BANK

CAFE SEVILLA

GOOD  
TIMES  
HERE

BASEBALL  
TRADING  
APRIL 14  
2022

ROAD  
CLOSED

EASTER  
FREE

GOOD  
TIMES  
HERE

GOOD  
TIMES  
HERE

**HISTORIC BRUNSWIG BUILDING**  
363 FIFTH AVE | SAN DIEGO | CA 92101

CREATIVE  
OFFICES SPACES  
FOR LEASE

## AVAILABILITY SUMMARY

SUITE	SF	RATE	NOTES
200	9,842 SF	\$1.25 PSF* + ELEC & JAN	8 Private offices Conference Room Mezzanine Open work area
203	795 SF	\$1.25 PSF* + ELEC & JAN	Open area with loft
300	6,406 SF	\$1.25 PSF* + ELEC & JAN	Open floor plan Private office Conference room Full kitchen
302	1,860 SF	\$1.25 PSF + ELEC & JAN	Mostly open floor plan Conference room Kitchen

**A total of 18,903 SF is available**

**Call brokers for more information on configuration**

### **\*Pricing Guidelines\*:**

Rental rates are available on 3+ year terms. Pricing is as follows:

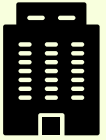
Year 1: \$1.25 PSF | Year 2: \$1.95 PSF | Year 3: \$2.25 PSF | Following = 4% increase



# BRUNSWIG BUILDING

363 5TH AVENUE | 92101

## PROPERTY OVERVIEW



Creative office suites feature high ceilings, exposed brick and beams, abundant natural lighting



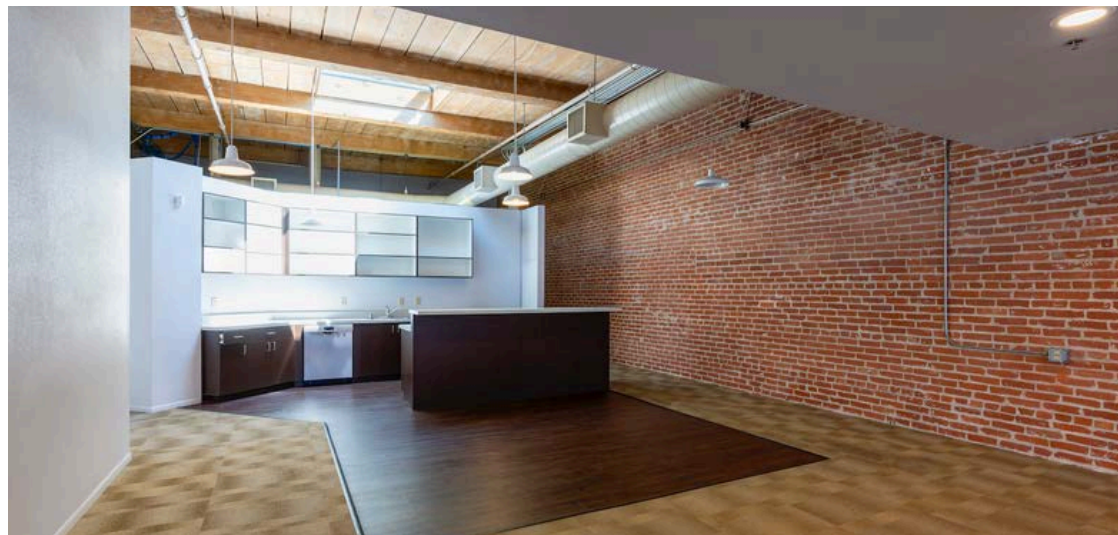
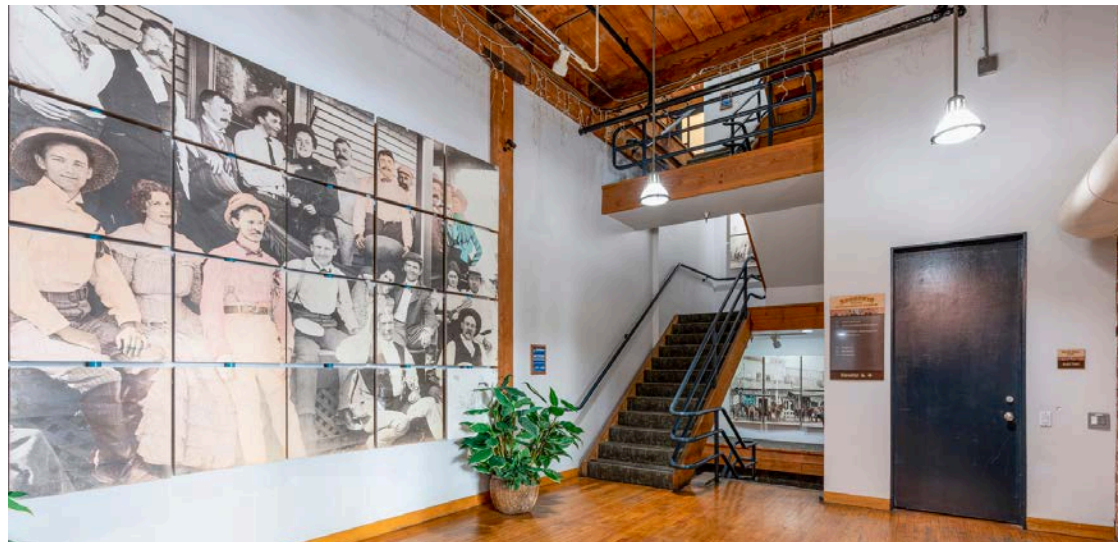
Parking available in nearby structures



Located on the corner of 5th Avenue and J Street in the historic Gaslamp District of Downtown San Diego

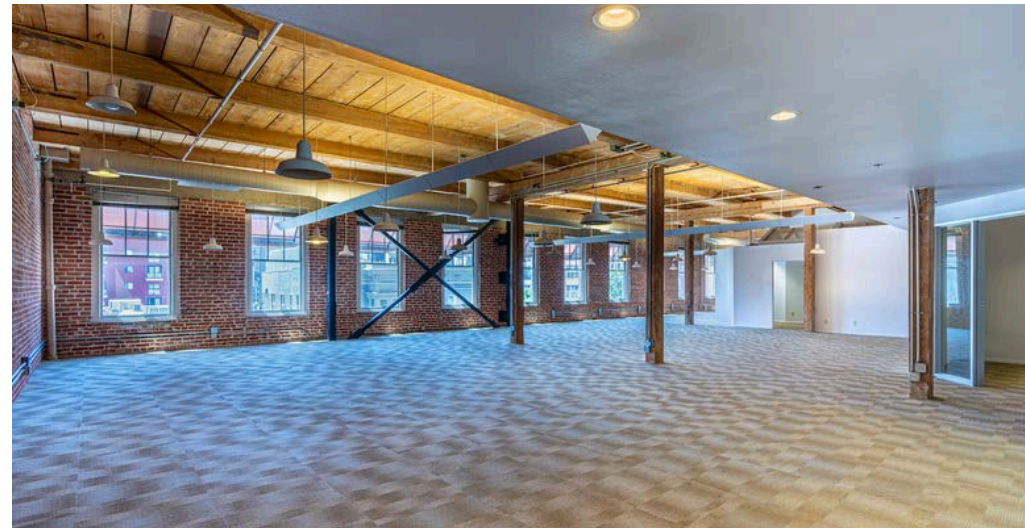


Surrounded by countless walkable amenities; Only 2 blocks from the Convention Center and Petco Park



# BUILT-IN 1890 & RENOVATED 2014

## BE A PART OF SAN DIEGO HISTORY



# BRUNSWIG BUILDING

363 5TH AVENUE | 92101

## LOCATION SUMMARY

The Historic Brunswig Building is ideally positioned in the heart of Downtown San Diego's most prominent attractions. Located in the Gaslamp District, the building is just steps from the center of Downtown nightlife, and only blocks from the Petco Park and waterfront amenities, such as Seaport Village and The Rady Band Shell.



Access to Gaslamp Quarter restaurants, cafes and nightlife



Only blocks from Petco Park and East Village venues



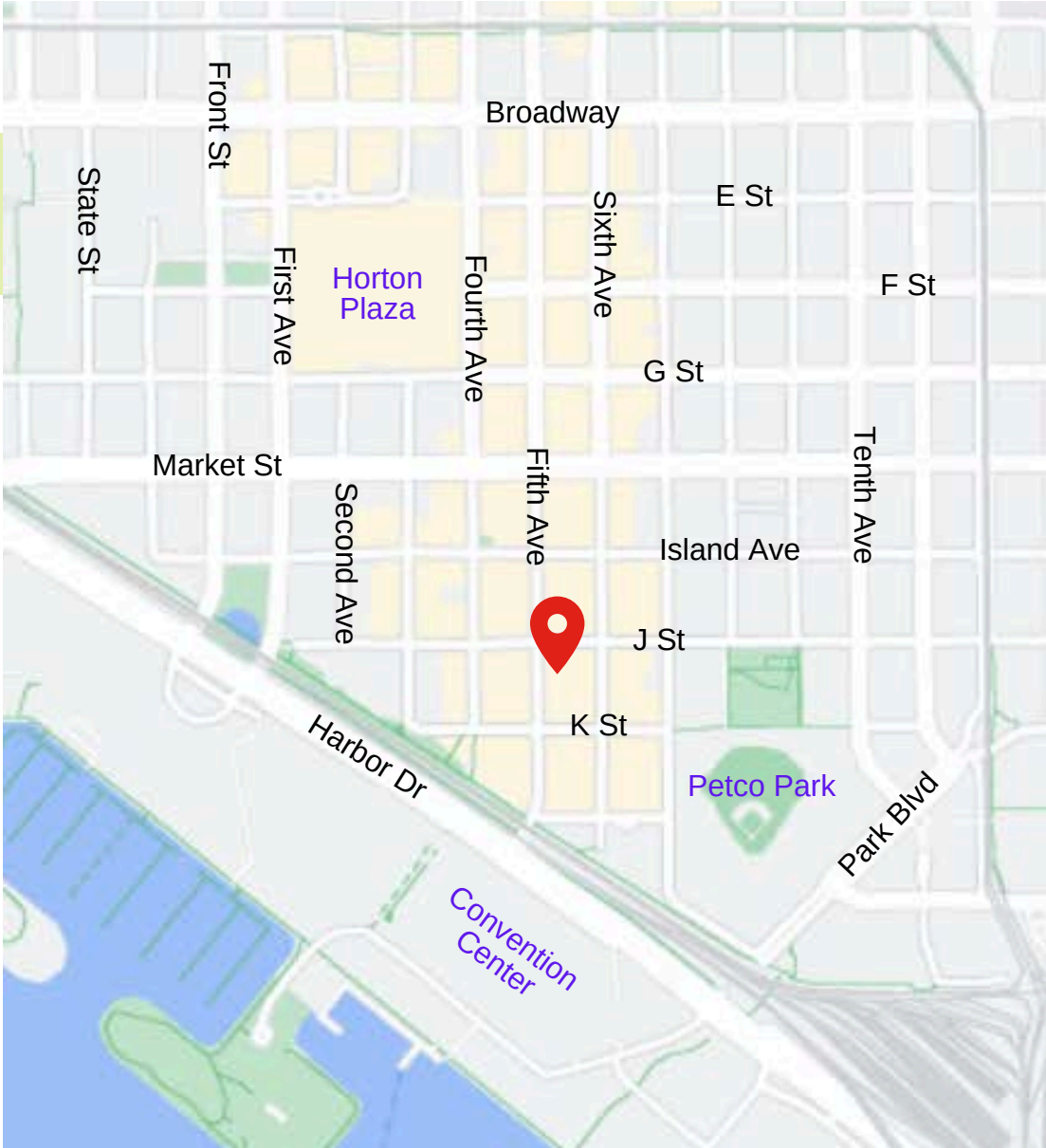
Walking distance to the waterfront, Seaport Village the Convention Center, and the Rady Bandshell



Easily accessible by all major freeways and public transportation



Just 7 minutes to San Diego International Airport



### CONTACT:

Hans Strom | LIC#01222709  
Hans@stromcommercial.com

Jack Schreibman | LIC#02172891  
Jschreibman@stromcommercial.com

