



# Louis Bank of Commerce

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SAN DIEGO, CA 92101

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**CAST**  
CAPITAL PARTNERS

The background of the slide is a collage of three images. On the left, a woman in a yellow and white striped dress is shown from the waist up, with her hands raised to her hair. This image is overlaid on a torn paper effect. To the right of the woman is a black and white photograph of a busy street scene with vintage cars and pedestrians. On the far right, a portion of a staircase with a dark wooden railing and light-colored carpet is visible. The overall lighting is warm and modern.

## PROPERTY OVERVIEW

Cast Capital Partners introduces the Louis Bank of Commerce, one of San Diego's most architecturally significant commercial properties. Built in 1888, this four-story Baroque Revival landmark, known as The Queen of the Gaslamp, features intricate Victorian detailing, soaring towers, and a rich history that reflects the evolution of the city. Over the years, it has housed a range of tenants, from Madame Cora's Golden Poppy Hotel brothel to creative offices and renowned restaurants. Today, the property offers fully restored interiors with original hardwood floors, high ceilings, and exposed brick walls, seamlessly blending historic character with modern functionality.

Situated in the heart of the Gaslamp Quarter, the property is surrounded by top dining, entertainment, and hospitality destinations, ensuring a prime location with consistent foot traffic. The property currently hosts a diverse tenant mix, and its turnkey, fully furnished office suites offer private elevator access, efficient layouts, and abundant natural light, making it an attractive space for professional and creative users alike.

# PROPERTY DETAILS



FLEXIBLE SUITE SIZES:  
300 SF UP TO 4,400 SF CONTIGUIOUS



HISTORIC LANDMARK WITH CHARACTER +  
MODERN AMENITIES (BALCONIES, SKYLIGHTS,  
ATRIUM, HARDWOOD FLOORS)



ORIGINAL WOOD FLOORS  
& EXPOSED BRICK WALLS



IMMEDIATE OCCUPANCY &  
NEGOTIABLE LEASE TERMS



PRIME LOCATION,  
CLOSE TO ALL AMENITIES



FRESHLY RENOVATED 4TH FLOOR,  
IDEAL FOR COMPANIES NEEDING 400 - 4,400 SF





\*Conceptual Rendering

# SUITES AVAILABLE FOR LEASE

**RETAIL: \$3.50/SF NNN**

SUITE 100 4,232 RSF

**OFFICE: From \$1.75/SF**

Full Service - Utilities Included

SUITE 102 268 RSF

SUITE 205 769 RSF

SUITE 207 1,633 RSF

SUITE 301 339 RSF

SUITE 304-306 947 RSF

\*Can be demised to 300 SF

SUITE 307 313 RSF

SUITE 312 501 RSF

SUITE 314 325 RSF

SUITE 315 309 RSF

SUITE 400 ±4,421 RSF



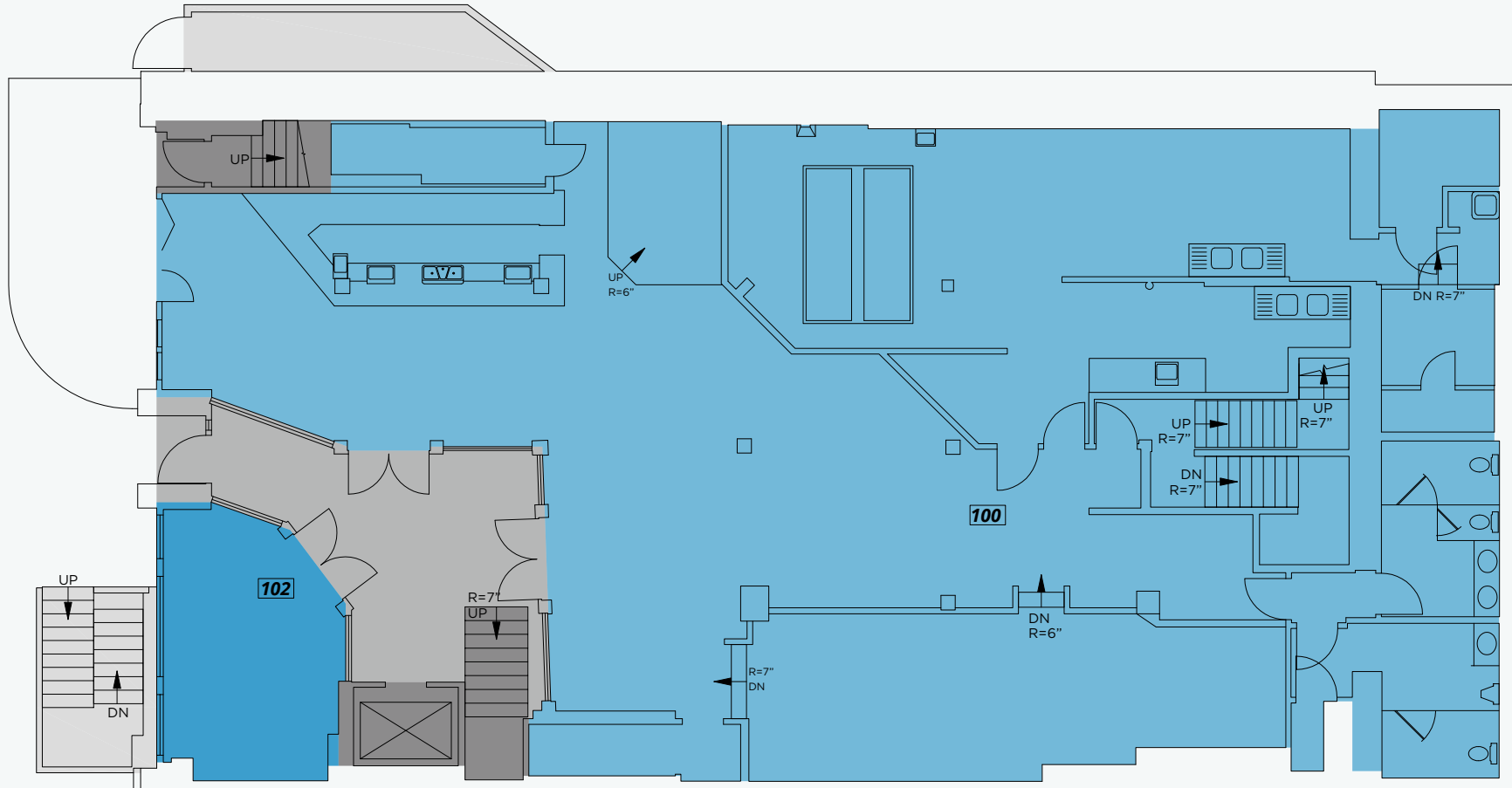
# AVAILABLE GROUND FLOOR

SUITE  
SIZE  
ASKING RATE  
USE

**100**  
**±4,500 SF**  
**\$3.50/SF NNN**  
**RESTAURANT/RETAIL**

SUITE  
SIZE  
ASKING RATE  
USE

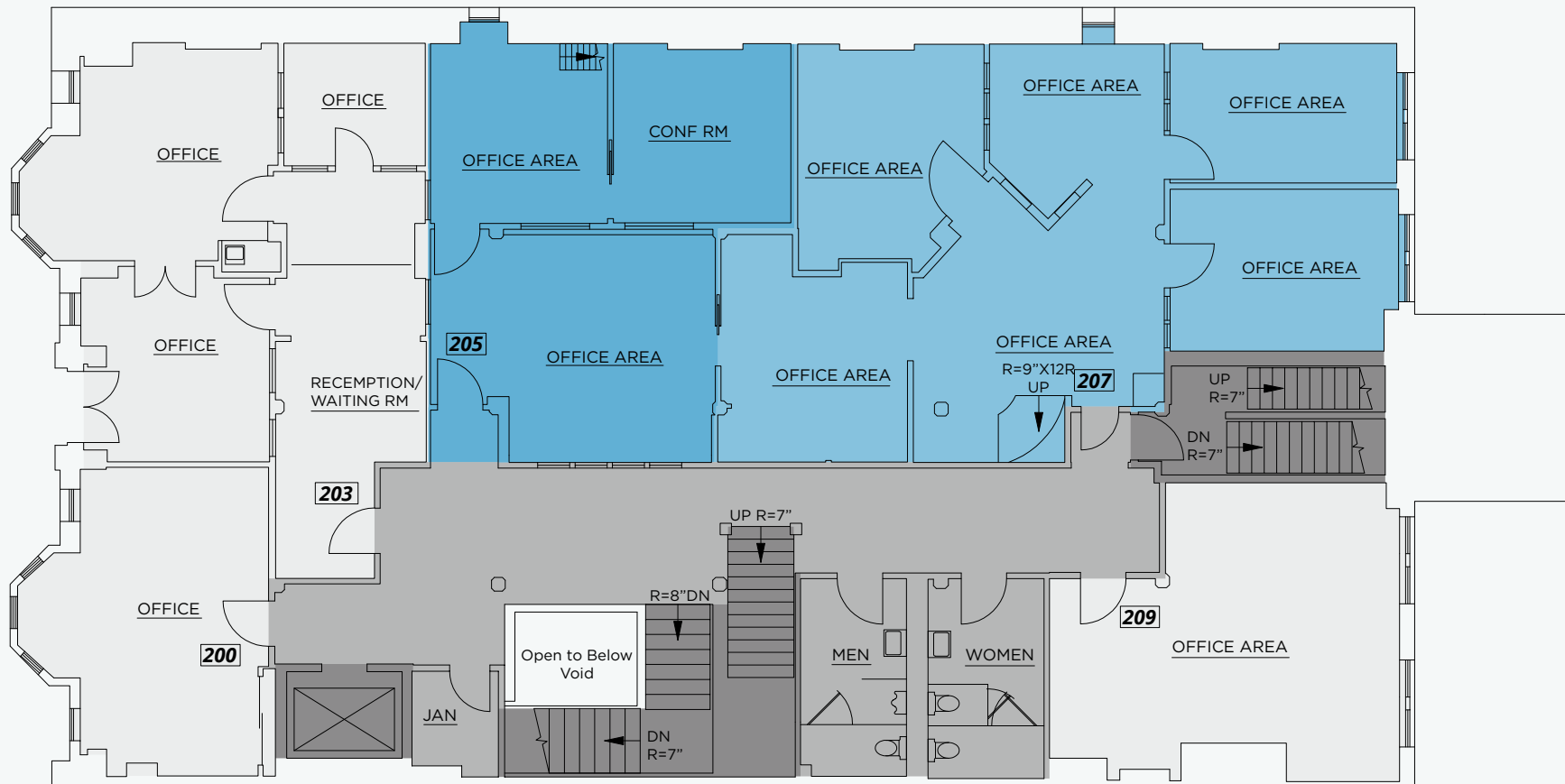
**102**  
**268 SF**  
**\$3.00/SF FS**  
**OFFICE**



■ AVAILABLE ■ LEASED

# AVAILABLE SECOND FLOOR | \$1.75/SF FULL SERVICE

SUITE 205 | 769 RSF  
SUITE 207 | 1,633 RSF



■ AVAILABLE ■ LEASED

# AVAILABLE THIRD FLOOR | \$2.25/SF FULL SERVICE

**SUITE 301 | 339 RSF**  
**SUITE 304-306 | 947 RSF\***

\*Can be demised to 300 SF

**SUITE 307 | 313 RSF**  
**SUITE 312 | 501 RSF**

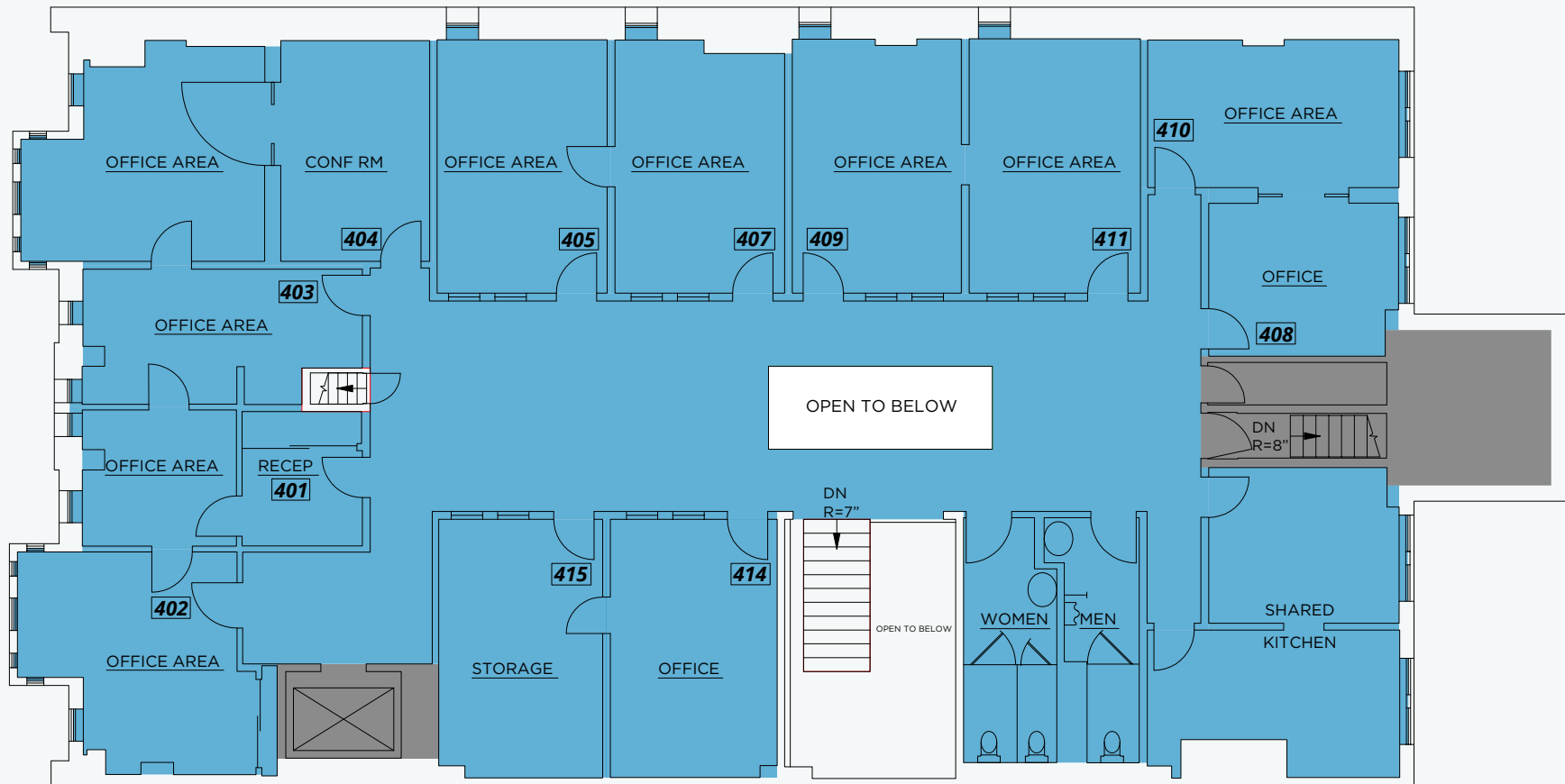
**SUITE 314 | 292 RSF**  
**SUITE 315 | 309 RSF**



■ AVAILABLE ■ LEASED

# AVAILABLE FOURTH FLOOR | \$1.75/SF FULL SERVICE

## SUITE 400 | ±4,421 RSF



■ AVAILABLE ■ LEASED



## THE LOCATION

Rising from 16 square-blocks in downtown San Diego, you'll find the historic Gaslamp Quarter, the heart and soul of San Diego. Gaslamp houses more than 200 of the city's finest restaurants, pubs, nightclubs, and retail shops, as well as offices and residential/work lofts. This is a one stop shop where everything is within a five minute walking distance and will surely make your night unforgettable.







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