

HISTORIC BRUNSWIG BUILDING

363 FIFTH AVE | SAN DIEGO | 92101
CREATIVE OFFICE SPACES FOR LEASE



**RENT
YEAR 1:
\$1.25/SF + E&J**

ROAD CLOSED

GOOD TIMES HERE

BASEBALL SPRING CITY APRIL 14 2022

EASTER FREE!

GOOD TIMES HERE

GOOD TIMES HERE



PROPERTY OVERVIEW

The Historic Brunswig Building is ideally positioned in the heart of Downtown San Diego's most prominent attractions. Located on the corner of 5th Avenue and J Street 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.

AVAILABILITY SUMMARY

SUITE 200: ±2,800–9,842 SF

- 8 private offices
- Conference room
- Mezzanine
- Open work area
- Can be demised into two suites

SUITE 300: 6,406 SF

- Open floor plan
- Private office
- Conference room
- Full kitchen

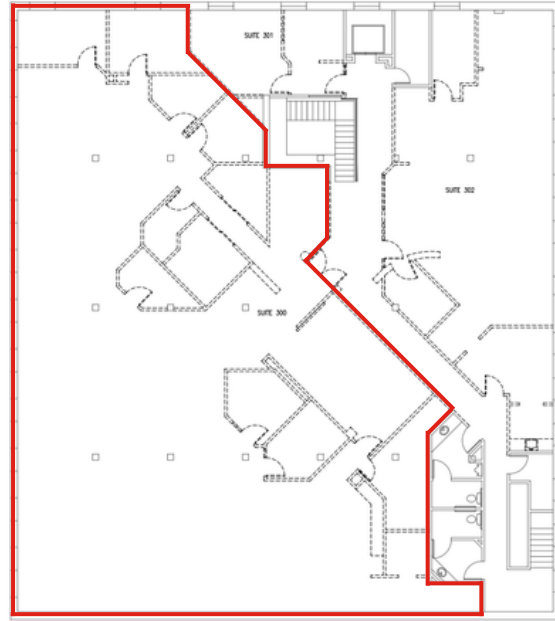
Pricing Guidelines:

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

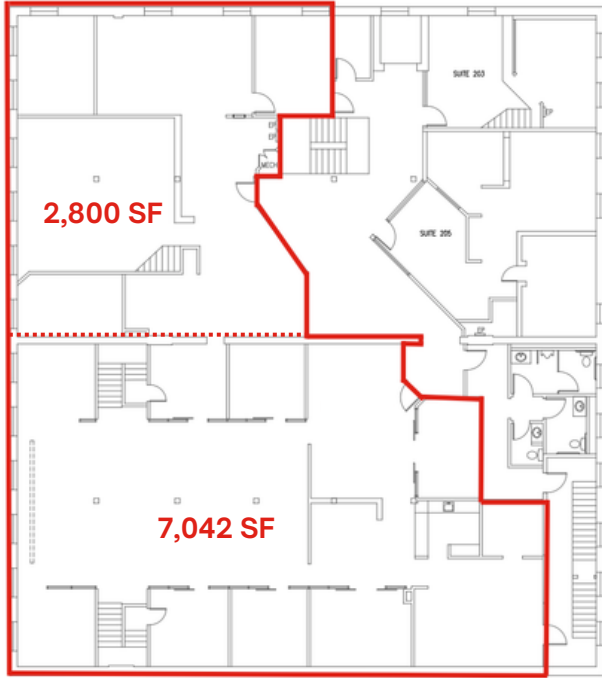
Year 1: \$1.25/SF +E&J | Year 2: \$1.95/SF +E&J | Year 3: \$2.25/SF +E&J | Following = 4% increase



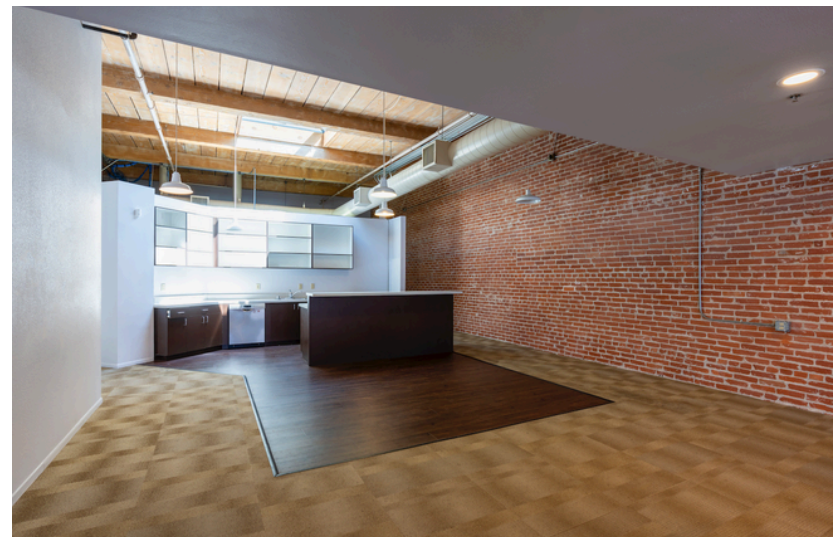
BUILT IN 1890 & RENOVATED 2014; BE PART OF SAN DIEGO'S HISTORY



Suite 200
±2,800-9,842 SF



Suite 300
6,406 SF



DOWNTOWN SAN DIEGO AMENITY MAP



Two blocks from Petco Park & the Convention Center, walking distance to Seaport Village, nearby transit, & close proximity to Freeway

WALK SCORE OF 100

WALKERS PARADISE
 LOCATED IN THE GASLAMP DISTRICT, PARCEL IS SURROUNDED BY MULTI-FAMILY, RESTAURANTS, HOTELS, NIGHT CLUBS AND MUCH MORE

