

# PROPERTY FOR LEASE

Designed by the late, visionary architect Graham Downes, this extremely creative and unique office build captures the essence of modern urban design in San Diego. Ideal for office / retail tenants seeking a distinctive and adaptable work environment featuring flexible office group areas, break out rooms, individual offices and conference areas. The space has two smaller loft/suites that can be demised if need with unique storefronts on F Street.

Available spaces: **5,793 RSF** = \$2.50 PSF + U, **1,128 RSF** = \$2.65 PSF + U, and **1,115 RSF** = \$2.65 PSF + U

## PROPERTY FEATURES

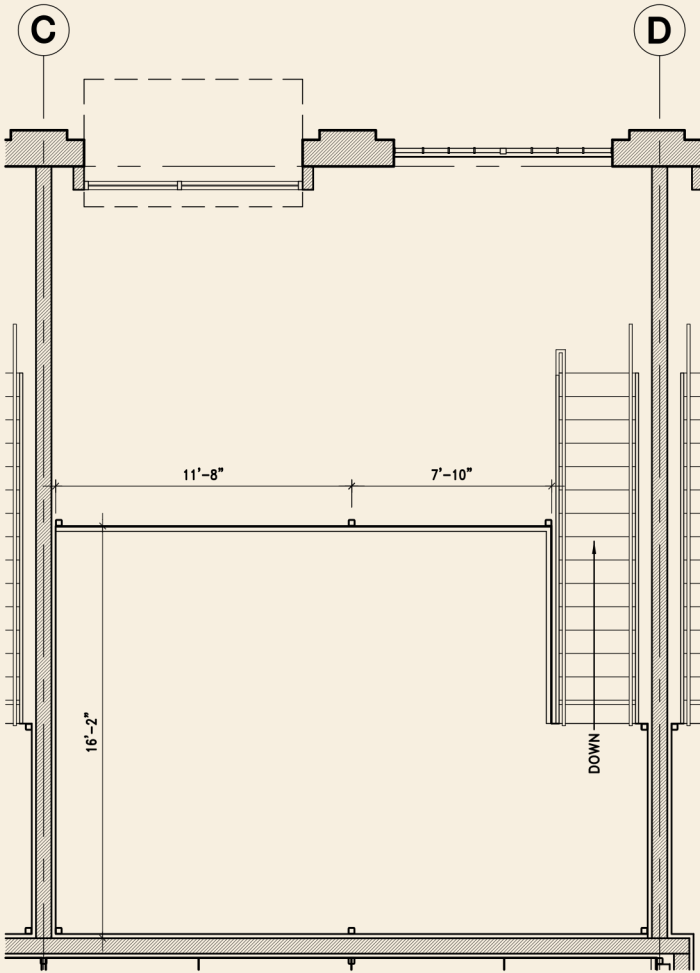
- ✓ **Flexible Space Options:** Various unit sizes available, with opportunities to tailor the layout to fit your unique needs
- ✓ **Architectural Highlights:** Distinctive aesthetics, open floor plans, and ample natural light—hallmarks of Downes’ design legacy
- ✓ **Location Advantage:** Conveniently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

**Availability:**  
June 2025

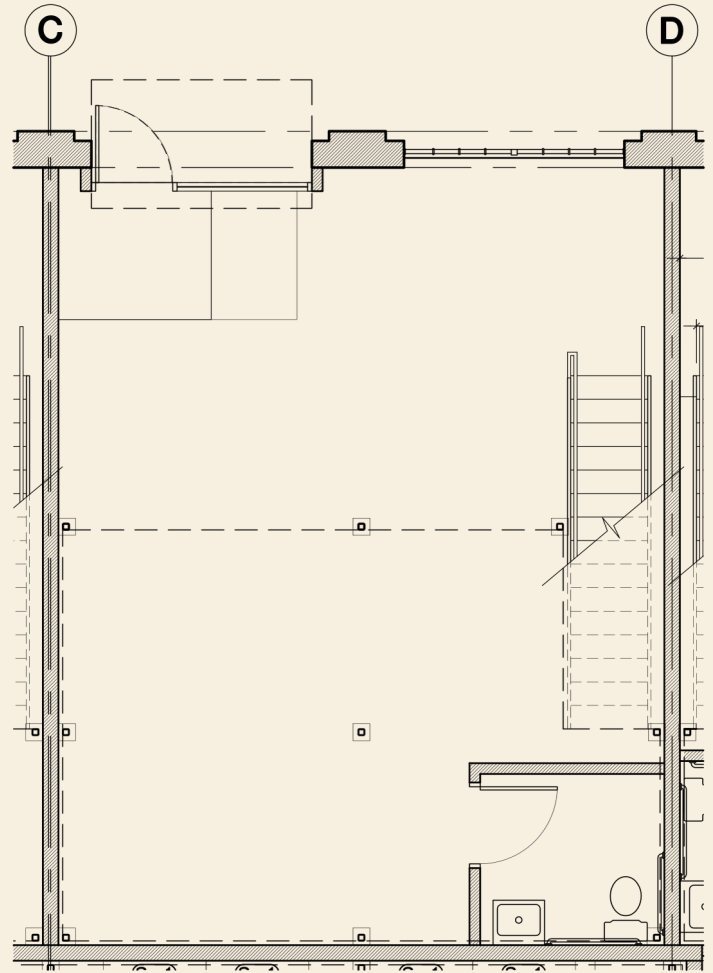
**CONTACT US NOW**

Peter Wright - Vice President  
(619) 243-8450  
[pwright@gfcre.com](mailto:pwright@gfcre.com)

Emmett Cahill - Vice President  
(619) 243-8454  
[ecahill@gfcre.com](mailto:ecahill@gfcre.com)



Upper Loft/Mezzanine



1st Floor

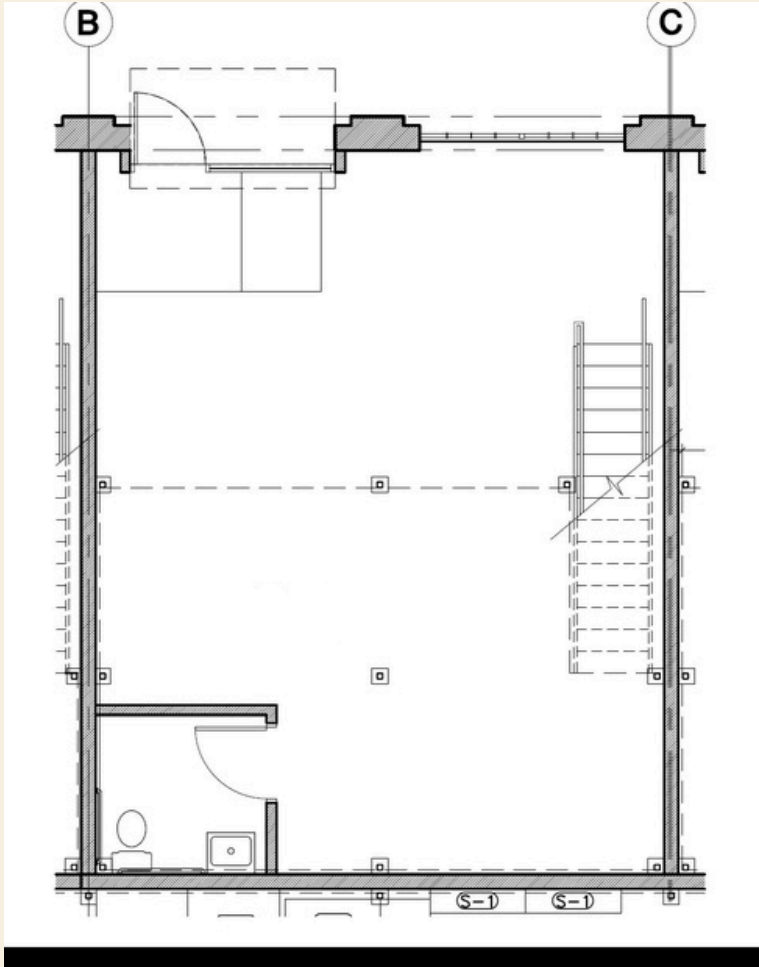


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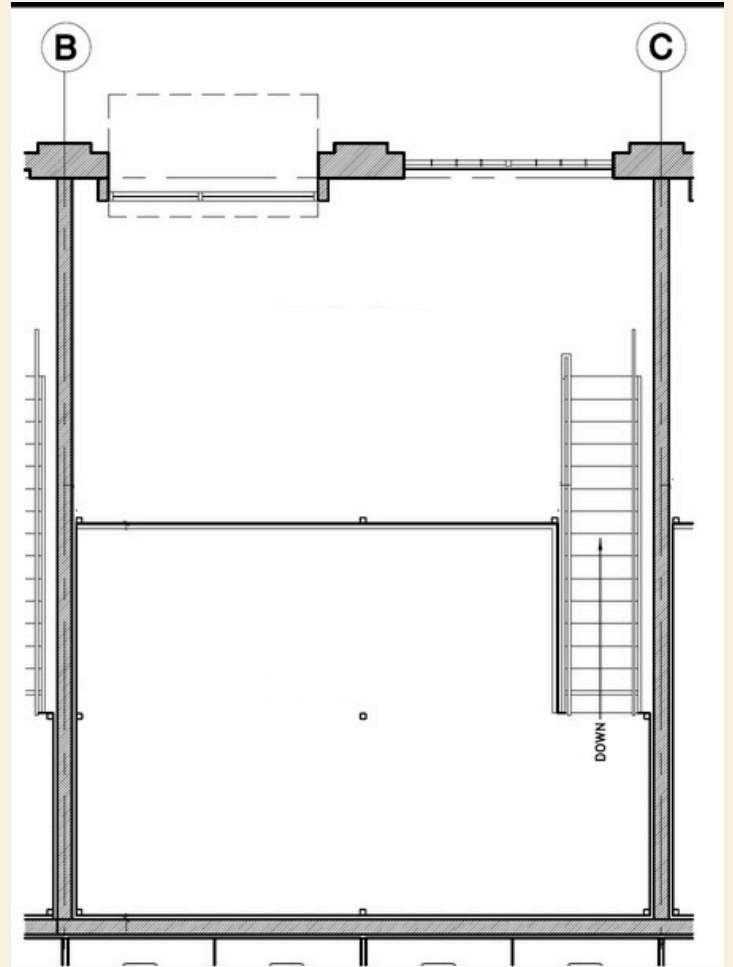
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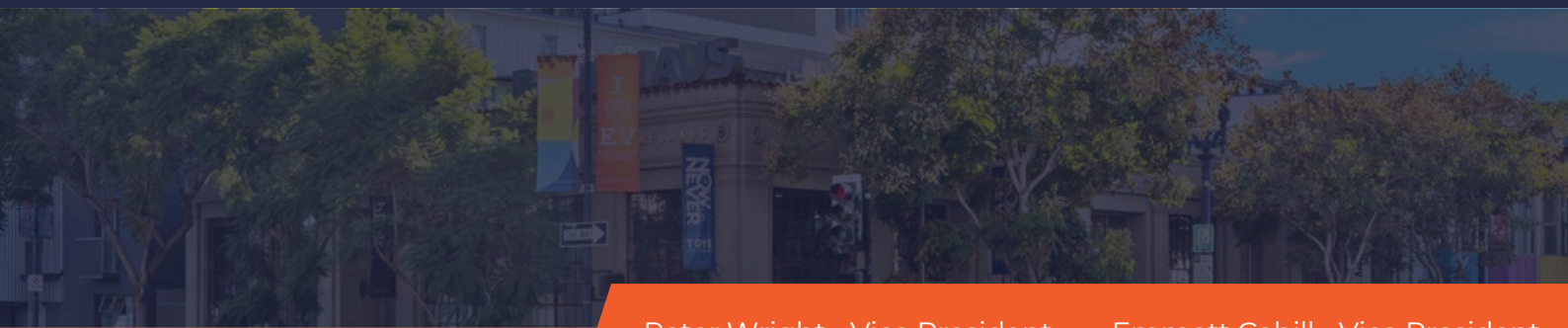
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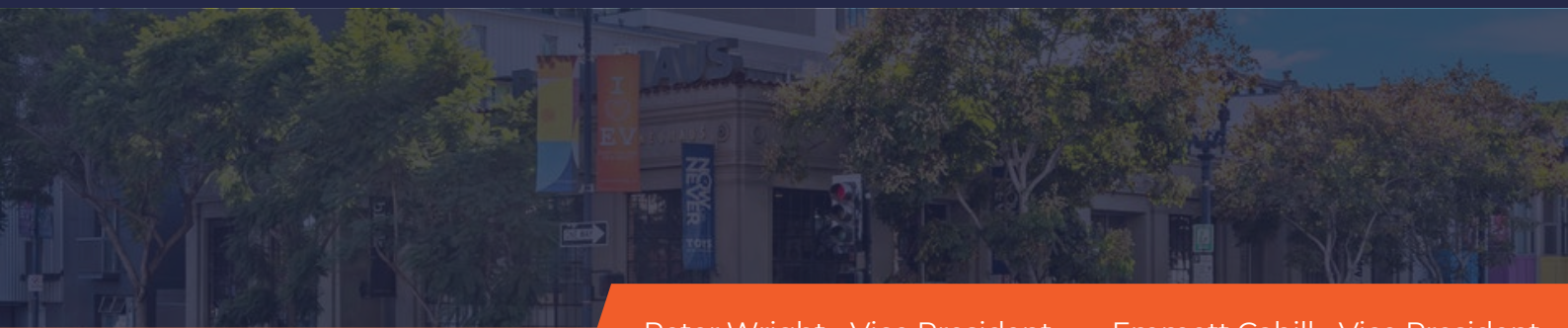
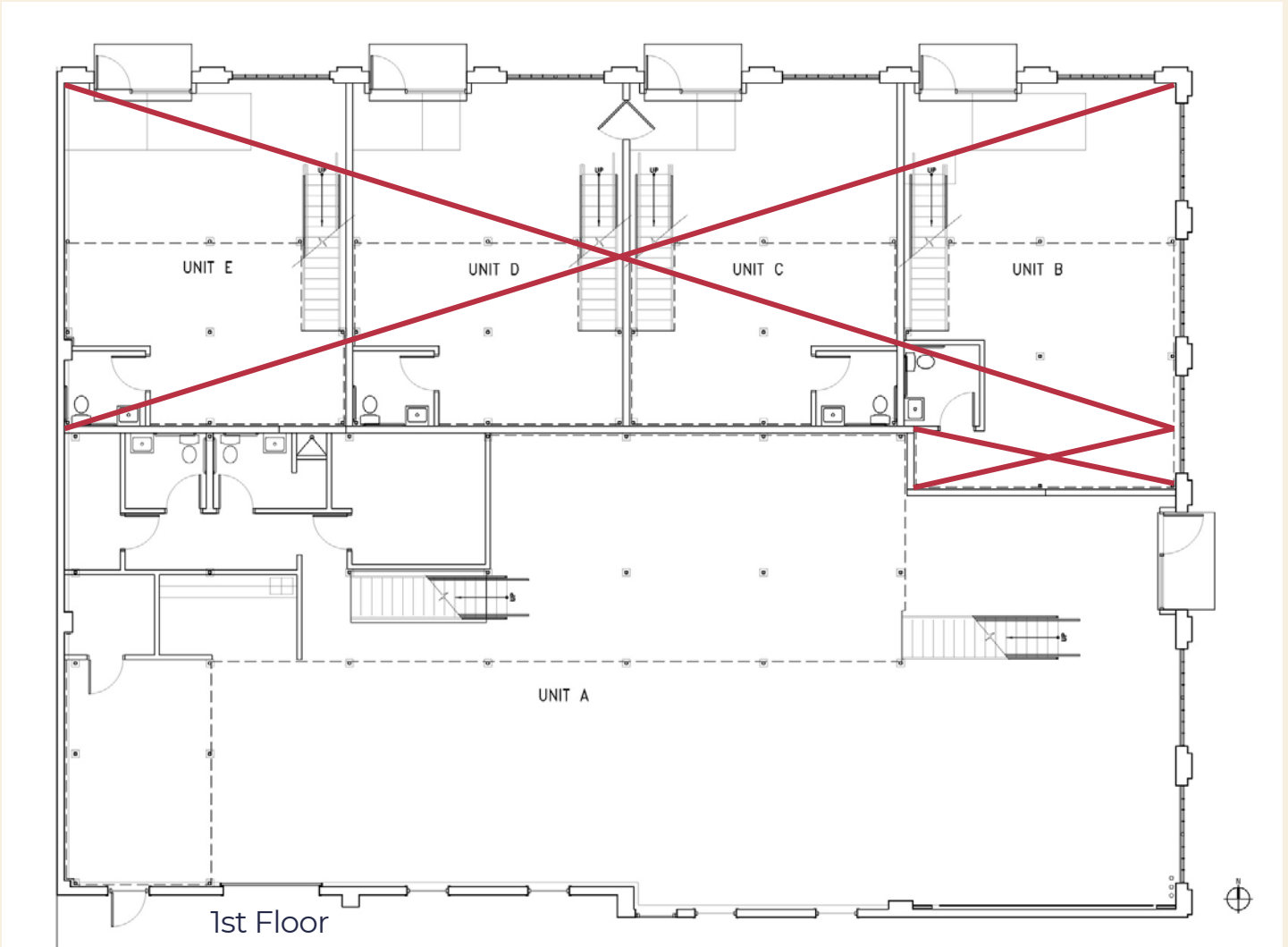


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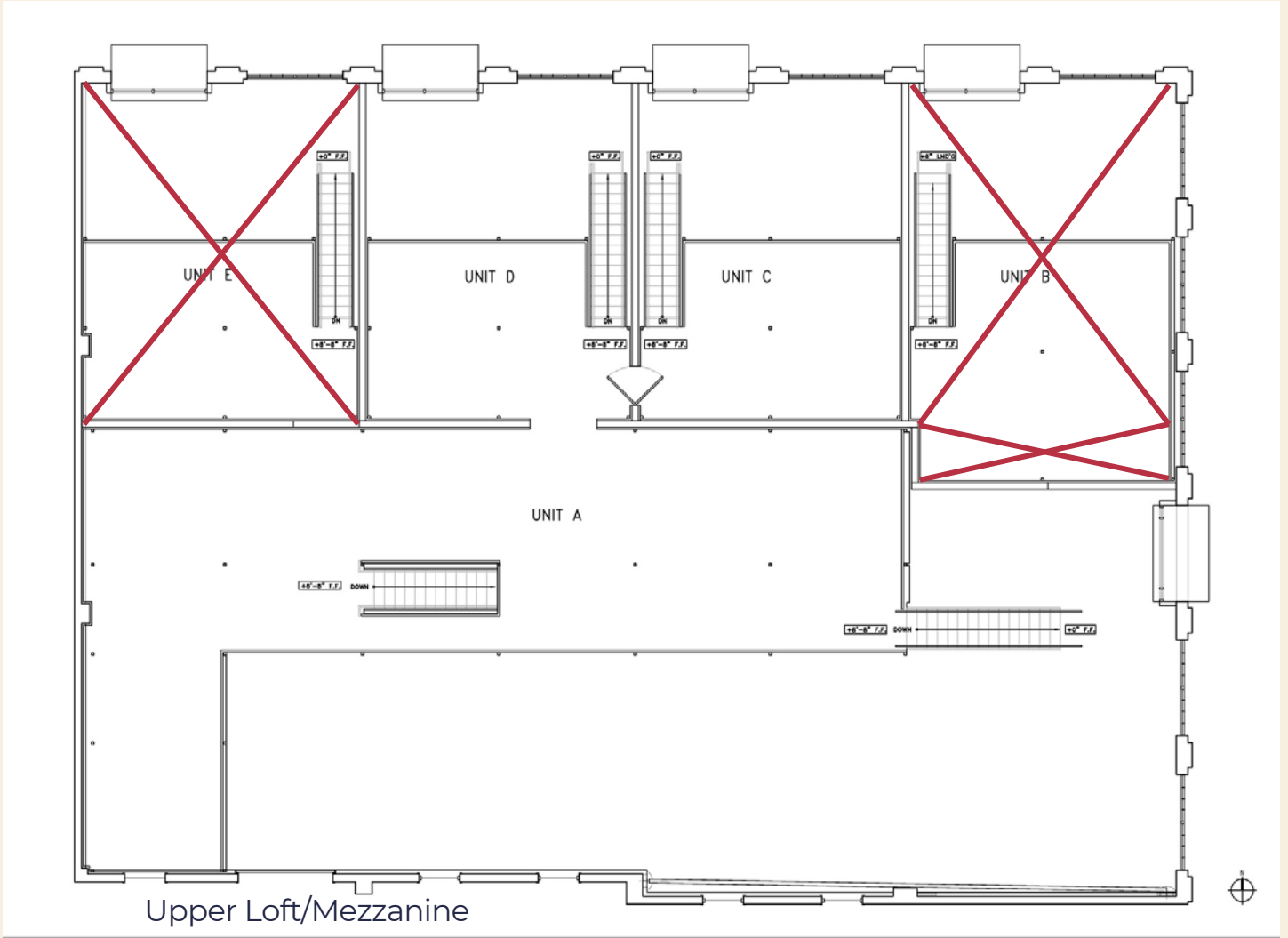


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