



964 FIFTH AVENUE | SAN DIEGO | CA | 92101

OFFICE SPACE FOR LEASE

IN GASLAMP QUARTER





THE GRANGER BUILDING | A SAN DIEGO ICON

Named after Connecticut-native and original owner, Ralph Granger, this prominent Romanesque-style building features four (4) floors of professional and executive office space and ground floor retail space. In the late 1800s, Mr. Granger commissioned an oil mining project, and upon discovery of the Last Chance Silver Mine in Colorado, a sizeable fortune soon followed.

He moved to San Diego in 1892, a retired millionaire, and built this mixed use project in 1904. Upon its completion, The Granger Building was home to professional institutions, The Merchant's National Bank and The Bank of Italy, which later became Bank of America. At one point, the founder of the San Diego Zoo, Harry Wegeforth, married Mr. Granger's daughter, Rachel, and operated a medical clinic in the building. Mr. and Mrs. Wegeforth even sheltered animals in the basement of The Granger Building, during the formation of the San Diego Zoo.

Throughout the later decades, this building served as a staple in the downtown community to many attorneys, doctors, and small business enterprises.

A prominent figure in the professional community, Mr. Granger passed leaving behind a building that sparked the emerging professional economy in a burgeoning metropolitan city.

To this day, you can still see the original appointments that date back over a century ago. The Granger Building remains a popular and competitive option for business owners and professionals alike.

PROPERTY FEATURES

AMENITIES

- ◆ Kitchen | Break Room
- ◆ Waiting Areas
- ◆ Security Guard Onsite During Business Hours
- ◆ Nightly & Weekend Patrol
- ◆ Abundant Natural Light
- ◆ Functional Windows
- ◆ Dog Friendly
- ◆ Secured Men's and Women's Restrooms
- ◆ Conference Rooms
- ◆ 24 | 7 Building Access
- ◆ Reception Area
- ◆ Air Conditioning
- ◆ Mail Service
- ◆ Janitorial Service

PROXIMATE TO

- ◆ Public Transit
- ◆ San Diego Courthouses
- ◆ Parking Garages
- ◆ Grocery Stores
- ◆ Restaurants
- ◆ Horton Plaza
- ◆ Retail Shops
- ◆ Petco Park
- ◆ Convention Center

SPACE AVAILABLE

- ◆ 240 +/- SQUARE FEET

\$480 | Month

- ◆ 480 +/- SQUARE FEET

\$960 | Month

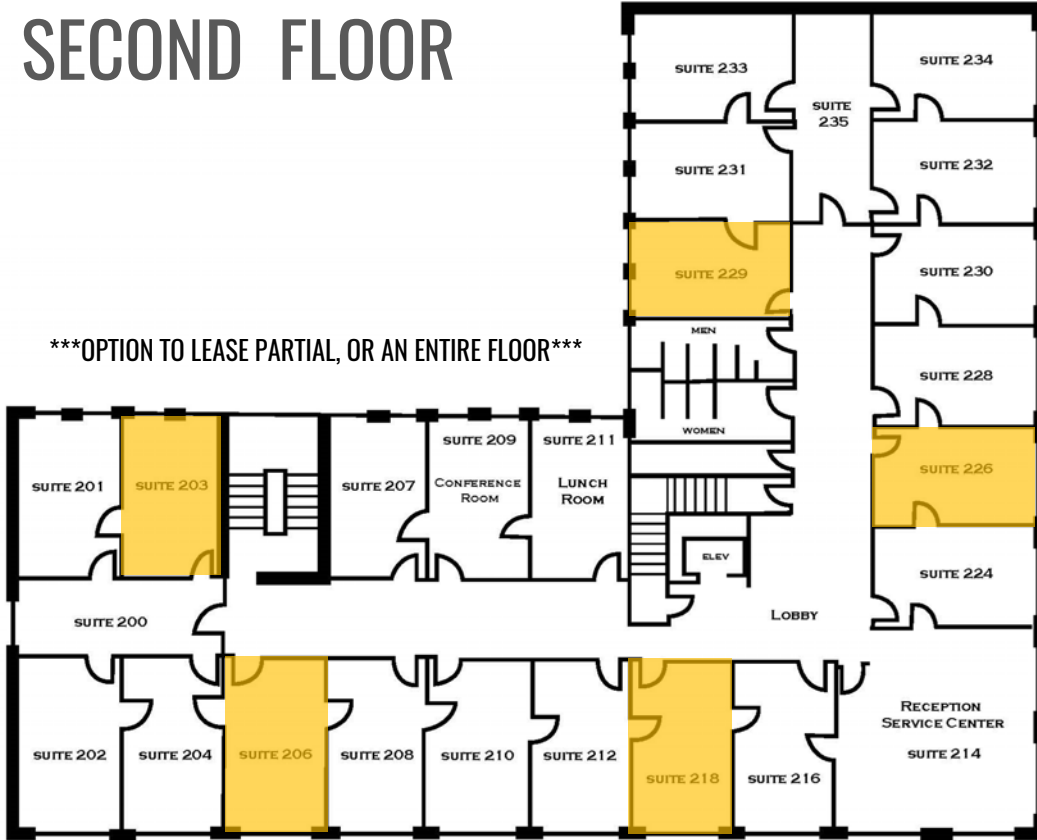
- ◆ 1,100 +/- SQUARE FEET

\$2,200 | Month

OPTION TO LEASE PARTIAL, OR AN ENTIRE FLOOR

FLOORPLANS

SECOND FLOOR



AVAILABLE:

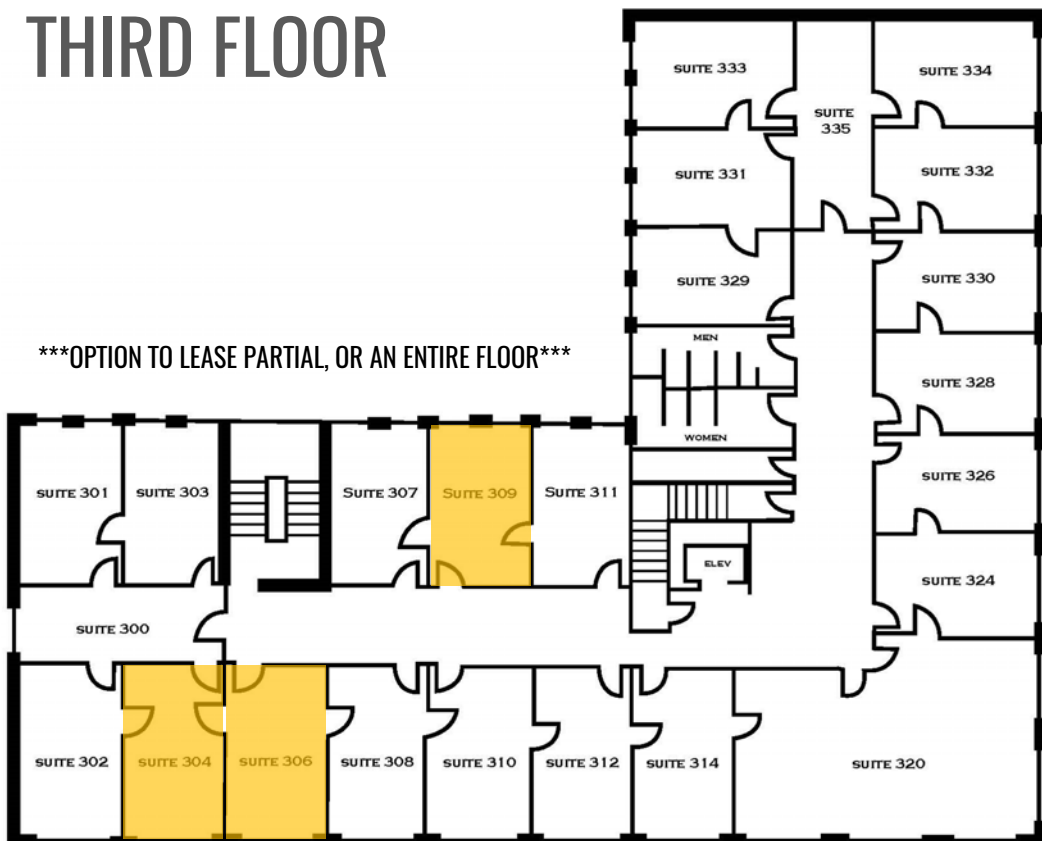
Suite 203 | 240 SF

Suite 218 | 240 SF

Suite 226 | 240 SF

Suite 229 | 240 SF

THIRD FLOOR



AVAILABLE:

Suite 304 | 240 SF

Suite 306 | 240 SF

Suite 309 | 240 SF

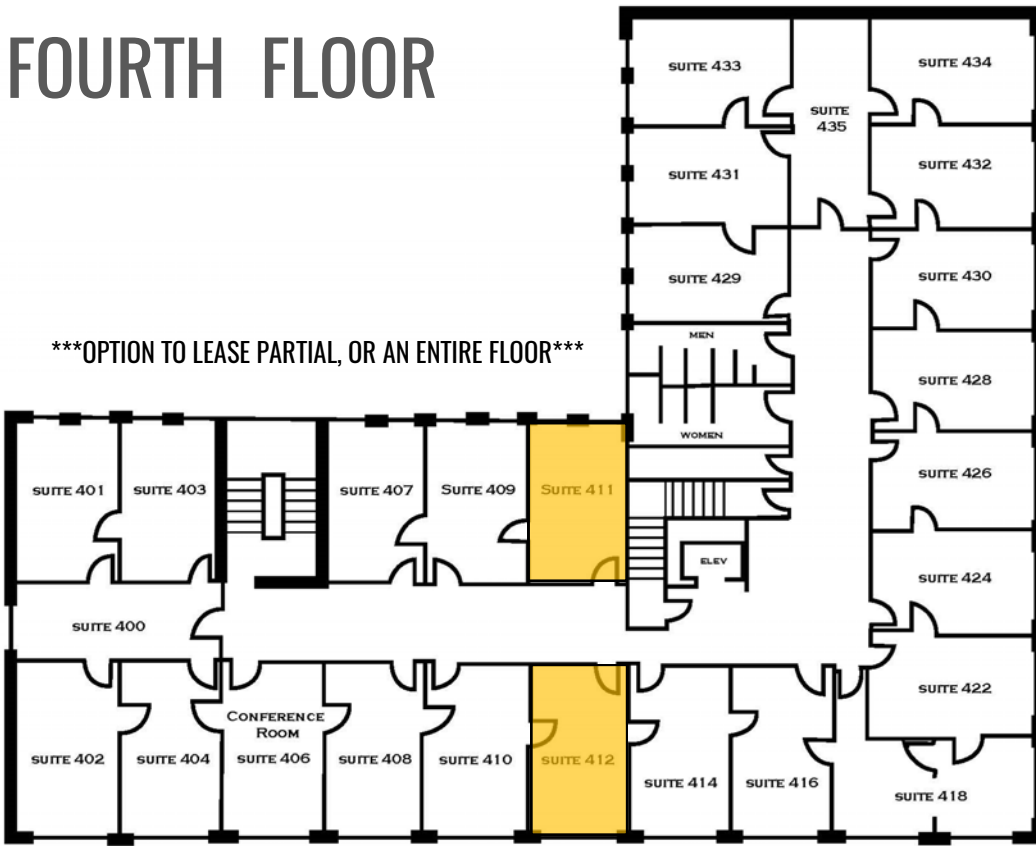
FOURTH FLOOR

AVAILABLE:

Suite 411 | 240 SF

Suite 412 | 240 SF

OPTION TO LEASE PARTIAL, OR AN ENTIRE FLOOR



FIFTH FLOOR

AVAILABLE:

Suite 531-535 | 1,100 SF

Suite 507-509 | 480 SF

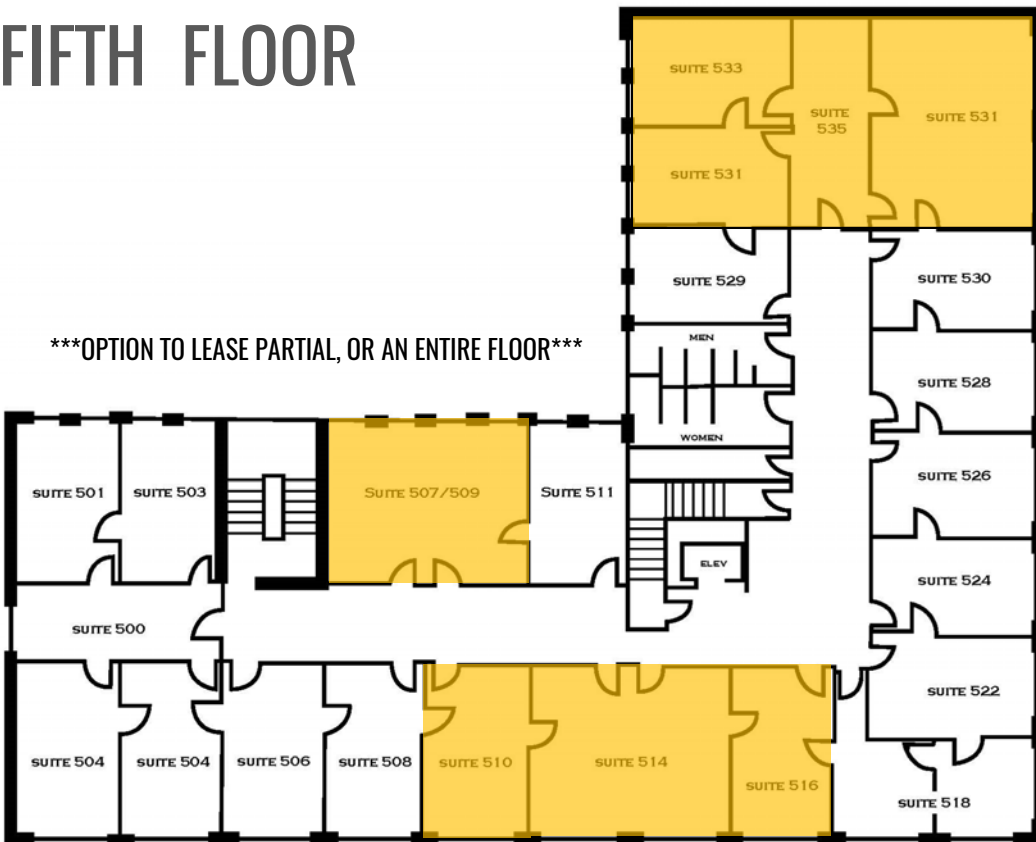
Suite 514 | 480 SF

Suite 510 | 240 SF

Suite 516 | 240 SF

Suite 506 | 240 SF

OPTION TO LEASE PARTIAL, OR AN ENTIRE FLOOR



9

80,000

WORK DOWNTOWN

2

20 MIN.

AVERAGE COMMUTE

1

31%

MILLENNIAL WORKFORCE

7

INCUBATORS | ACCELERATORS

90+

ART | CULTURAL GROUPS

0

1 IN 5

WALK TO WORK

85%

EXERCISE 3+ DAYS | WEEK

1

51%

COLLEGE GRADUATES

110

STARTUPS





LET'S PARK



RATES (MONTHLY)



QUOTE RANGE | \$165 — \$250
CONTACT | (619) 231 — 9501



QUOTE RANGE | \$170 — \$180
CONTACT | (504) 565 — 5546



QUOTE RANGE | \$150 — \$200
CONTACT | (858) 587 — 8881



QUOTE RANGE | \$110 — \$190
CONTACT | (877) 727 — 5452



"The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification."

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