Ratner BUILDING

710 - 740 13TH STREET
SAN DIEGO, CA 92101

CBRE

Introducing The Ratner...

Character, authenticity, community - welcome to The Ratner, a newly renovated, uniquely urban creative office complex located Downtown San Diego, in the heart of Upper East Village and the dynamic I.D.E.A. District. Occupying a full city block bound by Park Blvd., 13th Street, F, and G Streets, The Ratner offers 144,000sf of commercial space, where companies are naturally inspired to create, collaborate, and refine their craft, all while fostering a truly live-work-play lifestyle for their teams. With a diverse range of creative tenants, ranging from education (the NewSchool of Architecture & Design) to film production, art, public relations, engineering, and architecture, just to name a few, The Ratner is the ultimate expression of the I.D.E.A. District: Innovation + Design + Education + Arts.

With suites ranging from 500sf to 6,000sf, The Ratner offers spaces for all sizes of firms, from independent contractors and start-ups, through the growth cycle to established, flourishing enterprises. Comprised of six interconnected buildings built from the roaring twenties to the soulful seventies, each building and suite has a unique architectural features and history. The property has been thoughtfully restored to highlight its industrial roots, and features original hardwood floors, lofty, exposed ceilings with steel beams, and expansive windows.

Embracing the Past for an Inspired Future

Along with recent physical renovations, the property, formerly known as The Art Center, was rebranded as "The Ratner", inspired by the rich history of the Ratner family, which established its highly successful men's clothing company in the building in the 1920's, manufacturing men's suits and sport coats. Throughout multiple generations, Ratner Clothes operated in the building until 1989, becoming the largest manufacturer of men's clothing west of the Mississippi, and eventually acquiring the rights to the Hang Ten sportswear trademarks in the 80's. In 1989, Ratner Clothes sold its clothing business and became Carleton Management, focusing on the family's real estate holdings. Ratner suits and coats are still collected and worn to this day. The new name, The Ratner, pays homage to the entrepreneurial and artisanal spirit of one of San Diego's most successful startups, as well as the family's extensive legacy of philanthropy, supporting all types of causes including the arts, health, education, science, social services, and Jewish causes.

I.D.E.A. DISTRICT

I.D.E.A - Innovation + Design + Education + Arts. The district is a transformative urban initiative which aims to create 13,000 design and tech jobs in the next 12 years, across 35 city blocks in Downtown San Diego's East Village.

DRIVE TIMES:

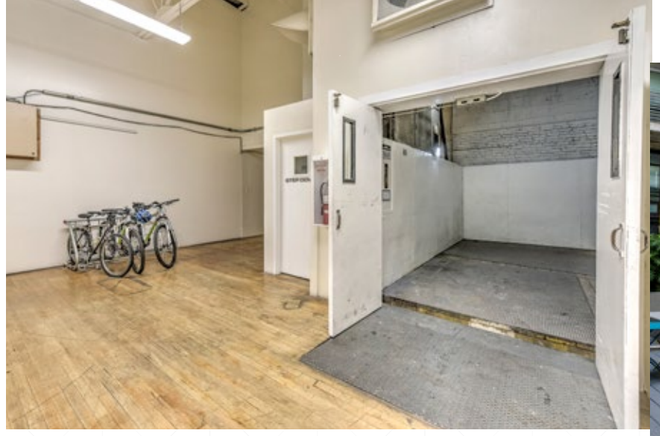
- San Diego International Airport: 10 Minutes
- Convention Center: 5 Minutes
- Little Italy: 5 Minutes
- Balboa Park: 5 Minutes

DINING, ENTERTAINMENT & LIFESTYLE OPTIONS WITHIN WALKING DISTANCE:

LOLA 55
Young Hickory
10 Barrel Brewing Co
East Village Tavern + Bowl
Quartyard
You & Yours Co
UC San Diego Extension
petco park
Mission
punchbowl
BeShock
Cowboy Star
Invictus Athlete

PARKING MAP

East Village Green - 4.1-acre multi-block park
Anticipated to break ground Q3 2019



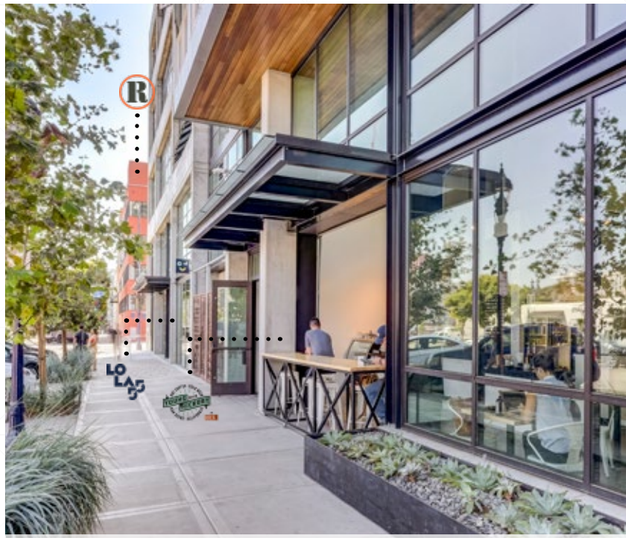
PROPERTY HIGHLIGHTS

- Central East Village location between Park &13th, F & G Streets
- Easily accessible from I-5 and Highways 163 and 94
- Original hardwood floors, exposed ceilings and operable windows
- Oversized freight elevator, perfect for transporting large equipment, stock or furniture
- Available ultra high speed internet through Google WebPass
- Across the street from East Village Green, a 4.1-acre, multi-block park. Anticipated to break ground in early 2019
- Located one block from Urban Discovery Academy, The Hub at IDEA I, Dog Days Daycare and Park & Market Trolley Station
- Walkable to destinations including the historic Gaslamp Quarter, Petco Park, the Embarcadero, and the San Diego Convention Center
- Conference room available at the Ratner Think Tank for tenant use

THE HUB AT IDEAI

YOUNG HICKORY
CRAFT COFFEE

LOLA 55
TACOS + COCKTAILS

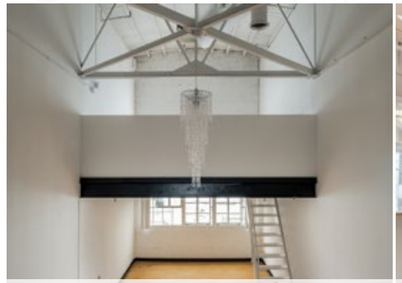


13TH STREET

CREATIVE OFFICE SPACES AVAILABLE:

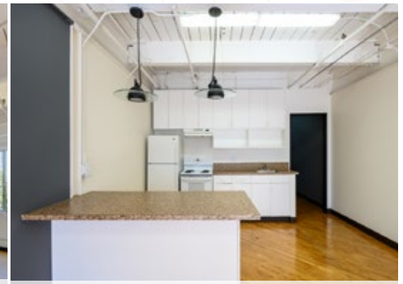
SUITE	SIZE (RSF)	PRICE/SF (+E)*	MONTHLY RENT (+E)*	AVAILABLE
SECOND FLOOR				
201/202	1,831	$1.85/rsf	$3,387.35/mo	Now
204	1,004	$1.75/rsf	$1,757.00/mo	Now
206	1,700	$1.75/rsf	$2,975.00/mo	Now
*204 & 206 can combine for a total of 2,704 rsf				
208	1,544	$1.30/rsf	$2,007.20/mo	Now
213	586	$1.30/rsf	$761.80/mo	60 days
215	853	$2.15/rsf	$1,833.95/mo	Now
219	95	$1.00/rsf	$95.00/mo	06/01/2019
221	1,200	$1.40/rsf	$1,680.00/mo	Now
222/223	2,187	$1.85/rsf	$4,045.95/mo	60 days
224	2,140	$2.00/rsf	$4,280.00/mo	Now
*222, 223 & 224 can combine for a total of 4,327 rsf				
THIRD FLOOR				
303	745	$2.00/rsf	$1,490/mo	06/01/2019
313	1,175	$1.75/rsf	$2,056.25/mo	Now
324	1,234	$1.30/rsf	$1,604.20/mo	Now
320/322/325	2,806	$2.00/rsf	$5,612.00/mo	Now
326	2,316	$2.10/rsf	$4,863.60/mo	Now
327	1,158	$2.10/rsf	$2,431.80/mo	Now
320, 322, 325, 326 & 327 can combine for a total of 6,280 rsf				
FOURTH FLOOR				
403	1,822	$2.10/rsf	$3,826.20/mo	60 days
407	1,399	$2.00/rsf	$2,798.00/mo	Now
FIFTH FLOOR				
500	1,324	$2.10/rsf	$2,780.40/mo	Now
503	1,428	$1.75/rsf	$2,499.00/mo	Now
506	1,227	$1.95/rsf	$2,392.65/mo	Now

*Rates are "gross," and include all building operating expenses and common area janitorial. Electricity is sub-metered and billed back monthly based on actual usage in addition to rent. Water for in-suite restrooms & sinks (where applicable) is included in gross rental rate. Tenants are free to contract directly with an approved vendor for in-suite janitorial services as needed.



SUITE 313

SUITE 326



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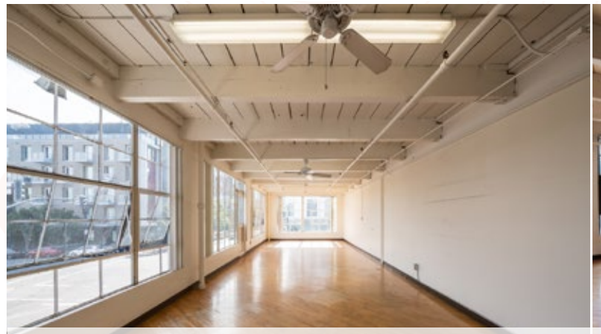

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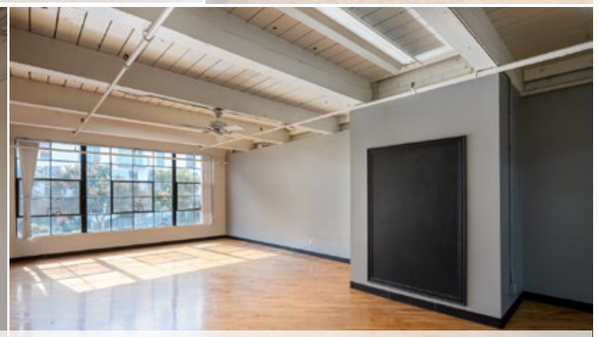

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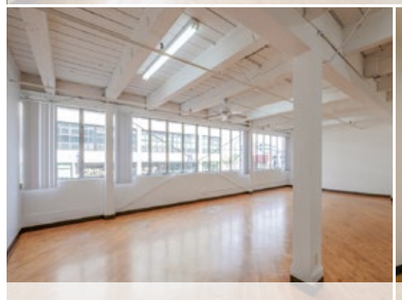

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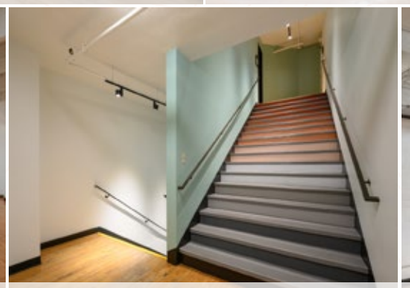
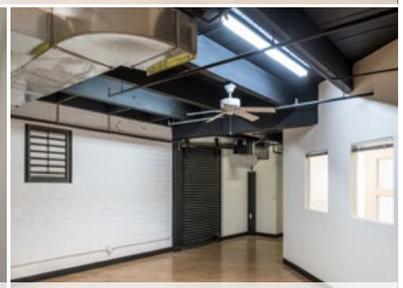
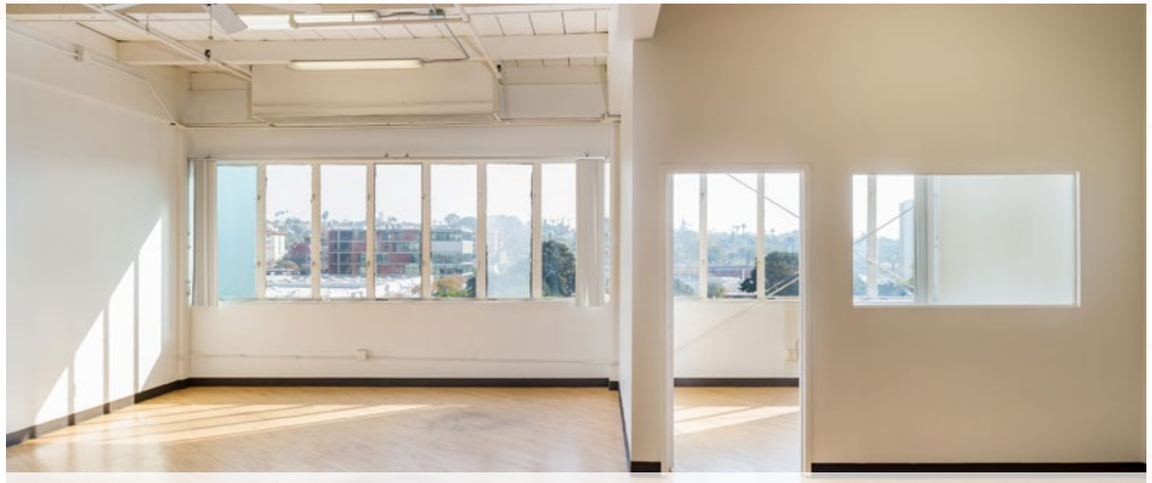


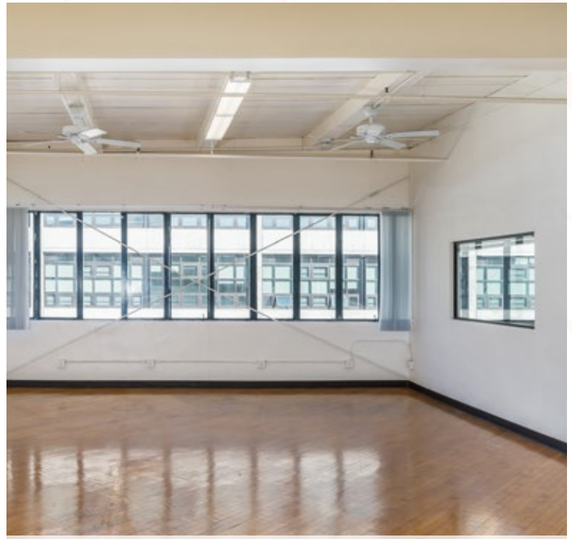
LOBBY



SUITE 324



SUITE 500

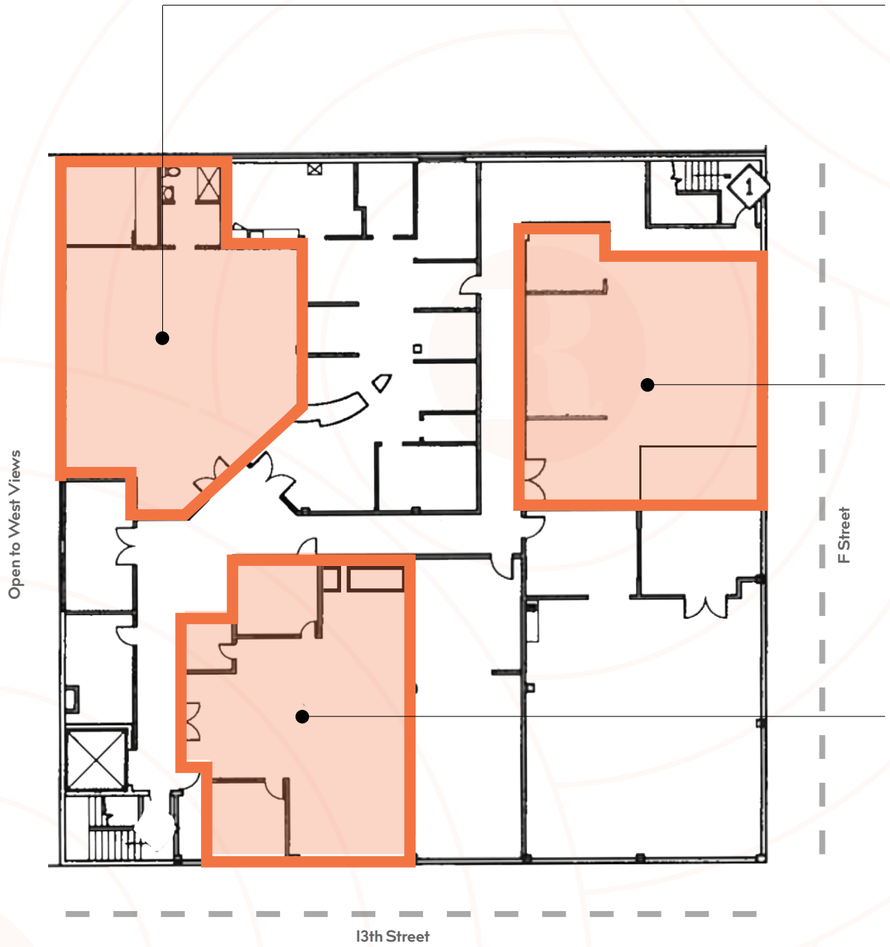


SUITE 506

SUITE 503

5th Floor Penthouse Suites Available

Incredible Views of East Village



Address: 740 13th Street
Suite: 503
Square feet: 1,428
Rate: $1.75 PSF
Available: Now

Address: 740 13th Street
Suite: 506
Square feet: 1,227
Rate: $1.95 PSF
Available: Now

Address: 740 13th Street
Suite: 500
Square feet: 1,324
Rate: $2.10 PSF
Available: Now

Suites 320, 322, 325, 326, 327
Potential to combine for ± 6,280 SF
Corner facing IDEAI & East Village Green (13th & F Streets)

OPEN LAYOUT

Rendering of third floor conceptual build-out, subject to change.

TRADITIONAL LAYOUT

Rendering of third floor conceptual build-out, subject to change.

Property Management

Since 2009, **QFC Real Estate** has been an award-winning real estate firm providing commercial property management in San Diego and throughout the Western United States, with a specific focus on urban properties. The QFC team is comprised of seasoned commercial real estate professionals with diverse backgrounds offering ready, willing and able attitudes. With their headquarters located in Downtown San Diego and an onsite satellite office at The Ratner, management uses a proactive approach and takes pride in making the property shine and providing unparalleled customer service to tenants.

Gina Cartwright has been involved in the downtown real estate market since early 1997 where she began working for the largest Landlord in downtown. Through her career Gina has managed or assisted with several well-known office towers in downtown such as Emerald Plaza, 401 W. A Street, 525 B Street, 600 B Street, 701 B Street and 707 Broadway. Most recently Gina was managing 655 W. Broadway as the Senior General Manager. Throughout her 21 year career in property management, Gina has also managed medical, retail, lab and industrial portfolios. Gina prides herself on exceptional customer service and communication. Gina enjoys spending time with her two teenage sons, husband and English bulldog, Hercules, when she's not at the office or out on a property visit.

Jeff Arciaga began his career in commercial real estate as an Administrative Assistant in 2011. Jeff quickly progressed into property and project management as an Assistant Manager. His experience includes direct management of various property types such as Class A mid-rise office towers, biology and chemistry labs and industrial spaces located in Sorrento Valley. Most recently, Jeff was responsible for project administration for all capital and tenant improvements which included projects in Southern California, Arizona, Texas, and Colorado. Jeff was born and raised in San Diego. He loves playing and watching sports and is a travel enthusiast.

QFC REAL ESTATE
www.qfcre.com

Leasing Team

CBRE is the definitive market leader in San Diego commercial real estate and trusted advisor for both owners and occupiers of commercial space. Our industry-leading platform provides unparalleled service to meet any client requirement from acquisition financing and real estate portfolio management to leasing commercial office space and investment sales.

Jeff Oesterblad is a Vice President with the San Diego office of CBRE, where he specializes in representing institutional landlords and corporate occupiers throughout San Diego. Graduating with honors from the University of California, San Diego, he received his Bachelor of Science in Management Science / Economics with a minor in History. He lives in the Rancho Peñasquitos area with his wife and 4 children and can often be spotted at one of the local soccer or baseball fields.

Ryan Grant specializes in high-image multi-tenant office properties throughout San Diego County with market focal points including downtown, Mission Valley, Kearny Mesa and UTC. With over seven years of multi-tenant office experience, Ryan has established himself as a market expert in assisting landlords and investors with all facets of space acquisition, lease analysis, disposition and overall real estate planning. Ryan provides sophisticated real estate solutions to local and institutional clients from strategic marketing, branding and asset repositioning to occupancy evaluation, financial analysis, market trend analysis and transaction negotiation

CBRE

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PARAGON

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