



PANNIKIN BUILDING | DOWNTOWN 2ND & 3RD FLOOR OFFICES



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PANNIKIN BUILDING |

DOWNTOWN CREATIVE OFFICES



± 4,829 - 9,801 RSF CONTIGUOUS | \$2.75/SF GROSS

BUILDING FEATURES

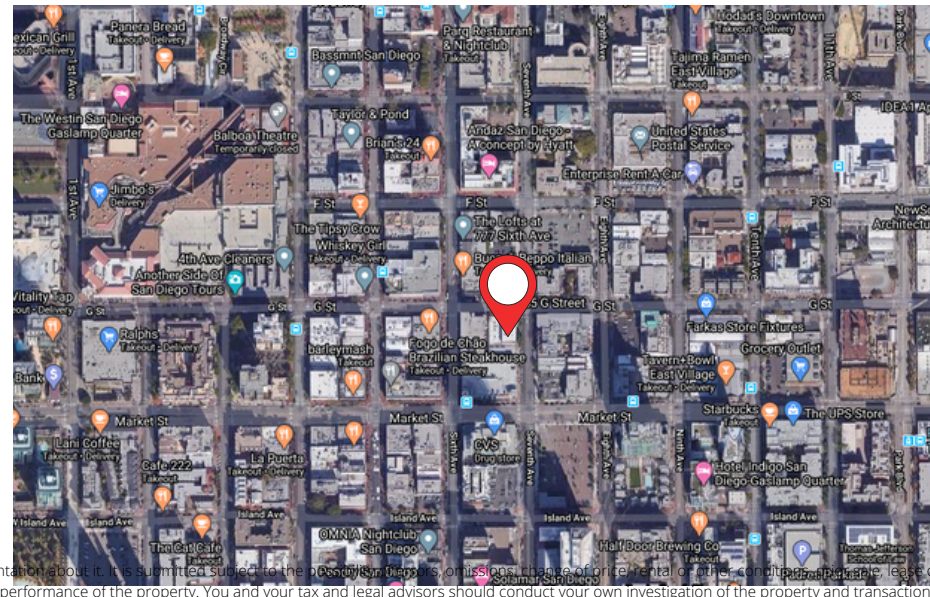
- Beautiful historic building with eye-catching brick exterior
- G Street Frontage

ZONING

- Employment/Residential Mixed-Use

GREAT LOCATION- 7TH AVE AND G STREET

- Located on the southwest corner of 7th & G in the heart of downtown San Diego
- Walking Score of 98 - Walker's Paradise
- Transit Score of 82 - Excellent Transit
- Several walkable amenities, including cafes, coffee shops, restaurants and bars



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Mike Morgan | Hans Strom | Broker Lic. #01222709

Strom Commercial | Office: (619) 243-1244 | www.stromcommercial.com

SUITE A - THIRD FLOOR

±4,972 RSF | \$2.75/SF MODIFIED GROSS | AVAILABLE NOW



Mostly Open Shell Condition

- Primarily open layout
- 2 private offices/conference rooms with glass doors
- Recently remodeled private restroom



Progressive Office with Stunning Historic Accents

- Newly renovated in 2020
- Original refinished hardwood floors
- Exposed ducting and brick walls
- High, open wood beam ceiling (approx. 13')



Secure Entry

- Secure entry for employees
- Call box for visitors



Operable Windows Provide Fresh Air





SUITE B - SECOND FLOOR

±4,829 RSF | \$2.75/SF MODIFIED GROSS | AVAILABLE: 30 DAYS



Inviting Layout that Inspires Innovation

- Large open workspace
- Multiple private offices
- Conference room
- Break/lounge area
- Full modern kitchen



Warm Historic-Meets-Modern Interior

- Original refinished hardwood floors
- Exposed ducting and brick walls
- High, open wood beam ceiling (approx. 13')



Secure Entry to Facilitate a Safe Work Environment

- Secure entry for employees
- Call box for visitors

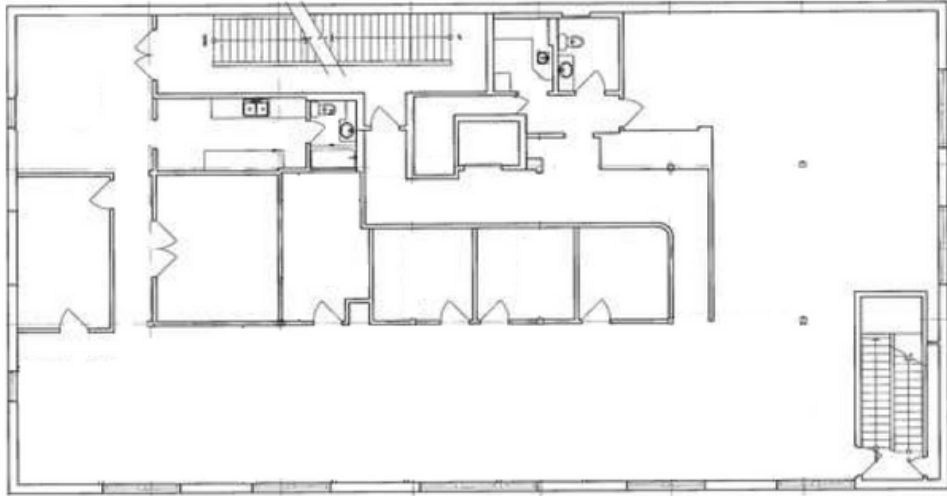


Operable Windows Provide Fresh Air

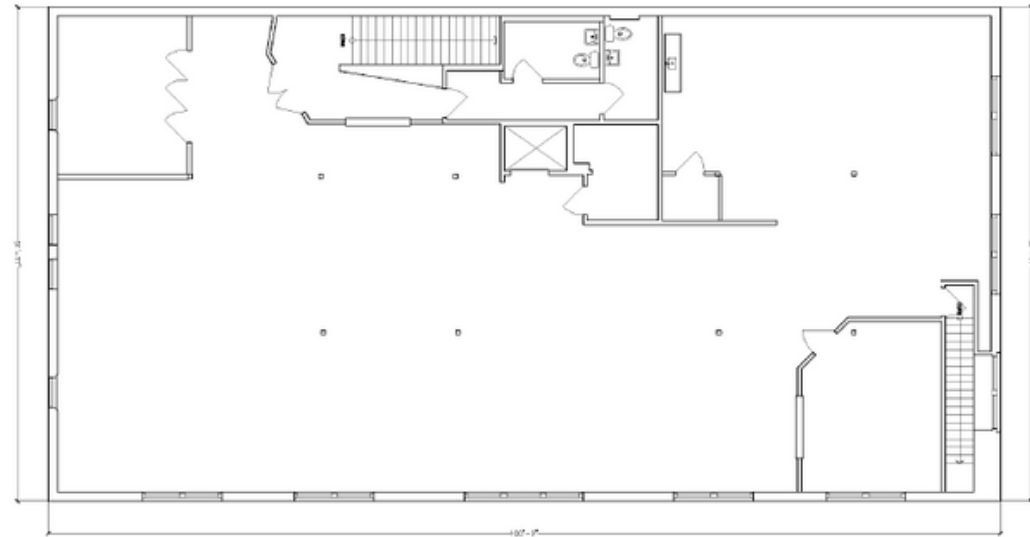
PANNIKIN BUILDING | SITE PLANS



2ND FLOOR PLAN - SUITE B



3RD FLOOR PLAN - SUITE A



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