

FOR  
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# Ratner BUILDING

710-740 13<sup>TH</sup> STREET | SAN DIEGO, CA 92101

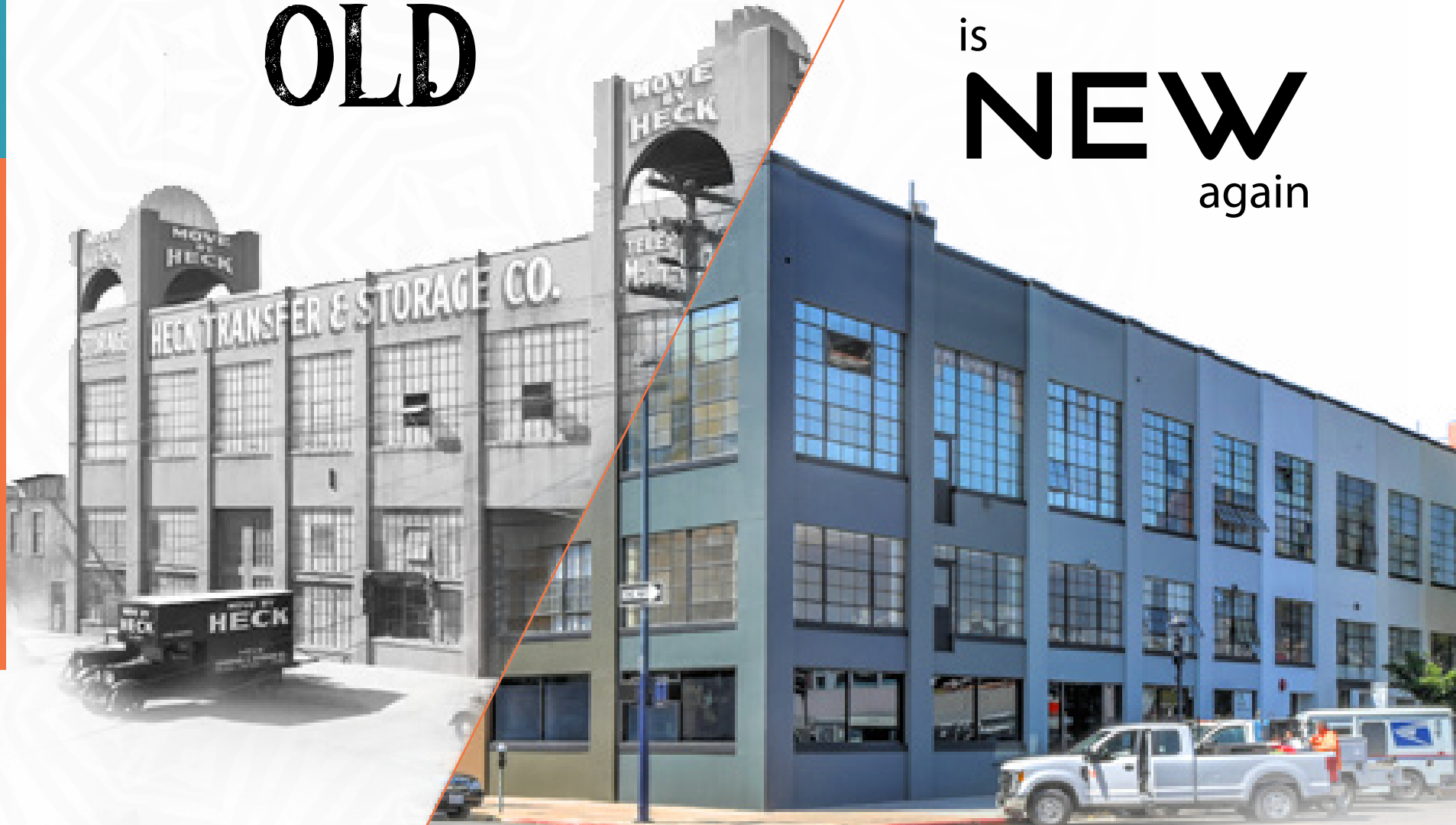


  
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# Ratner BUILDING

The Ratner building is a historic, creative office building occupying a full city block in San Diego's East Village and located in the heart of the I.D.E.A. District. Built in 1925, this building is becoming a hot spot for digital media agencies, production companies and culture oriented tech

companies, attracting a string of Los Angeles-style production companies looking for stylish city vibes. The property, formerly known as The Art Center, was recently renovated and 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. 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, and social services.

The building's historic character, unique amenities, and industrial-hip vibe creates an authentic atmosphere for a true "creative" office or design studio. Designed during an era without electricity, the building's large windows and spacious ceilings provide light and atmosphere that artists are drawn to. Home to tenants in fields such as marketing, PR, architecture, photography, film production, music, and visual arts, The Ratner offers the synergy and community of like-minded creative feel for companies of all sizes and industries. The Ratner offers 144,000 square feet of commercial space, where companies are naturally inspired to create, collaborate, and refine their craft, all while fostering the East Village live-work-play lifestyle for their teams. Suites range from 500 - 6,000 sf, and offer spaces for all sizes of firms, from independent contractors and start-ups, through the growth cycle to established, flourishing enterprises.

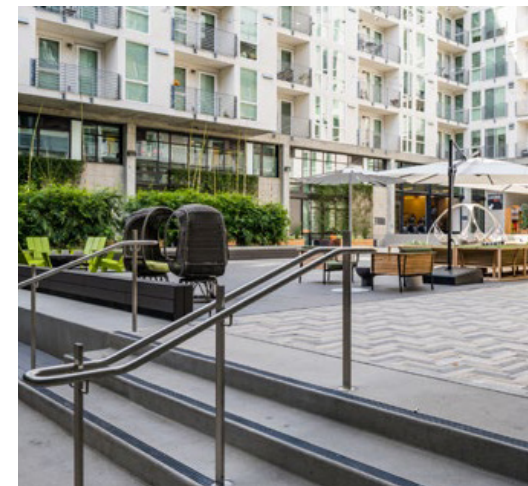




**Ratner**  
BUILDING

# 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
- Ultra high speed internet available through Google WebPass
- Across the street from future East Village Green, a 4.1-acre, multi-block park—Anticipated to break ground in 2021
- Located one block from Urban Discovery Academy, The Hub at IDEA 1, and Park & Market Trolley Station
- Walkable to destinations including the new UCSD extension campus, historic Gaslamp Quarter, Petco Park, the Embarcadero, and the San Diego Convention Center
- Shared onference room with internet available at the Ratner Think Tank (suite 405) for tenant use free of charge



# CREATIVE OFFICE SPACE

## AVAILABILITIES

FIRST FLOOR - SUITE 100



Size (RSF)	9,934 SF
Price PSF	Negotiable
Monthly Rent Available	Negotiable Now

### HIGHLIGHTS

- HVAC Throughout
- Large Open Area
- Storage
- IT
- Private Restrooms
- Break Area

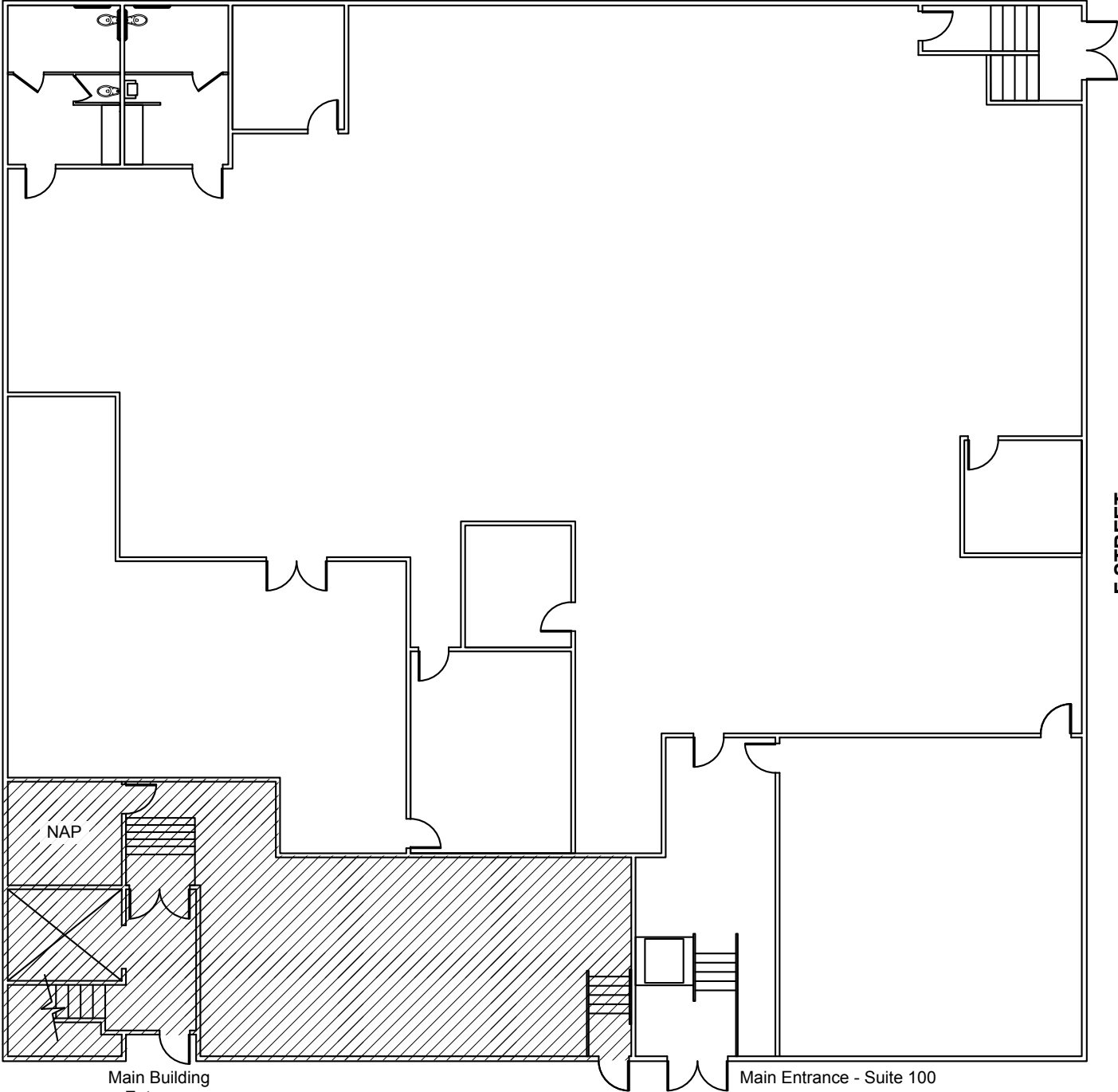
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Renderings of first floor conceptual build-out, subject to change.

FIRST  
FLOOR



F STREET

Main Building  
Entrance

Main Entrance - Suite 100

13<sup>TH</sup> STREET

# CREATIVE OFFICE SPACE

## AVAILABILITIES

### SECOND FLOOR

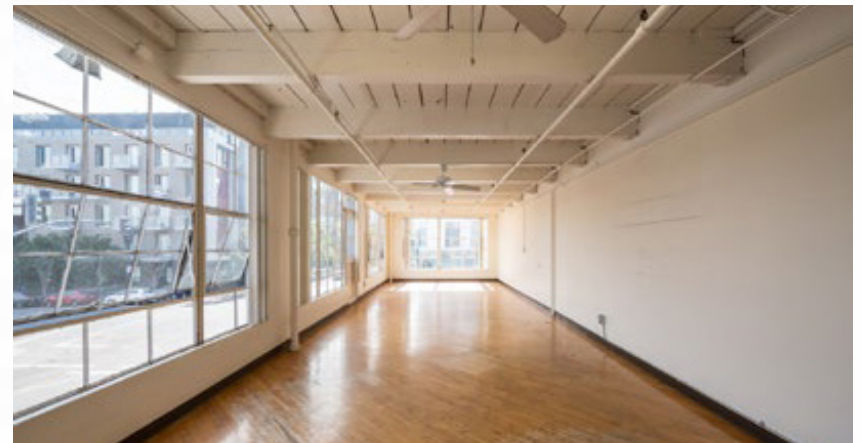
SUITE	SIZE	PRICE PSF	COMMENTS
203	1,343	\$1.85 + U	Operable large windows overlooking G Street; TIA available; can combine with 204-206
206	1,700	\$1.85 + U	Operable large windows overlooking G Street; TIA available; can combine with 204-206
208	1,554	\$1.50 + U	Interior suite with HVAC
213	586	\$1.50 + U	Interior suite
216	1,540	\$1.85 + U	Operable large windows overlooking 13th Street & Village Green Park; TIA available
220	1,299	\$1.85 + U	Operable large windows overlooking 13th Street & Village Green Park; TIA available
221	1,200	\$1.85 + U	Interior suite with large kitchen/break area
222	1,096	\$1.85 + U	Large exterior operable windows overlooking 13th Street

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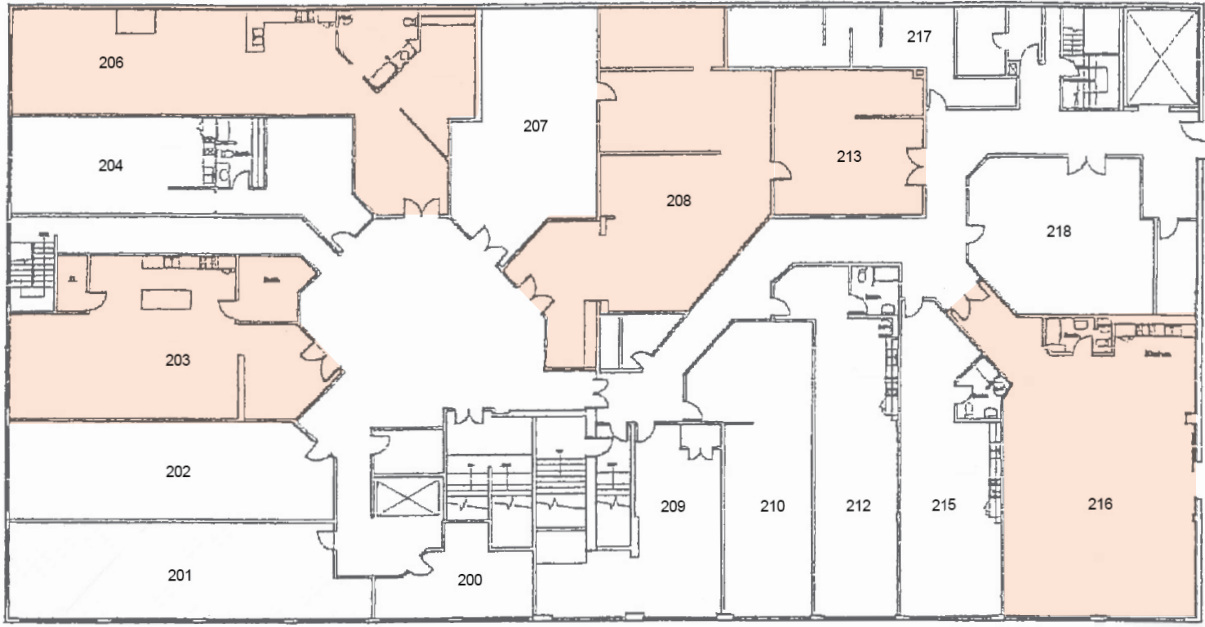
\*HVAC available for installation on all units. Possible for additional cost.



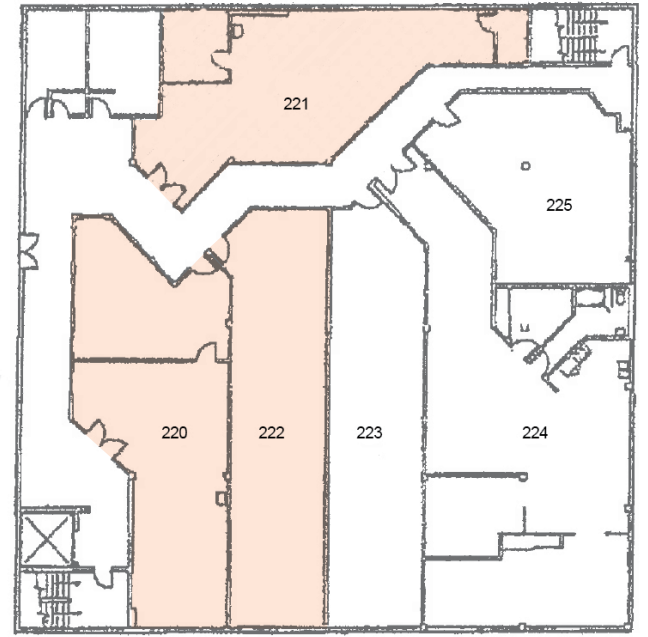


# SECOND FLOOR

  
Click to view  
virtual tour



# SECOND FLOOR - BUILDING 5



# CREATIVE OFFICE SPACE

## AVAILABILITIES

### THIRD FLOOR

SUITE	SIZE	PRICE PSF	COMMENTS
310	2,929	\$2.25 + U	Large windows with high ceilings, natural light, restroom, shower and mezzanine with HVAC
322	1,257	\$1.85 + U	Natural light overlooking 13th St. Can combine with Suite 325
325	1,235	\$1.85 + U	Natural light overlooking 13th St. Can combine with Suite 322

Available  
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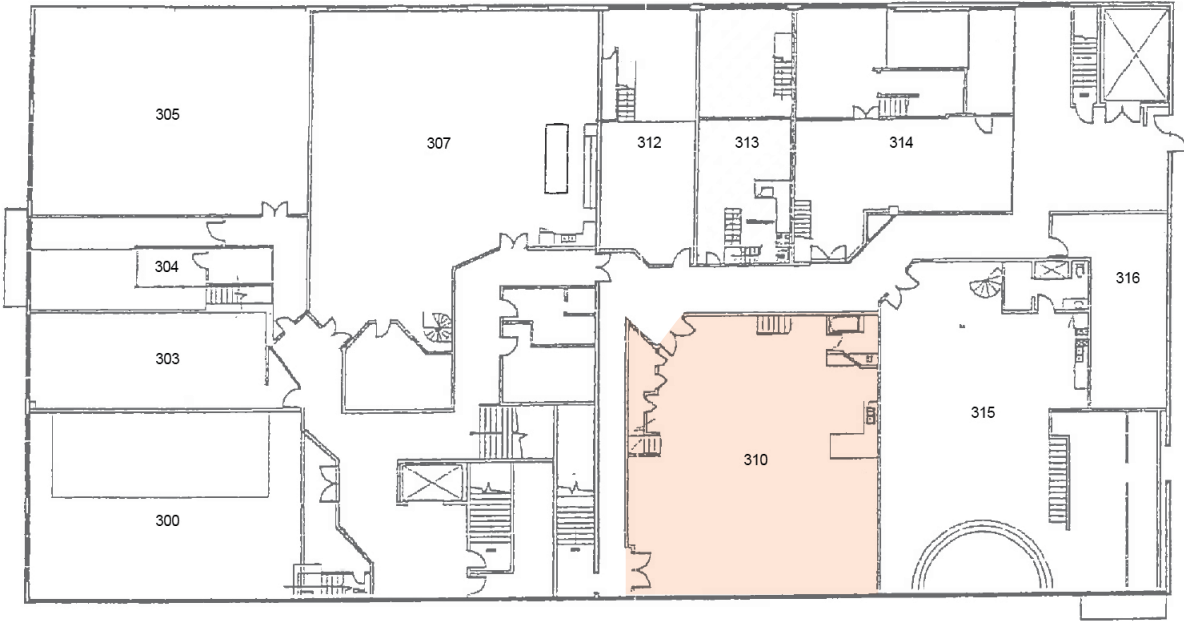
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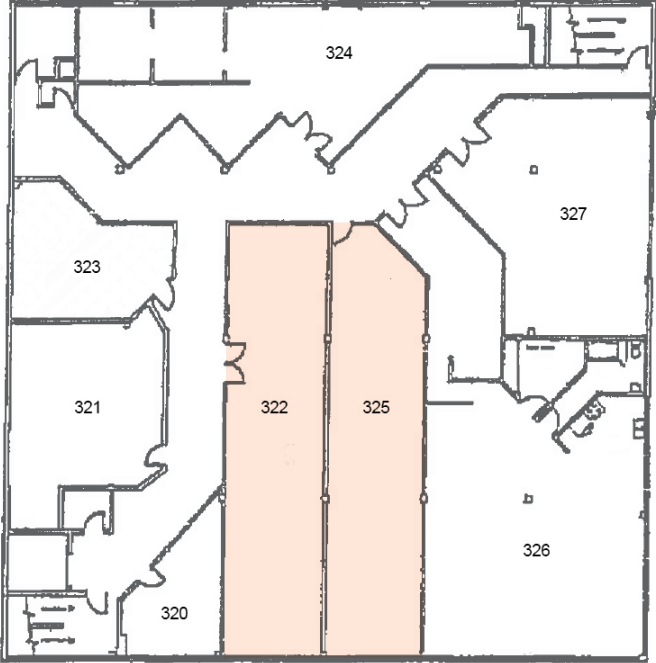


Click to view  
virtual tour

THIRD FLOOR - SUITE 310



THIRD FLOOR - BUILDING 5



# CREATIVE OFFICE SPACE

## AVAILABILITIES

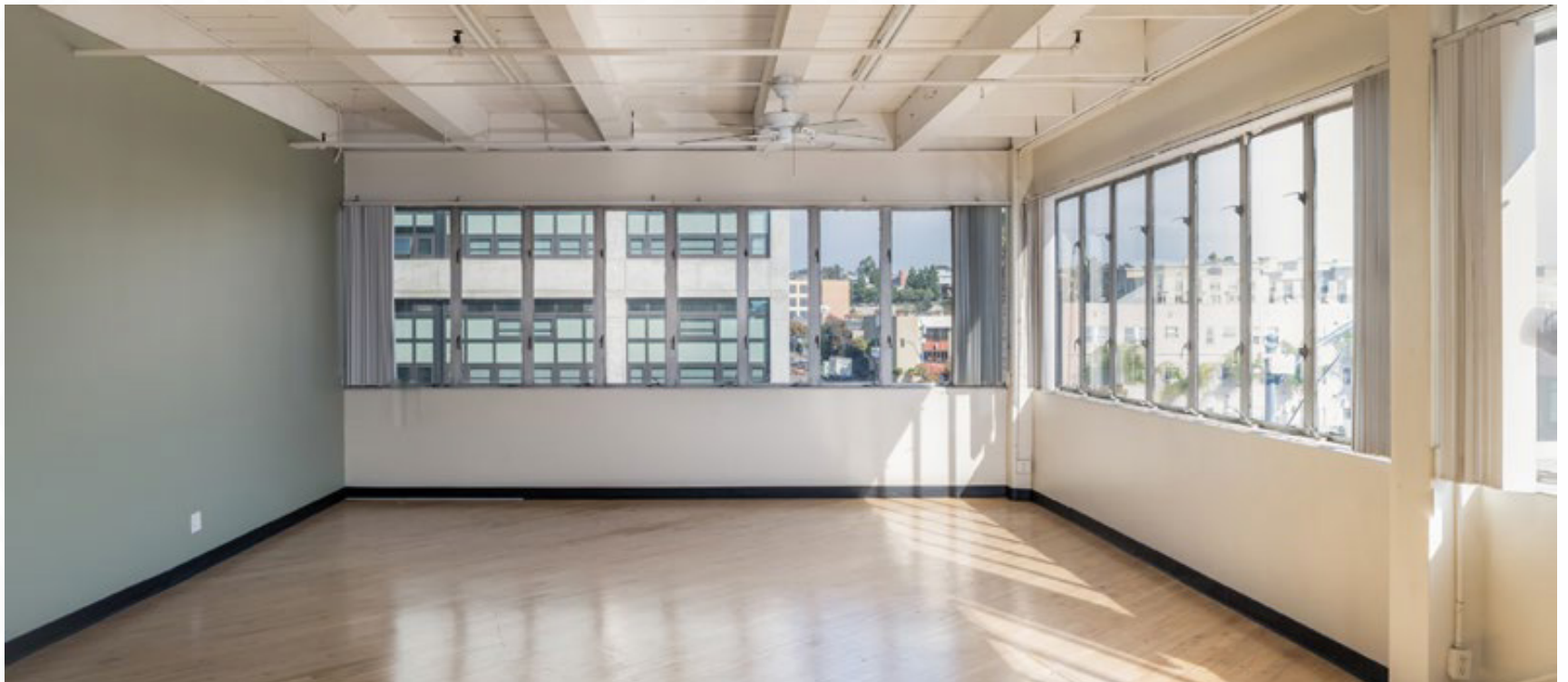
### FOURTH FLOOR

SUITE	SIZE	PRICE PSF	COMMENTS
402	585	\$1.40 + U	Interior smaller suite
405	775	\$1.40 + U	Interior suite. Can combine with Suite 402
407	1,399	\$1.85 + U	TIA available; restrooms with large kitchen/break area

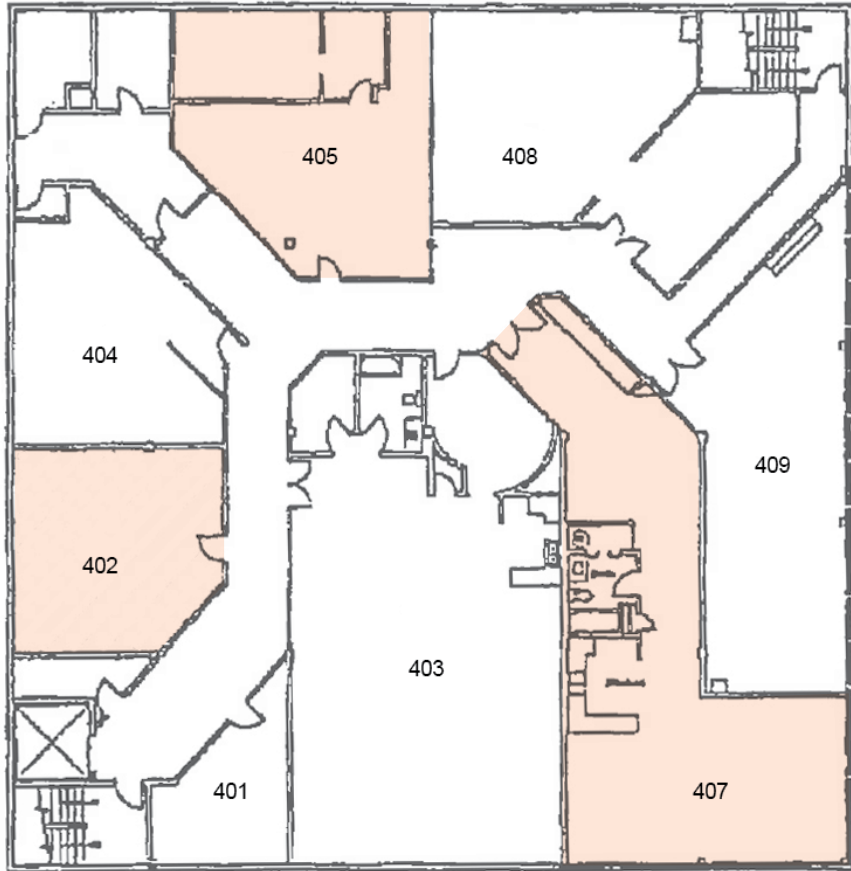
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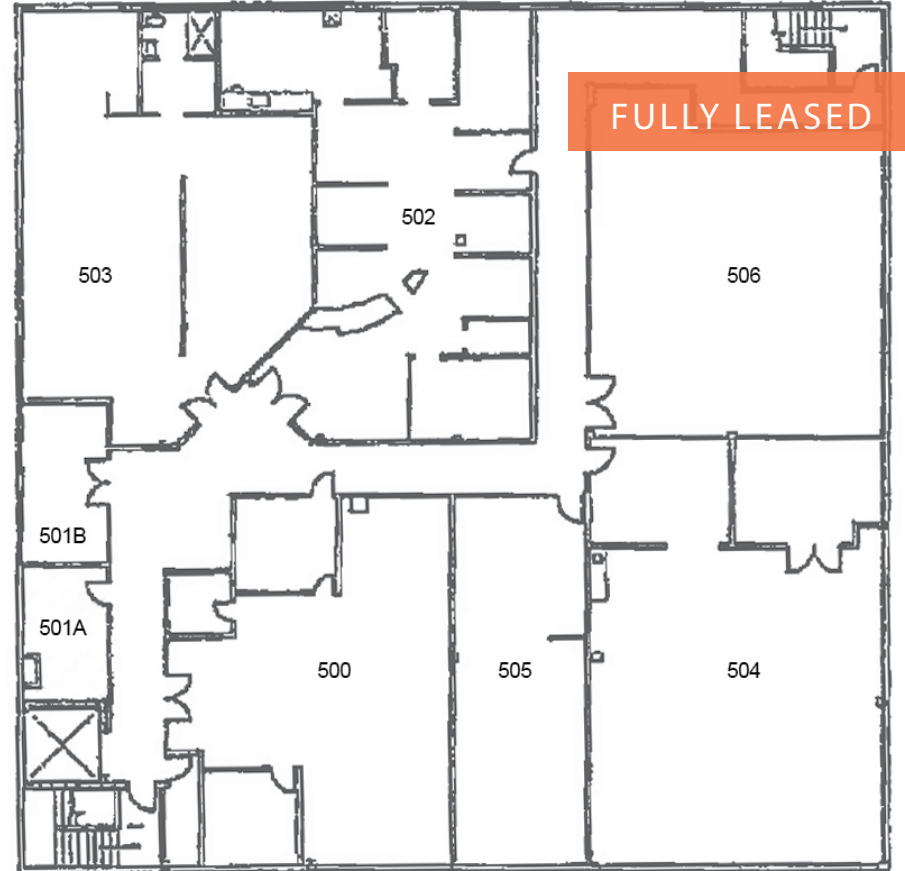
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## FOURTH FLOOR



## FIFTH FLOOR



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## LISTING CONTACTS



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