

835
FIFTH AVE

LOUIS BANK
OF COMMERCE





LOUIS BANK OF COMMERCE



835 FIFTH AVENUE | SAN DIEGO | CA | 92101





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SAN DIEGO CALIFORNIA



SAN DIEGO

INTRODUCTION

Built 1888, the Louis Bank of Commerce is one of San Diego's most ornate commercial structures. The four-story Baroque Revival structure located in San Diego's Gaslamp Quarter is a true landmark, possessing so many Victorian architectural features that she has been dubbed "The Queen of the Gaslamp."



3,705 SF AVAILABLE

23,600 SF IN TOTAL

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STREAM

HIGHLIGHTS

- MODERN AND EFFICIENT FLOORPLATES

- ABUNDANCE OF NATURAL LIGHT / CENTRAL SKYLIGHT

- PRIVATE ELEVATOR ACCESS TO ALL FLOORS

- WELL LOCATED AND CLOSE TO ALL AMENITIES

- EXPERIENCE ALL THAT THE HISTORIC GASLAMP DISTRICT HAS TO OFFER.

- TURNKEY SUITES AVAILABLE FURNISHED WITH FLEXIBLE TERMS AND QUICK NO-HASSLE MOVE-IN.



COMMERCE BUILDING



HISTORY IN THE DETAILS

- LOUIS BANK OF COMMERCE BUILDING
- ESTABLISHED 1888
- HISTORIC ARCHITECTURE
- ORIGINAL CEILINGS
- ORIGINAL WOOD FLOORS
- OPERABLE WINDOWS
- EXPOSED BRICK WALLS



BUILDING HISTORY

835 FIFTH AVE



Considered the Jewel of the Gaslamp and punctuated by two rising towers, San Diego's first granite building is an excellent example of Baroque Revival Architecture.

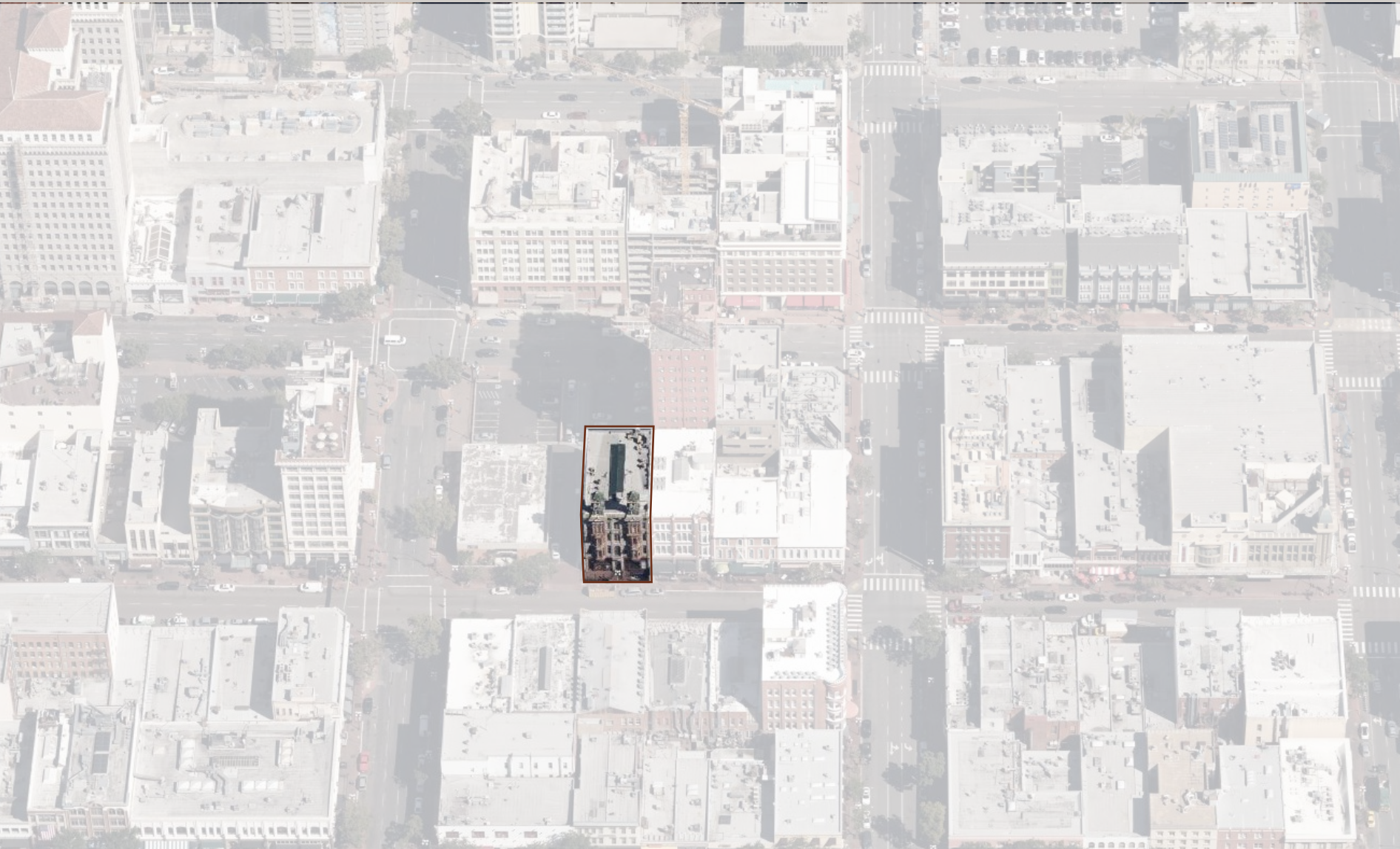
Built in 1888, the four-story structure housed the Bank of Commerce until 1893, when entrepreneur Isidor Louis opened an oyster bar in the ground floor, which became a favorite of the famous gambler and lawman, Wyatt Earp.

The upper floors later became known as The Golden Poppy Hotel, a notorious brothel run by fortuneteller Madame Cora.

Further into the 20th century, the building housed Ratner's Electric, which earned it the nickname, "House of 1,000 Lights." Tenants additionally included offices and restaurants. In November of 2016, the fully restored stately structure was purchased by PREF Commerce, an affiliate of local Paragon Real Estate, for \$7.1 million.

Fresh renovation complete on entire 4th floor for San Diego office of creative technology company.

LOUIS BANK OF COMMERCE AERIAL MAP



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AERIAL MAP



LOUIS BANK OF COMMERCE

AVAILABILITIES

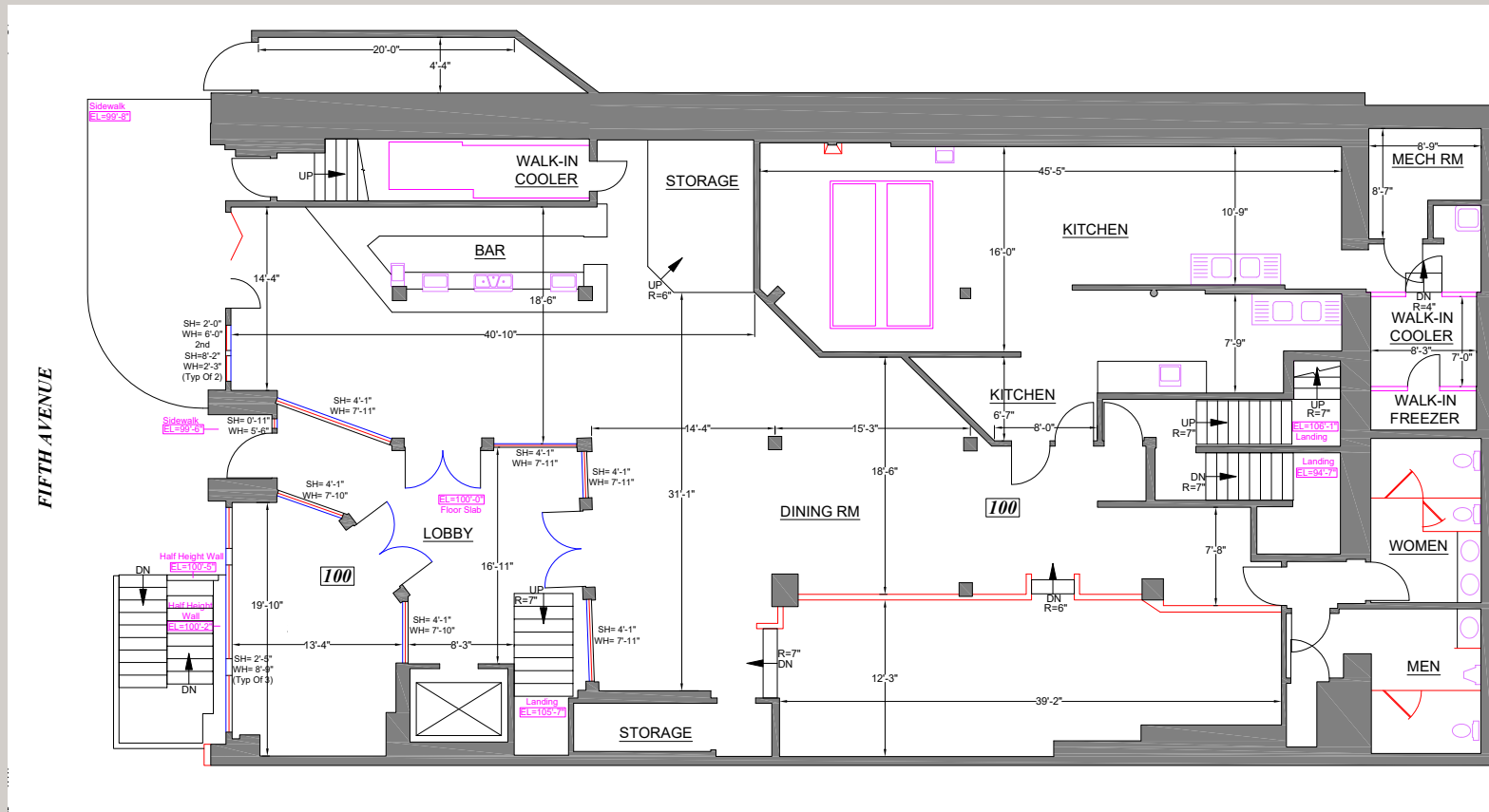


\$2.00 TO \$2.50 PSF FULL SERVICE

SUITE 102	±260 RSF
SUITE 203	±920 RSF
SUITE 205	±770 RSF
SUITE 303	±300 RSF
SUITE 307	±330 RSF
SUITE 309	±330 RSF
SUITE 312/313	±515 RSF
SUITE 315	±300 RSF

FLOOR PLANS

FIRST FLOOR
268 SF AVAILABLE

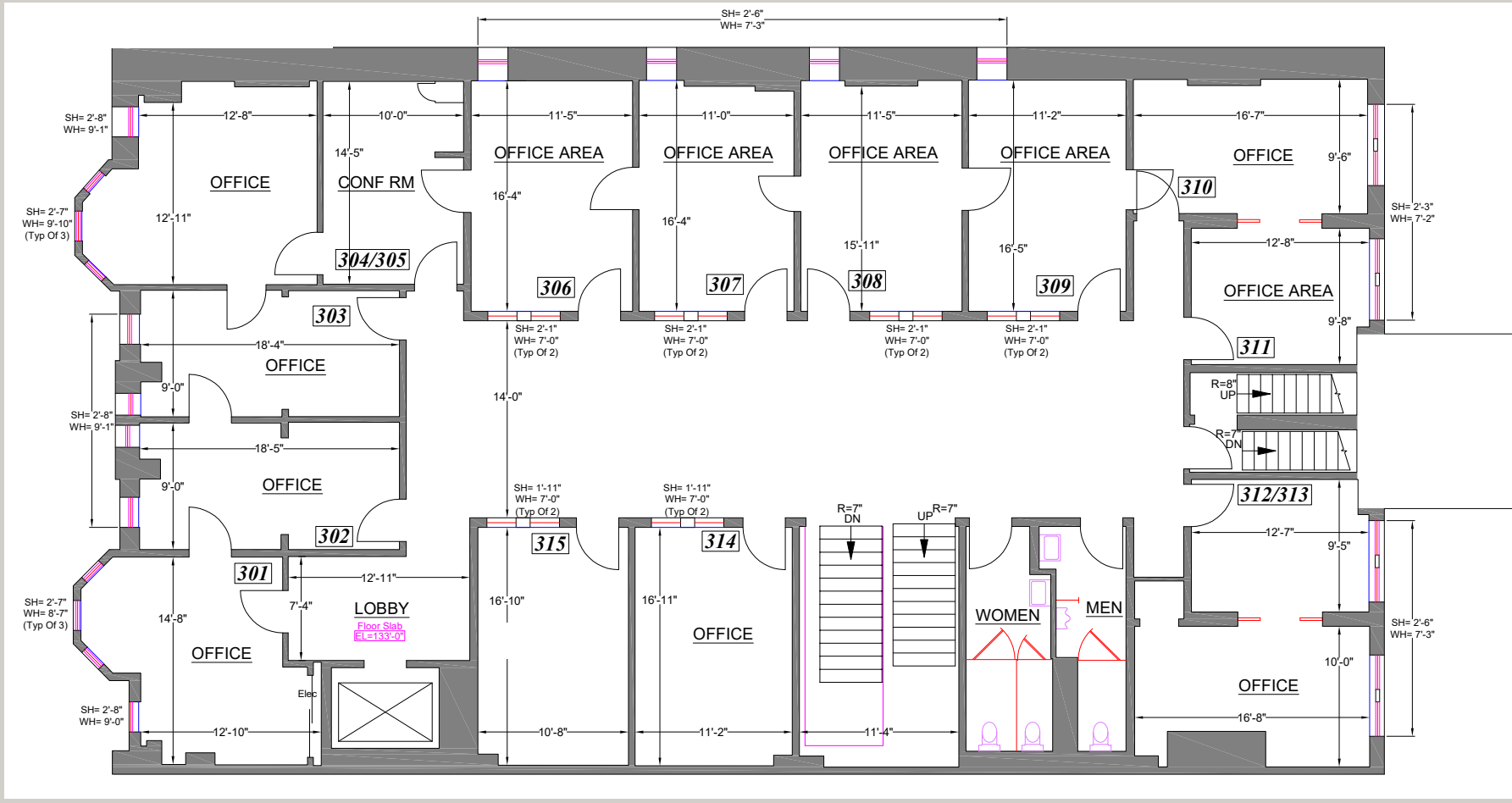




FLOOR PLANS

THIRD FLOOR

4,798 SF



SUITE 303 | ±300 RSF

SUITE 307 | ±330 RSF

SUITE 309 | ±330 RSF

AVAILABILITIES

3RD FLOOR



SUITE 312/313 | ±515 RSF

SUITE 315 | ±300 RSF

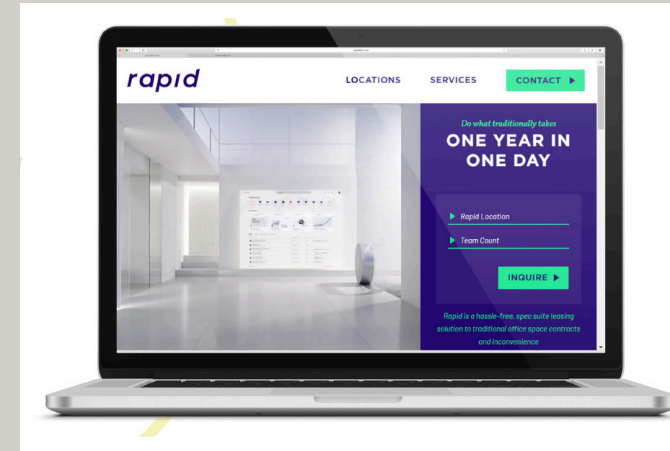


SAN DIEGO, CA

RAPID OFFICES™

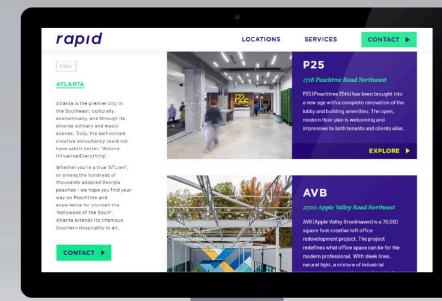
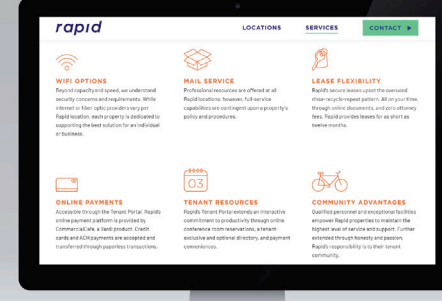
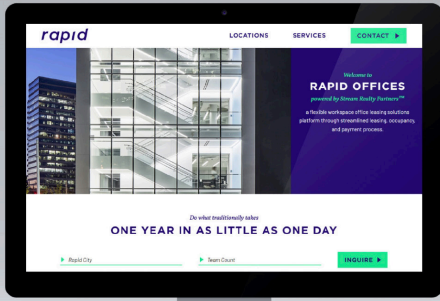
POWERED BY STREAM REALTY PARTNERS

Rapid makes leasing spec and move-in Ready office space quicker and more convenient than ever before.



RAPID FLEX

- FULLY FINISHED SPEC SUITES
- FIRST GENERATION SPACE
- FURNISHING & MOVE-IN READY



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RAPID OFFICES™

POWERED BY STREAM REALTY PARTNERS

- TOUR, SIGN FOR AND MOVE INTO YOUR NEW OFFICE SUITE IN AS LITTLE AS A DAY
- NO-HASSLE FLEXIBLE TERM LEASE SIGNED SAME-DAY ON YOUR COMPUTER OR PHONE.
- CONVENIENT CREDIT CARD OR ACH PAYMENT PROCESSING

HISTORIC CREATIVE

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SAN DIEGO CALIFORNIA

WORK IN THE 92101

80,000

WORK
DOWNTOWN

3

TROLLY
LINES

31%

MILLENNIAL
WORKFORCE

7

INCUBATORS/
ACCELERATORS

50+

OF THE **R**EGIONS
BEST RESTAURANTS
IN THE GASLAMP
QUARTER





WORK IN THE 92101

90+

ART/CULTURAL
GROUPS

1 IN 5

WALK
TO WORK

85%

EXERCISE 3+
DAYS/WEEK

51%

COLLEGE
GRADUATES

110

STARTUPS

835

FIFTH AVE



SAN DIEGO CALIFORNIA

THE TEAM



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