

HISTORIC BANK BUILDING REDESIGNED FOR MODERN OFFICE SPACE

835 FIFTH AVENUE | SAN DIEGO | CA | 92101



HIGHLIGHTS

- ❖ Modern and Efficient Floorplates
- ❖ 4th Floor – 4,421 +/- RSF of Creative Space
- ❖ Combine 2 Floors for a Total of 8,900 +/- RSF
- ❖ Abundance of Natural Light / Central Skylight
- ❖ Private Elevator Access to All Floors
- ❖ Well Located and Close to All Amenities

HISTORY IN THE DETAILS

- ❖ Louis Bank of Commerce Building
- ❖ Established 1888
- ❖ Historic Architecture
- ❖ Original Ceilings
- ❖ Original Wood Floors
- ❖ Operable Windows
- ❖ Exposed Brick Walls

LEASE RATE

- ❖ Suite 200B: 2,905 +/- RSF | \$2.85 PSF Full Service
 - Available: July 1, 2017
- ❖ Suite 202: 606 +/- SF | \$2.85 PSF Full Service
 - Available: July 1, 2017
- ❖ Suite 315: 286 +/- RSF | \$950/Month Full Service
 - Available: Now
- ❖ Fourth Floor: 4,421 +/- RSF | \$2.95 PSF + Utilities
 - Available: 120 days

DEMOGRAPHICS

WORK IN THE 92101

80,000

WORK DOWNTOWN

20 MIN.

AVERAGE COMMUTE

31%

MILLENNIAL WORKFORCE

7

INCUBATORS/ACCELERATORS

8+

COWORKING SPACES

90+

ART/CULTURAL GROUPS

1 IN 5

WALK TO WORK

85%

EXERCISE 3+ DAYS/WEEK

51%

COLLEGE GRADUATES

110

STARTUPS

Gaslamp
Quarter

BUILDING HISTORY

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.



The building has been recently purchased by a well-known local creative office owner, Paragon Real Estate Fund, who plans to update the top (3) floors tastefully for a creative office use. Paragon is focused on urban retail and mixed use properties. For more info, visit: www.paragoncompany.com



“Downtown San Diego’s most vibrant neighborhood, with an abundance of restaurants, night clubs, movie, theaters, shops, galleries, offices, condos and lofts. Gaslamp provides the 24/7 lifestyle that millennials crave in just 16 blocks.”

SUBJECT PROPERTY

LITTLE ITALY
SAN DIEGO

HORTON PLAZA PARK

HOUSE OF BLUES

PORGY
RESTAURANT & NIGHTCLUB

VIN DE SYRAH
SPIRIT & WINE PARLOR

Westfield
Horton Plaza

GHIRARDELLI
CHOCOLATE

ANDAZ

barleymash

URBAN OUTFITTERS

SEAR'SUCKER
EST. 2010

La Puerta

EAST VILLAGE

Seaport Village

WHISKEY GIRL

OMNIA
NIGHTCLUB

ALTITUDE
SKY LOUNGE

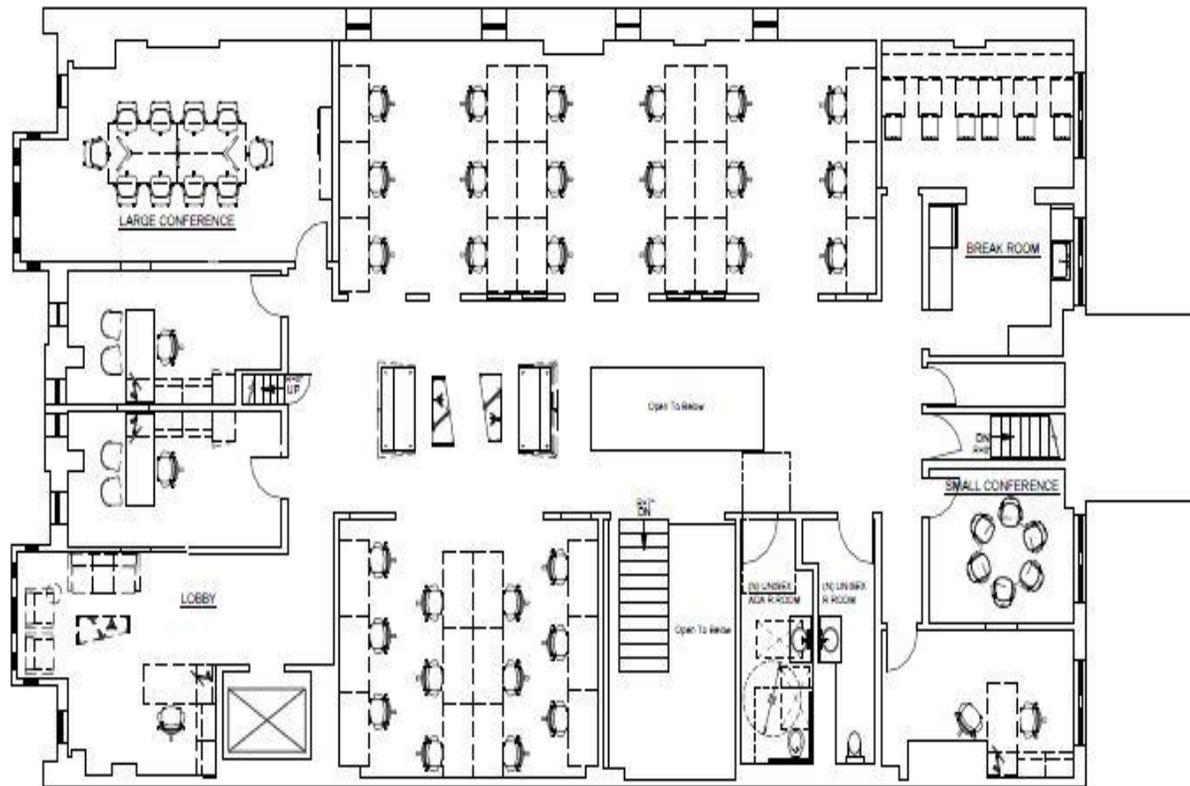
San Diego Convention Center

PETCO PARK
HOME OF THE SAN DIEGO PANDERS

*Data compiled from the following sources: Downtown San Diego Partnership “2016 Demographic Study”, and Gaslamp.org

FOURTH FLOOR (proposed rendering)

+/- 4,421 RSF





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