

**AVAILABLE  
FOR  
LEASE**

**1045 14TH ST  
SAN DIEGO, CA 92101**

8,714 SF OF DIVISIBLE CREATIVE OFFICE SPACE IN EAST VILLAGE/CITY COLLEGE AREA



**ASKING LEASE RATE: \$2.45/SF GROSS + CAM & UTILITIES**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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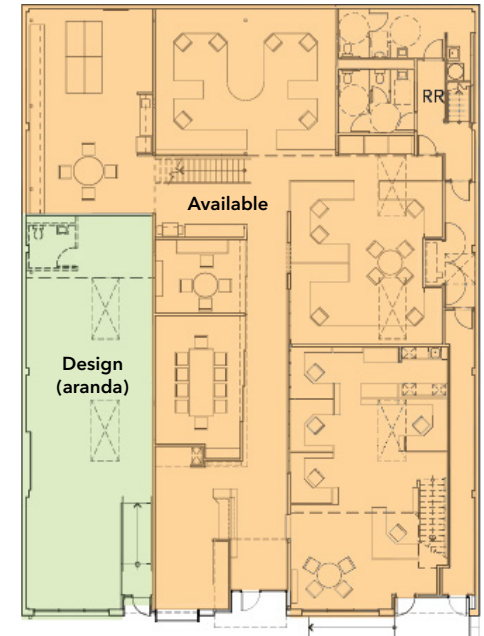
# SUITE HIGHLIGHTS

- Available Space: 1,563 - 8,714 SF
  - Total Square Footage: 10,311 SF
- Expansive downstairs area with loft upstairs
- Character rich wood-truss ceilings
- Abundant natural light throughout space
- Convenient access to nearby transit and major freeways
- Asking Leasing Rate: \$2.45/SF Gross + CAM & Utilites

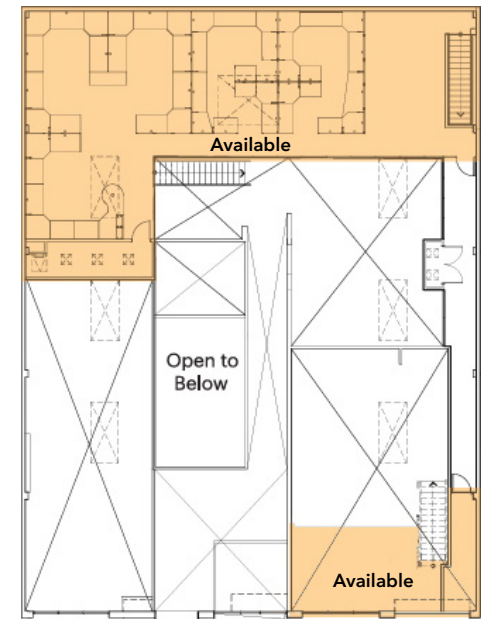


\* Also for Sale: Call Agent for Details

## FIRST FLOOR



## SECOND FLOOR



[Click Here to View Floor Plans](#)

# 2026 DEMOGRAPHICS

1 mile



population  
63,726



estimated households  
34,538



average household income  
\$125,308



median household income  
\$99,061



total employees  
70,106

3 miles



population  
235,806



estimated households  
110,589



average household income  
\$141,854



median household income  
\$109,293



total employees  
136,417

5 miles



population  
530,409



estimated households  
219,005



average household income  
\$133,006



median household income  
\$104,607



total employees  
273,165



for more information, please contact

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