

PROMO RATE

MONTHS 1-6: \$.99 PSF/MONTH + UTILITIES & CAM
MONTHS 7-12: \$1.45 PSF/MONTH + UTILITIES & CAM
WITH 4% ANNUAL INCREASES.
MINIMUM OF 3 YEAR LEASE FOR THE PROMO RATE.

3479

KURTZ STREET

SAN DIEGO, CALIFORNIA 92110

±2,262 SF OFFICE SPACE
FOR LEASE IN SPORTS ARENA

RYAN BRACKER

SENIOR VICE PRESIDENT, PARTNER
858.458.3355 | LIC #01353870

PATRICK BLACK

OFFICE SPECIALIST
69.993.3605 | LIC #02206670

Voit

REAL ESTATE SERVICES

3479 KURTZ STREET



PROPERTY DETAILS

- » Second Floor ±2,262 SF Office For Lease
- » Large Bullpen, (4) Private Offices, Kitchen and (2) Large In-Suite Restrooms
- » Center City Location Near Sports Arena & Midway Districts
- » Available September 15, 2025
- » Five (5) parking spaces

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- » **Months 7-12: \$1.45 PSF/month + Utilities & CAM**
- »

**Tenant pays for its own trash removal*

**CAM's paid on a quarterly basis*

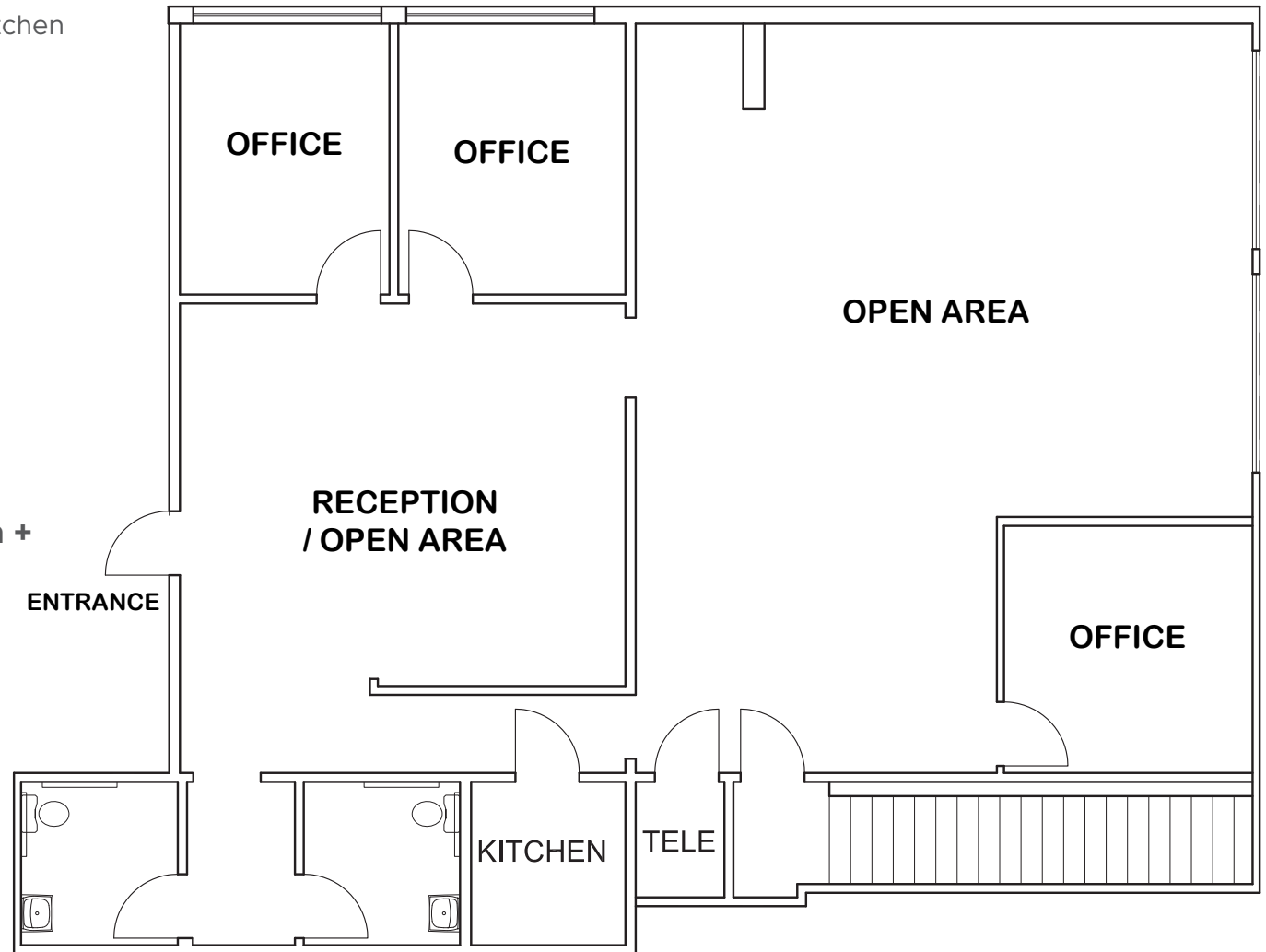
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FLOOR PLAN

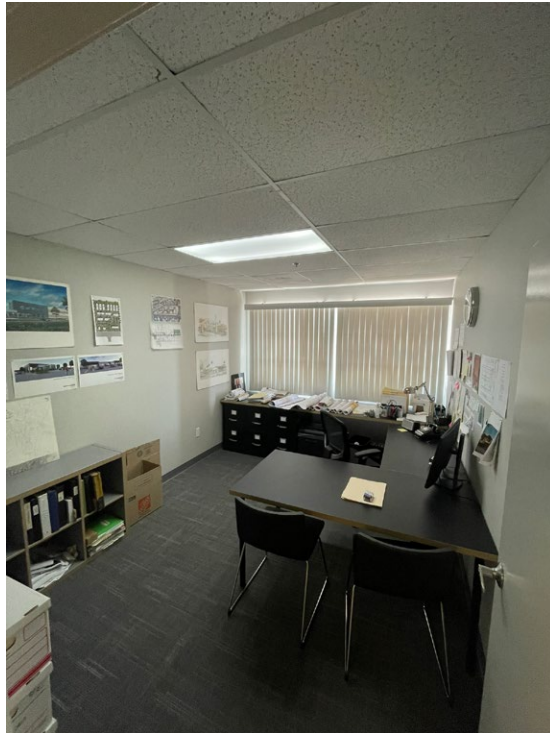
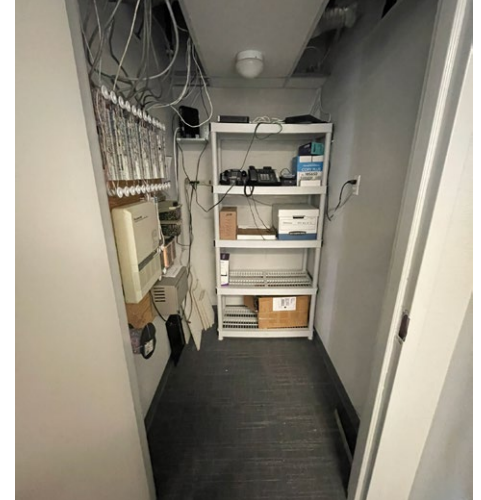
- » ±2,262 SF Office
- » Large Bullpen, (4) Private Offices, Kitchen and (2) Large In-Suite Restrooms
- » Available September 15, 2025

PROMO RATE

- » Months 1-6: **\$.99 PSF/month + Utilities & CAM**
- » Months 7-12: **\$1.45 PSF/month + Utilities & CAM 1.45/SF**



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Point Loma Plaza

- VONS
- Marshalls
- JO-ANN
- CHASE
- Bank of America

Sports Arena Square

- THE HOME DEPOT
- TARGET
- OLD NAVY
- Ralphs
- UnionBank
- WELLS FARGO
- DICK'S SPORTING GOODS
- petco
- Olive Garden
- The Habit BURGER GRILL

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