

325-345

15TH STREET



CREATIVE OFFICE SUITES FOR LEASE

SAN DIEGO, CA 92101



PROPERTY HIGHLIGHTS

- Year Built: 1920
- Historic Office/Retail Building
- Creative & Professional Office Experience
- Located near the heart of the Gaslamp Quarter
- Walking distance to a plethora of restaurants, retailers and entertainment venues
- Building's Walk Score®: Walker's Paradise (96)
- Excellent access to Interstate 5 & Highway 163
- Multiple new residential units under construction nearby



THE LOCATION

Downtown San Diego currently has 37,000 residents. Nestled along the San Diego Bay, and surrounded by office, retail, nightlife and endless amenities the area is highly desirable for residents looking for a work, live, play lifestyle. The recent growth and development of Downtown and its immediate surrounding areas has created a lure for smaller start up companies looking for creative office space that is conveniently located for its employees.

Downtown San Diego serves as the cultural, financial center and central business district of San Diego County with more than 5,000 businesses, over 130,000 jobs and nine districts. Three freeways (Interstate 5, Highway 163 and Highway 94) either pass through or start/end in Downtown San Diego. The area is served by the San Diego Metropolitan Transit System and the San Diego Trolley. Commuter trains also link downtown with northern San Diego County. The San Diego International Airport is located directly north of Downtown.



Walk Score

96

Walker's Paradise



Transit Score

81

Bus, Trolley & Train
Stations all nearby



Bike Score

92

New, improved bike
lanes recently added

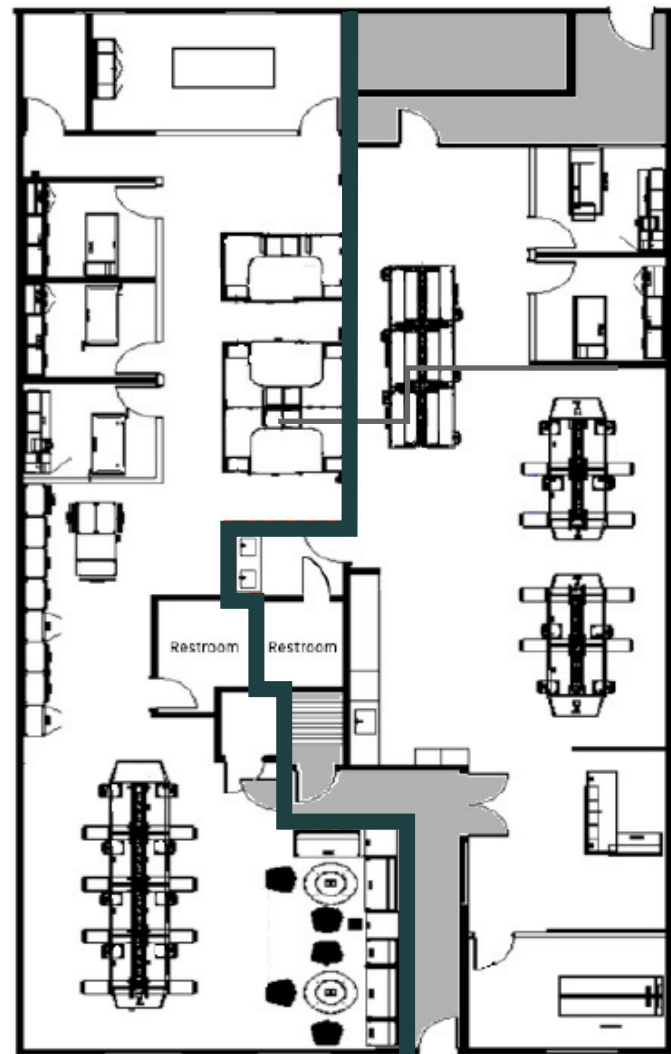
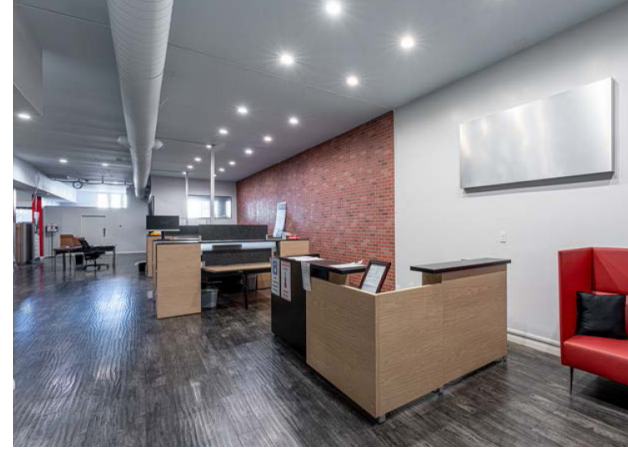
335 15TH STREET

- Size: ±3,500 RSF
- Lease Rate: \$2.00 SF +U
- Very creative historic office with many possible layouts
- Exposed brick walls
- Prominent double glass doors entry from building exterior
- Large open office, reception, conference room, 6 private offices, break room, 2 private restrooms & IT/storage
- Kitchen comes fully-furnished with refrigerator and dishwasher
- Parking available in attached, gated lot
- Lofted bow-truss ceiling with skylights provides ample natural light
- Abundant parking nearby available at monthly and daily parking rates



345 15TH STREET

- Size: $\pm 2,500 - 5,000$ RSF
- Lease Rate: \$1.85 SF +U
- Very creative historic office with many possible layouts
- Exposed brick walls
- 6 onsite parking spaces
- Reception area
- Multiple open office areas
- 5 glass lined offices
- Open break area
- 2 glass lined conference rooms
- 2 private restrooms
- Elevated ceilings with exposed ducting





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