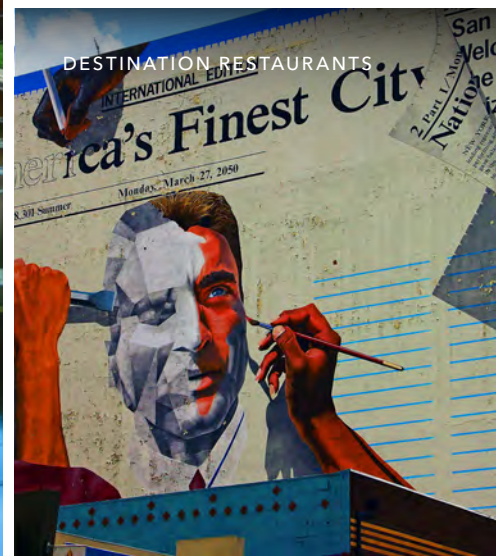


# THE GOLDEN BALBOA AT 5TH & LAUREL

*For Lease - 2445 5th Ave, San Diego, CA 92101*







Located in the heart of Bankers Hill, 5th & Laurel Corporate Center brings together work, dining, culture and outdoor experiences. Adjacent to San Diego's popular Balboa Park and in the middle of San Diego's most premier eateries, an office user has never been closer to quality work, play, health and livability.

2445 5TH AVE, SAN DIEGO, CA 92101

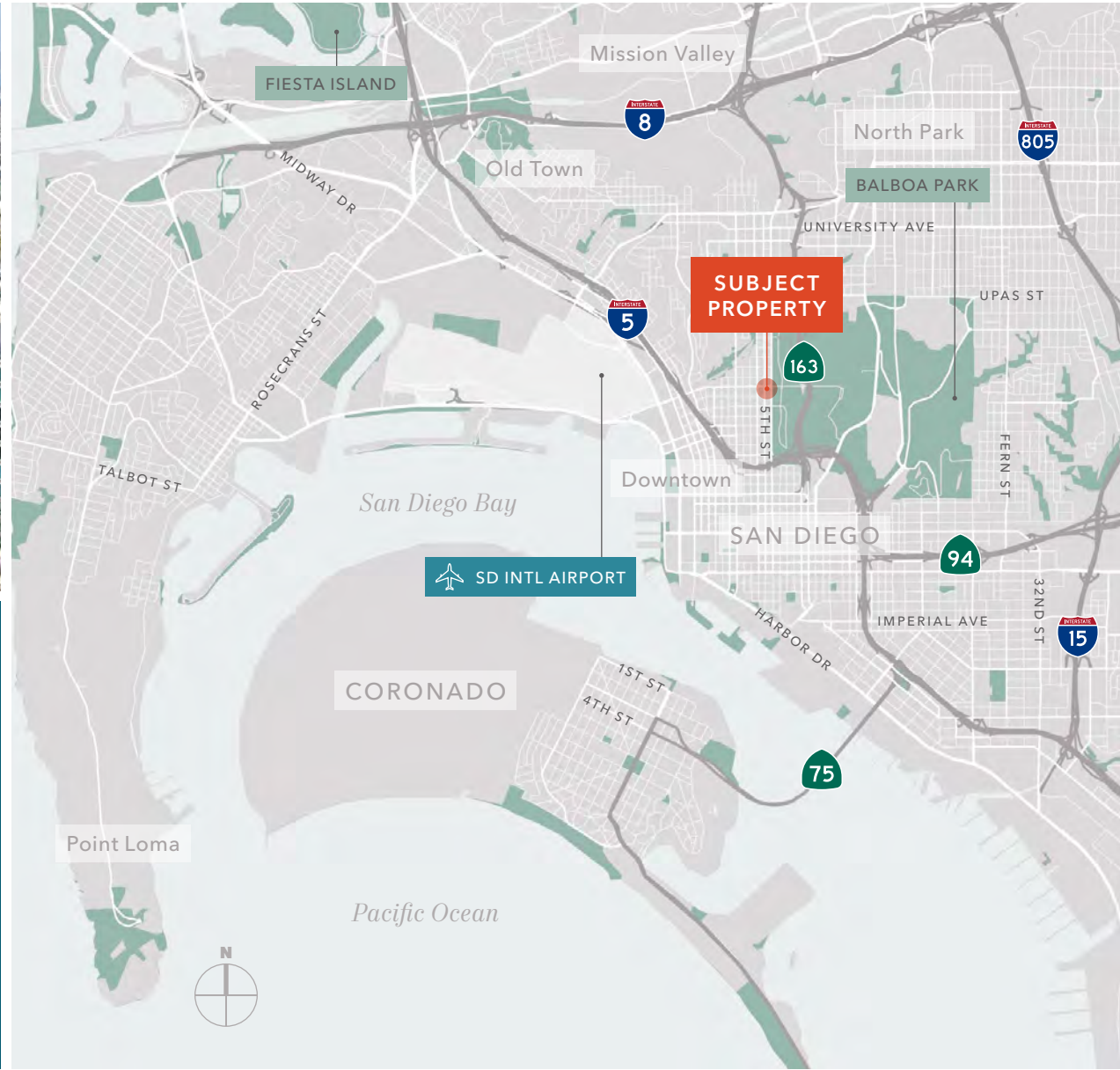


California-inspired Italian Kitchen and Wine Shop, Cucina Urbana is located on the ground level along with many other restaurants and coffee shops nearby

Minutes from Downtown, Mission Valley, Freeways and San Diego Airport

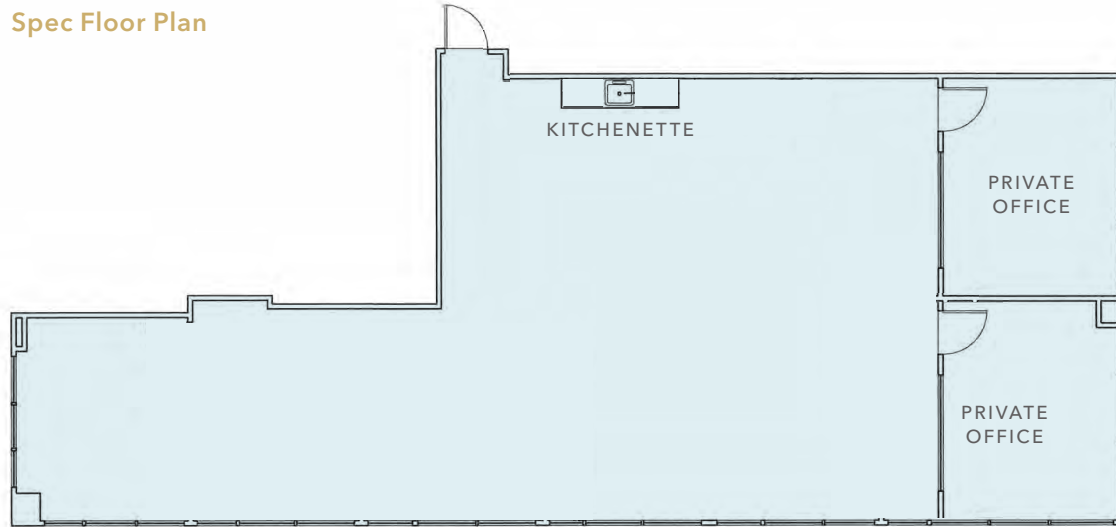
Shower and locker room facilities available

Parking ratio of 2 per 1,000 RSF & \$125 per space per month



# SUITE 400

## Spec Floor Plan



*±2,181*

RENTABLE SQUARE FEET

*NEGOTIABLE + E*

LEASE RATE

*NOW*

AVAILABLE DATE

Two (2) offices and kitchenette.  
Top floor views of Balboa Park and downtown.

\*Hypothetical renderings



2445 5TH AVE, SAN DIEGO, CA 92101

# LOCAL AMENITIES

EAST VILLAGE



LITTLE ITALY

BALBOA PARK

SUBJECT PROPERTY



BANKERS HILL  
FINE RESTAURANT

CUCINA  
MODERNA

MISTER A's



KIDDER MATHEWS

AVAILABLE FOR LEASE

2445 5TH AVE  
SAN DIEGO, CA

*Exclusively listed by*

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**km Kidder  
Mathews**