

**BANKER'S HILL
SUBLEASE
REDUCED RATE:
\$2.00 NNN**

2875 5TH AVE GROUND FLOOR OFFICE SPACE



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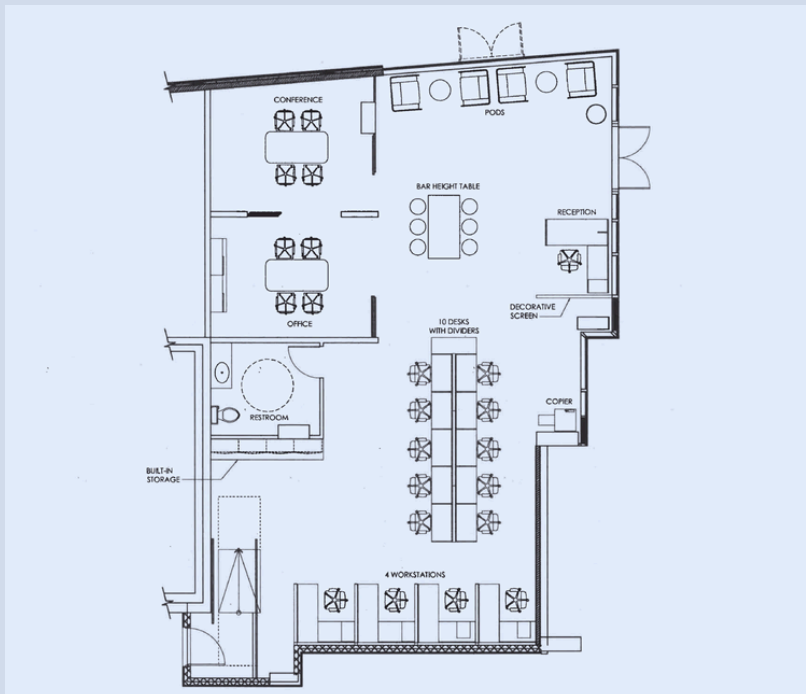
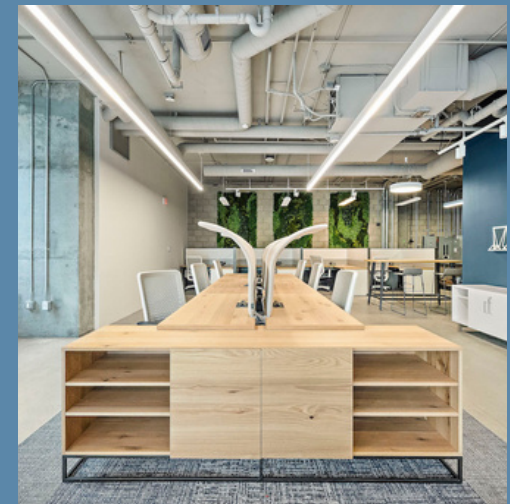
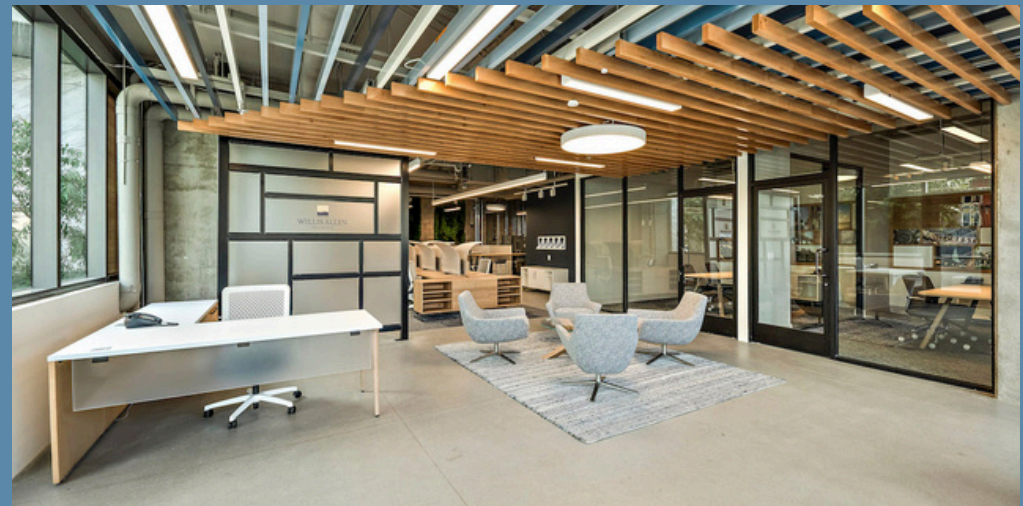
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SPACE HIGHLIGHTS

- Size: ±1,956 SF | Rate: \$2.00 NNN
- Master Lease Expiration: 9/30/2028
- Layout consists of:
 - 2 interior offices, reception area
 - Flexible interior layout can accommodate up to 10
 - 16' high exposed ceiling
 - Highly upgraded finishes
 - Open kitchen/break area
- Eyebrow signage opportunity
- 2 dedicated, secured parking spaces
- Central location in Banker's Hill, walkable to Balboa Park, area restaurants and easy freeway access
- *Furniture negotiable



SAN DIEGO AMENITY MAP



Adjacent to Little Italy, Balboa Park, and Downtown San Diego, close proximity to Freeway and nearby transit

WALK SCORE OF 82

VERY WALKABLE
LOCATED IN BANKERS HILL, PARCEL IS SURROUNDED BY MULTI-FAMILY, HOTELS, RESTAURANTS, CAFES AND MUCH MORE