



# 1620 Fifth Avenue

San Diego, CA 92101



# PROPERTY FEATURES

- Office Suites Ranging from ±1,117 RSF to 6,357 RSF
- Lease Rate: \$2.25 - \$2.45 Full Service Gross
- Parking Ratio: 2.5/1,000 USF (\$170/Space/Month)
- High End Lobby, Common Areas and Exterior Hardscape
- Newly Remodeled Common Area Conference Room - Free of charge for tenants
- Common Area Kitchen/Lounge - Free of charge for tenants
- Move-In Ready Spec Suites Available
- Free Wi-Fi Available in the Ground Floor Lobby
- Fiber Optic Infrastructure Provides High Speed / High Capacity Telecommunications and Internet Service provided by Cox and AT&T
- Amazing 360 Degree Views of Downtown, San Diego Harbor, Coronado Bay Bridge & Balboa Park
- Multiple retail and restaurants locations within a short walk of the project
- Excellent Freeway Access to Interstate 5 & Highway 163







POINT LOMA

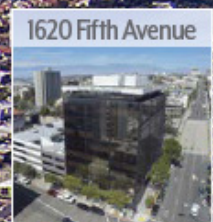
LA JOLLA

UTC



OLD TOWN

MISSION VALLEY



LITTLE ITALY

BALBOA PARK

DOWNTOWN

### Drive Times



Interstate 5 & Highway 163  
5 Minutes



Airport  
10 Minutes



Beaches  
15 Minutes



# Availability

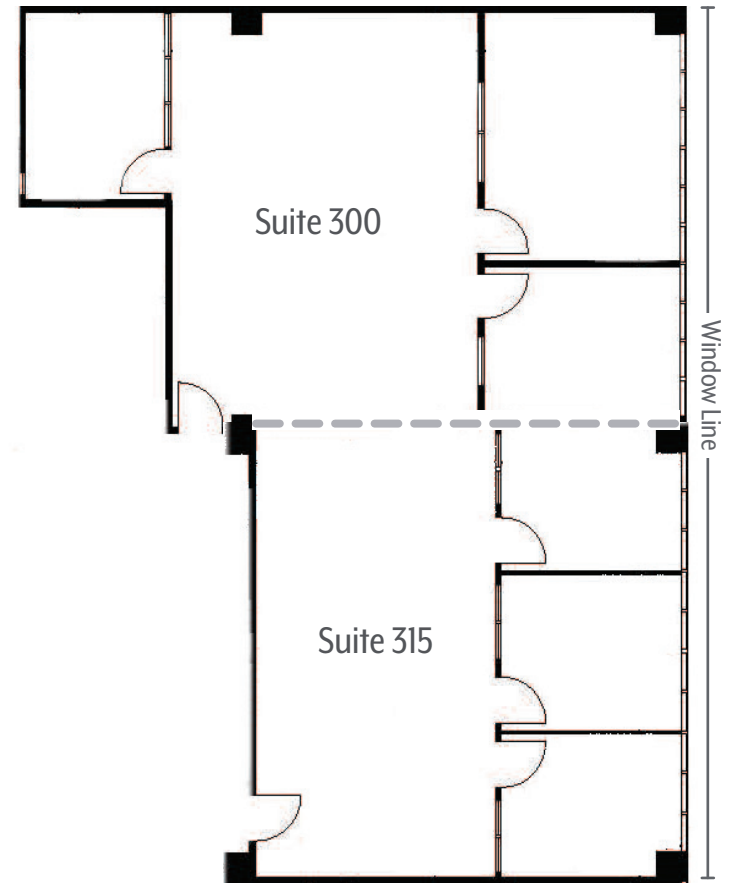
SUITE	RSF	RATE	DESCRIPTION
300	±1,368 - 2,485	\$2.25 FSG	Three Private Offices, Open Area Can be combined with Suite 315 for ±2,485
315	±1,117 - 2,485	\$2.25 FSG	Three Private Offices, Open Area Can be combined with Suite 300 for ±2,485
350	±1,449	\$2.25 FSG	One Private Office, Large Open Bull Pen Area, Conference Room
500	±1,638-6,357	\$2.45 FSG	Five Private Window Offices, Break Room, Large Open Area, Bay and Ocean Views Can be combined with suite 525 for up to 6,357 RSF
525	±4,719-6,357	\$2.45 FSG	Seven Private Window Lined Offices, Conference Room, Large Open Area, Storage Room, Bay and Ocean Views, Can be combined with suite 500 for up to 6,357 RSF
600	±3,156	\$2.45 FSG	Five Private Window Lined Offices, Conference Room, Open Area, Break Room, Copy Room, Bay and Ocean Views
810	±1,495	\$2.45 FSG	Three Private Offices, Large Open Bull Pen Area, Conference Room, Northern Views of Balboa Park
875	±1,285	\$2.45 FSG	Three Private Offices, Large Open Area, Conference Room, Break Room, Ocean and Bay Views

### **Suite 300 ±1,368 – 2,485 RSF | \$2.25 Full Service Gross**

- Three Private Offices
- Large Open Area
- Can be combined with Suite 315 for ±2,485
- Available Now
- Flexible lease terms considered

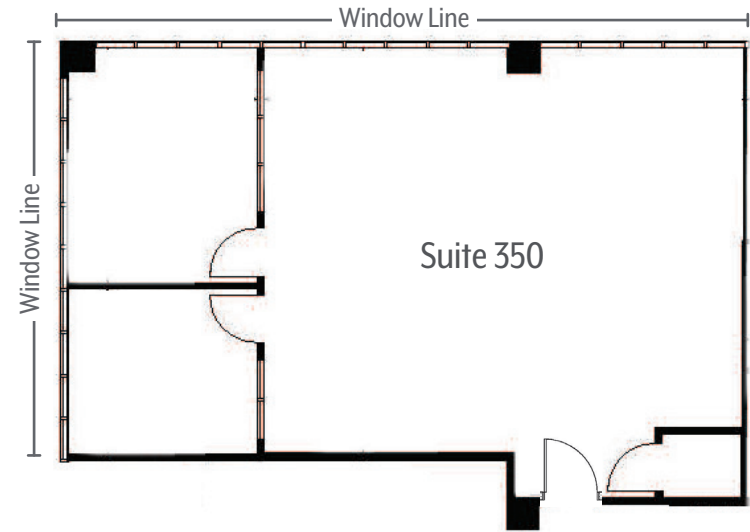
### **Suite 315 ±1,117 – 2,485 RSF | \$2.25 Full Service Gross**

- Three Private Offices
- Large Open Area
- Can be combined with Suite 300 for ±2,485
- Available Now
- Flexible lease terms considered



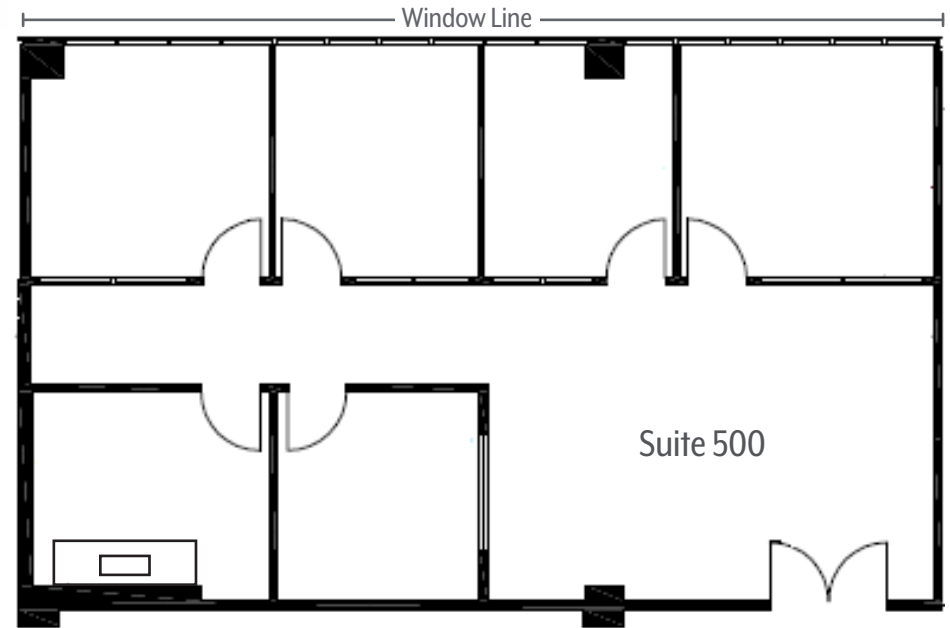
## Suite 350 ±1,449 RSF | \$2.25 Full Service GROSS

- One Private Office
- Large Open Area (possible second office)
- Conference Room
- IT Room
- Corner Suite with windows on two sides
- Available Now



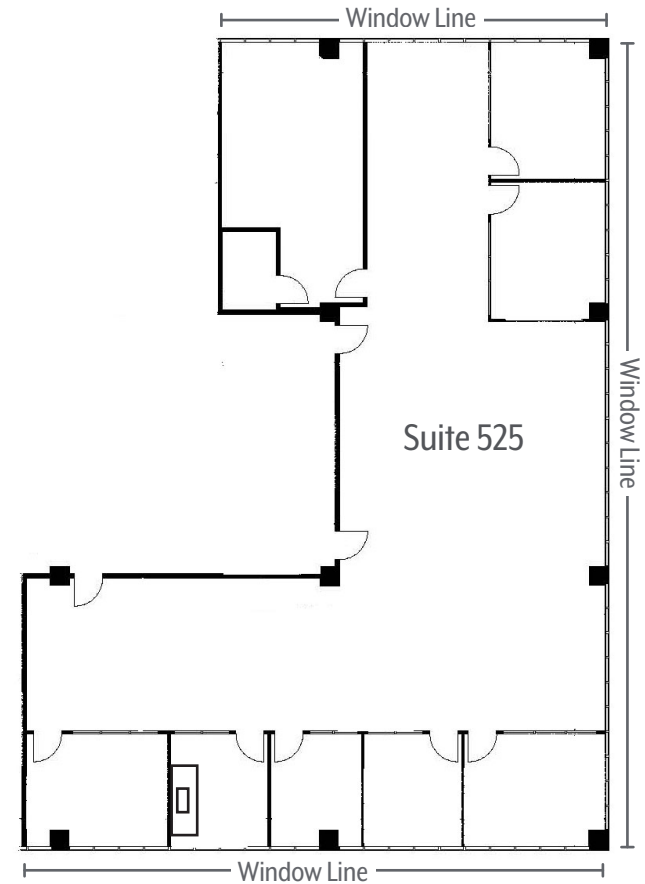
## Suite 500 ±1,638 – 6,357 RSF | \$2.45 Full Service Gross

- Five Private Offices
- Large Reception Area
- Break Room with Sink
- Double Door entry off Elevator Landing
- Bay Views from 4 Window Lined Offices
- Would be ideal for a Law Firm
- Can be combined with Suite 525 for 6,357 RSF



## Suite 525 ±4,719 – 6,357 RSF | \$2.45 Full Service Gross

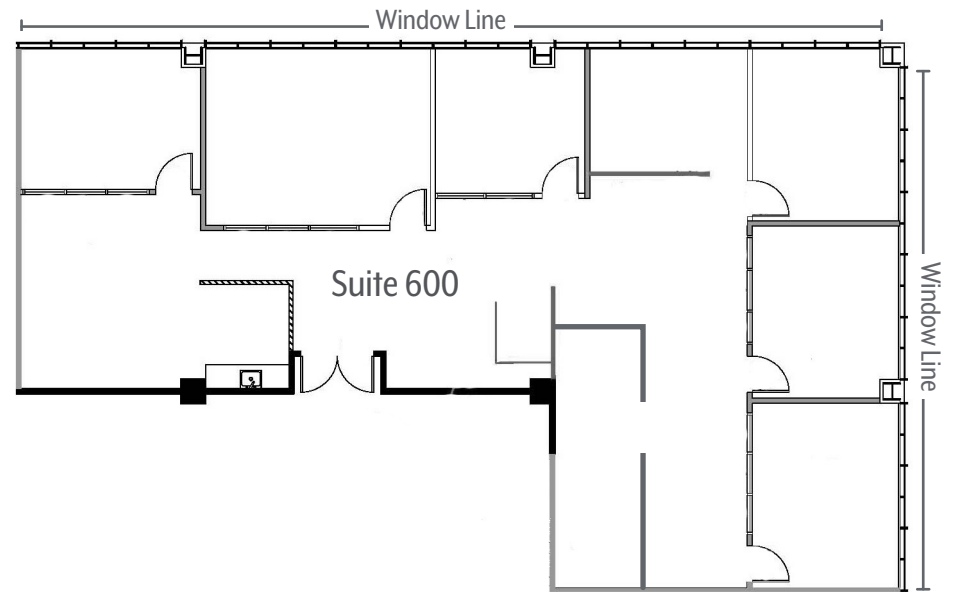
- Six Window Lined Private Offices
- Large Conference Room
- IT Room
- Storage Room
- Open Bullpen which can accommodate 15 or more cubicles/work stations
- Can be combined with Suite 500 for 6,357 RSF





## Suite 600 ±3,156 RSF | \$2.45 Full Service GROSS

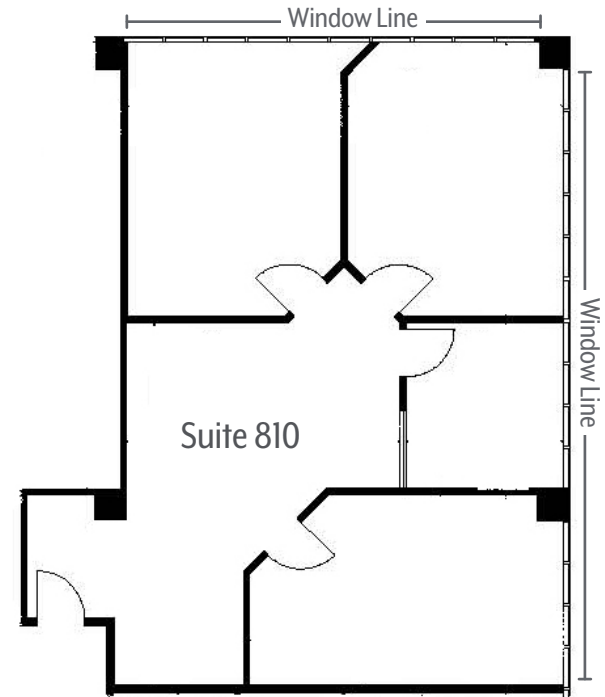
- Five Private Window Lined Offices (potential to add one more)
- Open Area
- Conference Room
- Break Room with sink and area for table and chairs
- Copy/Storage/Court Prep Room
- Ideal Layout for Law Firm
- Dramatic Bay Views from Window Lined Offices and Conference Room
- Available Now





## Suite 810 ±1,495 RSF | \$2.45 Full Service GROSS

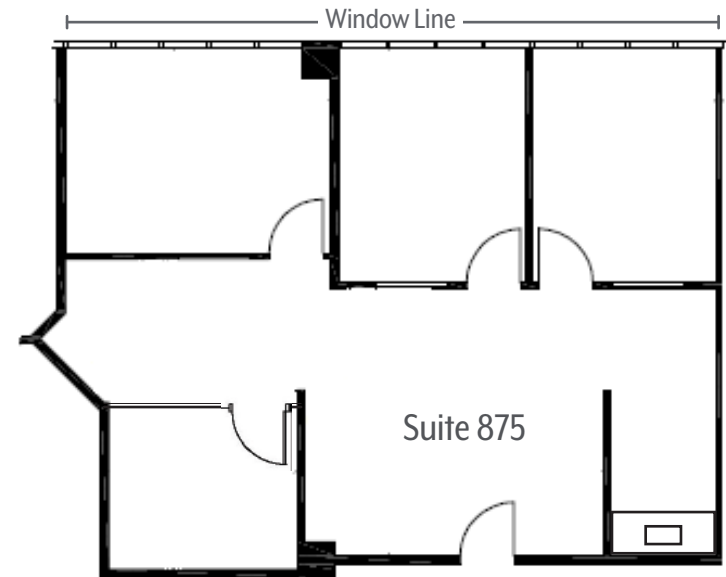
- Three Private Offices
- Conference Room
- Large Open Area
- Available Now





## Suite 875 ±1,285 RSF | \$2.45 Full Service GROSS

- Four Private Offices
- Conference Room
- Large Open Area
- Break Area with Sink
- Very efficient layout
- Ideal for small law firm or psychologist practice
- Some of the best Bay Views in the building





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San Diego, CA 92101

## For More Information

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