

FOR LEASE

444 W. Beech Street, Suite 250
San Diego, CA 92101



Creative Office Space in Heart of Little Italy

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LEASE RATE

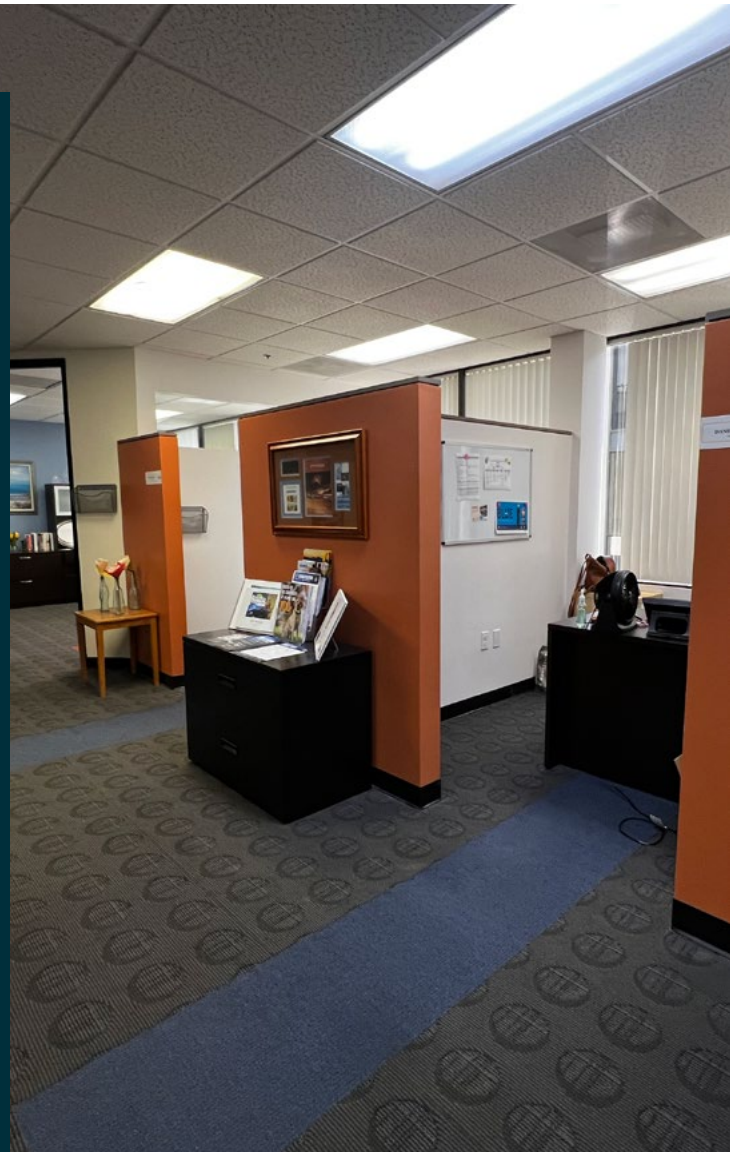
\$2.50 + Electricity

SPACE AVAILABLE

3,093 RSF

PROPERTY HIGHLIGHTS

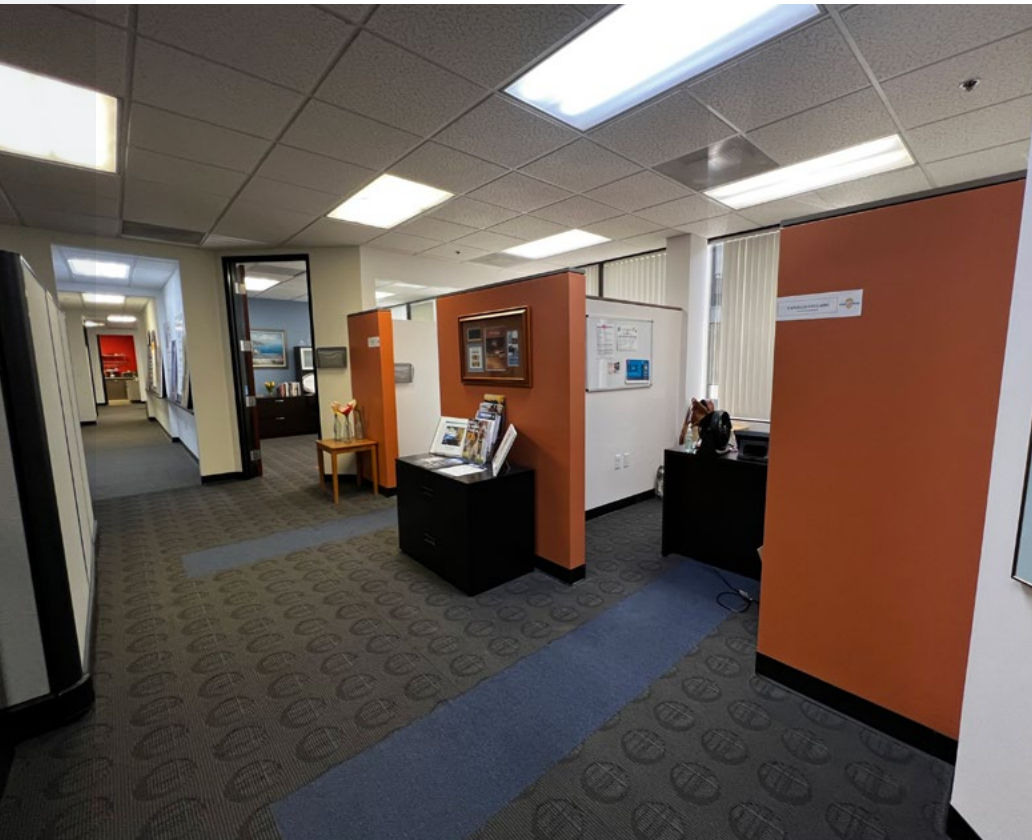
- Top floor available now
- Well laid out open floor plan
- Twelve (12) private offices
- Large 16-18 person conference room, kitchen & server Room
- Direct elevator entry into reception area
- Designated restrooms
- 20 onsite gated parking available
- Excellent location - A vibrant location, in the center of Little Italy, with an abundance of foot traffic, restaurants and high end residential/ hotels nearby.
- Furniture potentially available.
- Extremely creative open floorplan. Fully built out and move in ready! Amazing views of Little Italy with lots of natural light throughout, private offices, conference rooms, direct elevator access into the suite, private restrooms, and a kitchen.
- Custom coffee bar equipped with a cold brew station



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PHOTOS

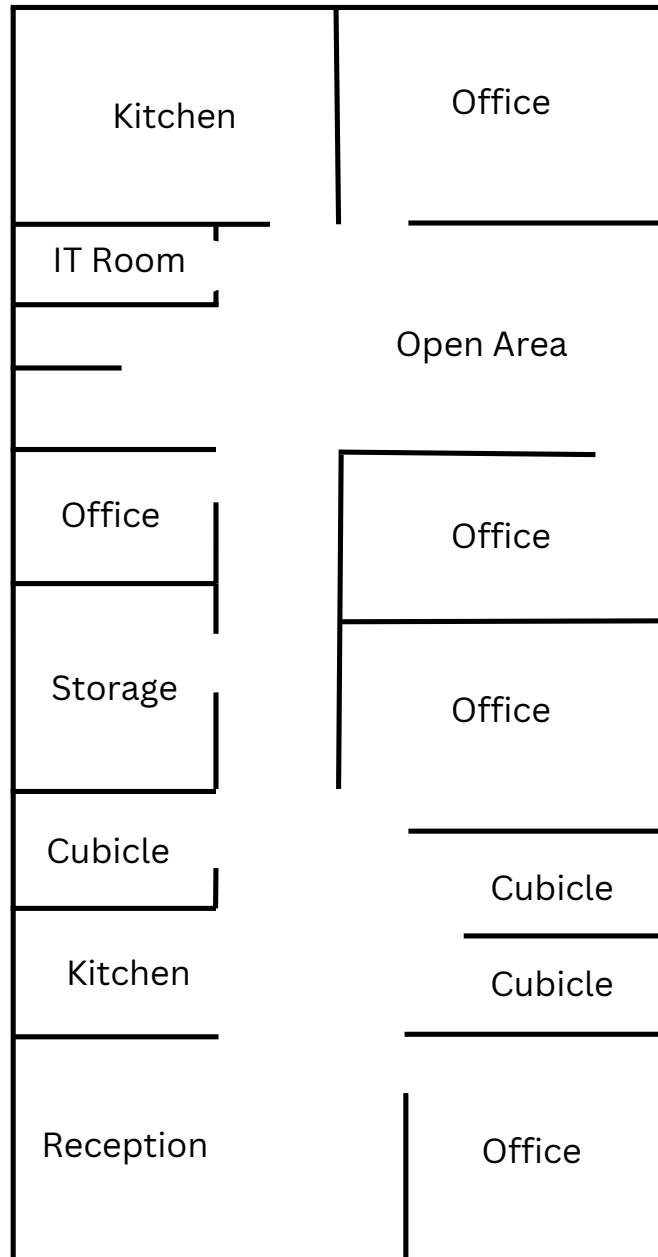


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FLOOR PLAN

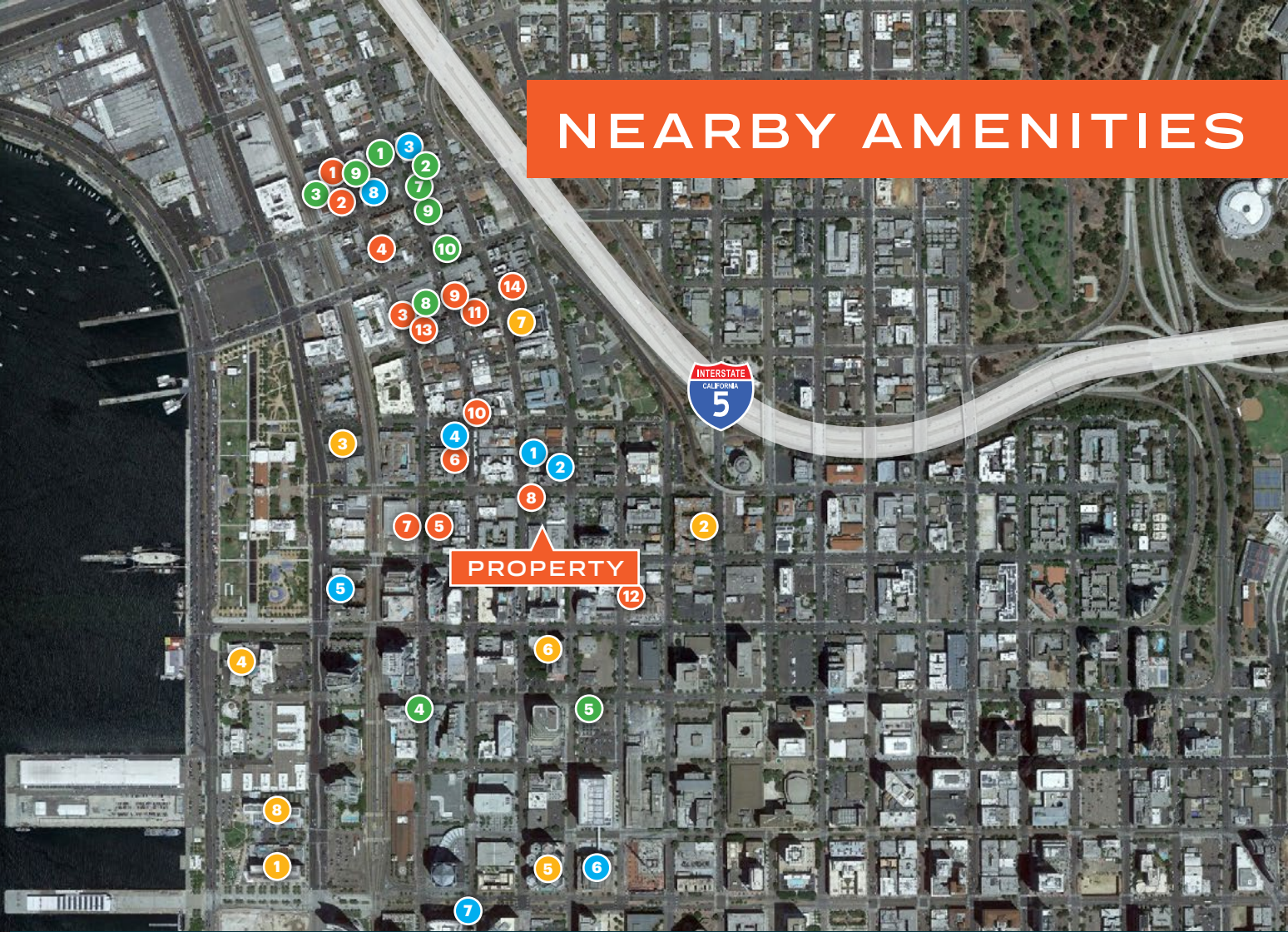


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NEARBY AMENITIES



RESTAURANTS

1. Juniper + Ivy
2. Crack Shack
3. Underbelly
4. Kettner Exchange
5. Craft & Commerce
6. Ironside Fish and Oyster
7. King and Queen Cantina
8. Queenstown Public House
9. Born and Raised
10. Little Italy Food Hall
11. Civico 1845
12. Extraordinary Desserts
13. Bencotto
14. Harumama

COFFEE

1. Lofty Coffee
2. Pappalecco
3. James Coffee Co.
4. Caffe Italia
5. Portal Coffee
6. Coava
7. Copa Vida
8. Bird Rock Coffee Roasters

HOTELS

1. Intercontinental
2. Doubletree
3. Residence Inn
4. Wyndham
5. The Guild
6. Carte
7. Porto Vista
8. Springhill Suites

BARS & BREWPUBS

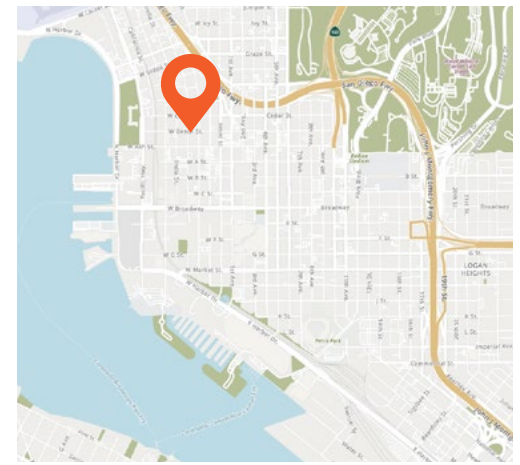
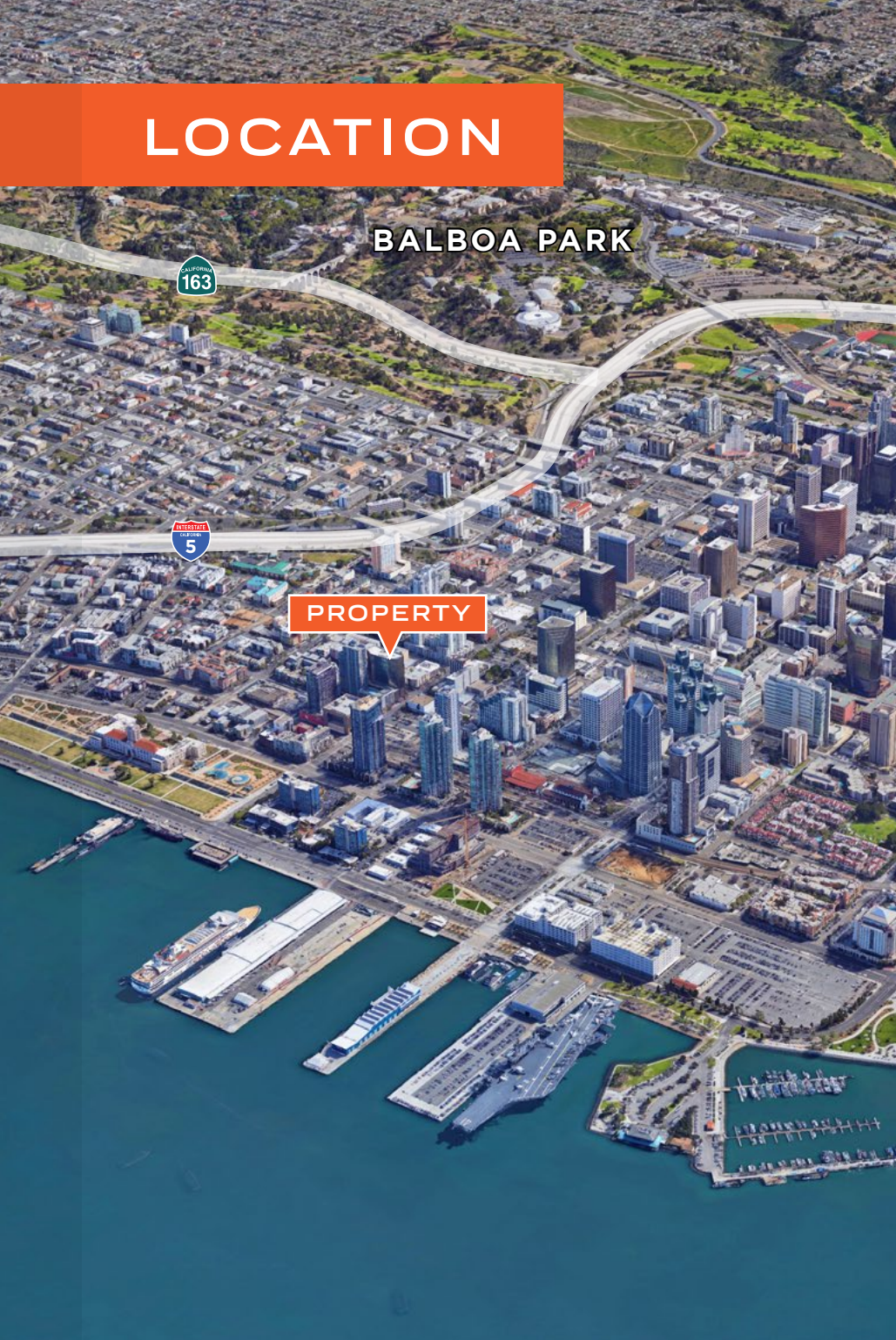
1. Ballast Point
2. Bottlecraft
3. The Waterfront
4. Stone Brewing
5. Karl Strauss
6. Rovino
7. Vino Carta
8. M Winehouse
9. Carruth Cellars
10. Pali Wine Co.
11. Bolt Brewing

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LOCATION



LOCATION HIGHLIGHTS

Located in the heart of the chic, pedestrian-friendly neighborhood of downtown San Diego's Little Italy, 1500 State Street is within walking distance of countless trendy cafes, restaurants, and fine dining venues. Only minutes from the San Diego International Airport and a short drive to several major interstates (15, 163, 94, 8 and 5 freeways), 444 is not only extremely walkable, but easily accessible.

WALKING DISTANCE

to Numerous Restaurants & Retail

Excellent Freeway Access to INTERSTATE 5 & HIGHWAY 163

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Contact Information

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