

4045 Third Avenue

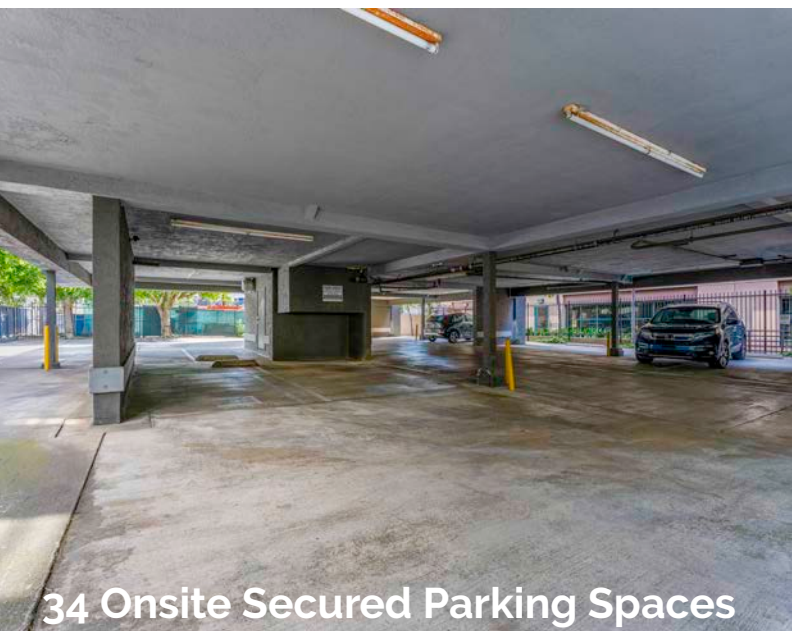
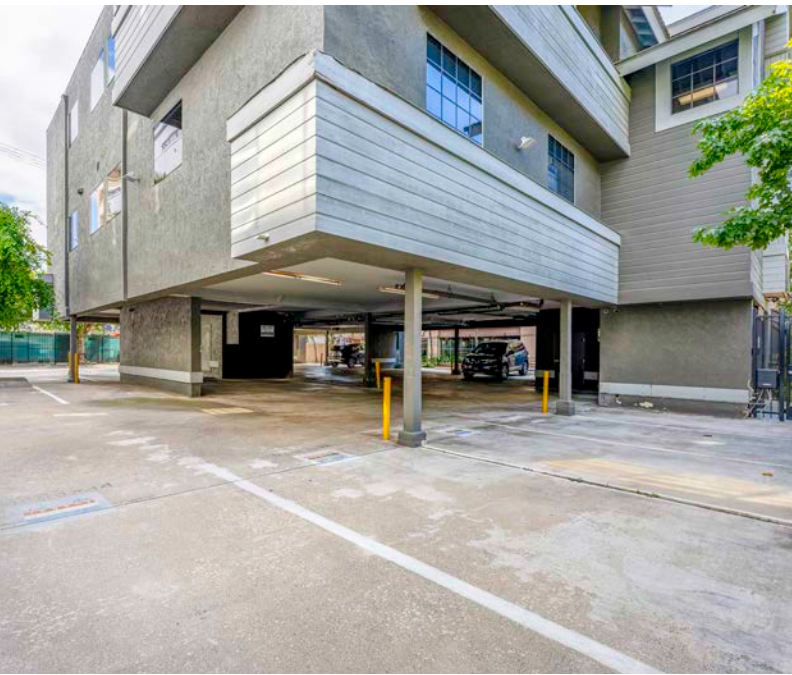
San Diego, CA 92103



Freestanding Office Building for Sale or Lease

DMJ
PARTNERS

property features



34 Onsite Secured Parking Spaces

- **Sale Price: \$6,235,000**
- Creative Office & Medical Office Suites
- Building Size: $\pm 9,592$ SF
- APN: 444-522-36
- Parking Ratio: 3.5/1000 (34 garage spaces) - \$50/space/month
- Elevator served
- Secured onsite parking in the building garage
- Building signage available for full building or full floor tenant
- Private restrooms in all suites (perfect for medical use)
- Excellent freeway access to Interstates 5, 805 and Highway 163
- Close proximity to UCSD & Scripps Medical Centers
- Multiple retail and restaurant locations within a short walk of the property
- Building's Walk Score®: Walker's Paradise (92)



Walking distance to numerous
restaurants & retail



Excellent Freeway Access to
Interstates 5 & 805 & Highway 163



Reserved Covered Parking



Near Public Transportation

nearby amenities

live/work/play

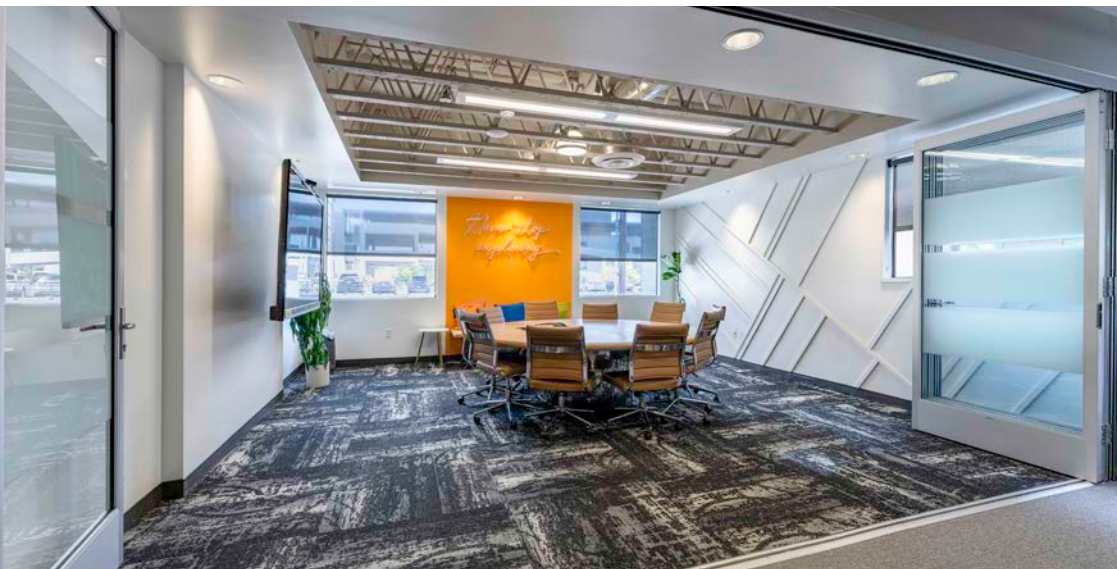
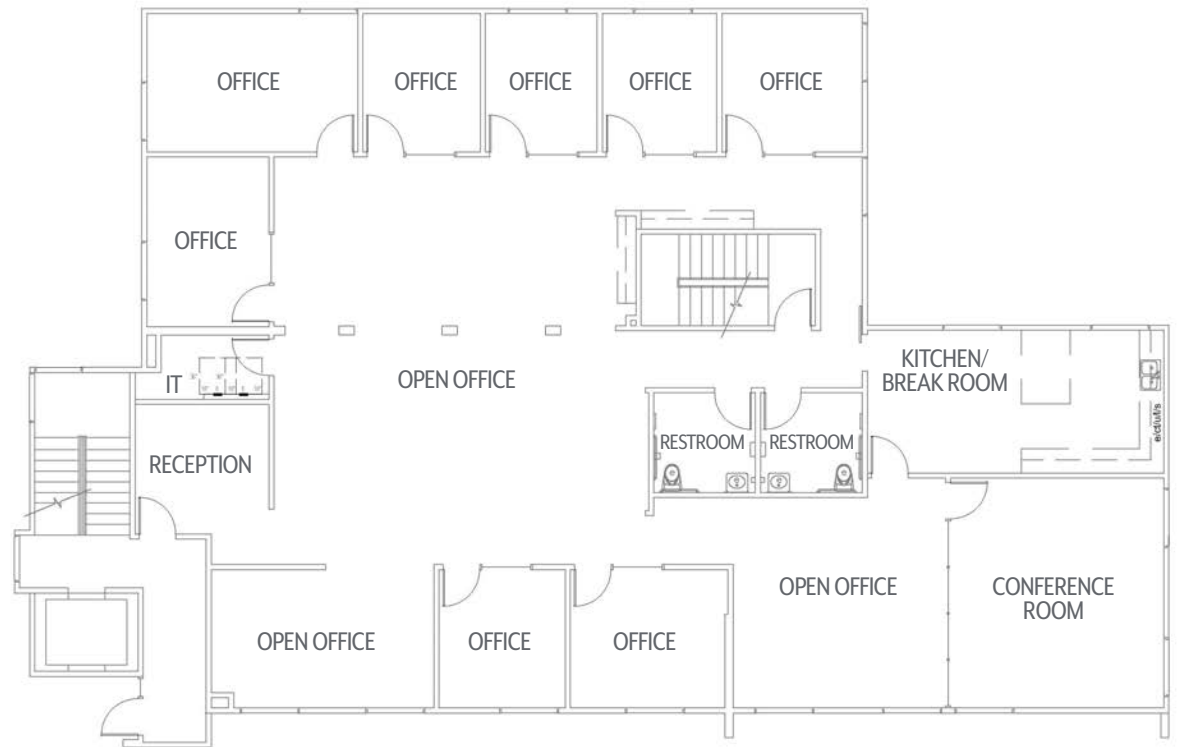
Uptown and Park West encompasses some of San Diego's most diverse, artsy and eclectic neighborhoods—including Hillcrest, North Park, South Park, University Heights, Mission Hills and Bankers Hill, all of which are filled with Craftsman-style buildings, trendy eateries and hipster boutiques. Its close proximity to Downtown, Little Italy, the San Diego International Airport and Interstate 5 and Highway 163 make this location highly desirable. This unique office building lends itself well to a creative work environment and provides a wonderful live/work/play lifestyle for its tenants and visitors alike.



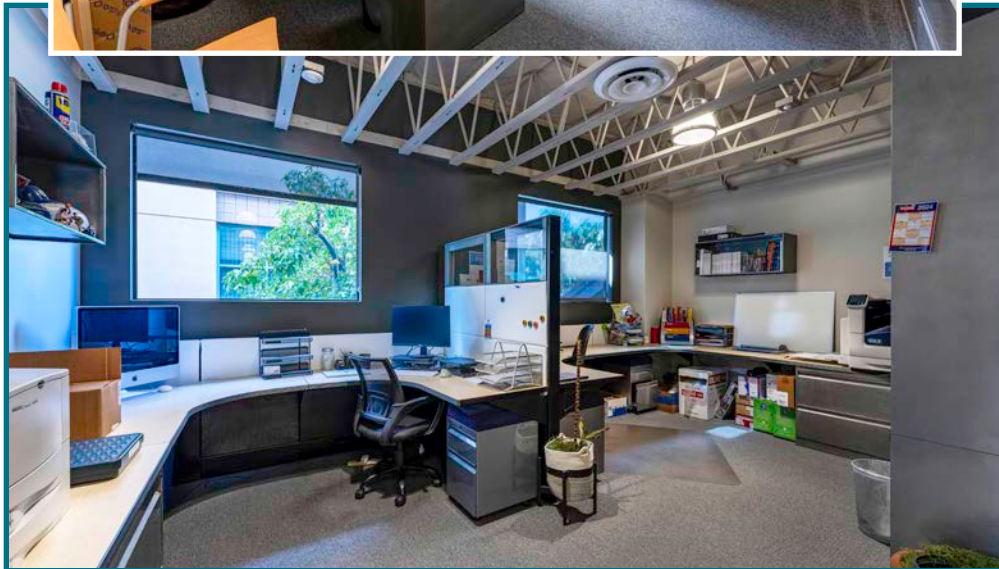
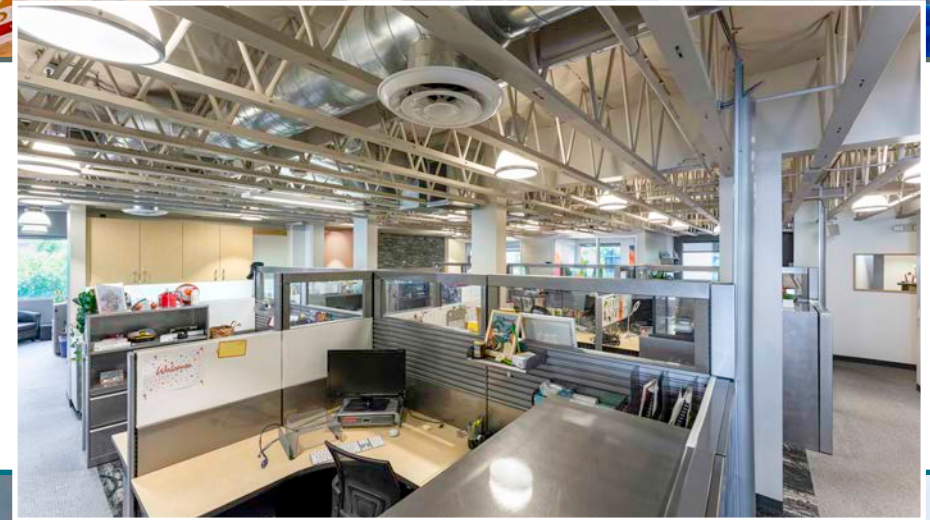
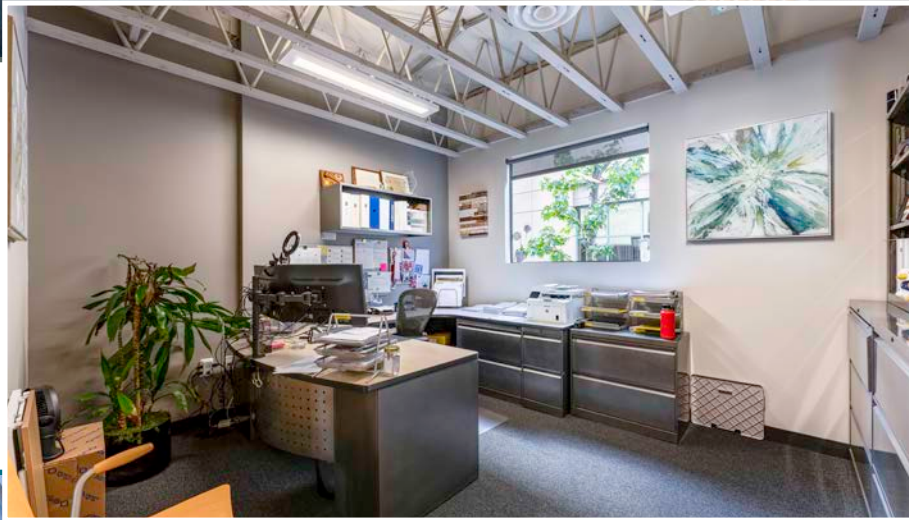
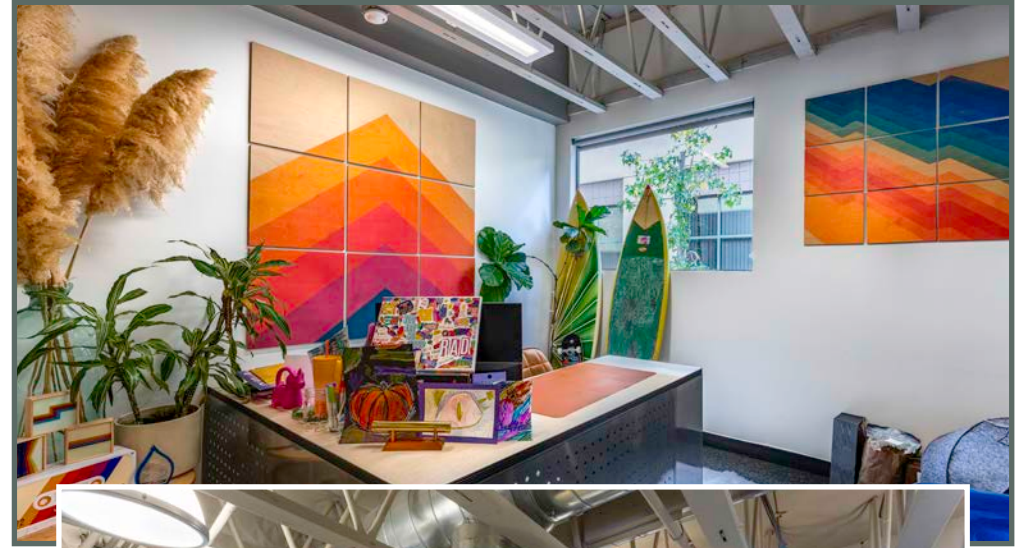
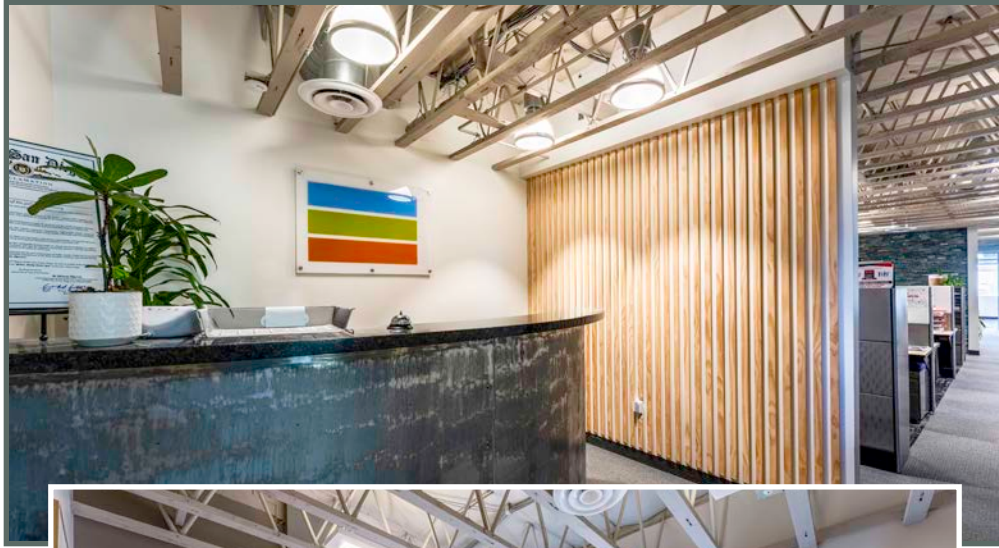
availabilities

SUITE 200

- Lease Rate: \$2.65 RSF plus utilities & janitorial
- Size: ±5,167 up to the entire building of 9,592 RSF
- Currently built out as creative office with exposed ceilings throughout
- Professional Reception
- Large Conference Room with accordion glass wall
- 8 Private Offices
- Open Work Area/Cubicle Area
- Kitchen/Break Room
- IT/Storage Room
- 2 Private Restrooms
- Windows on all sides providing for tons of natural light
- Building Signage Available



INTERIOR SUITE PHOTOS | SUITE 200



availabilities

SUITE 300

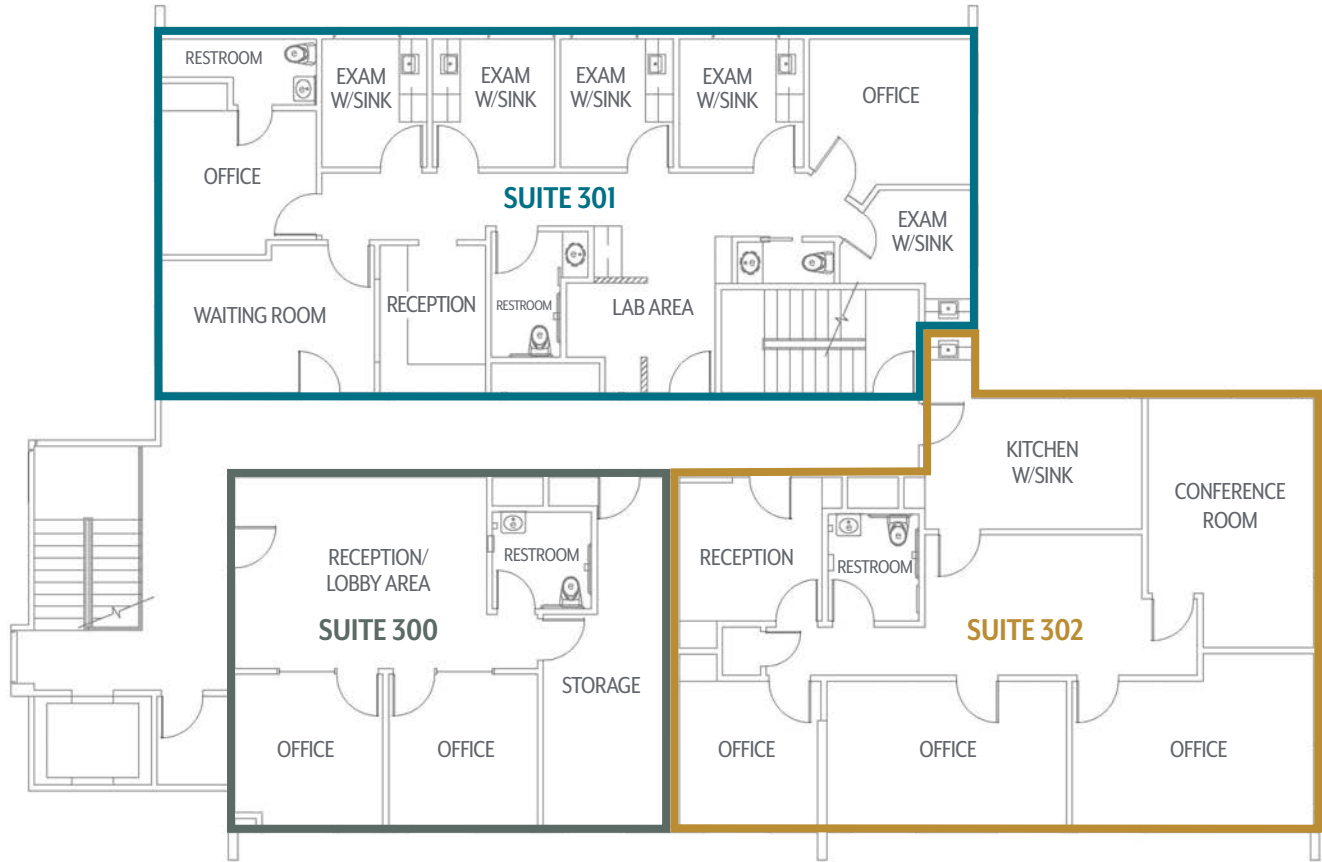
- Lease Rate: \$2.65 RSF plus utilities & janitorial
- Size: $\pm 1,002$ RSF up to the entire building of 9,592 RSF
- Medical/Office Suite
- 2 Private Offices
- Waiting Room w/ Reception
- Storage Room
- Private Restrooms

SUITE 301

- Lease Rate: \$2.65 RSF plus utilities & janitorial
- Size: $\pm 1,700$ RSF up to the entire building of 9,592 RSF
- Medical/Office Suite
- 2 Private Offices
- 5 Exam Rooms w/ Sinks
- Lobby/Reception Area
- Storage/Lab Area
- Private Restrooms

SUITE 302

- Lease Rate: \$2.65 RSF plus utilities & janitorial
- Size: $\pm 1,724$ RSF up to the entire building of 9,592 RSF
- Medical/Office Suite
- 4 Private Offices/Exam Rooms
- Conference Room
- Lobby/Reception
- Private Restroom



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San Diego, CA 92103

For More Information

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