

**FOR LEASE**

1495 Pacific Highway  
Suites 275  
San Diego, CA 92101



# Little Italy Office Space For Lease

**PETER WRIGHT**  
619.243.8450  
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BRE #01846272

**EMMETT CAHILL**  
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*The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.*



## SUITE 275

### SPACE AVAILABLE

1,895 SF

### LEASE RATE

\$2.50 per SF plus electricity

### PROPERTY HIGHLIGHTS

- Kitchen, executive office, conference room
- Onsite coffee shop
- Amazing views of the San Diego Bay
- Walking Distance to local shops / restaurants / entertainment
- Unbeatable Little Italy location



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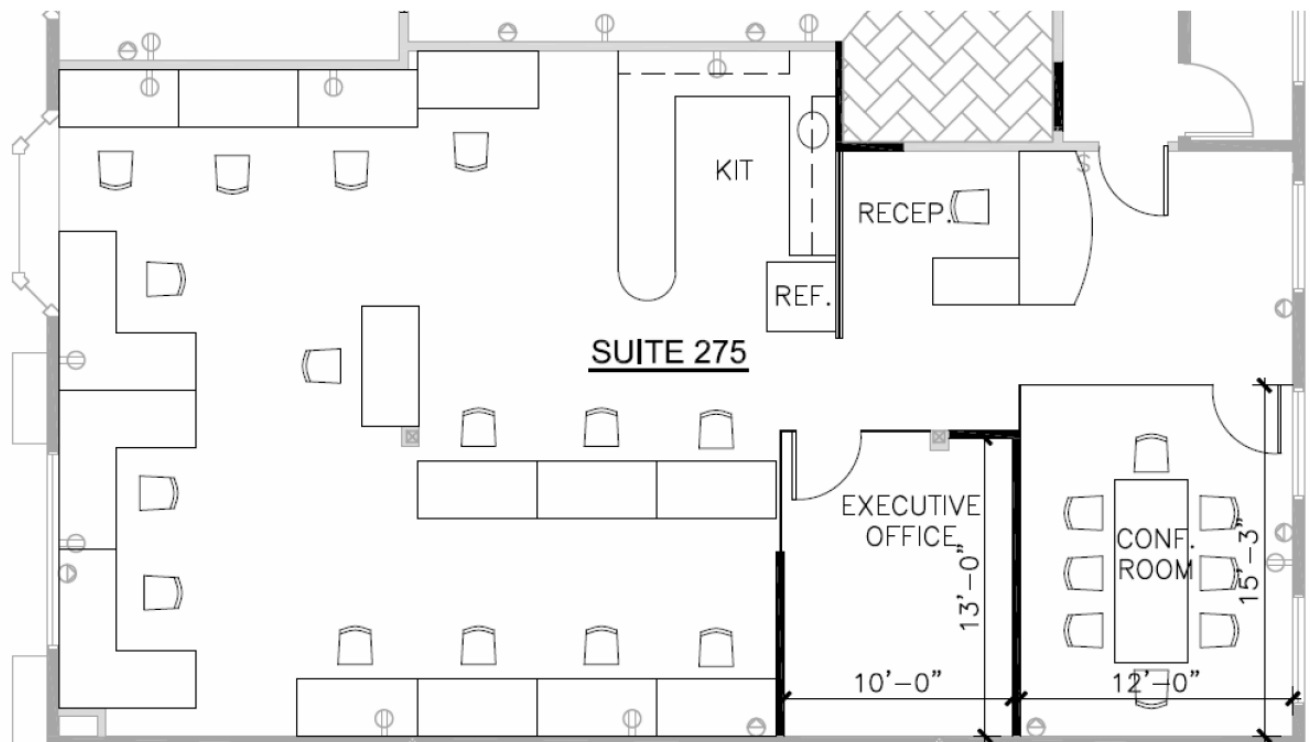


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# FLOOR PLAN | 275



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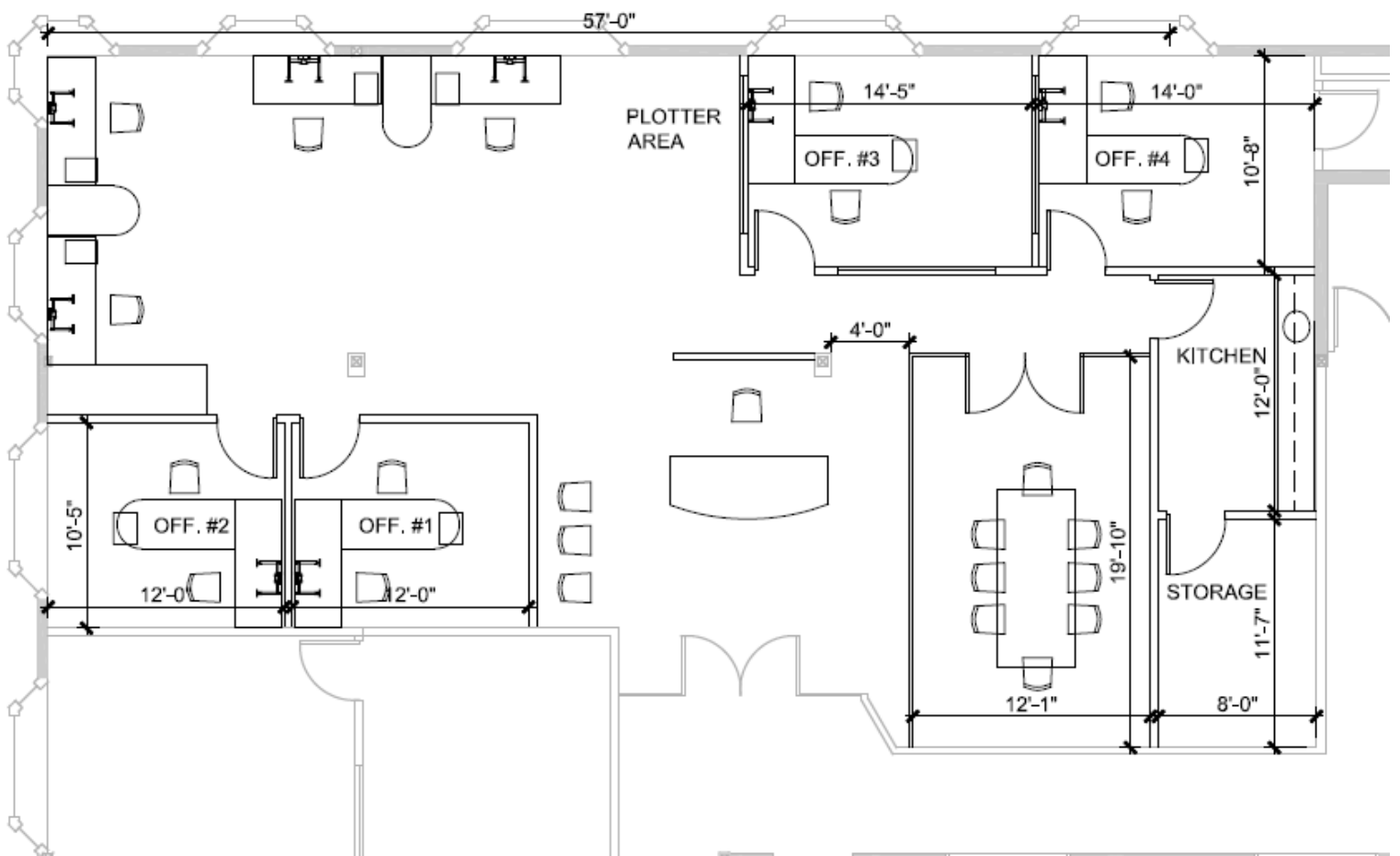
## Suite 200

### SPACE AVAILABLE

2,600 SF

### SPACE HIGHLIGHTS

- 4 Offices, conference room, kitchen, reception, views



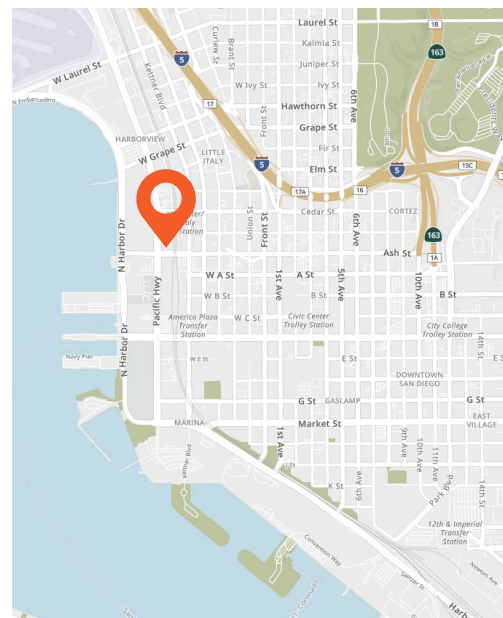
# LOCATION

BALBOA PARK

163

5

PROPERTY



## LOCATION HIGHLIGHTS

- Premier Little Italy Location
- Proximate to I-5, SR-163
- Walk Score of 98 out of 100 – Walkers Paradise
- 6 minute drive to San Diego International Airport
- Close to public transportation
- Walking distance to shops, restaurants and brew pubs

## WALKING DISTANCE

to Numerous Restaurants & Retail

## Excellent Freeway Access to INTERSTATE 5 & HIGHWAY 163

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# Contact Information

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