

CREATIVE OFFICES FOR LEASE



FOR MORE INFORMATION

JOSH BUCHHOLZ

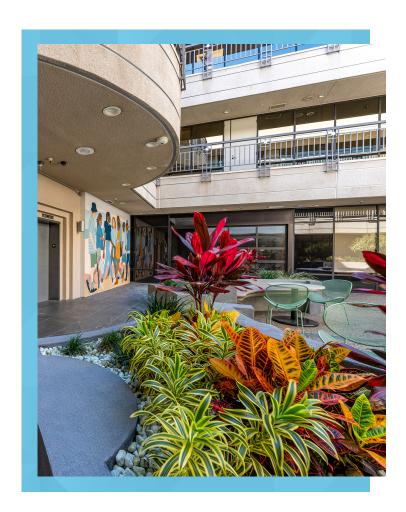
D: 619 391 1889 JOSH@DMJPARTNERS.COM LICENSE # 01761228 DOUG CERESIA

D: 619 391 1890 DOUG@DMJPARTNERS.COM LICENSE # 01314250 MATT MIDURA

D: 619 391 1891 MATT@DMJPARTNERS.COM LICENSE # 01826378

PROPERTY FEATURES

- · LOCATED IN THE HEART OF HILLCREST AT THE INTERSECTION OF FIFTH AND UNIVERSITY
- OPEN ATRIUM BUILDING WITH SERENE COURTYARD, LUSH LANDSCAPING AND WATER FEATURE
- SUBTERRANEAN PARKING GARAGE WITH AMPLE PARKING 3.0/1000 (\$65/MONTH UNRESERVED OR \$50/MONTH FOR TANDEM RESERVED)
- · WALKING DISTANCE TO NUMEROUS COFFEE SHOPS, RESTAURANTS AND OTHER RETAIL
- EASY FREEWAY ACCESS TO I-8, I-5 AND HIGHWAY I63







SUITE 210 | ±2,426 RSF

- LEASE RATE: \$2.65/SF MODIFIED GROSS (PLUS UTILITIES)
- FOUR PRIVATE OFFICES
- · CONFERENCE ROOM
- · EXPOSED CEILINGS THROUGH MAIN OFFICE
- · MULTIPLE POINTS OF ENTRY OFF OF BUILDING ATRIUM
- · WINDOWS ON BOTH SIDES PROVIDING LOTS OF NATURAL LIGHT
- OPEN LOUNGE STYLE KITCHENETTE WITH SINK
- · AVAILABLE NOW

