

1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MONTH

**DOWNTOWN/LITTLE ITALY
OFFICE SPACE FOR LEASE**

**FULL BUILDING AVAILABLE
900 SF - 14,441 SF**



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Voit

REAL ESTATE SERVICES



BUILDING FEATURES

| | |
|-------------------|---|
| BUILDING SQ. FT. | ±14,441 RSF |
| LAND AREA | ±9,148 SF |
| NUMBER OF STORIES | Four (4) |
| ELEVATORS | One (1) |
| SPRINKLERS | Yes |
| YEAR BUILT | 1984 |
| ZONING | CCPD-R |
| PARKING | Off-Site Only (3 Public Lots Adjacent) |



1510 FRONT STREET
SAN DIEGO, CA 92101

FOR LEASE



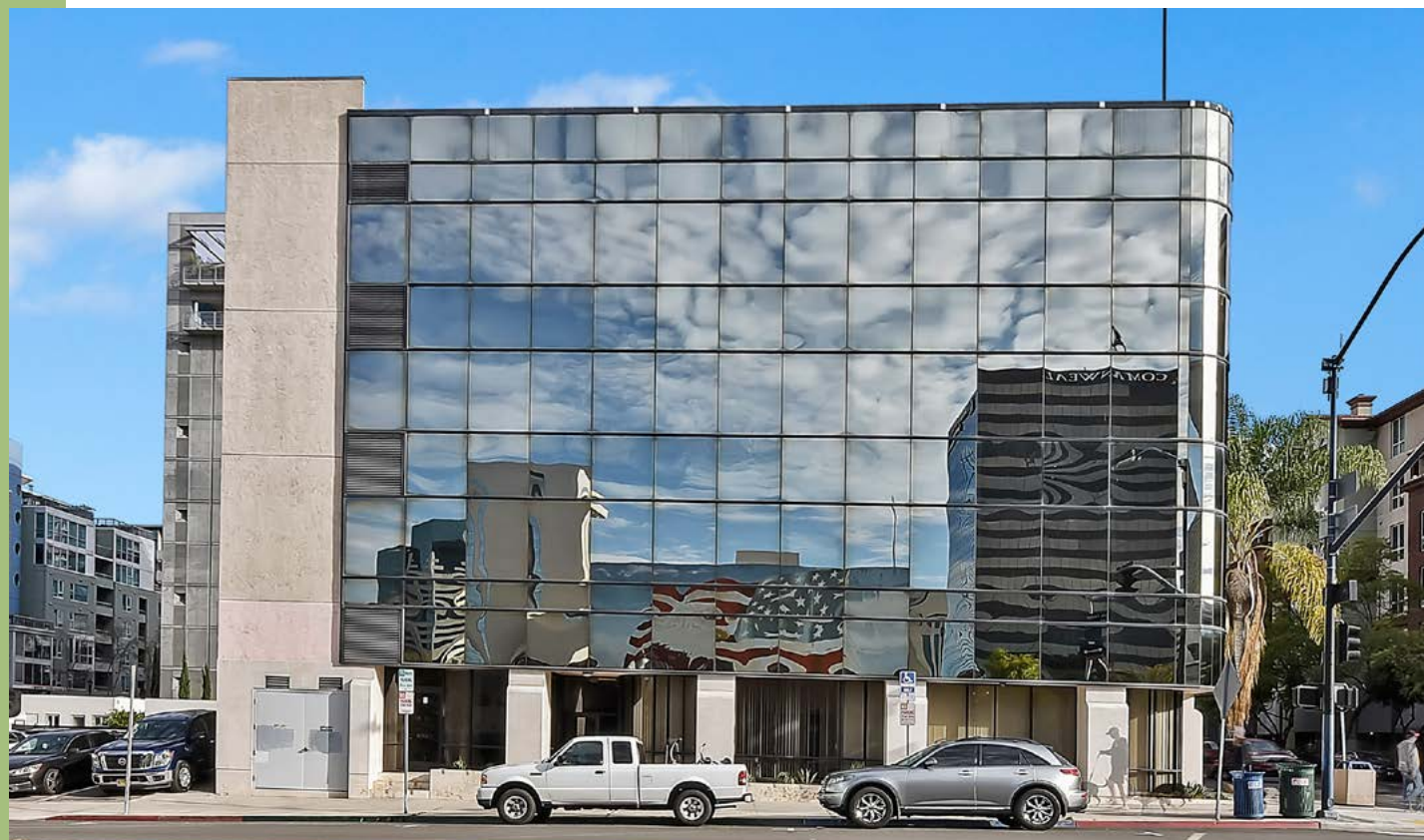
98 Walk Score
Walker's Paradise



81 Transit Score
Excellent Transit



62 Bike Score
Bikeable



***1st Year Promotional Rate of \$2.10 /SF /Month**

AVAILABILITY

| SUITE NO. | AVAIL. SF | LEASE RATE | AVAILABLE |
|-----------|-----------|---------------------------|-----------|
| Suite 105 | ±900 SF | *\$2.50 + E & J PSF/Month | Now |
| Suite 110 | ±1,400 SF | *\$2.50 + E & J PSF/Month | Now |
| Suite 200 | ±3,703 SF | *\$2.50 + E & J PSF/Month | Now |
| Suite 300 | ±3,703 SF | *\$2.50 + E & J PSF/Month | Now |
| Suite 400 | ±3,703 SF | *\$2.50 + E & J PSF/Month | Now |

*FULL BUILDING AVAILABLE FOR A TOTAL OF ±14,441 SF & ANY SUITE COMBINATIONS HEREIN



BUILDING HIGHLIGHTS

Heavy daytime foot traffic

Walking distance to Little Italy's abundant eateries and other retail amenities

Abundance of natural light

Corner of Front and Beech Streets

Building signage available

Upgraded interior premise finishes

Ability to run HVAC 24/7

Common area refurbishment planned



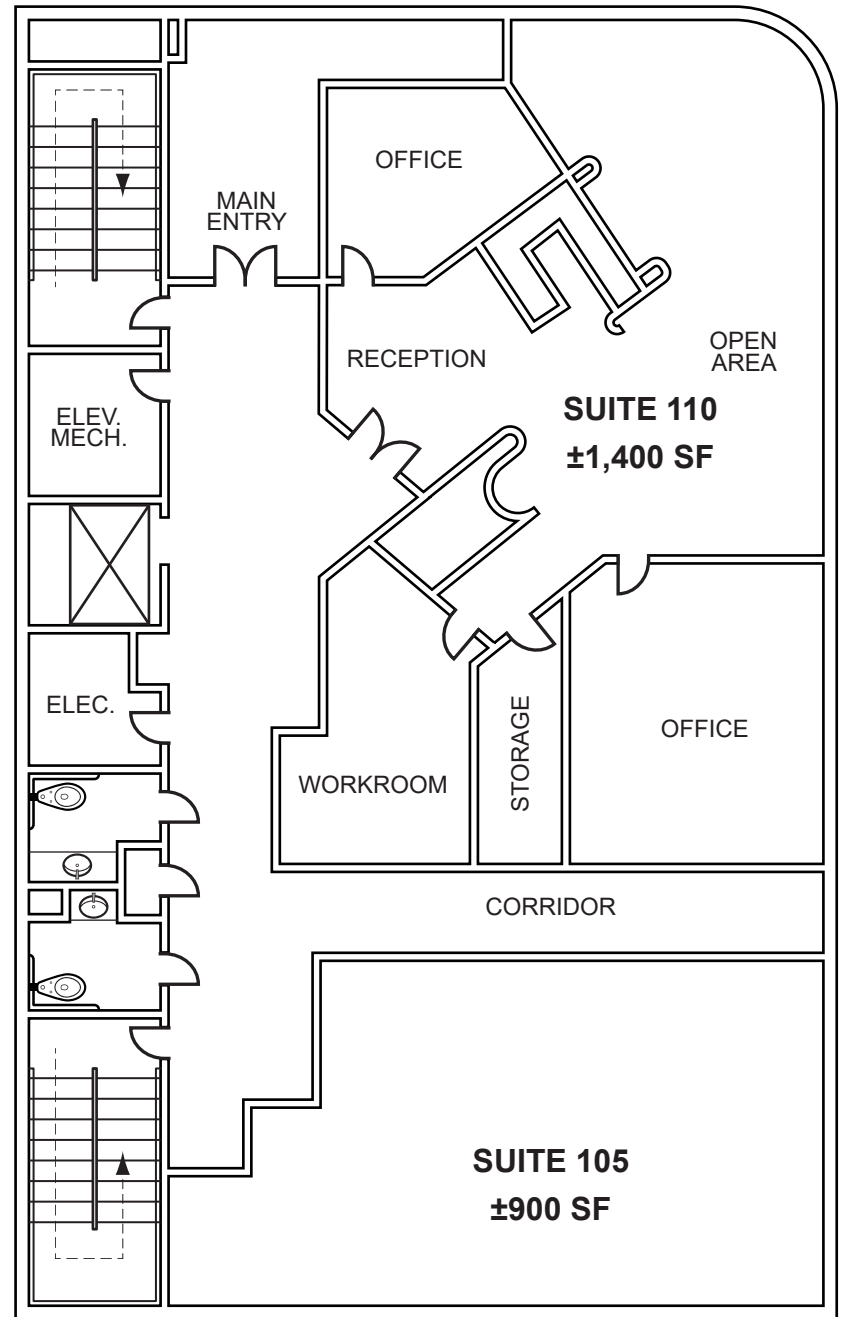
AVAILABILITY

*1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MO.

| SUITE# | AVAIL. SF | PRICE /SF | AVAILABLE |
|--------|-----------|---------------|--|
| 105 | ±900 SF | *\$2.50 + E&J | Large Open Area |
| 110 | ±1,400 SF | *\$2.50 + E&J | Reception, 2-Private Offices, Storage, Open Area, and Workroom |



FIRST FLOOR



*1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MONTH

← North



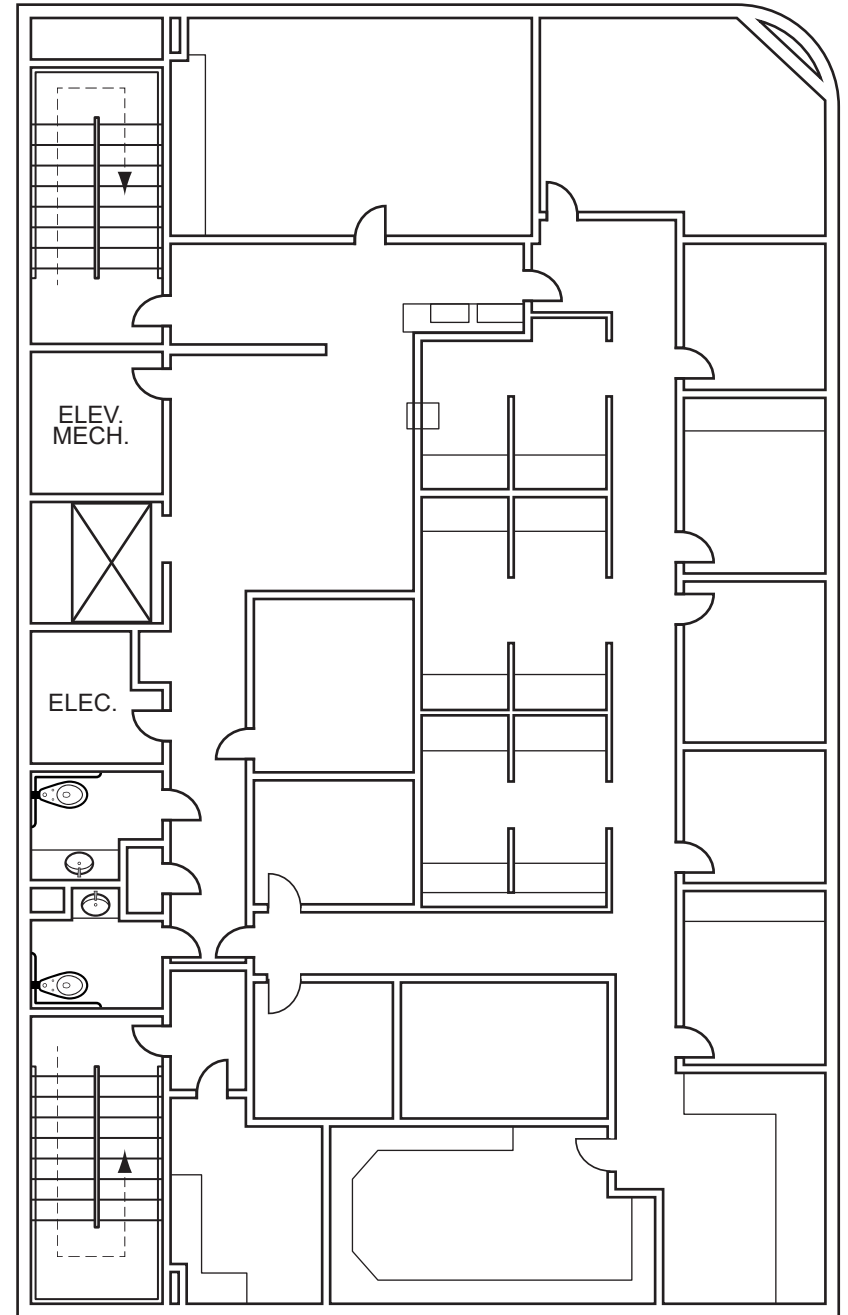
AVAILABILITY

*1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MO.

| SUITE# | AVAIL. SF | PRICE /SF | AVAILABLE |
|--------|-----------|---------------|---|
| 200 | ±3,703 SF | *\$2.50 + E&J | Entire floor. Reception, 10-Private Rooms, 8-Cubicles, Break Area, Conference Room, 1-Workroom, Storage, 2-Restrooms, & Copier Area |



SECOND FLOOR: ±3,703 SF



← North



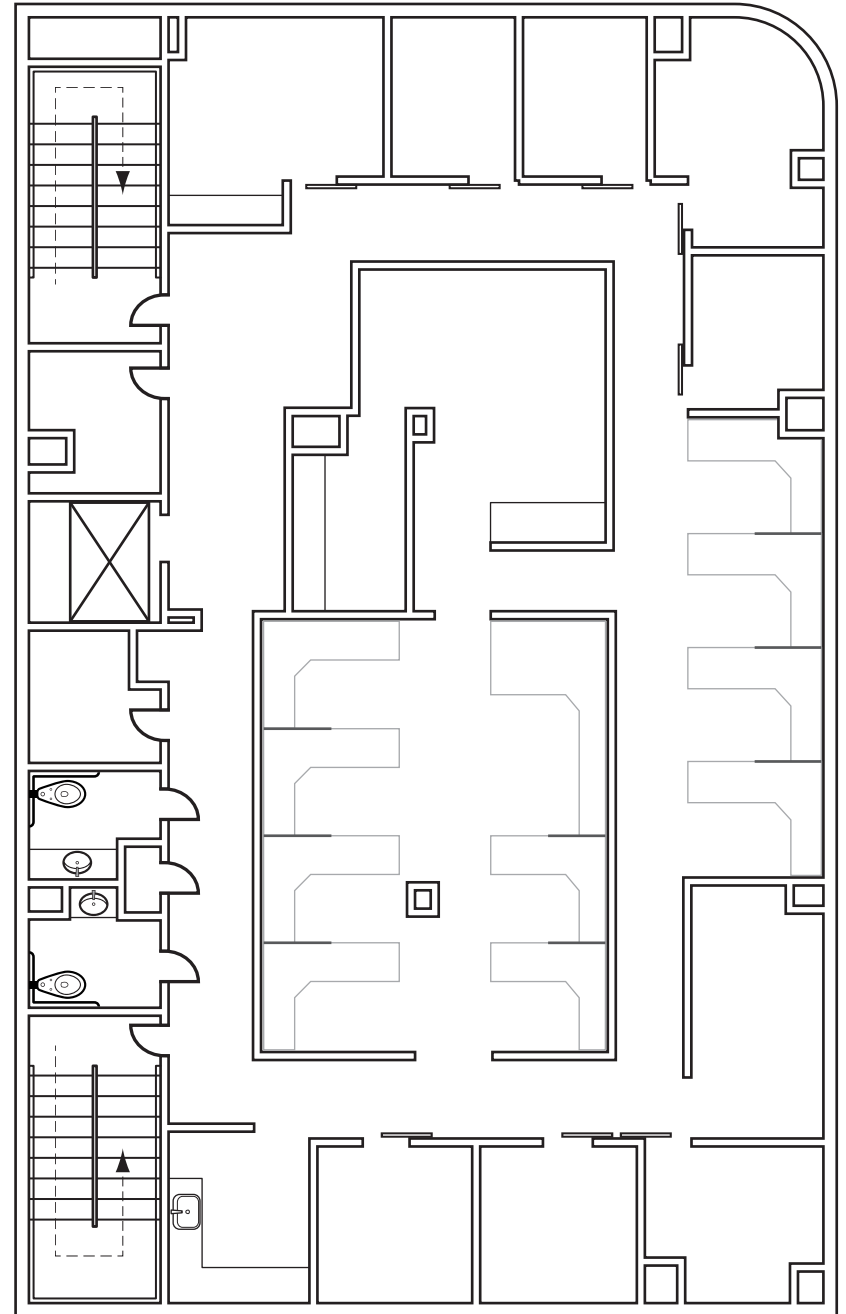
AVAILABILITY

*1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MO.

| SUITE# | AVAIL. SF | PRICE /SF | AVAILABLE |
|--------|-----------|---------------|--|
| 300 | ±3,703 SF | *\$2.50 + E&J | Entire floor. Reception, 8-Private Rooms, 11-Cubicles, Break Area, Conference Room, 1-Workroom, Storage, and 2-Restrooms |



THIRD FLOOR: ±3,703 SF



← North

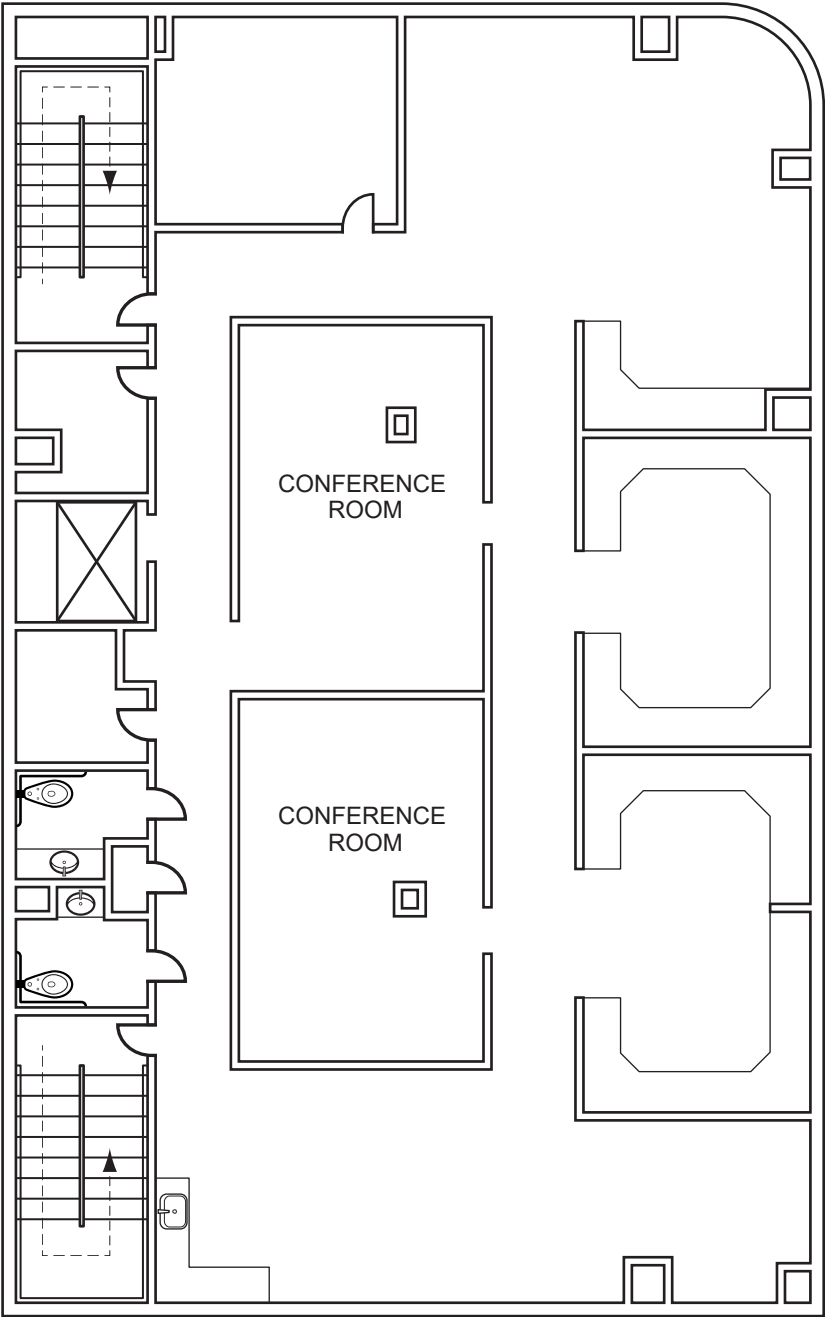
FOURTH FLOOR: ±3,703 SF



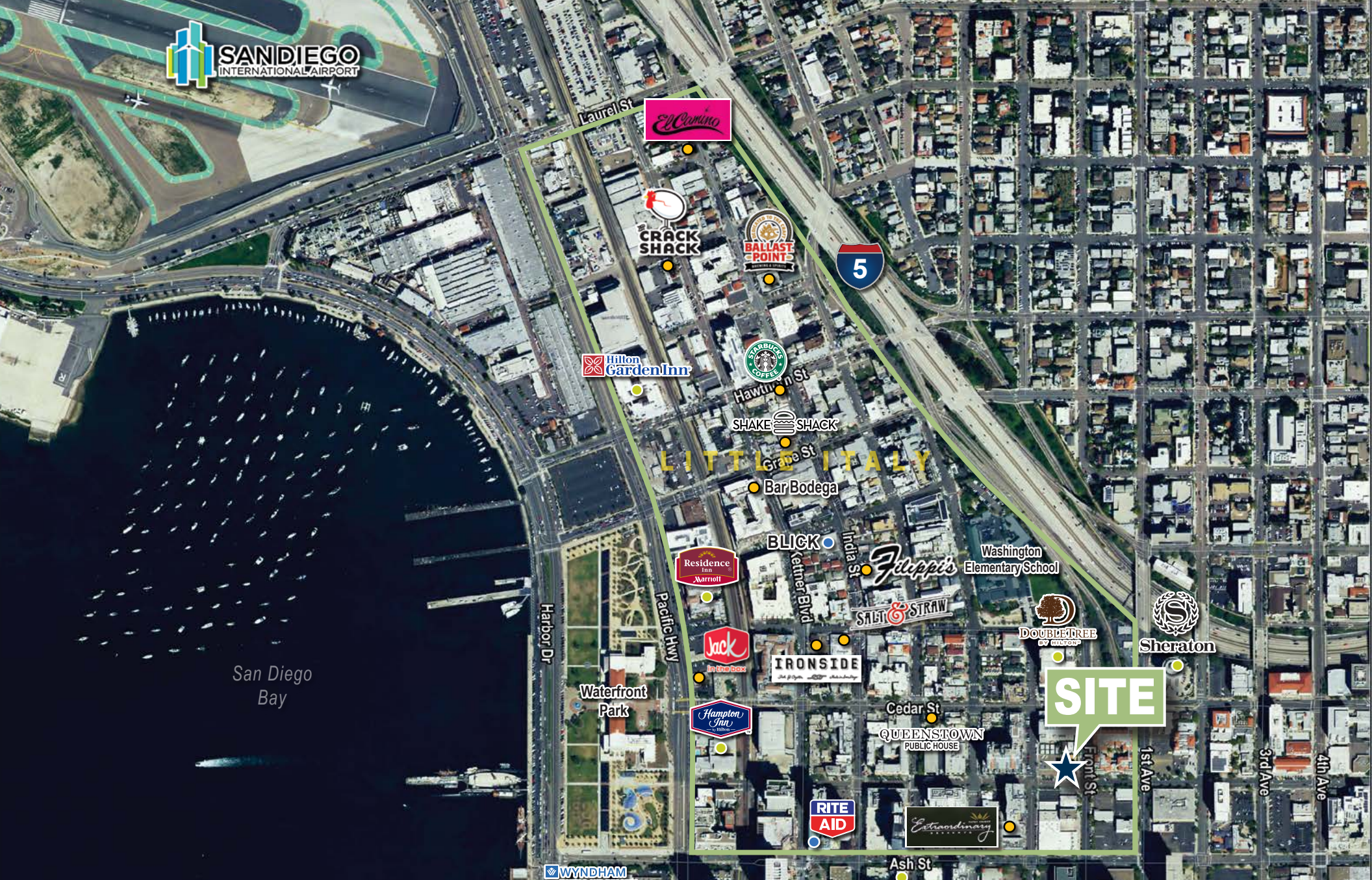
AVAILABILITY

*1ST YEAR PROMOTIONAL RATE OF \$2.10 /SF /MO.

| SUITE# | AVAIL. SF | PRICE /SF | AVAILABLE |
|--------|-----------|---------------|--|
| 400 | ±3,703 SF | *\$2.50 + E&J | Entire floor. 3-Private Office, Large Open Area, 2-Conference Rooms, 2-Large Workrooms, Storage, and 2-Restrooms |



← North



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