

5 WEST
5 BEECH

OFFICE SUITES FOR LEASE
LITTLE ITALY | SAN DIEGO



STRAUSS
INVESTMENTS
EST. 1960

DMJ
PARTNERS



**ELEVATING YOUR EXPERIENCE...
COMMON AREA UPGRADES UNDERWAY!**

Featuring sleek new elevator cabs, beautifully refreshed restrooms, and modern suite identification signage.



Common Area Atrium
with Outdoor Seating



Renovated Elevator
Lobby & Hallways



Walking distance to numerous
restaurants & retail



Parking Ratio: 1/1000
\$200/space per month - unreserved



Near Public Transportation



Excellent Freeway Access to
Interstate 5 & Highway 163



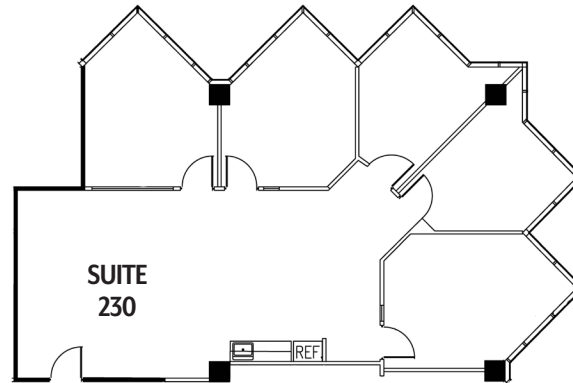
Nearby Amenities



Availabilities

SUITE 230

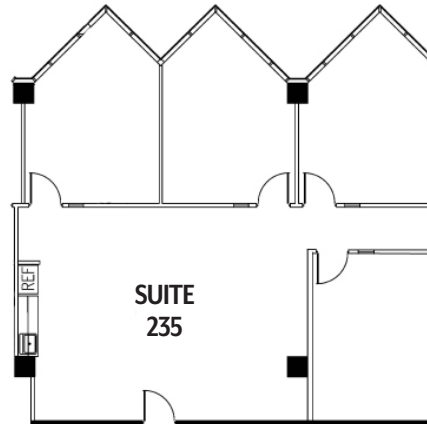
- Lease Rate: \$2.25 Full Service Gross
- Size: $\pm 2,041$
- Reception
- 4 Private Offices
- Break Room
- Conference Room
- Available Now
- Can be combined with suites 235 & 240 for up to $\pm 5,850$ RSF



Suite 230

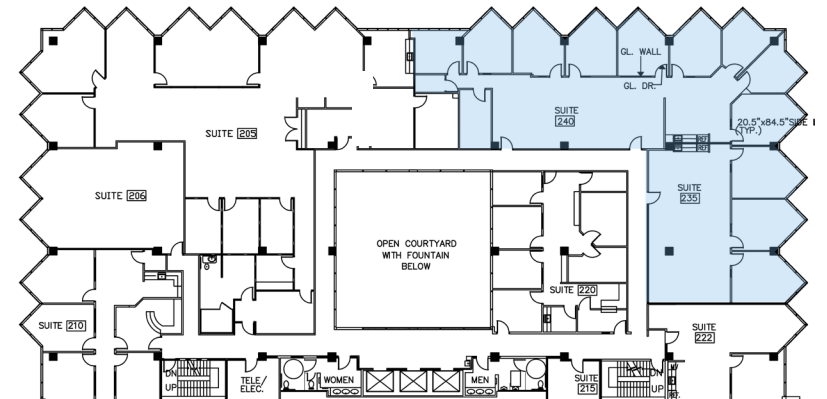
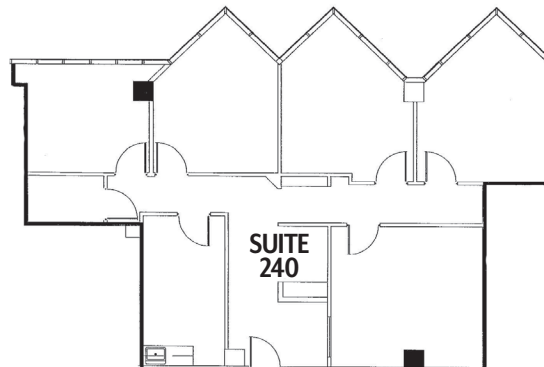
SUITE 235

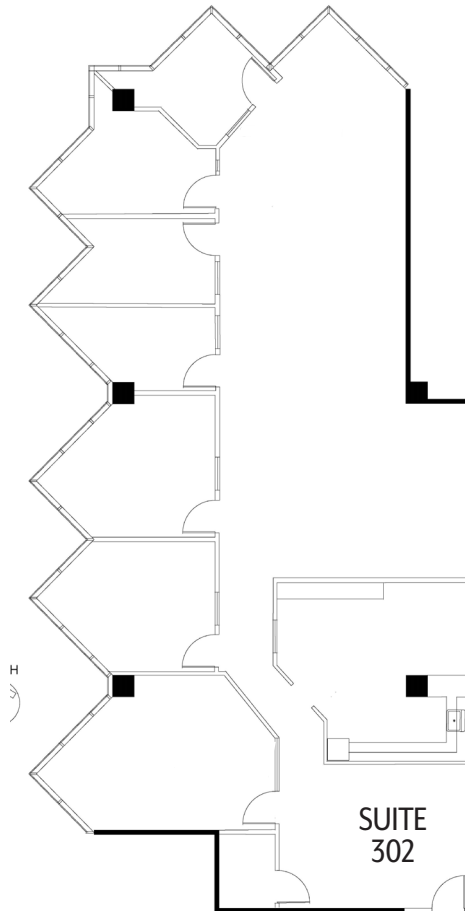
- Lease Rate: \$2.25 Full Service Gross
- Size: $\pm 2,029$ RSF
- Reception
- 4 Private Offices
- Break Room
- Available November 1, 2026
- Can be combined with suites 230 & 240 for up to $\pm 5,850$ RSF



SUITE 240

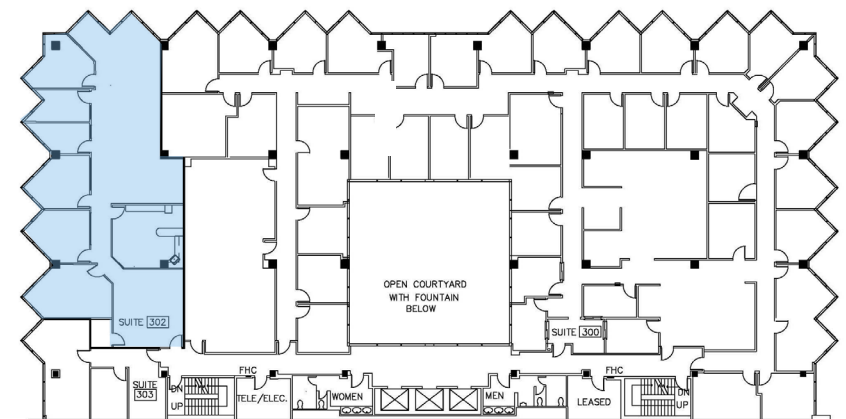
- Lease Rate: \$2.25 Full Service Gross
- Size: $\pm 1,780$ RSF
- Reception
- 4 Private Window Lined Offices
- Kitchenette with Sink
- Interior Conference Room
- IT/Storage Room
- Available Now
- Can be combined with suites 230 & 235 for up to $\pm 5,850$ RSF





SUITE 302

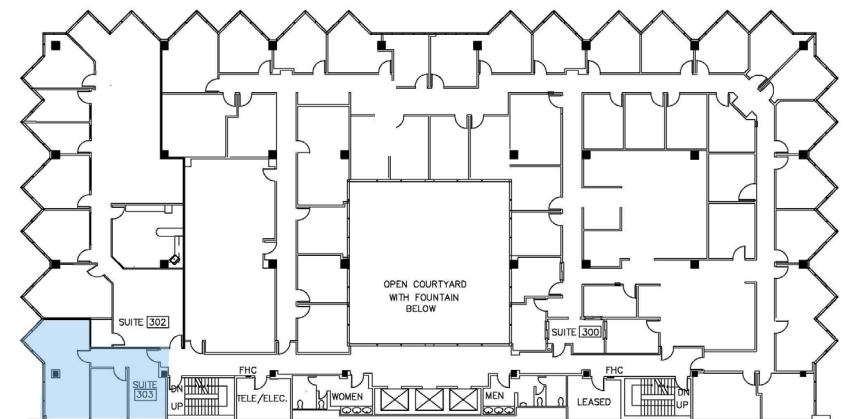
- Lease Rate: \$2.25 Full Service Gross
- Size: ±3,096 RSF
- Reception Area
- Six Private Offices
- Conference Room
- Open Area with Cubicles
- Kitchen/Break Room
- Storage Room
- Available September 1, 2026

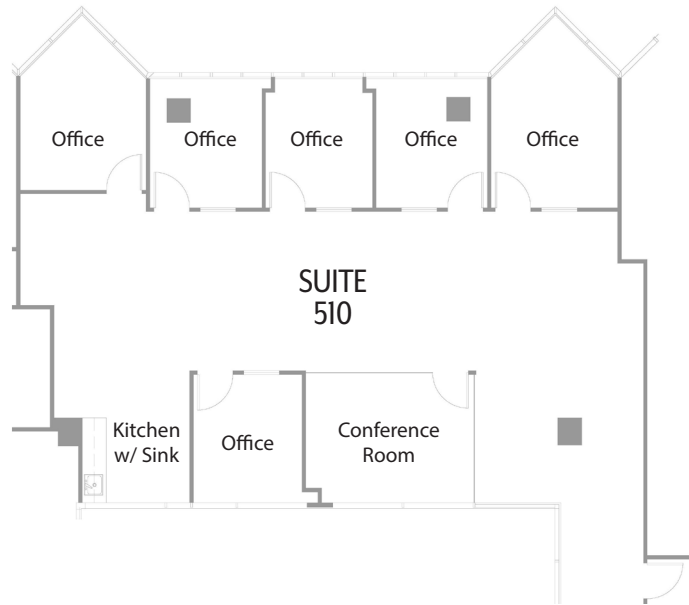




SUITE 303

- Lease Rate: \$2.25 Full Service Gross
- Size: ±755 RSF
- Reception Area
- Open Area
- Kitchen/Storage Room
- Available December 1, 2026





SUITE 510 - Future Spec Suite!

- Lease Rate: \$2.25 Full Service Gross
- Size: $\pm 2,340$ RSF
- Six Private Offices
- Conference Room
- IT/Storage Room
- Reception Area
- Kitchen with Sink
- Available Now
- Spec Suite Renovations to be completed by 10/1/2026



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For More Information

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