

FOR LEASE

Flex Space



BERKSHIRE HATHAWAY | California Properties
HomeServices | Commercial Division



Rare Downtown San Diego Flex Space

Close to All:
Little Italy, Bankers Hill, Airport,
Restaurants, Entertainment,
Shopping, Freeway Access

State Street Building

2555 State St | Suite #103 | San Diego | CA | 92101

- +/- 2,147 Rentable Square Feet
- Open Floor Plan
- Common Area Lobby & Restroom
- Uses: Distribution / Retail / Office / Assembly / Fulfillment / Storage +
- Fire Alarm Monitored 24/7



Gary Losey
P: 760.331.7057
gary@loseygroup.com
Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices
CA Properties—Commercial Division
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

FOR LEASE

2555 State St | San Diego | CA | 92101



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division

Suite 103

- +/- 2,147 Rentable Square Feet
 - \$1.95 — \$2.35 per square foot
 - \$0.19 CAM per square foot
 - Gross Lease, Plus E
 - 200 Amp Dedicated Electrical
 - Polished Concrete Floors
 - 1 Reserved Parking Space
 - Free street parking
 - High speed internet available
 - Fire Sprinklers - All Interiors
 - 9' - 10' ceilings
- **Common Area:**
- Lobby
 - Restroom
 - Janitorial
 - Loading Dock & Rollup Door
- **CAM includes:**
- Water
 - Trash
 - Gardener
 - Restroom Supplies
 - Fire Sprinklers
 - Monitored Fire Alarm 24/7



Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

**Berkshire Hathaway HomeServices
CA Properties—Commercial Division**

5973 Avenida Encinas, Suite 120

Carlsbad, CA 92008

FOR LEASE

Suite 103

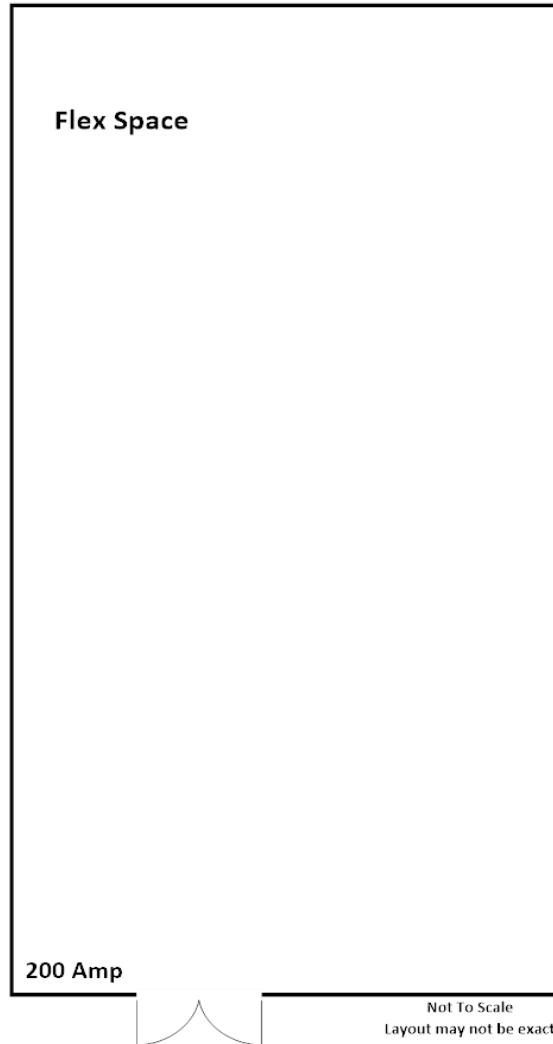
2555 State St | San Diego | CA | 92101



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division

• Floor Plan



Suite 103



Suite 103

Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices
CA Properties—Commercial Division
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

FOR LEASE

Suite 103

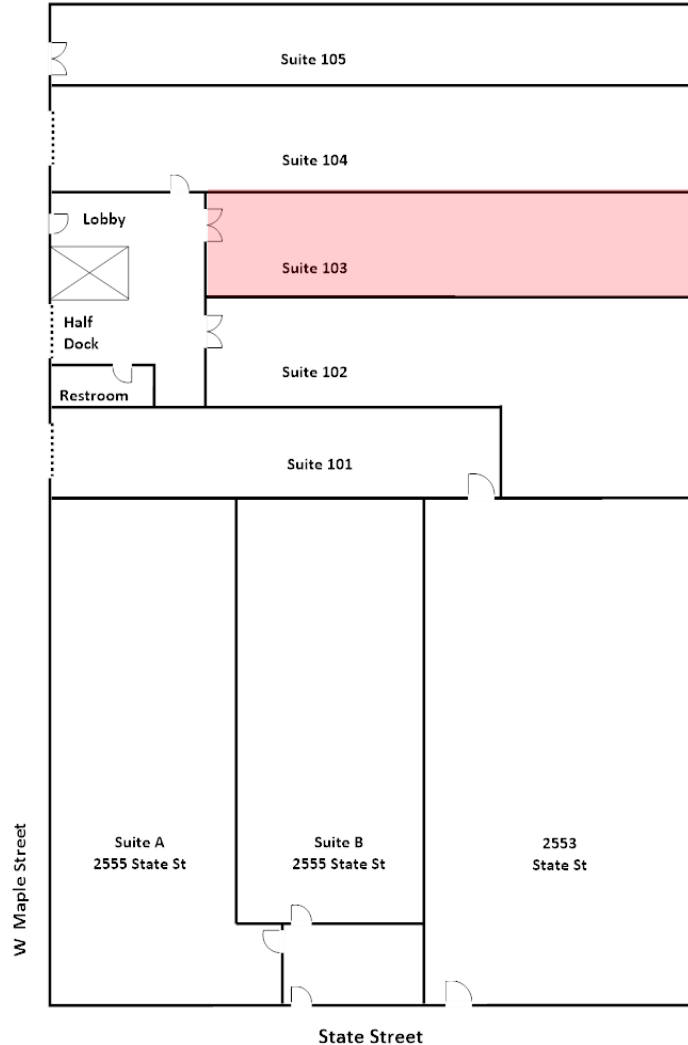
2555 State St | San Diego | CA | 92101




BERKSHIRE HATHAWAY
HomeServices

California Properties
Commercial Division

• Site Plan



 = Available

Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices

CA Properties—Commercial Division

5973 Avenida Encinas, Suite 120

Carlsbad, CA 92008

FOR LEASE

Suite 103

2555 State St | San Diego | CA | 92101



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division



Common Area Lobby



Common Area 1/2 Loading Dock



Common Area Restroom

Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices

CA Properties—Commercial Division

5973 Avenida Encinas, Suite 120

Carlsbad, CA 92008

FOR LEASE

Suite 103

2555 State St | San Diego | CA | 92101



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division



Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices
CA Properties—Commercial Division
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

FOR LEASE

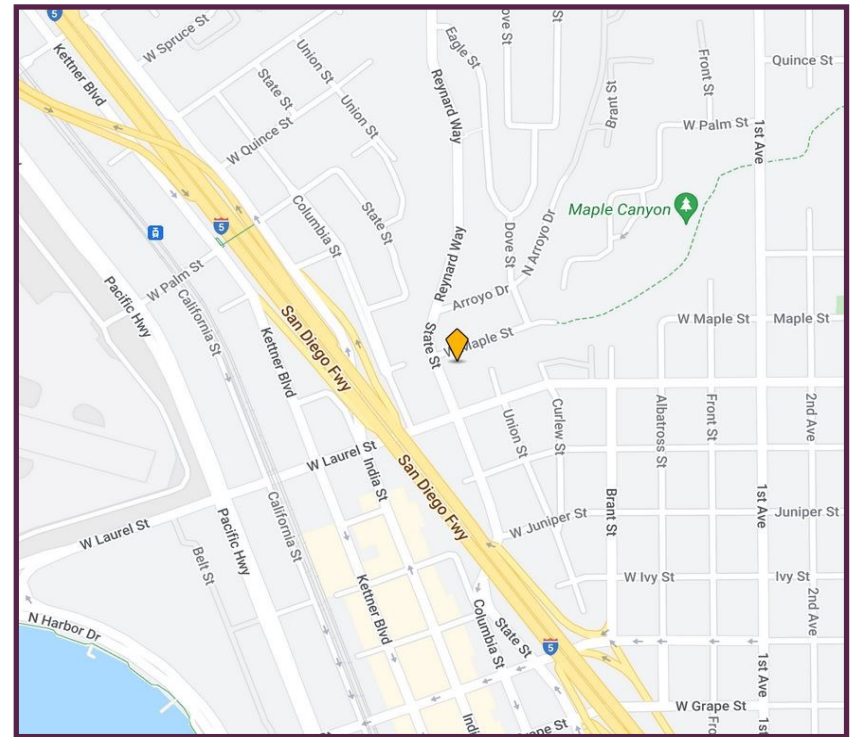
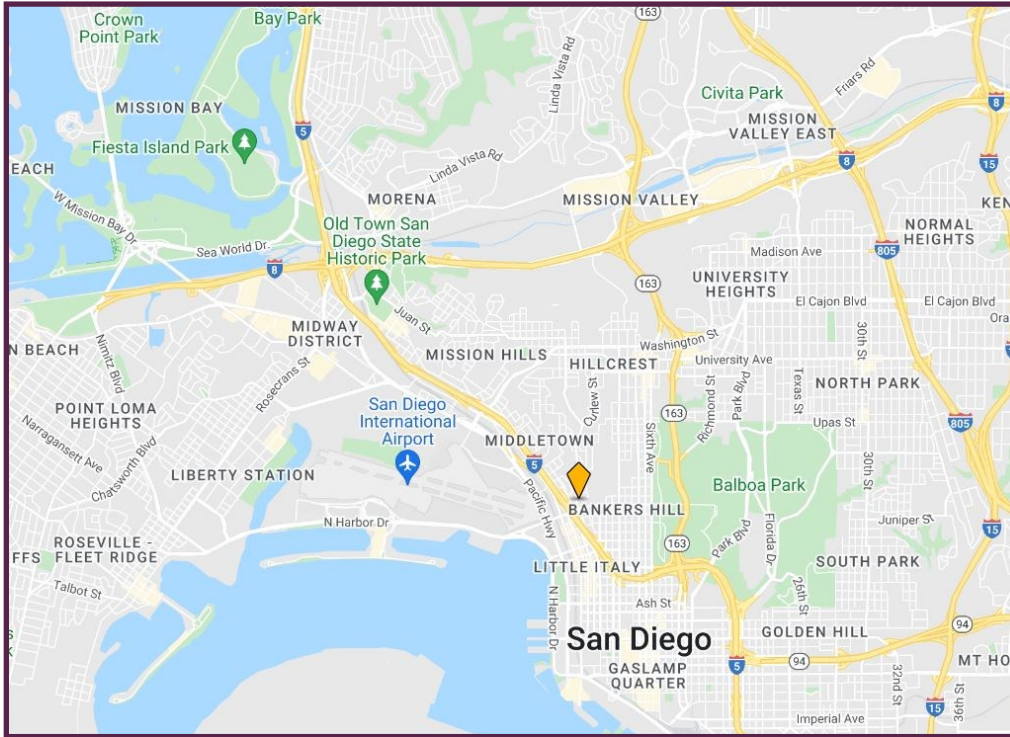
Suite 103

2555 State St | San Diego | CA | 92101



**BERKSHIRE
HATHAWAY**
HomeServices

California Properties
Commercial Division



Gary Losey

P: 760.331.7057

gary@loseygroup.com

Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

Berkshire Hathaway HomeServices

CA Properties—Commercial Division

5973 Avenida Encinas, Suite 120

Carlsbad, CA 92008