

FOR SALE OR LEASE



406 9TH AVENUE | SUITE 211  
SAN DIEGO, CA | 92101

## DOWNTOWN SAN DIEGO BALLPARK NEIGHBORHOOD



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## EXCEPTIONALLY CLOSE TO PETCO PARK

- ◇ Steps away from Petco Park, Restaurants, Bars & Cafes
- ◇ Situated along the main corridor to PETCO Park
- ◇ Directly north of center field at 8th and J Streets



Walking distance to numerous  
restaurants & retail

## MODERN AMENITIES

- ◇ Updated Lobby and Common Areas
- ◇ Private Restrooms
- ◇ Fully Wired with Telephone, Cable & Data
- ◇ Unique Building with Urban and Historical Architecture



Renovated Elevator  
Lobby & Hallways



Excellent Freeway Access to  
Interstate 5 & Highway 163

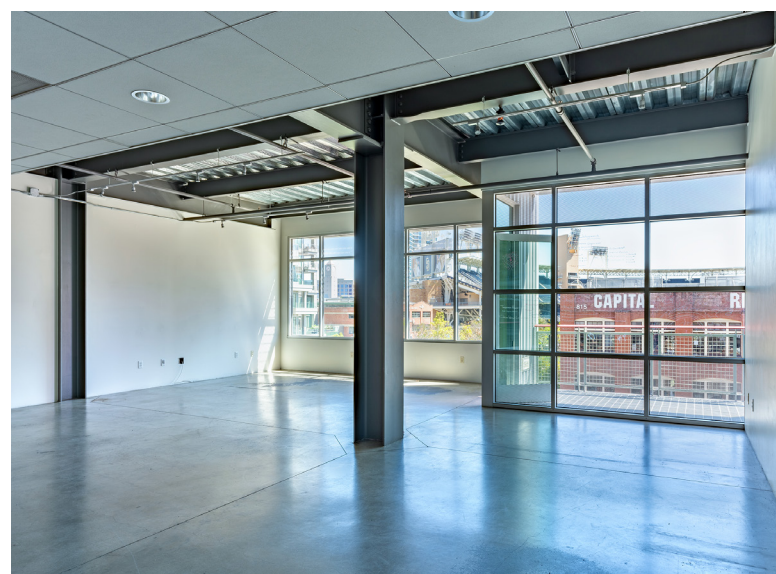


Near Public Transportation



# SUITE 211 | $\pm 1,165$ RSF

- Sale Price: \$655,000
- Lease Rate: \$3.00/RSF Modified Gross
- New & Modern High End Finishes
- Versatile, Open Layout
- Sealed Concrete Floors
- Open Ceilings
- Private Restroom
- Private Balcony
- Kitchenette with Cabinets & Sink
- Abundant Natural Light
- HVAC



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