

555 WEST BEECH

Office Suites For Lease



Owned & Managed by MC Strauss Company





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



**Common Area Atrium
with Outdoor Seating**



**Renovated Elevator
Lobby & Hallways**



**Walking distance to numerous
restaurants & retail**



**Excellent Freeway Access to
Interstate 5 & Highway 163**



Near Public Transportation



555 WEST BEECH

Nearby Amenities



The San Diego Bay

Waterfront Park

Pacific Highway

Kettner Blvd.

India Street

Cedar Street

Columbia Street

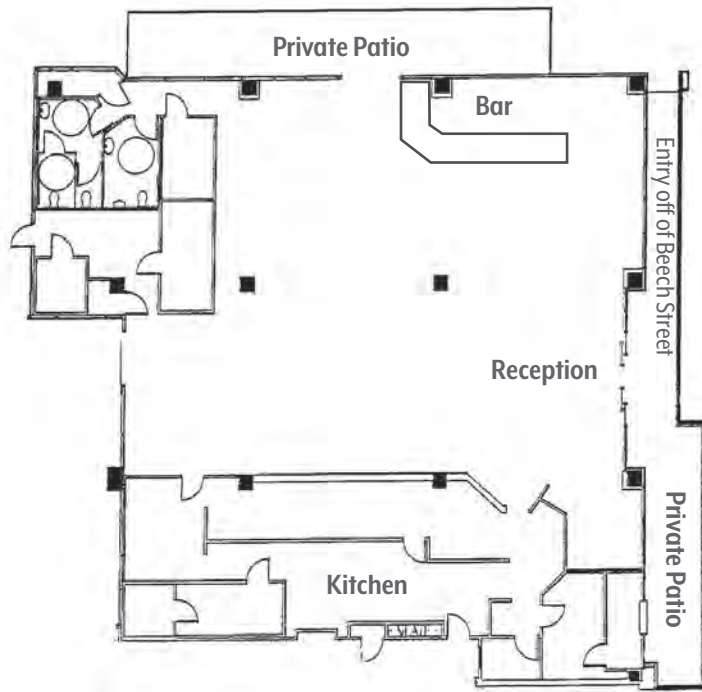
West Beech Street

West Ash Street





CURRENT BUILD-OUT



SUITE 101

- Office Lease Rate: \$3.00 Full Service Gross
- Retail Lease Rate: \$2.50 NNN (NNN's are approximately \$0.60)
- Size: ±8,779 RSF
- Current open office build-out with glass on three sides
- Creative office feel with two private patios & direct access to Beech Street
- Exterior Building Signage Available
- Entertain clients & employees while providing an effective work place
- Contact agent for details



ATTRACT TALENT

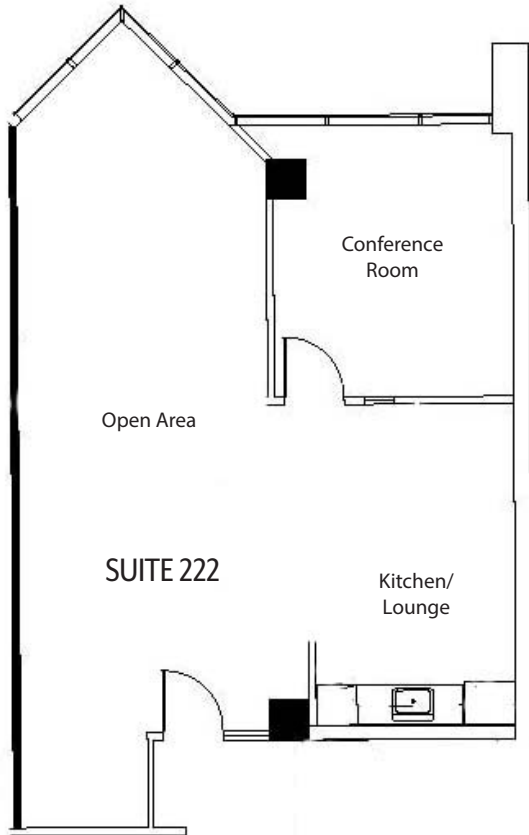


CREATIVE OFFICE

ENTERTAIN

INSPIRATION

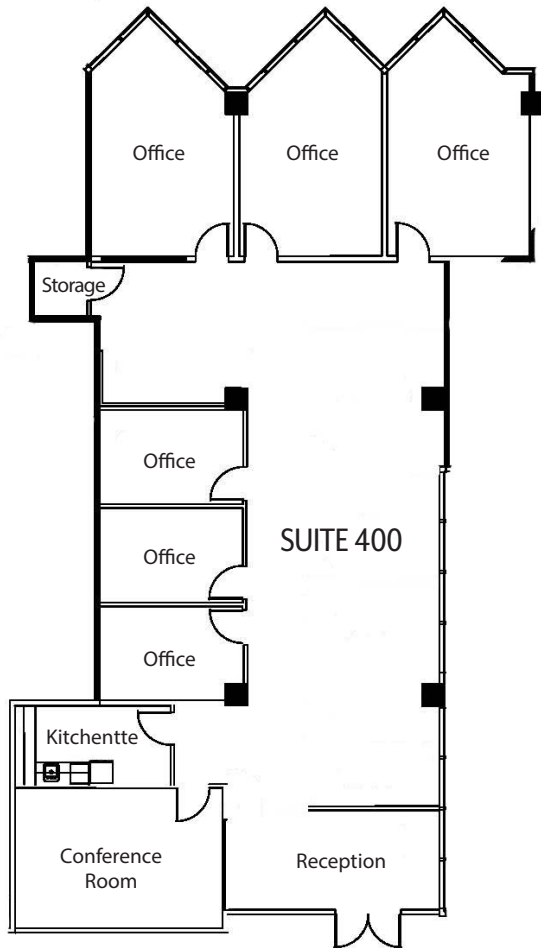




SUITE 222

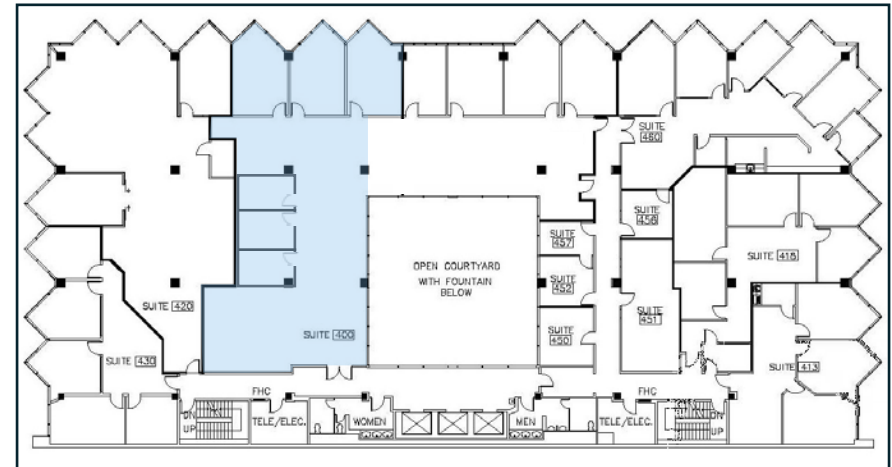
- Lease Rate: \$2.65 Full Service Gross
- Size: ±1,080 RSF
- Window Lined Conference Room
- Large Open Area
- Kitchen/Lounge Area
- Available 10/1/2019

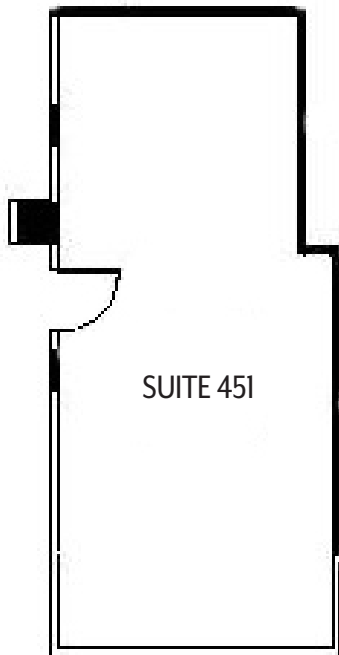




SUITE 400

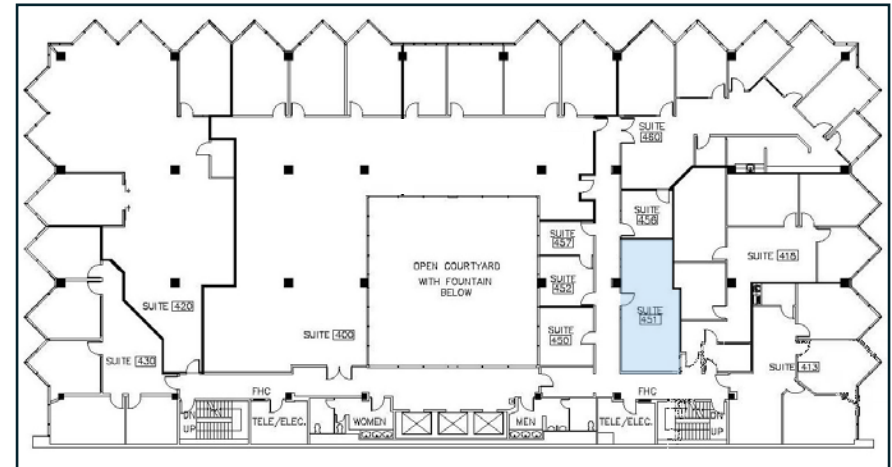
- Lease Rate: \$2.25 Full Service Gross
- Size: ±3,536 RSF
- Reception
- 6 Private Offices
- Kitchen with Sink
- Open Area
- Conference Room
- New LED Lighting & Ceiling Throughout
- Available Now





SUITE 451

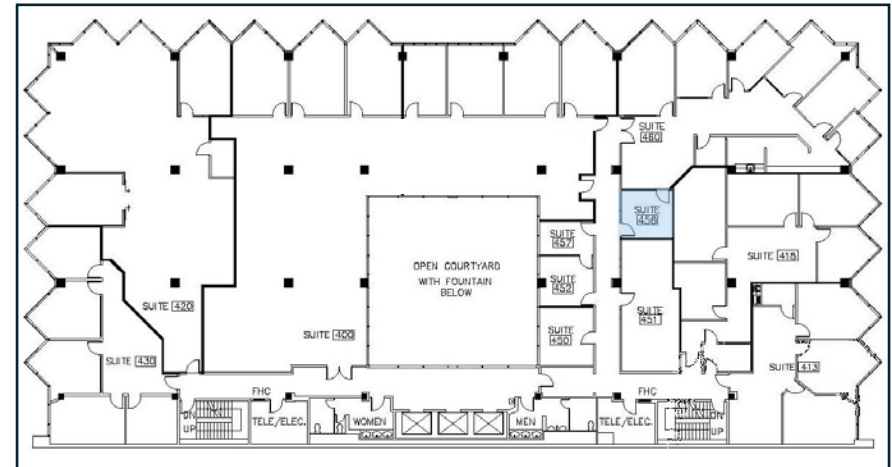
- Lease Rate: \$2.25 Full Service Gross
- Size: ±536
- Open Area Perfect for a Single Practitioner
- Can be combined with Suite 456 for ±715 RSF
- Available Now





SUITE 456

- Lease Rate: \$2.25 Full Service Gross
- Size: ±179 RSF
- Open Area Perfect for a Single Practitioner
- Can be combined with Suite 451 for ±715 RSF
- Available Now



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For More Information

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