

±6,195 SF INDUSTRIAL STYLE OFFICE & PATIO AVAILABLE IN BALL PARK DISTRICT

CAPITAL
REAL ESTATE VENTURES INC.

815 J STREET

SAN DIEGO, CA

FOR LEASE



AVAILABLE FOR IMMEDIATE OCCUPANCY

THE BALLPARK OFFICE YOU'VE BEEN DREAMING ABOUT

PROPERTY OVERVIEW

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Overview: Position your business in one of Downtown San Diego's most iconic and energized locations. Suite 202 at 815 J Street offers a rare opportunity to lease a creative office space with a stunning private patio perched directly above Gallagher Square inside Petco Park — home to the San Diego Padres and countless major events.

Address: 815 J Street, Suite 202, San Diego, CA | **Size:** ±4,195 SF Office | ±2,000 SF Private Patio

Location: Directly overlooking Gallagher Square at Petco Park

Price: \$4.75 psf + NNN

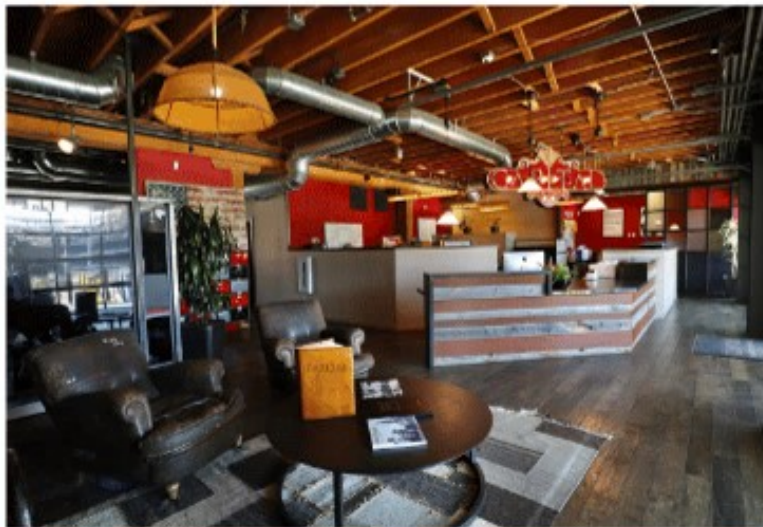
Contact Us

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- 815 J St., Suite 202,
San Diego, CA, 92101



STATE OF THE ART

Welcome to one of San Diego's most iconic and exclusive creative office opportunities. Suite 202 at 815 J Street offers 4,195 square feet of industrial-chic workspace.



UNRIVALED VIEWS

Yes, this can be your everyday view from the office. 2,000 square foot private patio that directly overlooks Gallagher Square and Petco Park — an experience unlike anything else in the city.



FULLY BUILT-OUT:

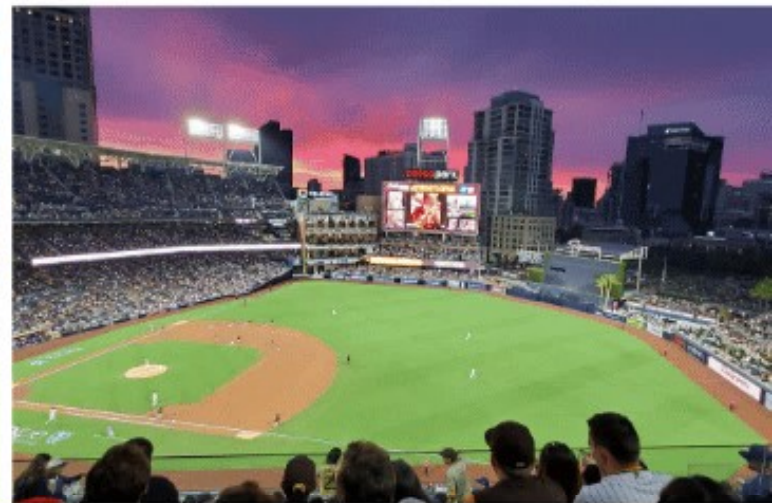
Includes private offices, open workstations, conference room with glass walls, lounge areas, and a fully equipped retro-style kitchen.

This office instantly demands respect and will cement your company's market presence.



Property Features

- Ballpark Views
- Entire Second story
- Hardwood floors
- Elevator
- Full size kitchen
- Full Shower & 2 Bath
- Remote Key access
- 3 roll up garage style doors
- Exposed beam ceilings
- Turnkey Ready



Use Case Ideal For:

Attorneys

Creative Agencies

Media, Production, and Content Companies

Venture Capital / Startups

Lifestyle Brands

Experiential Marketing Firms

Sports, Entertainment & Hospitality HQs

Prime Ballpark District Location

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Property Exterior

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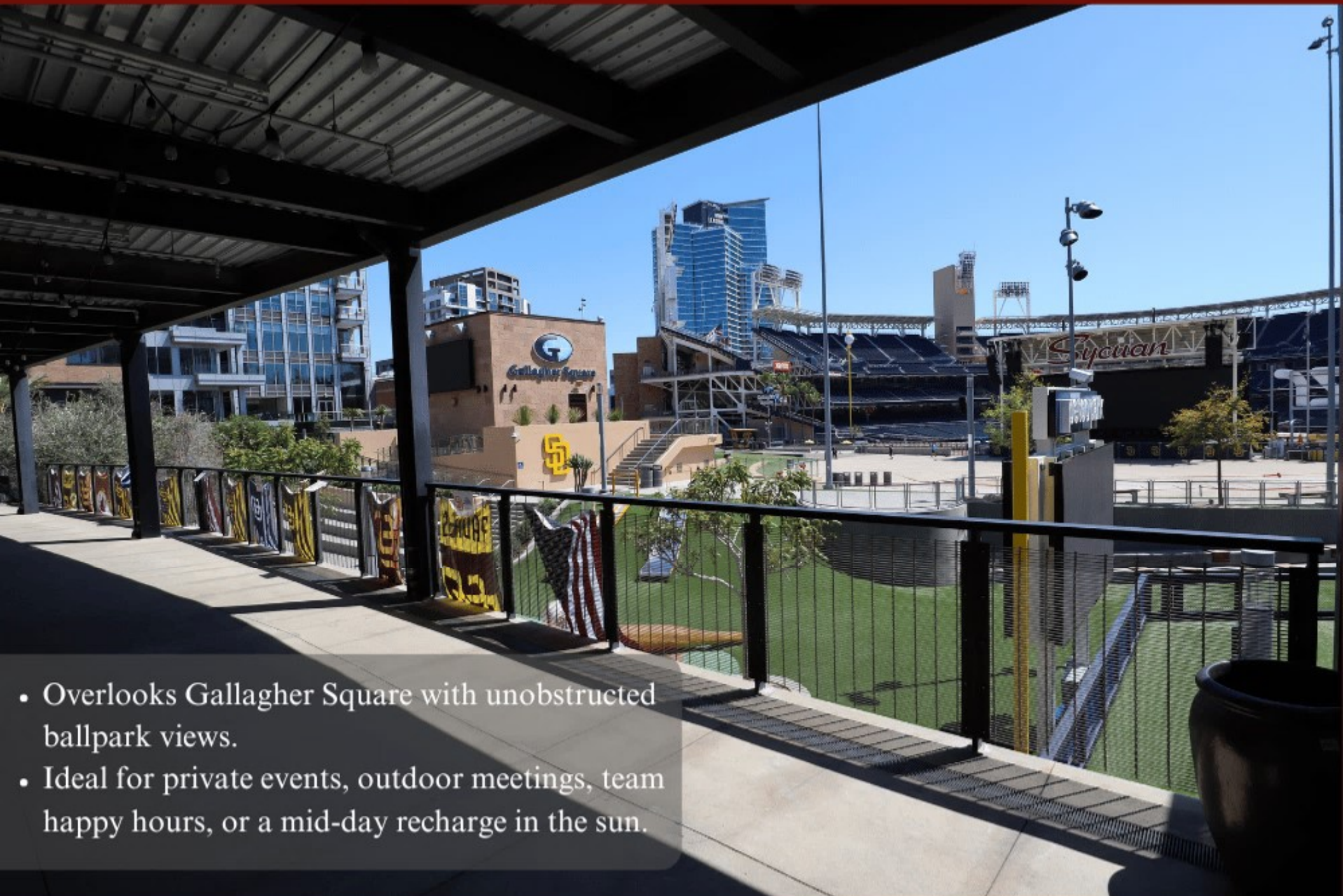
Feel the energy of the Ball Park

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±2,000 SF Expansive Private Patio

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- Overlooks Gallagher Square with unobstructed ballpark views.
- Ideal for private events, outdoor meetings, team happy hours, or a mid-day recharge in the sun.

Aerial of Downtown

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±2,000 SF Expansive Private Patio

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Exterior View from Petco Park

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Exterior View from Gallagher Square

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- 6 large private suite offices
- 9 cubicles
- 2 double office suites
- Reception Desk
- 10 community work space desks
- Office holds 25-30 persons

Office Space

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±4,195 SF Office Space

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Office Suite

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Office Suite

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Conference Room

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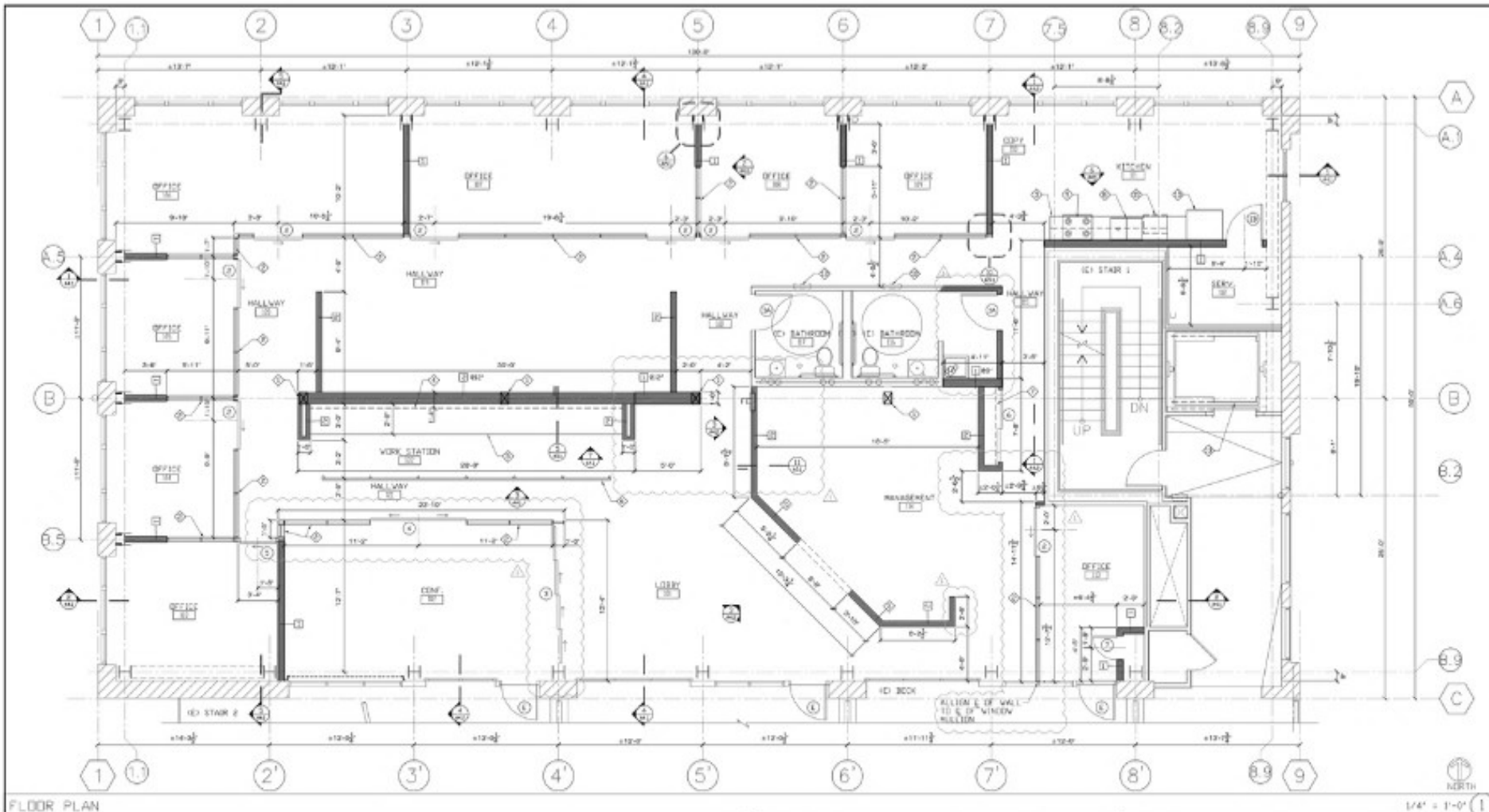
Full Kitchen

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- Full size kitchen
- Retro Diner Style
- Range Stovetop
- Dishwasher
- Granite Countertops

Floor Plan (Suite 202)



FLOOR PLAN

1/4" = 1'-0" (1)

KEY NOTES

- 1. ICI COLUMN
- 2. STOREROOM PER BASEL STAGE
- 3. CUSTOM BUILT-IN CABINETS
- 4. VISED CAP ENVIROMENTS (W/ 2" OF 1/2" METALIZED STRIP LIGHT SEE DETAIL 3/4/5) FOR MORE INFORMATION
- 5. CUSTOM COUNTERTOP
- 6. SCREEN WALL, SEE DETAIL 3/4/5) FOR MORE INFORMATION
- 7. ADJUSTABLE SHELVING (S) SEE DETAIL 3/4/5) FOR MORE INFORMATION
- 8. SPRK
- 9. RANGE
- 10. REFRIGERATOR
- 11. DISHWASHER
- 12. ICI ELECTRIC PANEL BOXES SEE CD-1 FOR MORE INFORMATION
- 13. ICI ADA ACCESSIBLE ELEVATOR
- 14. NEW HOP SIGN, SEE FLOORING PLAN

KEYNOTE LEGEND

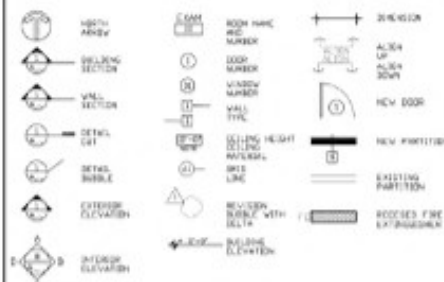
ALL FLOOR PLAN

GENERAL NOTES

1. ALL NEW PARTITIONS TO BE TYPE A UNAD
2. ALL WALLS TO HAVE 5/8" TYPE "X" Gypsum BOARD FINISH
3. DIMENSIONS SHOWN ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED OR FROM EXISTING FACE OF EXISTING CONSTRUCTION

WALL TYPE NOTES

- 1. FULL HEIGHT WALL UNLESS OTHERWISE NOTED SEE WALL TYPE 7/8/9
- 2. 5'-0" WALL UNLESS OTHERWISE NOTED SEE WALL TYPE 11/12/13



LEGEND

N.T.S. (2)

REVISION



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ARCHITECTURAL CONCEPTS

**SCHIEFER BUILDING
CREV OFFICES**

FLOOR PLAN

DATE	07/08/2023
BY	AS NOTED
DATE	07/08/2023
BY	2023

A1.1

Local Businesses

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