



InterAmerican
COFFEE

1205 J STREET

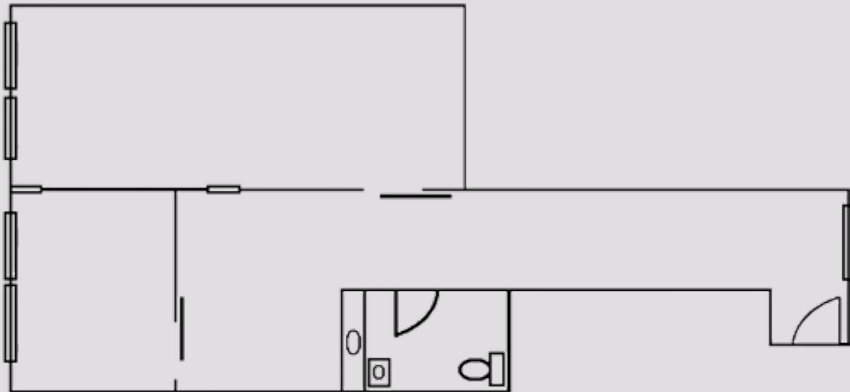
EAST VILLAGE | CA 92101

**CREATIVE OFFICE / RETAIL
FOR LEASE**

SUITE I

± 750 SF | RATE: \$1.95 PSF* + CAMS

- Secure gated entry
- Private office
- Open workroom
- Break area
- Wood truss ceilings
- Recessed lighting & HVAC
- On-site parking available
- Operable windows
- In-unit private restroom
- Directory & window signage
- Existing furniture potential available
- Short-term sublease option available



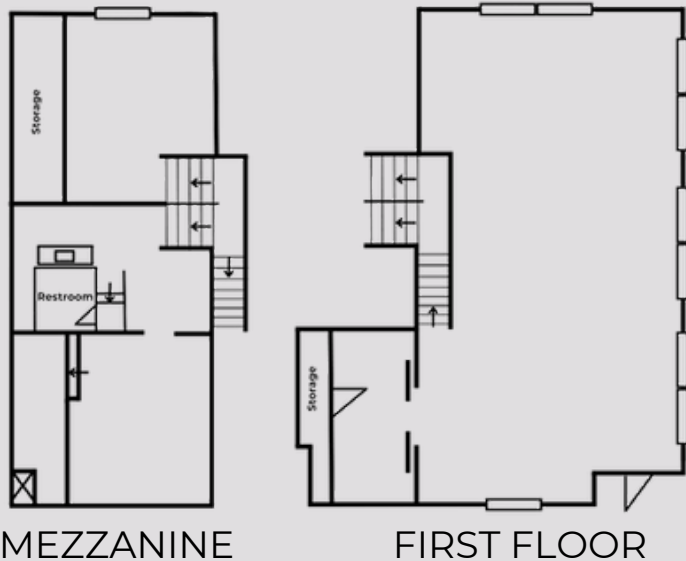
***SUBLEASE RATE, INQUIRY FOR ADDITIONAL DETAILS**



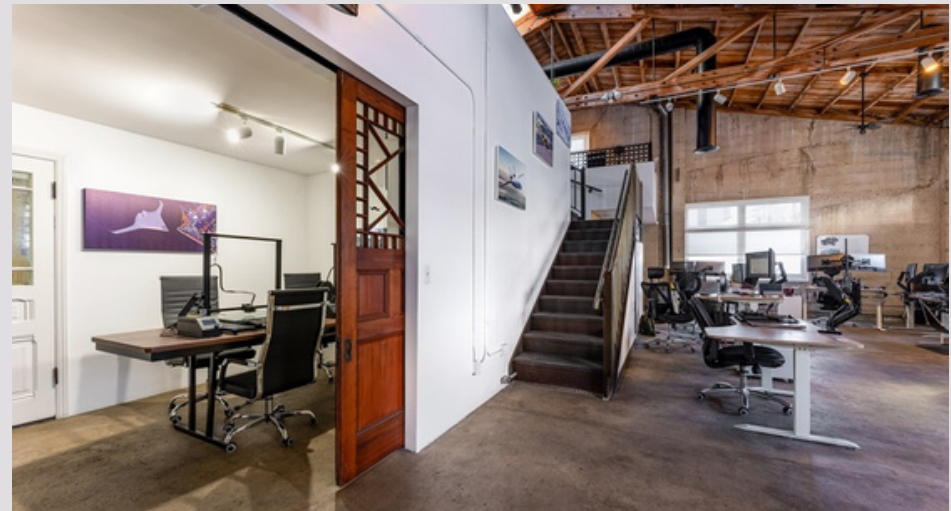
SUITE A

± 2,300 SF | RATE: \$1.75 PSF* + CAMS

- Secure gated entry
- Private office
- Large open work areas
- Open conference room/office
- Break area with sink
- High wood truss ceilings
- Exposed HVAC ducting
- On-site parking available
- Operable windows
- In-unit private restroom



****PROMOTIONAL RATE, INQUIRY FOR ADDITIONAL DETAILS***



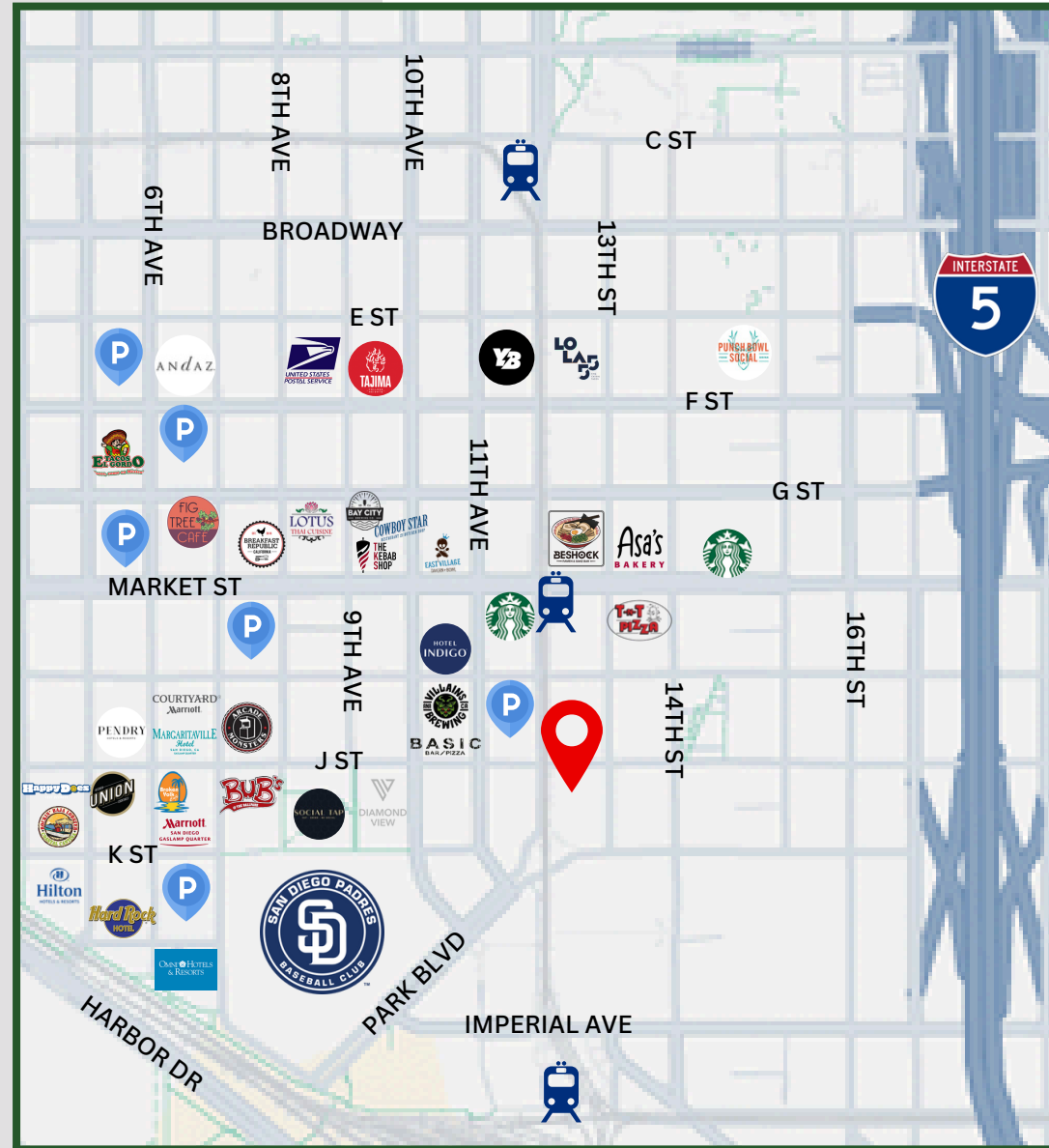
PROPERTY HIGHLIGHTS

- Unique ground-floor office/retail spaces located in the Downtown East Village District
- On-site security patrol and secure parking space available
- Nearby Amenities: Petco Park, Mission Cafe, Lost Abbey Brewery, Basic Pizza, Storyhouse Spirits, Nick the Greek, Mission Brewery, and more

CONTACT

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