

655 **G** STREET | DOWNTOWN SAN DIEGO



CREATIVE OFFICE SUITE FOR LEASE

DMJ
PARTNERS



PROPERTY HIGHLIGHTS

- Year Built: 1906
- Historic Office/Retail Building
- 2nd Floor Available
- Creative & Professional Office Experience
- Located in the heart of the Gaslamp Quarter
- Walking distance to a plethora of restaurants, retailers and entertainment venues
- Building's Walk Score®: Walker's Paradise (97)



THE LOCATION

Downtown San Diego currently has 37,000 residents. Nestled along the San Diego Bay, and surrounded by office, retail, nightlife and endless amenities the area is highly desirable for residents looking for a work, live, play lifestyle. The recent growth and development of Downtown and its immediate surrounding areas has created a lure for smaller start up companies looking for creative office space that is conveniently located for its employees.

Downtown San Diego serves as the cultural, financial center and central business district of San Diego County with more than 5,000 businesses, over 130,000 jobs and nine districts. Three freeways (Interstate 5, Highway 163 and Highway 94) either pass through or start/end in Downtown San Diego. The area is served by the San Diego Metropolitan Transit System and the San Diego Trolley. Commuter trains also link downtown with northern San Diego County. The San Diego International Airport is located directly north of Downtown.



Walk Score

99

Walker's Paradise



Transit Score

81

Bus, Trolley & Train
Stations all nearby

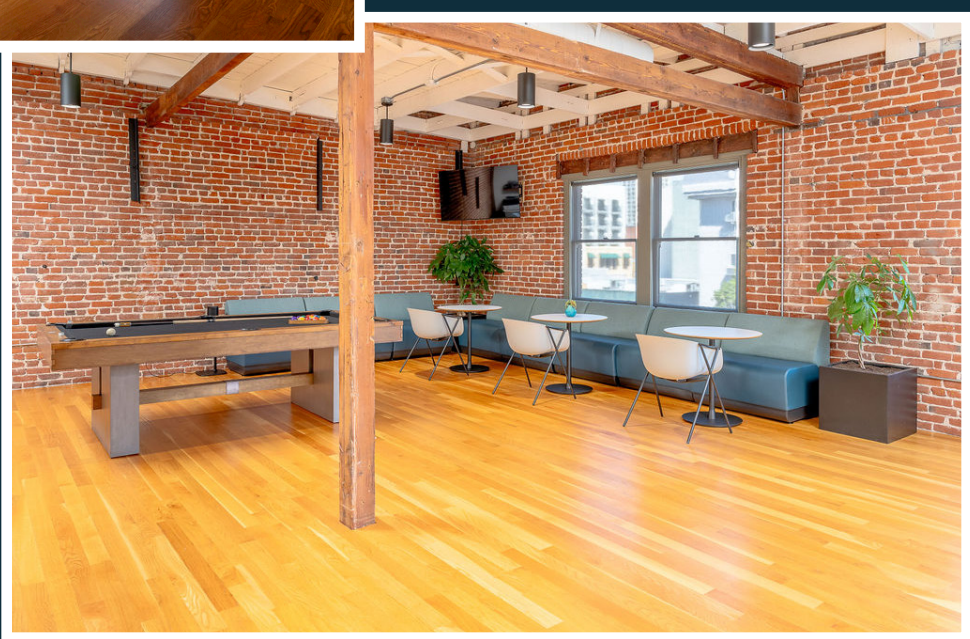
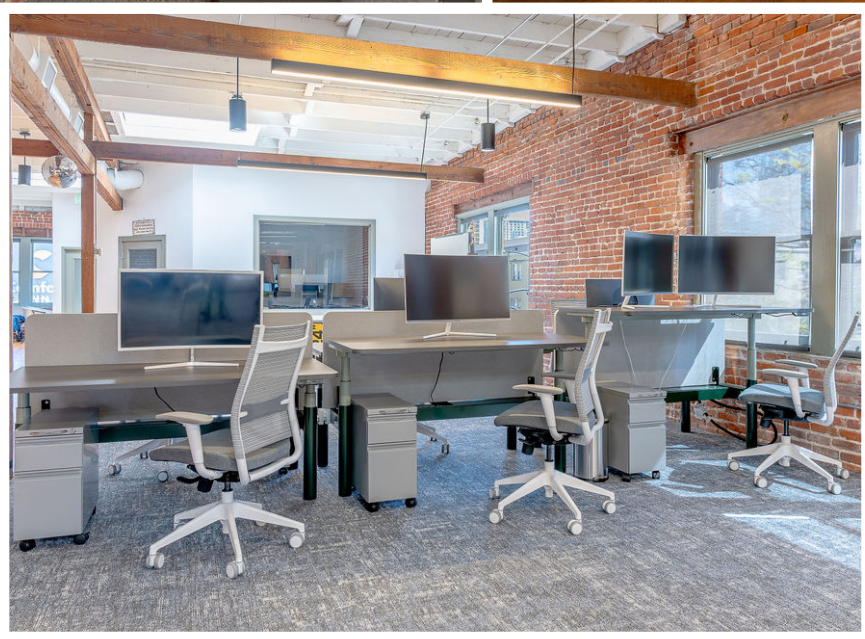
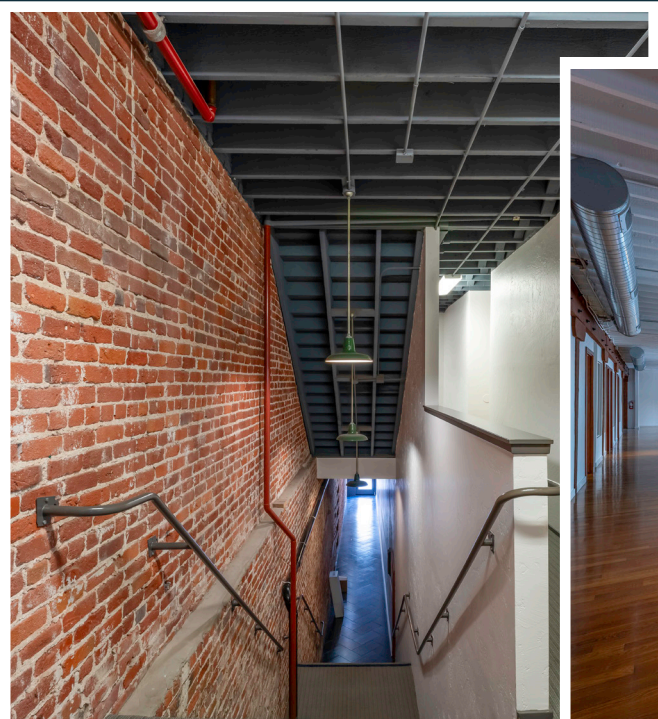


Bike Score

92

New, improved bike
lanes recently added

SUITE PHOTOS

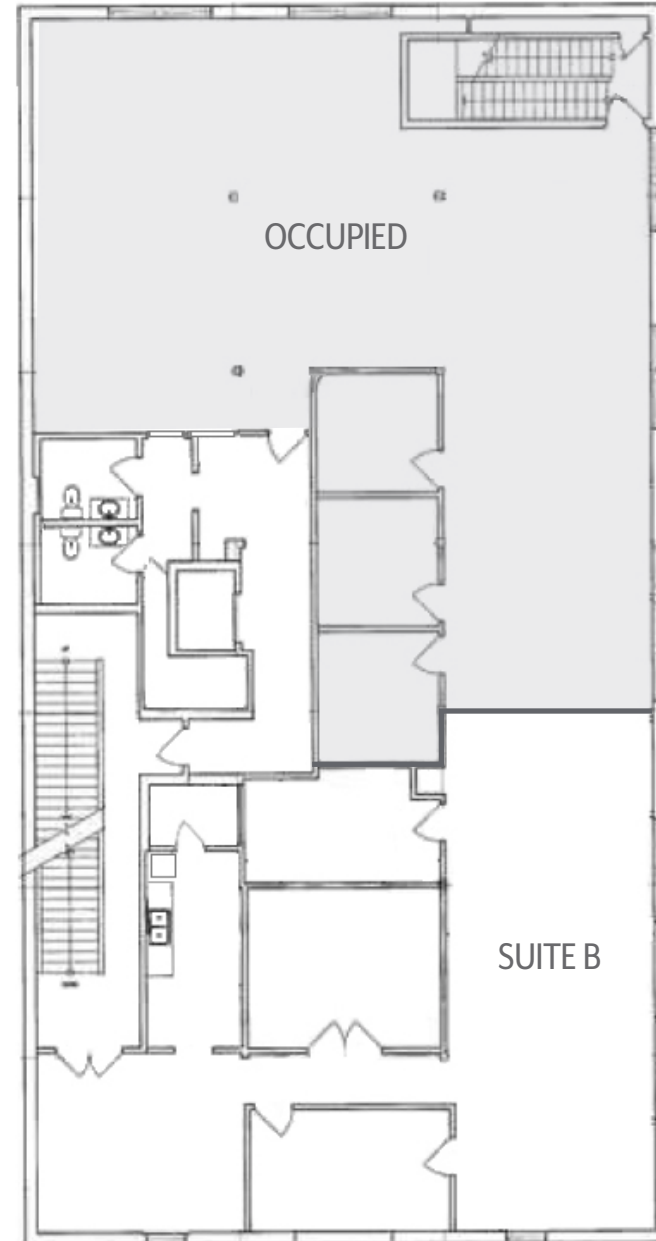


FINISHED SPACES




SUITE HIGHLIGHTS

- Size: ±2,079 RSF
 - Lease Rate: \$2.05 SF +U+J
 - Very creative historic office with many possible layouts
 - Abundant parking nearby available at monthly and daily parking rates
 - Recently remodeled restrooms
 - Two exits/entries off of the street with branding available
 - Exposed brick walls
 - Numerous operable windows on three sides
 - Multiple private offices and conference rooms
 - Exposed ceilings
 - Original hardwood oak floors
 - Exterior building signage available
 - Possible billboard available for additional exposure.
- Ask agent for details.



NEARBY AMENITIES





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