

**FOR SUBLEASE**

408 Nutmeg Street  
San Diego, California 92103



# Entire Freestanding Building

**EMMETT CAHILL**  
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BRE #02033604

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## LEASE RATE

Call brokers for price

## SPACE AVAILABLE

6,744 SF

## LEASE EXPIRATION

Master lease expires February 28, 2026

## PROPERTY HIGHLIGHTS

Located on a prime corner in the heart of San Diego's Bankers Hill, the office space is open and creative within a warm home-like setting. The property is in close proximity to Balboa Park, the nation's largest urban cultural park, and the World Famous San Diego Zoo. Just adjacent to 408 Nutmeg Street, the 5th Avenue retail corridor is home to many salons, fitness studios, cafes, popular dining destinations and amenities that are all within walking distance.

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# PROPERTY OVERVIEW



Health-focused features include a private outdoor patio & operable windows



Furniture available for immediate occupancy



Two blocks from Balboa Park & walking distance to dozens of restaurants



Two reserved parking spaces plus abundant street parking



24/7 HVAC



Wired for high speed internet & has fast wi-fi enabled



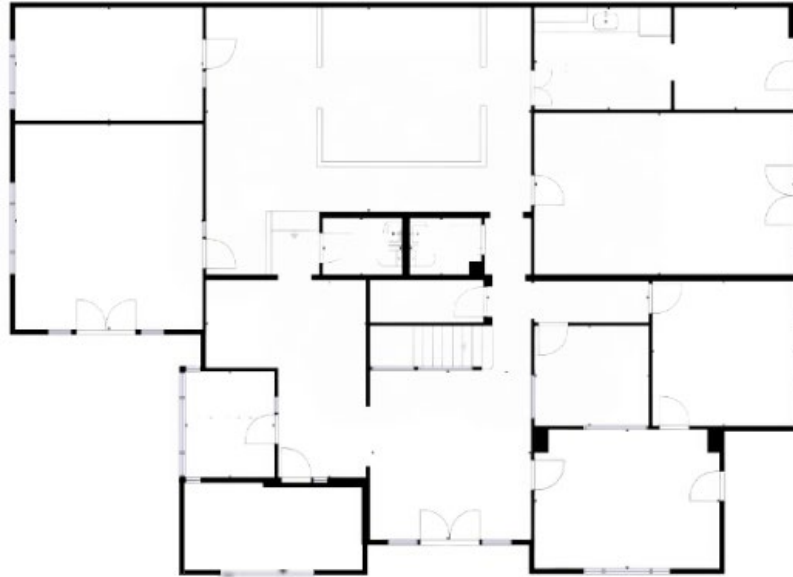
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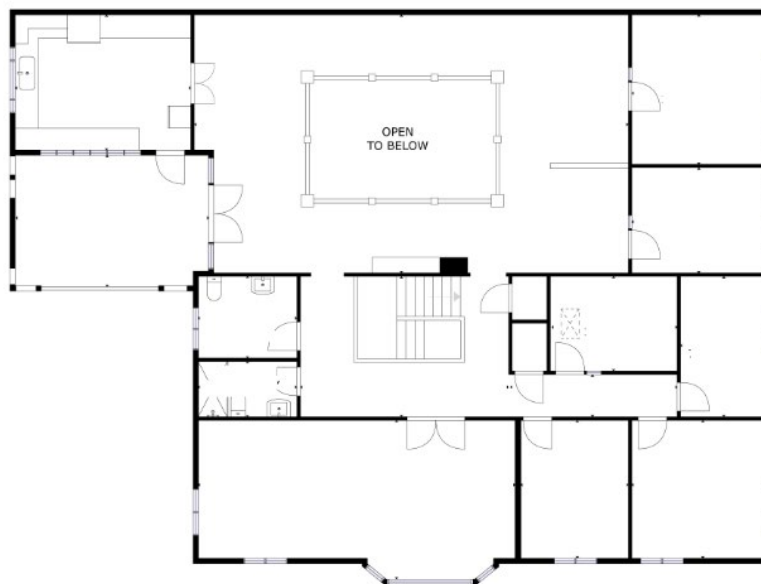
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# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



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## PHOTOS



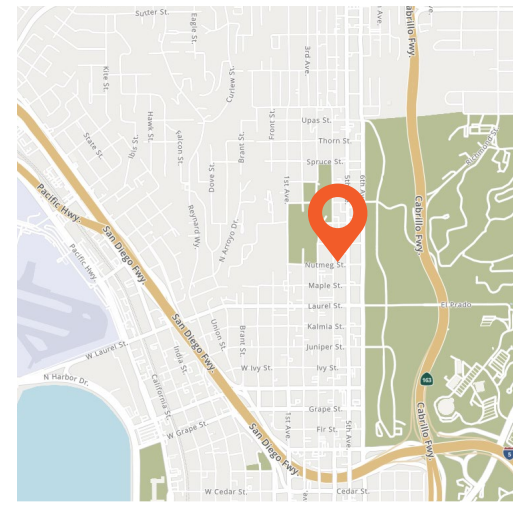
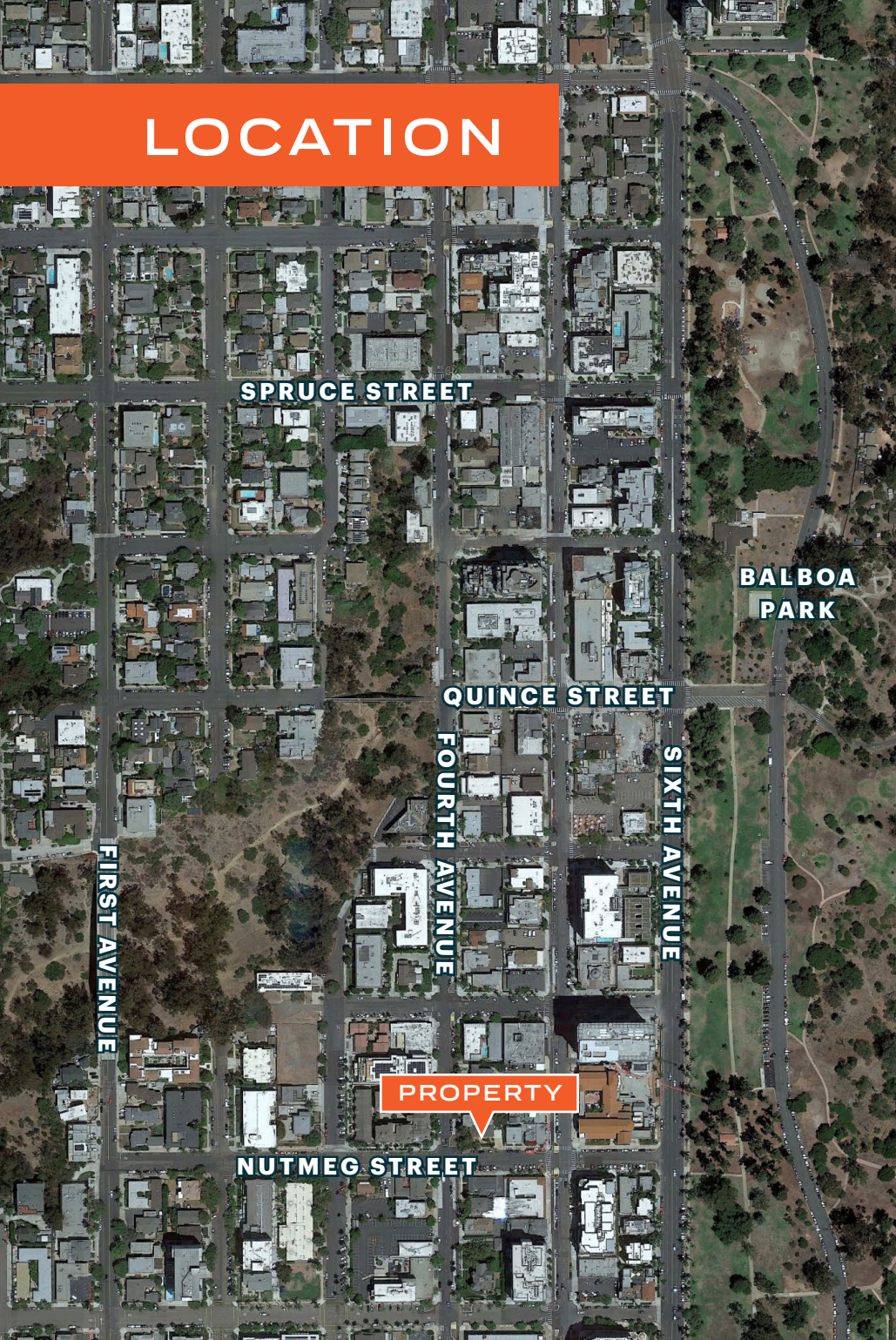
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# LOCATION



Known for its upscale high-rise living and empty nesters, Bankers Hill's growing neighborhood has an influx of young professionals and emerging businesses melding into the established older community.

## WALKING DISTANCE

to numerous restaurants and retail

## NEAR PUBLIC TRANSPORTATION

## FREEWAY ACCESS

to Interstate 5 & Highway 163

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# Contact Information

## **QFC REAL ESTATE**

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