



1200
4TH AVENUE



// Downtown Creative Office Building For Sale or Lease
1200 FOURTH AVENUE, SAN DIEGO, CA 92101



// 2 PROPERTY HIGHLIGHTS



Built in 1959 & Fully Renovated in 2018



Size: 22,486 SF



Lease Rate: NNN



Available now



Creative & Professional Office Experience



All building systems & roof replaced during renovation



Abundant parking nearby including an adjacent surface lot with monthly parking available



Walking distance to a plethora of restaurants, retailers and entertainment venues



Building's Walk Score®: Walker's Paradise (97) Extremely high ceilings with modern, rustic finishes throughout embracing the live/work lifestyle



Bonus/Game Room on the lower level with elevator and stair access



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WALK SCORE

97

Walker's Paradise



TRANSIT SCORE

82

Bus, Trolley & Train
Stations all nearby



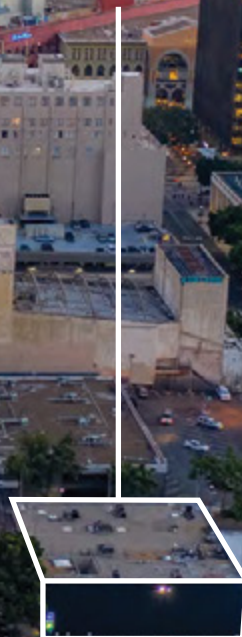
BIKE SCORE

76

New, improved bike
lanes recently added



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// 5 THE LOCATION

Downtown San Diego currently has 34,550 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 137,379 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.

450 B STREET PAVILION

Located directly across the street from 1200 Fourth Avenue, 450 B Street provides a brand new Torrey Pines Bank branch and mezzanine pavilion. The project incorporates a street-level patio with coffee carts, retail and other amenities between the 450 B Street Tower and the Pavilion.



// SUITE FEATURES



Creative Office Layout – 2 unique bank vault doors



Private Entry off of 4th Avenue and B Street



Prominent Building Signage Available



Exposed Ceilings throughout with significant clear height



Large open area with collaborative break room



12 Private Offices/Call Rooms



Multiple Collaboration Areas



Multiple Meeting & Conference Rooms



2 Large Kitchens/Lounges – 2nd floor lounge has access to an outdoor patio with sliding glass doors



4 Private Restrooms (2 Mens, 2 Womens)



2 Elevators serve the building (both access all floors), as well as two internal stair wells



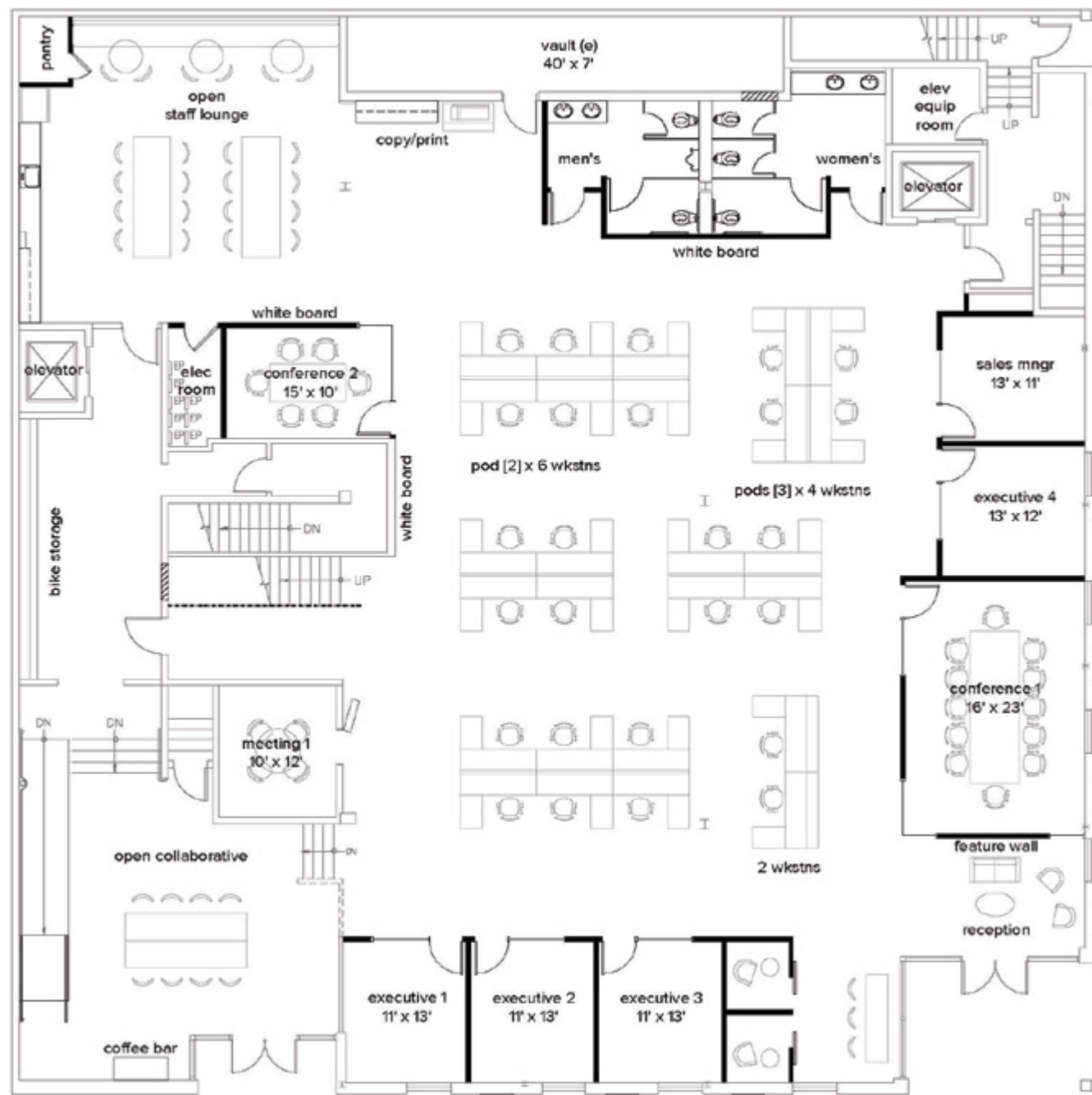
Demisable space that can accommodate multiple types of use



// 8 FLOOR PLAN

1ST FLOOR

8,700 RSF



*DISCLAIMER: Furniture is not included.

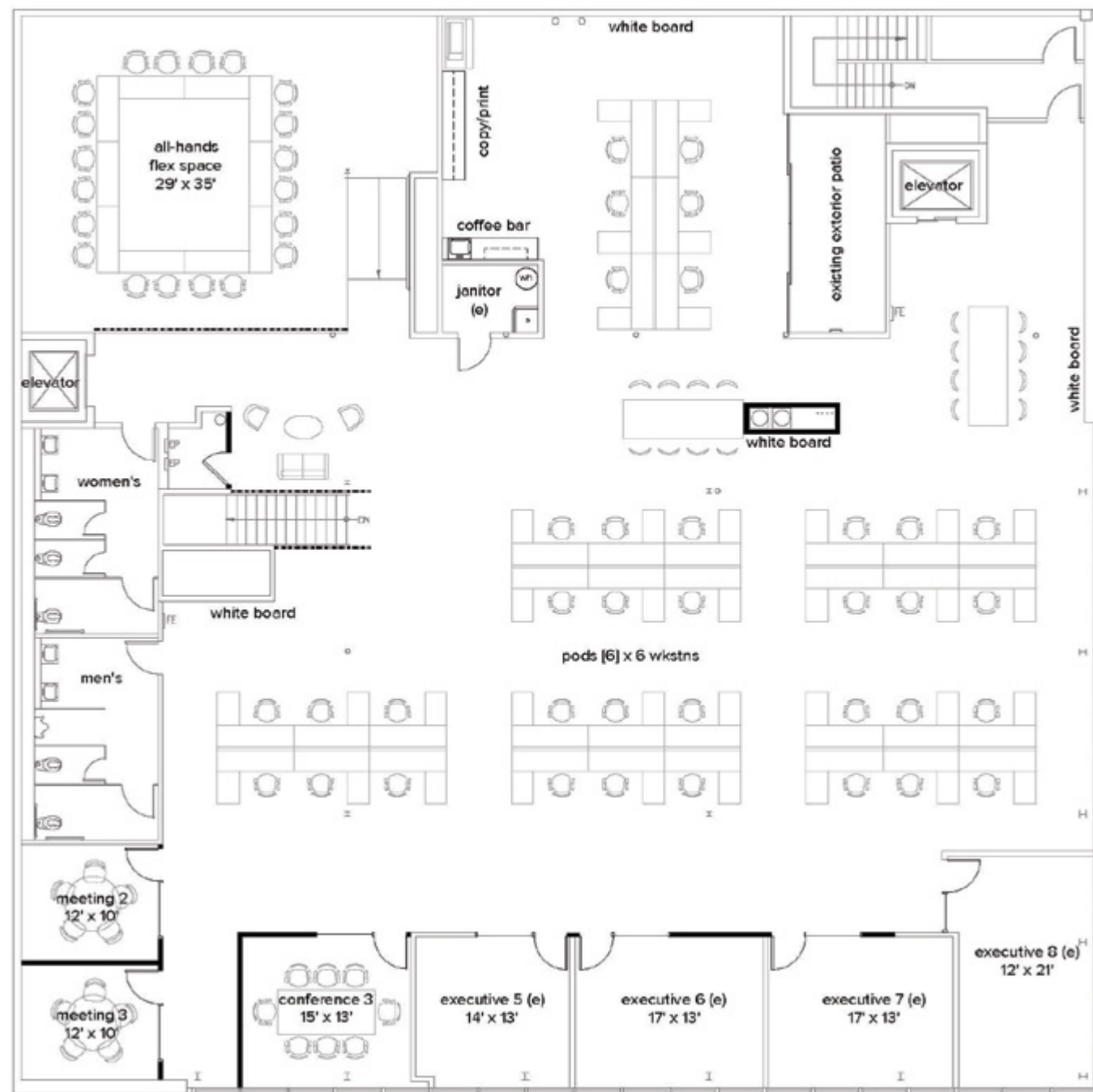
// 1ST FLOOR



// FLOOR PLAN

 2ND FLOOR

 9,072 RSF



**DISCLAIMER: Furniture is not included.*

// 2ND FLOOR



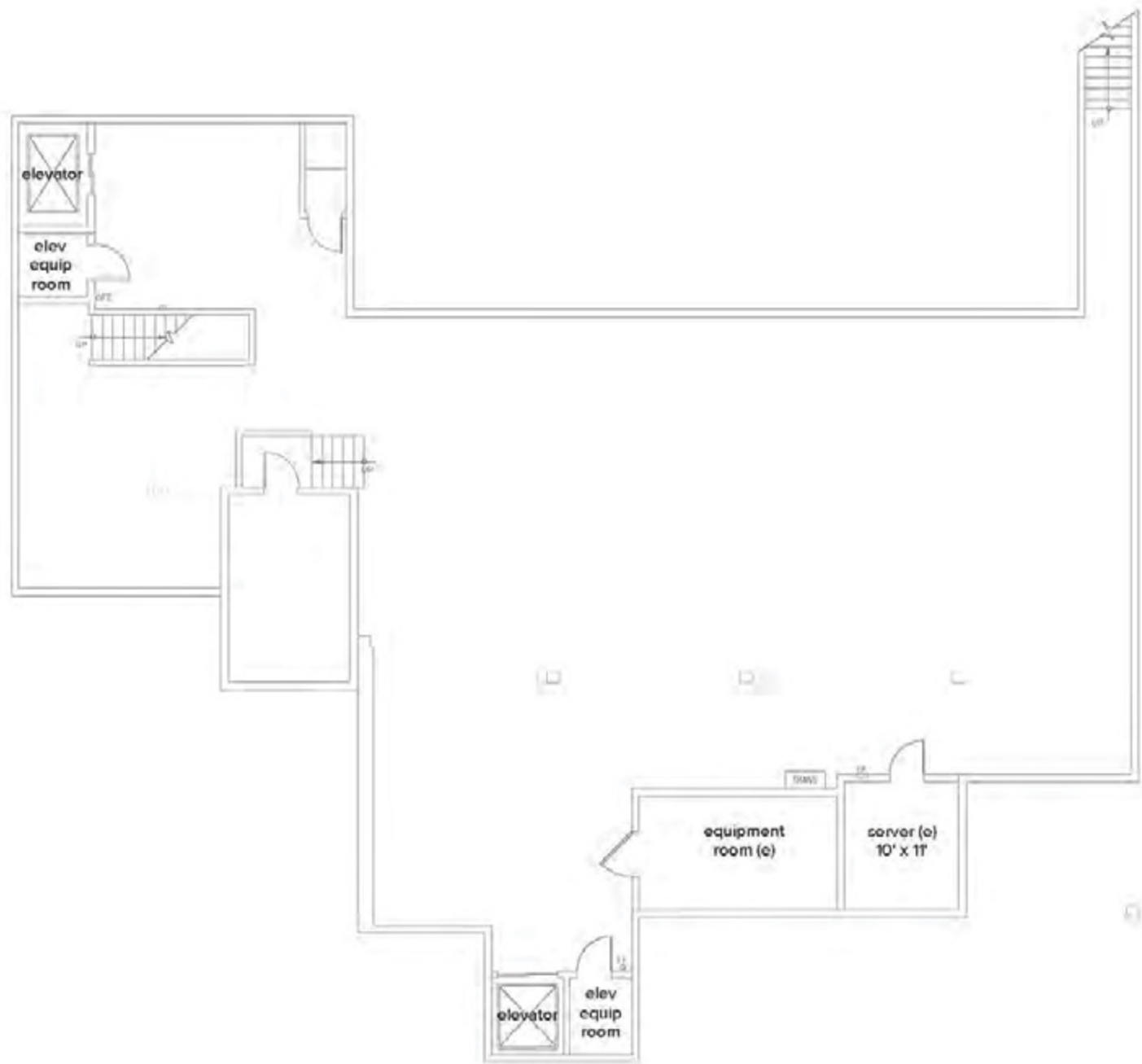
// FLOOR PLAN



GAME ROOM
LOWER LEVEL



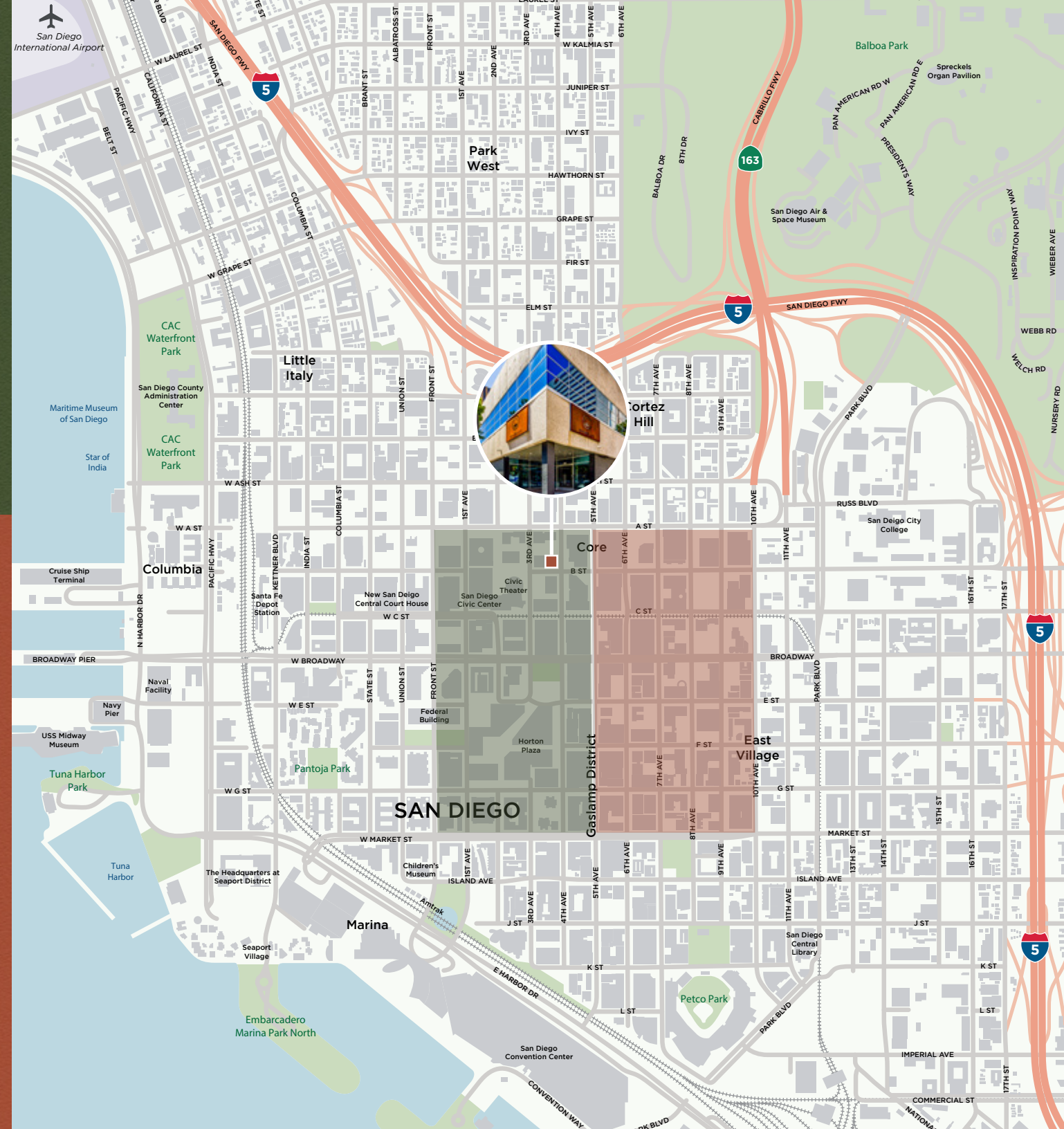
4,714 RSF



// GAME ROOM - LOWER LEVEL



// NEARBY AMENITIES



// FOR MORE
INFORMATION

PLEASE CONTACT

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