



YUMA BUILDING

629-633 5th Avenue | San Diego
Creative Office Suite For Lease





Property Highlights

• Year Built: 1882

• Historic Office/Retail Building

• 2nd & 3rd 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

• Abundant Parking Nearby - [Click here for interactive parking map](#)

• Building's Walk Score®: Walker's Paradise (97)



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.



Walk Score

97

Walker's Paradise



Transit Score

82

Bus, Trolley & Train
Stations all nearby

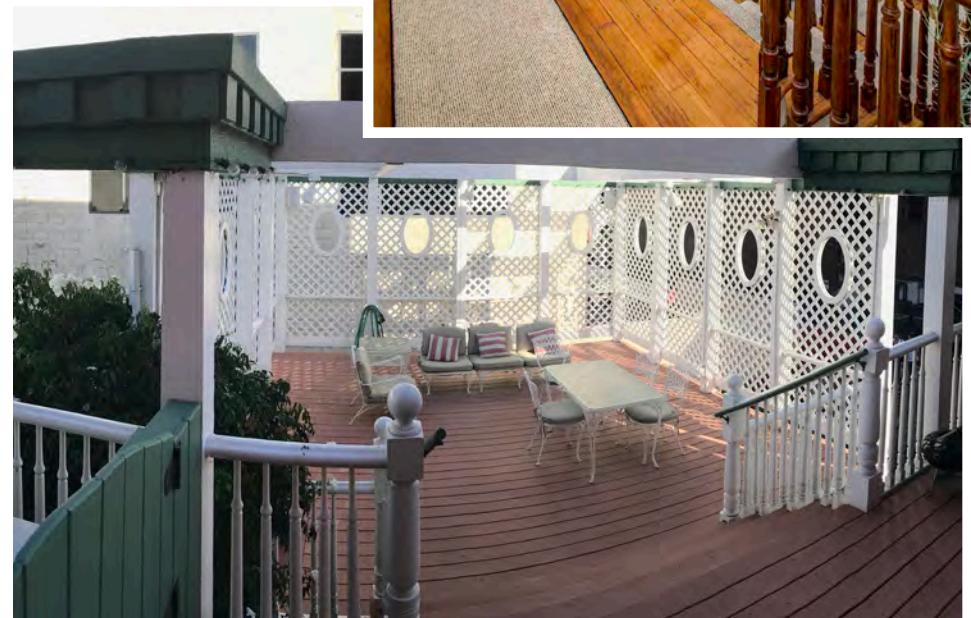
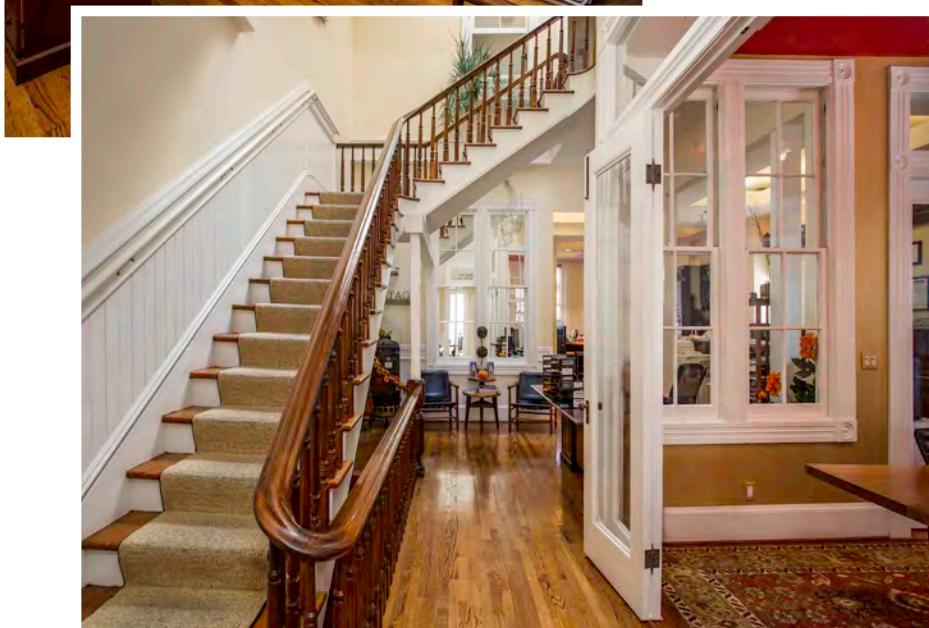
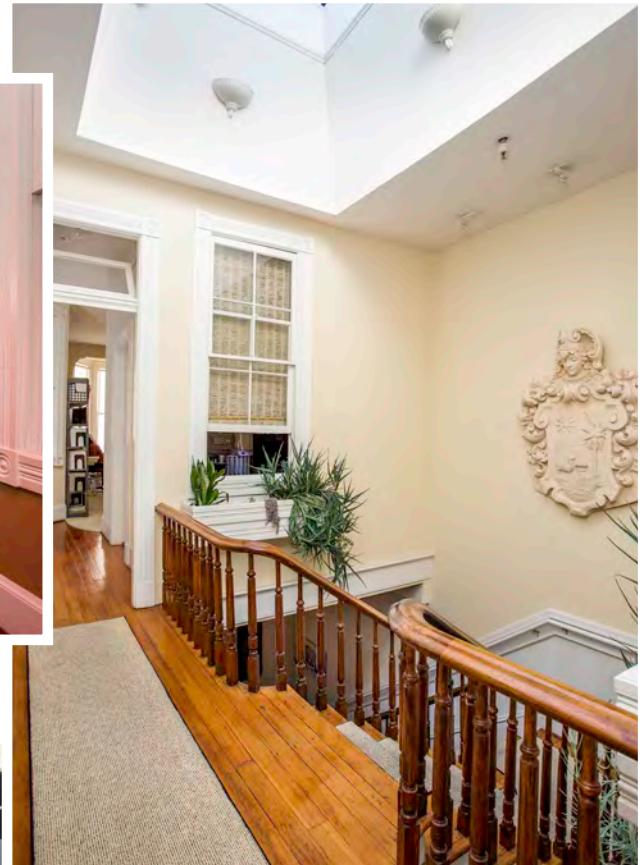


Bike Score

76

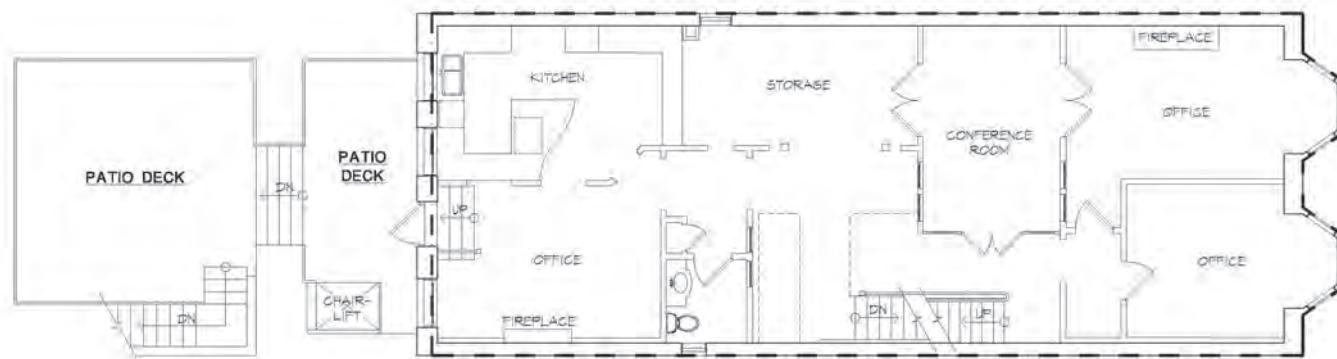
New, improved bike
lanes recently added

Suite Photos

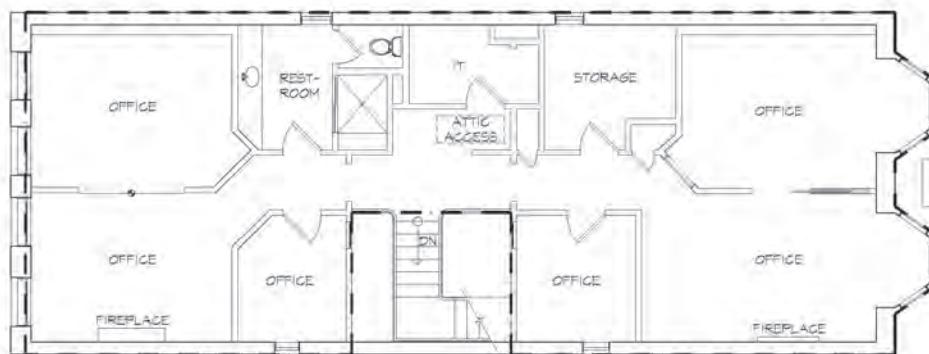


Floorplans

2nd Floor

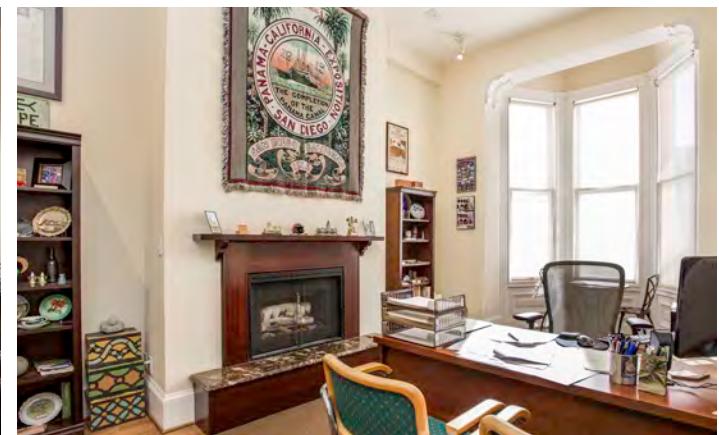


3rd Floor



Suite Highlights

- Size: 3,600 RSF
- Lease Rate: \$2.95 SF Gross +U+
- Creative Office with Historic Character
- 9 Private Offices
- Conference Room with Double Doors
- Full Kitchen with Dishwasher and Sink
- 2 Private Restrooms
- Large Patio and Deck
- Storage Areas
- Bay Windows & Skylights allowing for tons of Natural Light
- Private Secure Access to Suite
- Shower
- Washer/Dryer Hookup
- Available Now



Nearby Amenities





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