

1855 1ST AVENUE
SD CA 92101



OFFICE SUITE FOR LEASE

DMJ
PARTNERS



Parking Ratio: 2/1000



Walking distance to numerous
restaurants & retail



Near Public Transportation



Common Area Atrium
with Outdoor Seating



Excellent Freeway Access to
Interstate 5 & Highway 163



1855 1ST AVENUE

DOWNTOWN

BALBOA PARK

BANKERS HILL

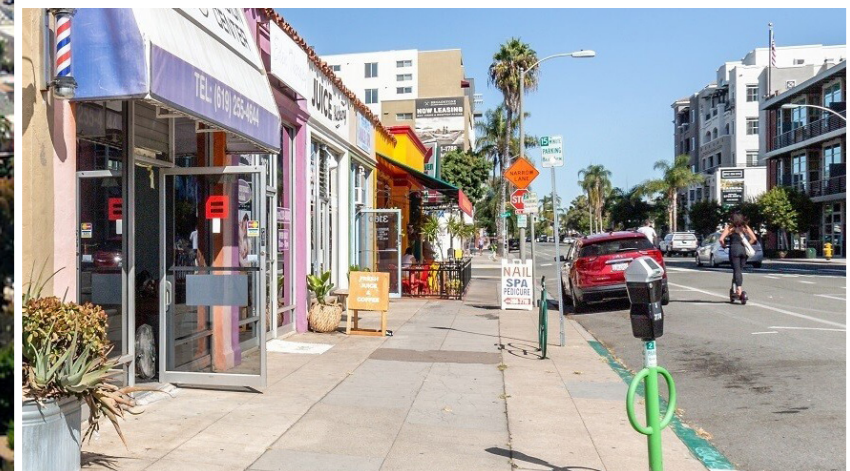
LITTLE ITALY

6th Avenue

5th Avenue

BANKERS Hill Lifestyle...

Bankers Hill has evolved into a modern & trendy spot for activities and development offering an abundance of amenities. The area attracts residents and businesses who want to be in the heart of the city while still enjoying the benefits of the quaint, historic neighborhood near the park.





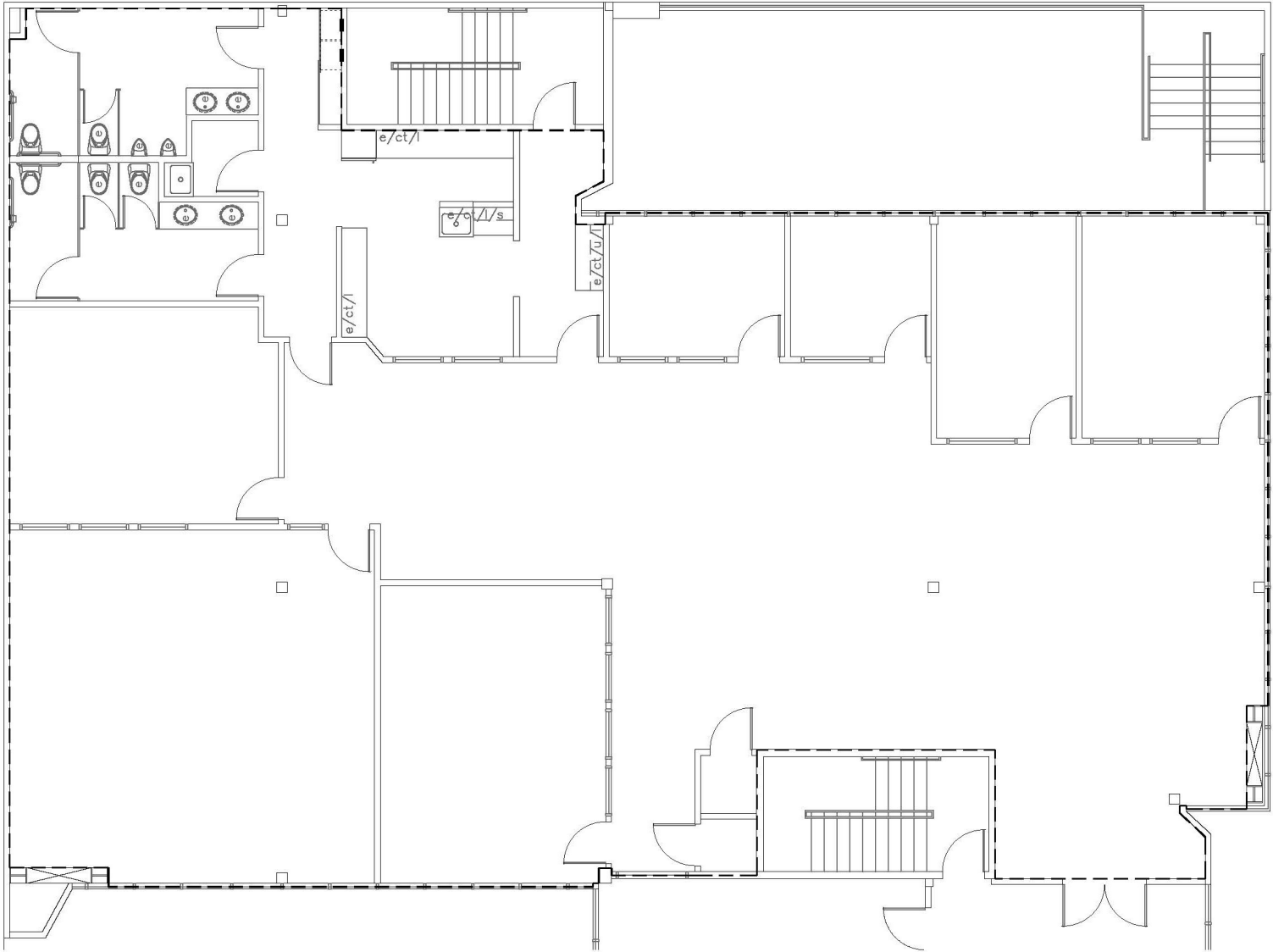
SUITE 201 | ± 4,803 RSF

- ◇ Perfect creative office/open floor plan with panoramic views of San Diego Bay
- ◇ Lease Rate: \$2.25 plus utilities
- ◇ Double door entry off of elevator landing
- ◇ Seven private offices or conference rooms depending on preferred layout
- ◇ Cafe style breakroom in the suite
- ◇ Private restrooms
- ◇ 2/1000 Parking in the secured building garage - \$150/stall/month
- ◇ Common area atrium ideal for entertaining and client events
- ◇ Flexible lease terms considered





FLOOR PLANS



1855 1ST AVENUE
SD CA 92101

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