

**FOR LEASE**

852 5th Avenue

San Diego, California 92101



**CREATIVE OFFICE FOR LEASE**

# **Onyx Building**

**EMMETT CAHILL**  
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## SPACE AVAILABLE

5,000 SF

## LEASE RATES

\$1.45 PSF + Electric

## PROPERTY HIGHLIGHTS

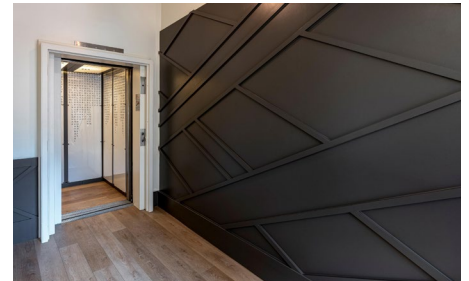
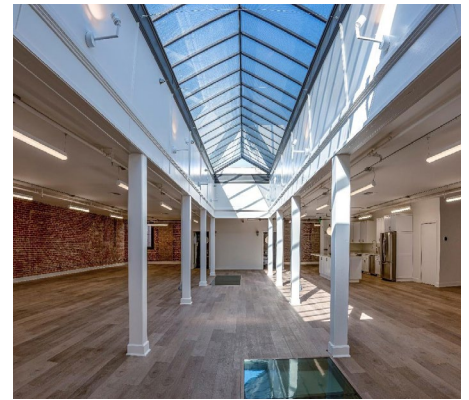
- Hardwood floors, brick walls, large atrium skylight
- Two renovated restrooms, state-of-the-art HVAC and lighting systems
- Full kitchen with dual beer, kombucha, or cold brew tap system
- Private ground floor entry room with elevator opening directly to suite
- Two private office spaces



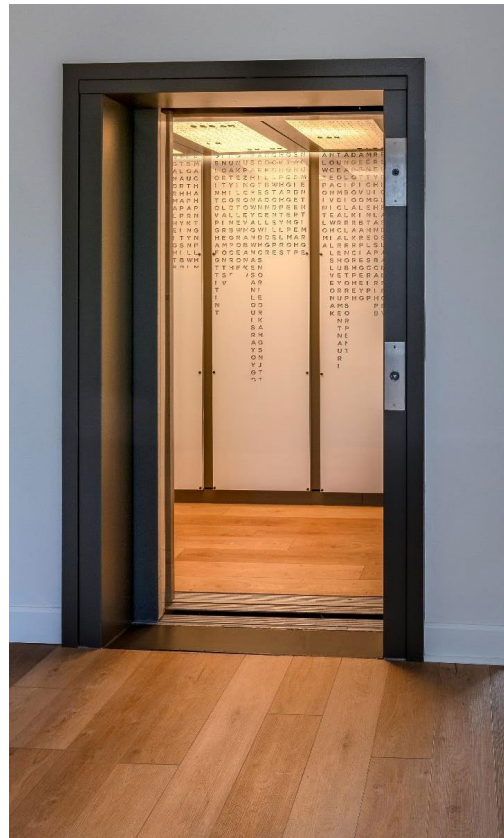
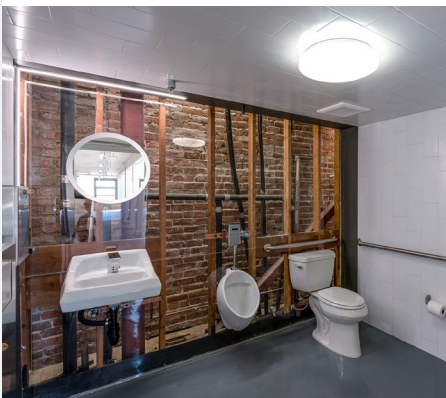
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**PHOTOS**



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# FLOOR PLAN

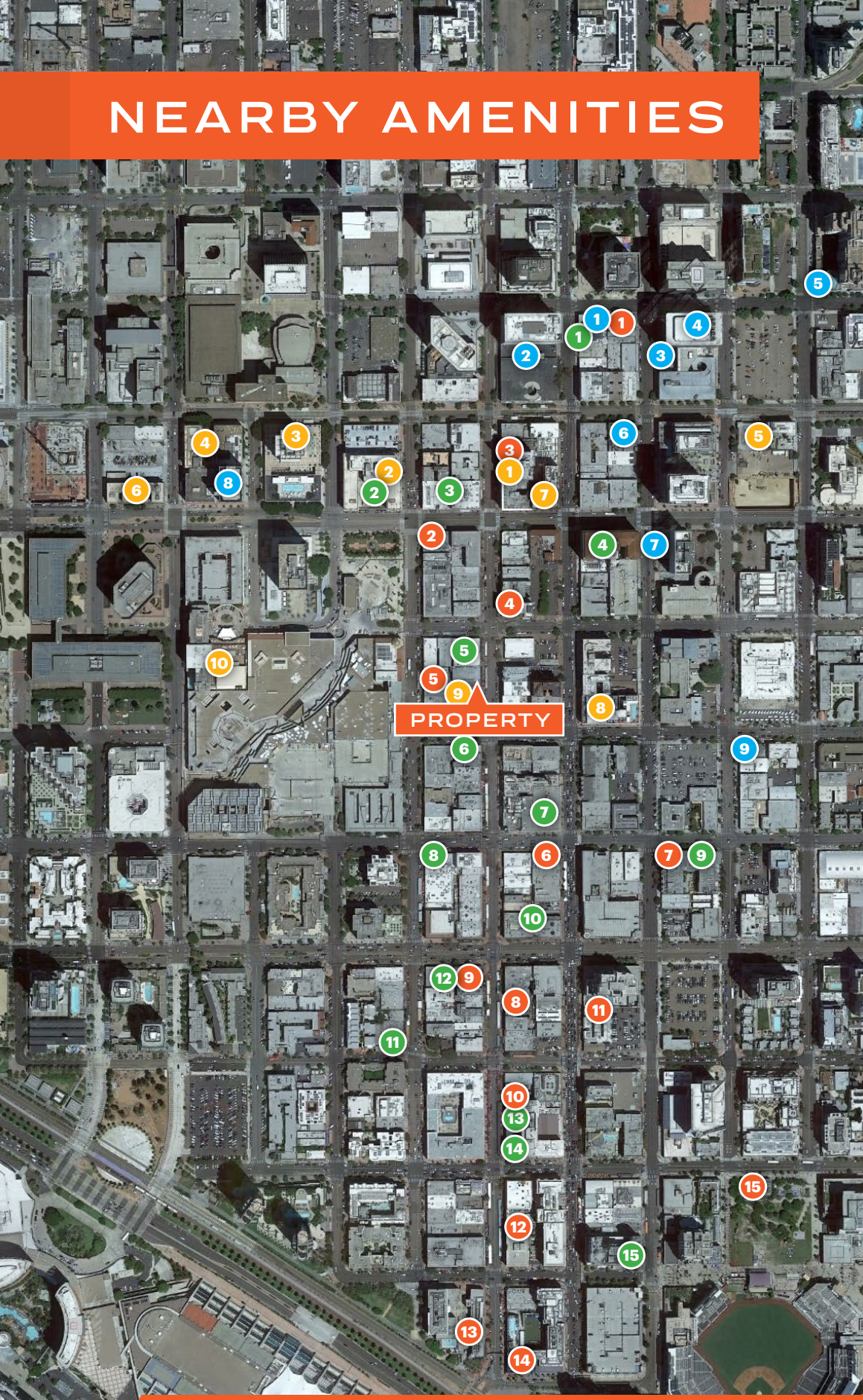


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# NEARBY AMENITIES



- RESTAURANTS**
1. Donut Bar
  2. Gaslamp Fish House
  3. Curadero
  4. Melting Pot
  5. Bandar Restaurant
  6. Fogo de Chao
  7. Breakfast Republic
  8. Rustic Root
  9. El Chingon
  10. Lionfish
  11. The Nolen
  12. Cafe Sevilla
  13. Lou & Mickey's
  14. Nobu
  15. Social Tap

- HOTELS**
1. Kimpton Hotel
  2. The US Grant
  3. The Westgate Hotel
  4. The Bristol Hotel
  5. Hotel Churchill
  6. The Sofia Hotel
  7. Courtyard Marriott
  8. Andaz San Diego
  9. The Keating Hotel
  10. The Westin

- BARS & BREWPUBS**
1. Stout Public House
  2. Rendezvous
  3. Phantom Lounge
  4. Parq
  5. Gaslamp Tavern
  6. Atomic
  7. 5th & Sky
  8. Tin Roof
  9. Noble Experiment
  10. Side Bar
  11. Fluxx
  12. Prohibition
  13. The Pool House
  14. Fifth and Rose
  15. Altitude

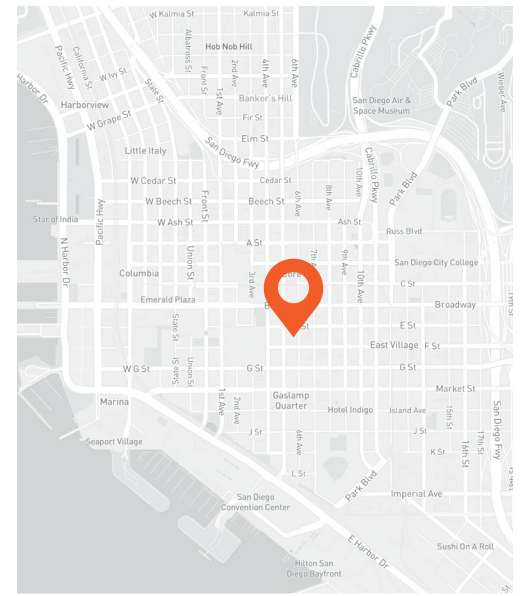
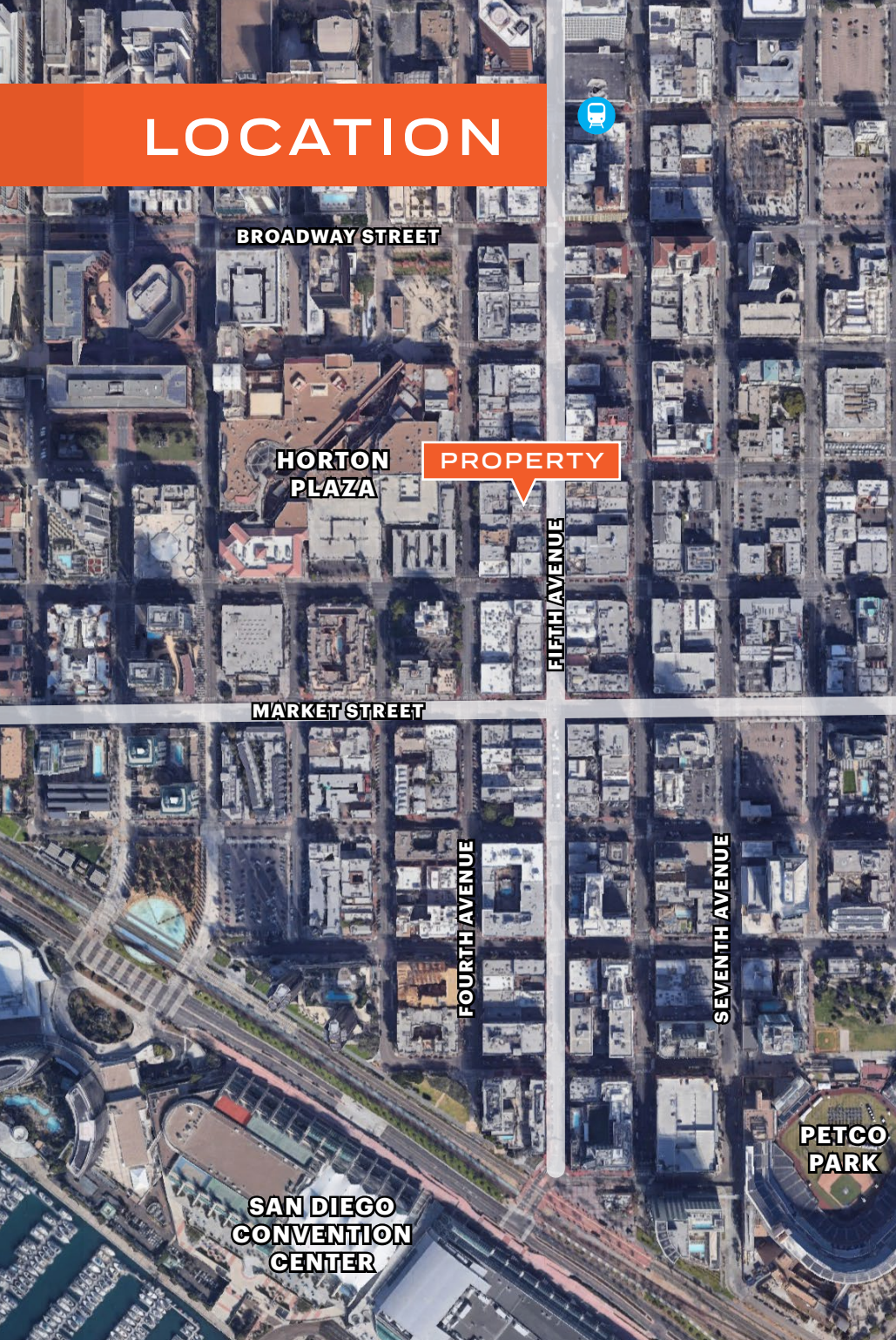
- COFFEE**
1. Starbucks
  2. 401 Brew Street
  3. Coffee N' Talk
  4. 7 Cafe
  5. Little Owl Coffee
  6. Organo Gold
  7. The Bean Box
  8. Blue Bottle Coffee
  9. Tired Eyes Coffee

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# LOCATION



- Walking distance to Petco Park, the Embarcadero, and countless cafes, restaurants and bars
- Two block to the San Diego Trolley line
- One block from the new Campus at Horton Plaza, a +1M SF project spanning 7 city blocks set for completion 2023

## 81,000

**jobs** currently in  
downtown San Diego

## 1,500

**residential units** in planned  
development and construction

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# Contact Information

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