

**kw**  
Mack  
KELLER WILLIAMS

Price:  
\$625,000

FOR  
SALE

SUBJECT  
PROPERTY

**METROWORK | UNIT 602**

1350 Columbia Street, Unit 602 San Diego, CA 92101



KELLERWILLIAMS<sup>®</sup>

*Exclusively listed by*

GRANT THIEM

310.433.8131

[grantthiem@kw.com](mailto:grantthiem@kw.com)

BRE LIC N° 01984787

BLAKE A. HILDABRAND

858.533.8034

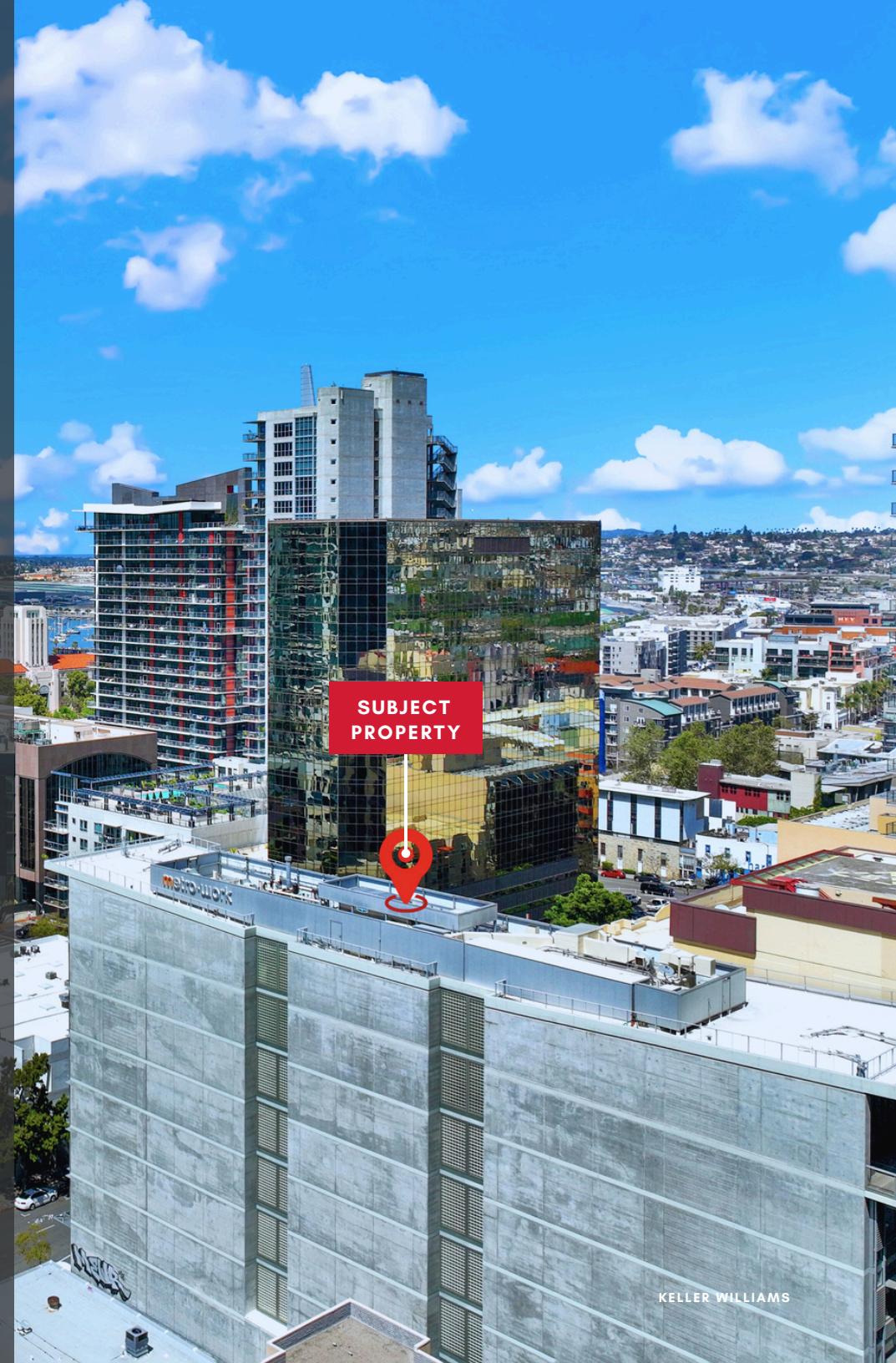
[blakeaugust@kw.com](mailto:blakeaugust@kw.com)

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References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.





# EXECUTIVE SUMMARY

Discover a modern, move-in-ready office condo in San Diego's thriving Columbia District—ideal for owner-users in professional services. Unit 602 offers the perfect balance of polished design, functionality, and downtown access. Located in an urban community collecting some of the highest rents in all of San Diego County.



OFFERED AT	\$625,000
UNIT SIZE	1,188 sf
ZONING	Office
STATUS	Vacant   Move-in Ready
PARKING	2 Unassigned Spaces (Lindley Building)

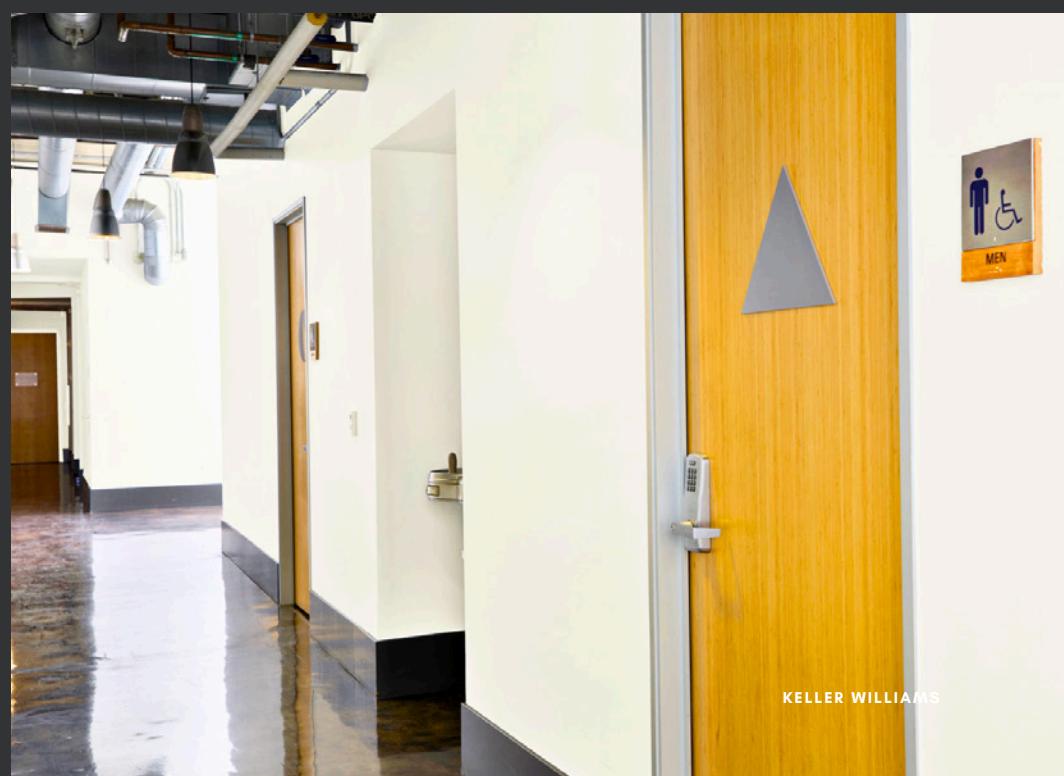
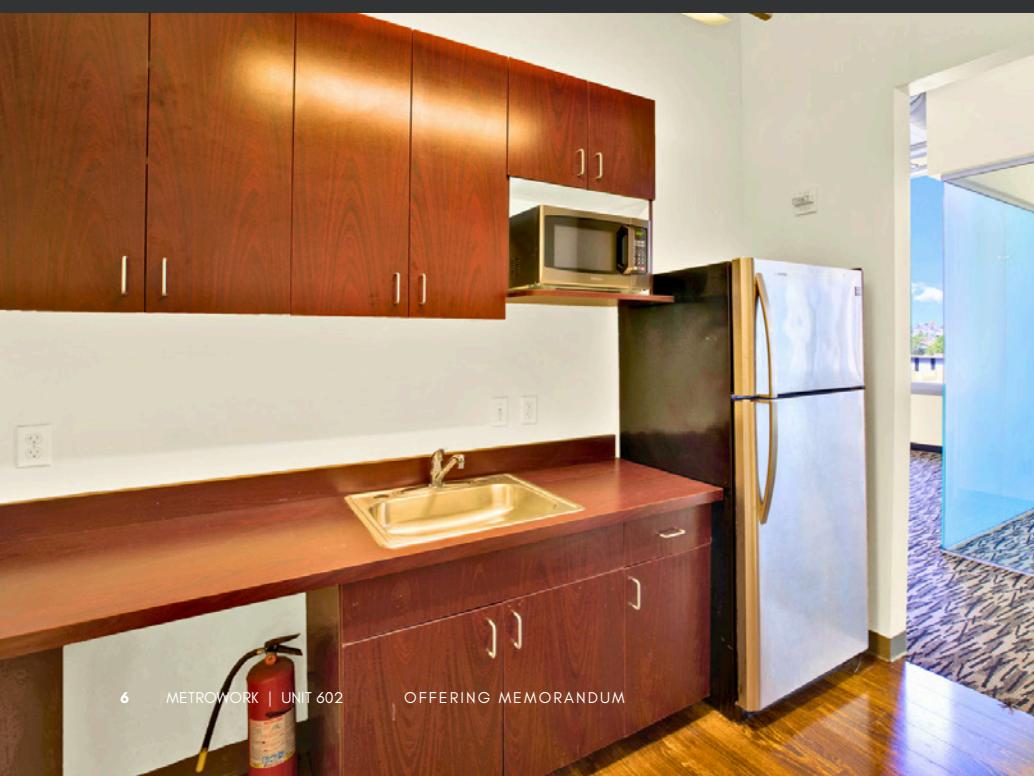
# PROPERTY OVERVIEW

Built in 2007, MetroWork is a nine-story, Class B office building with contemporary architecture. Previously occupied by an owner-user, it has an interior-facing unit (not street-visible) but allows signage on the hallway entry door.



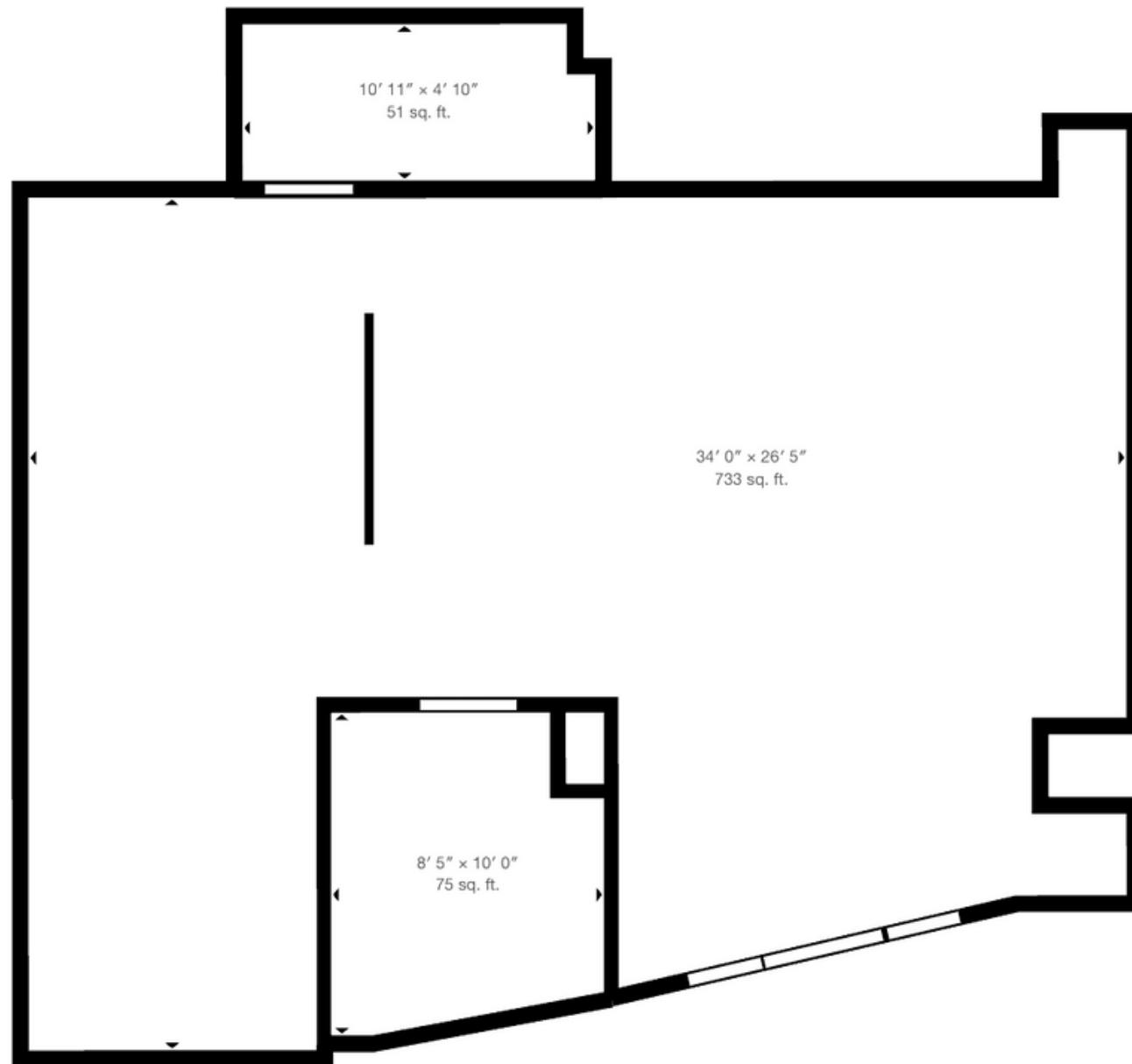
**The 1,188 SF unit includes three private glass-walled offices, a polished reception area, a compact kitchenette, and access to two shared restrooms just outside the unit.**

The layout is ideal for client-facing businesses seeking a modern, move-in-ready workspace. Natural light floods the space, while the sleek finishes and contemporary buildout offer both functionality and a refined first impression.



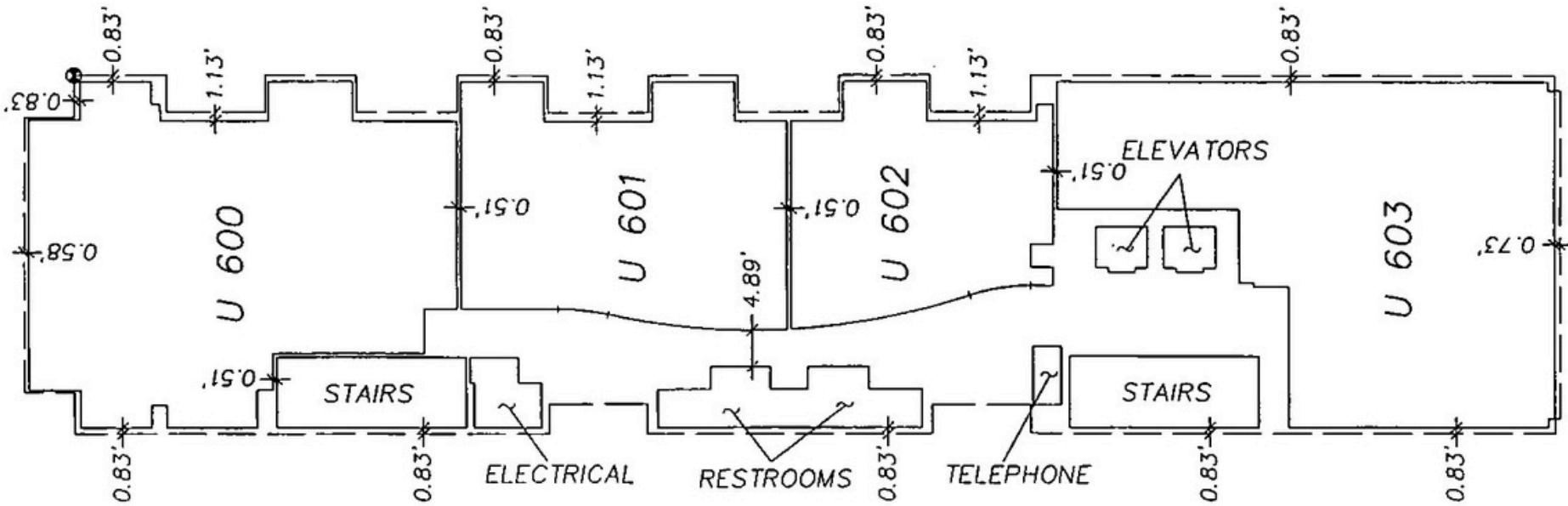


# FLOOR PLAN

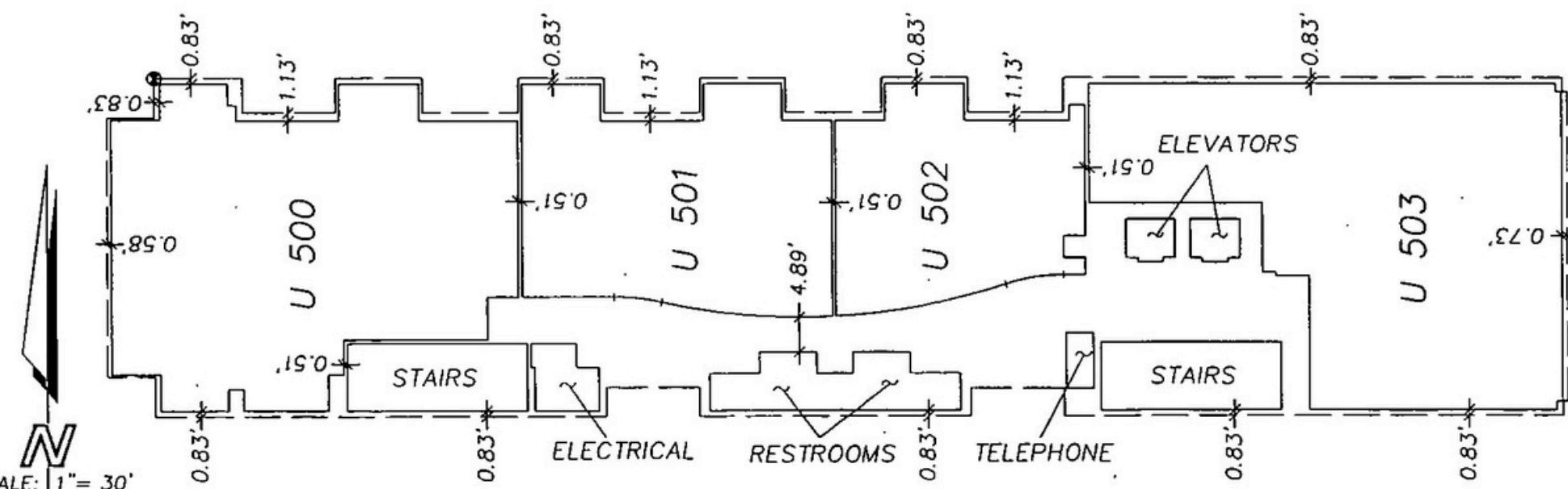


Visit 3D space on  
**Matterport**





SIXTH FLOOR



FIFTH FLOOR

SCALE: 1" = 30'

KELLER WILLIAMS

METROWORK | UNIT 602

OFFERING MEMORANDUM

# INVESTMENT HIGHLIGHTS

- Prime Columbia District Location
- Immediate Occupancy in Turnkey Condition
- Strong Walkability & Transit Score
- Affordable Entry Point for Downtown Office Ownership
- Surrounded by New Development Activity
- Above National Average Income Levels
- High Rent District
- Mixed-Use Residential/Commercial Growth







# ONE OF SAN DIEGO'S MOST VIBRANT BUSINESS DISTRICTS

*Located steps from San Diego's iconic Little Italy, the newly completed Lindley Building, and the historic Santa Fe Depot, MetroWork places you in the heart of the Columbia District—an energetic downtown hub known for its mix of culture, commerce, and connectivity.*

Surrounded by vibrant restaurants, boutique retail, and major transit lines, the building also offers easy access to the County Administration Center, Waterfront Park, San Diego International Airport, and the San Diego Convention Center. The U.S.-Mexico border crossing at San Ysidro is also within reach, reinforcing the area's binational appeal. This business-friendly building attracts a professional tenant mix, including attorneys and consultants, and is anchored by a residential base of affluent, educated residents.

- Above National Average Income Levels
- High Price Per SF Due to Demand
- Mixed-Use Residential/Commercial Growth

Residential demand continues to rise, with a growing mix of condos, apartments, and single-family homes attracting professionals, families, and retirees alike. A thriving commercial sector—anchored by acclaimed restaurants, cafés, and boutiques—creates a lively, walkable atmosphere that draws locals and tourists. The area's proximity to trolley and bus lines ensures seamless urban mobility, while the airport just two miles away offers unmatched regional and international access.

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2

MILES TO SAN  
DIEGO  
INTERNATIONAL  
AIRPORT

---

90

WALK SCORE -  
"WALKER'S  
PARADISE"

---

77

TRANSIT SCORE -  
EXCELLENT PUBLIC  
TRANSIT

---

1.4%

DOWNTOWN SAN DIEGO  
OFFICE VACANCY RATE  
(Q1 2025)

# WHY LEASE WHEN YOU CAN OWN

Monthly Lease Estimate  
(Comparable Units):

**\$4,200 /month**

Estimated Monthly  
Ownership Cost:

**\$3,995 /month**

(Based on SBA 504 loan, 25-year  
amortization, & current rates)

Potential Annual Savings:

**\$2,460-3,000** per year

## BENEFITS OF OWNERSHIP

- ✓ Build long-term equity
- ✓ Tax advantages
- ✓ Asset appreciation
- ✓ Freedom to customize your space
- ✓ Predictable monthly costs
- ✓ No annual rent increases





**First Citizens  
Bank**

# **First Citizens Bank**

**Conventional Real Estate Loan**

**Owner Occupied Building**

**2/10/2026**

Project cost of \$625,000 with 15% down payment of \$93,750

	<b>First Citizens Bank Adjustable Rate Loan 3 Year Re-Price</b>	<b>First Citizens Bank Adjustable Rate Loan 5 Year Re-Price</b>	<b>First Citizens Bank Fixed Rate Loan</b>	<b>First Citizens Bank Fixed Rate Loan</b>	<b>First Citizens Bank Fixed Rate Loan</b>
<b>NEW LOAN AMOUNT</b>	\$ 531,250	\$ 531,250	\$ 531,250	\$ 531,250	\$ 531,250
<b>*RATE (%)</b>	5.70%	5.95%	6.30%	6.00%	5.80%
<b>ORIGINATION FEE</b>	\$ 3,453	\$ 3,453	\$ 3,453	\$ 3,453	\$ 3,453
<b>AMORTIZATION (years)</b>	20	20	20	20	20
<b>TERM (years)</b>	20	20	7	5	3
<b>NEW PAYMENT</b>	<b>\$3,714.67</b>	<b>\$3,790.73</b>	<b>\$3,898.55</b>	<b>\$3,806.04</b>	<b>\$3,745.00</b>

**Jeff Eddington VP  
First Citizens Bank**  
619-769-9272 cell  
858-332-3460 office  
jeffrey.eddington@firstcitizens.com

The SBA Interest Rate shown above is for discussion purposes only and represents pricing during the most recent debenture sale. The SBA's interest rate is not fixed until the debenture sells.



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