

# CASS ST.



**For Lease:**

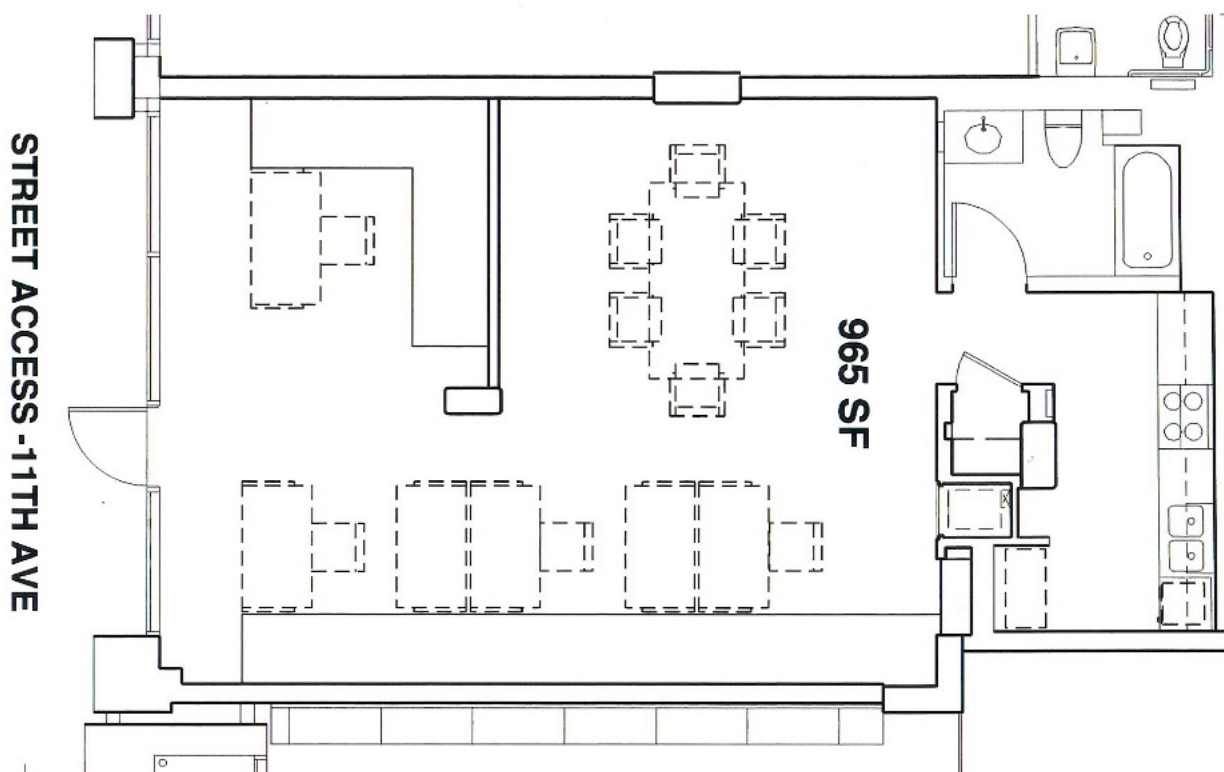
**ICON - EAST VILLAGE  
350 ELEVENTH AVE  
#123  
SAN DIEGO, CA 92101**

**MIKE MORGAN**  
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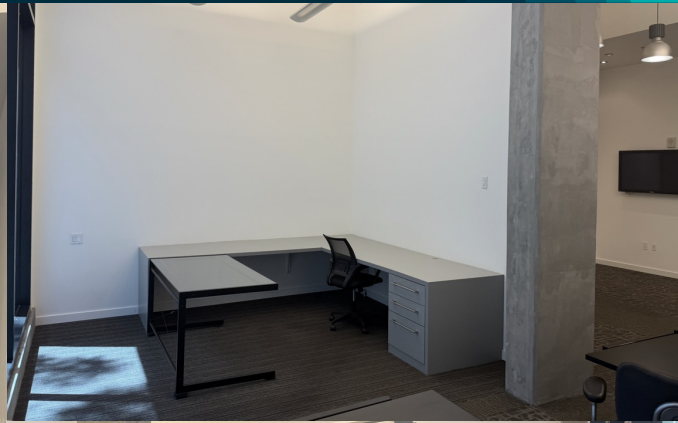
**MARK EGAN**  
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## 965 SF - Creative Live/Work Office Space Includes:

- Ground Floor Space W/ Direct Street Access
- Full Height Storefront Frontage
- Designer Ron Rezek Tables
- Built-In Counters/Shelving & File Cabinets
- 14-0" High Ceiling W/ Indirect & Pendant Light Fixtures
- Full Kitchen & Bathroom
- (1) Assigned Underground Parking Space
- Flat Screen TV W/ Ceiling Speakers Throughout Space
- High Speed Internet Service Provided
- Water & Sewer Included As Part Of Utilities

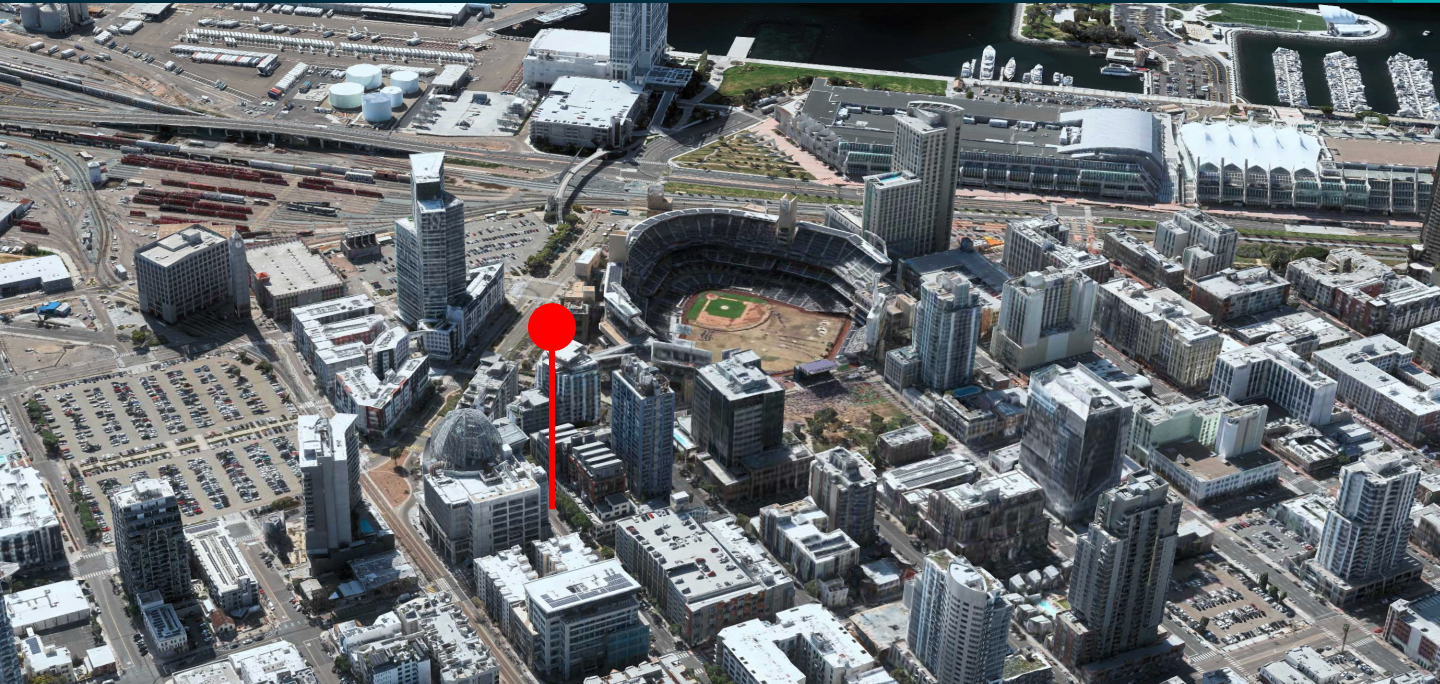


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## AMENITIES INCLUDE:

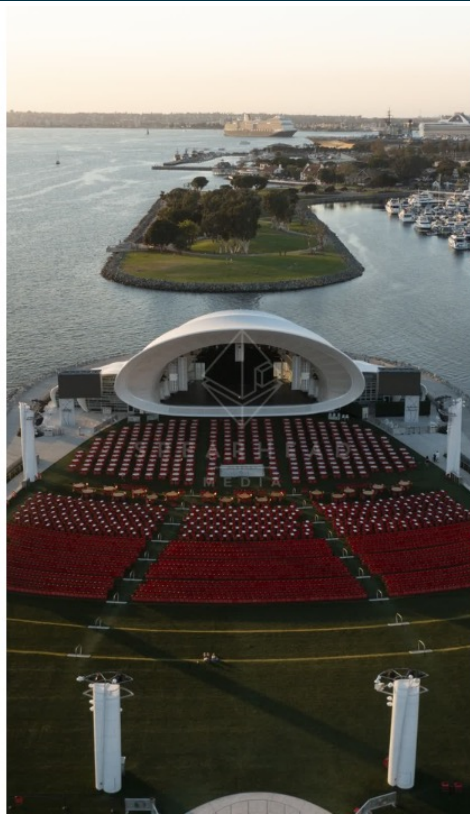
- Lobby Front Desk Staffed 24/7
- Fitness Center
- Meeting/Lounge/Community Room
- W/ Full Kitchen & Exterior Folding
- Doors For Patio Access
- Rooftop Sky Box Lounge W/ View Of Petco Park
- Theater Room
- Outdoor Meeting Area W/ Fireplace
- Security Cameras Throughout Property
- Large Mail Room W/ Amazon Lockers

**Disclaimer:** All information contained herein has been obtained from sources deemed reliable, but no guarantee, warranty, or representation is made as to the accuracy or completeness of the information. Prospective buyers should conduct their own independent investigation and verification of all information. The property is subject to prior sale, lease, or withdrawal from the market without notice.

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# Neighborhood Overview



- East Village is Downtown San Diego's largest neighborhood
- Walk to restaurants, coffee shops, local retail, creative office, parks
- Entertainment nearby at Petco Park, Rady Shell and Central Library
- Easy stroll to Gas Lamp District and all of Downtown
- Walkable score of 97 with excellent access to trolley and transit
- Easy access to I-5 and Route 94. Minutes to train station and airport

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Brokerage Services

**Asking Price Not Disclosed**