



*3003 Fourth Ave, San Diego, CA 92103*  
OFFER MEMORANDUM | OFFICE BUILDING FOR LEASE

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## *EXECUTIVE SUMMARY*

The Comiskey Group is proud to present this exclusive offering memorandum for a premier, newly renovated stand-alone commercial office building in the highly sought-after Bankers Hill neighborhood of San Diego. This exceptional property offers a modern, professional environment with a prime location, making it an unparalleled opportunity for businesses seeking prestige, convenience, and accessibility in one of the city's most dynamic commercial districts. The space is well-suited for a traditional office, medical or dental practice, law firm, financial services, or creative industries. Situated just minutes from Downtown and major thoroughfares, this location ensures seamless connectivity and accessibility.



Unlock  
Premier  
Potential:  
Thrive in  
the Pulse of  
Urban  
Sophistica-  
tion.



## *PROPERTY OVERVIEW*

This distinguished 5,706 SF office building offers a formal lobby, 16 expansive offices adorned with floor-to-ceiling windows—some framing breathtaking ocean views—along with two kitchens, three bathrooms, and 14 gated parking spaces available for an additional fee.

Boasting exceptional curb appeal and a prime, highly walkable location just two blocks from Balboa Park, this property places your business at the center of one of San Diego's most vibrant neighborhoods. Surrounded by top-rated restaurants, coffee shops, and breweries, it offers the perfect setting to impress clients, foster team collaboration, and enhance employee satisfaction with unparalleled convenience and lifestyle amenities.

We invite you to discover this exceptional property and envision how its premium location, modern design, and versatile layout can elevate your business and meet your operational needs.



## *PROPERTY HIGHLIGHTS*

**Size:** 5,706 SF office space on a 10,075 SF lot

**Interiors:** Newly renovated interiors

**Offices:** 16 large, private offices with floor-to-ceiling windows, some with ocean views

**Amenities:** Two fully equipped kitchens and three well-appointed bathrooms

**Parking:** 14 gated, attached parking spaces available for an additional \$99/spot

**Curb Appeal:** Modern exterior with excellent street visibility

**Location:** Prime Bankers Hill setting, just two blocks from Balboa Park

**Walkability:** Surrounded by top-rated restaurants, coffee shops, and breweries

**Accessibility:** Minutes from Downtown San Diego and major thoroughfares

**Versatility:** Ideal for traditional office use, medical or dental practices, law firms, financial services, and creative industries

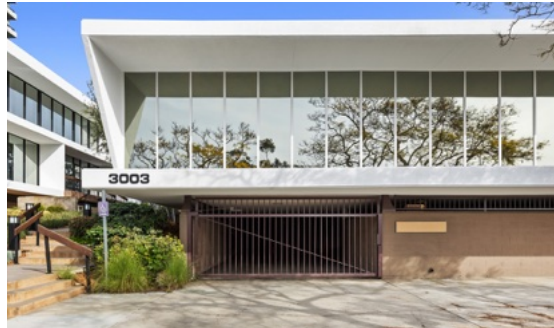
**Lease Rate:** \$2.85/Month+ all utilities & insurance. Ownership to cover property taxes & maintenance



# PHOTOS



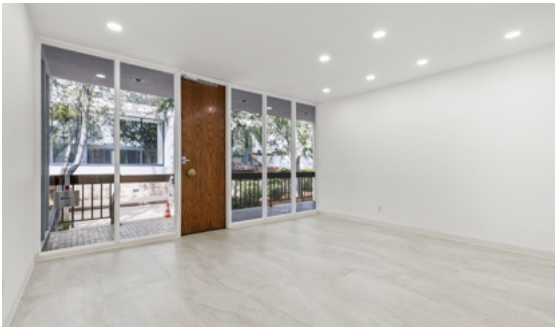
**Exterior**



**Garage Access**



**Formal Entry**



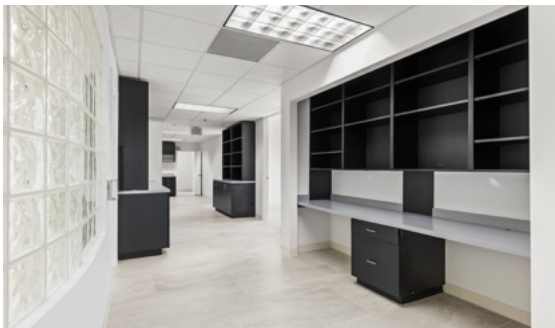
**Formal Lobby**



**Meeting Space**



**Offices**



**Hallway**



**Medical/Office Workstations**



**Exterior Landscaping**

# SITE PLAN

Newly Renovated

5,706SF

Formal Lobby

Reception Areas

16 Private Offices

2 Kitchens

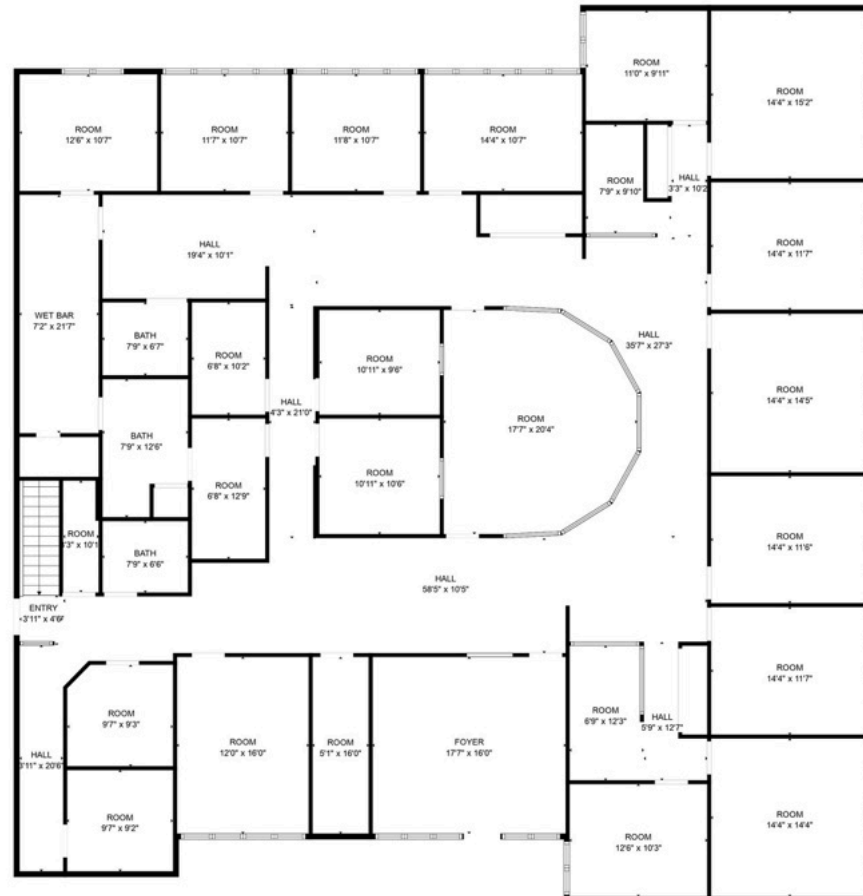
3 Bathrooms

3 Quarter Bathrooms

Meeting Room

Ample Storage

## First Floor



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

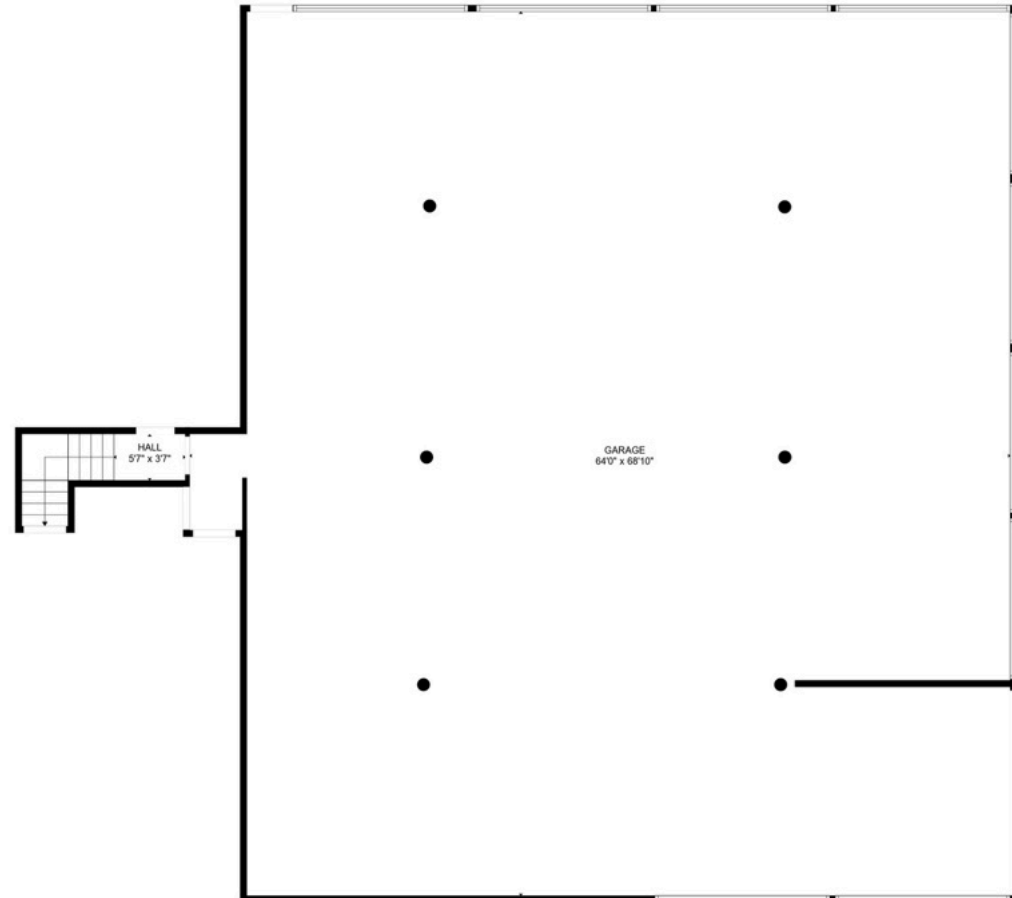
# *SITE PLAN*

14 Gated Parking Spaces

Electric Gate

Direct Garage Access

## Garage

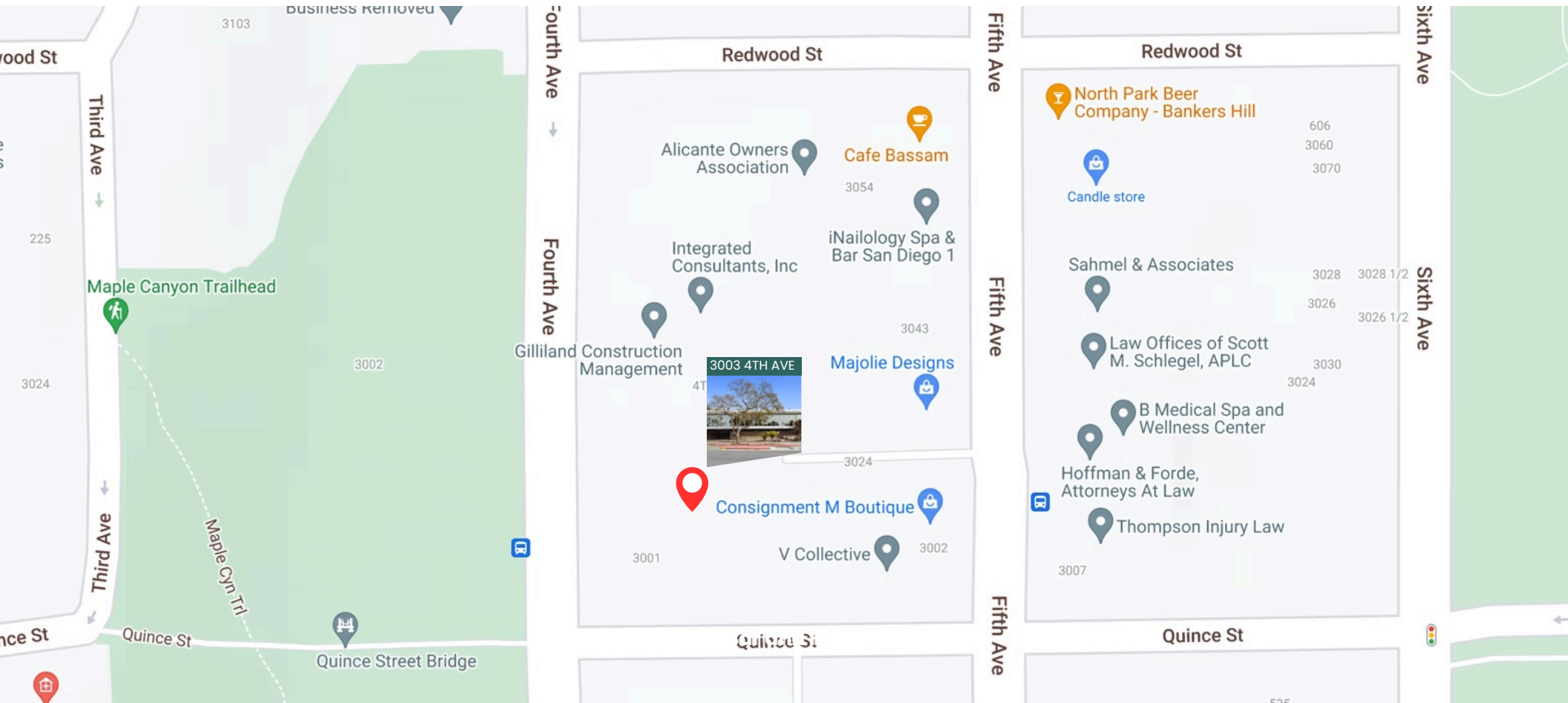


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# LOCATION

## Bankers Hill—where sophistication, convenience, and timeless charm converge.

Situated in a bustling urban district, the building benefits from high foot traffic, excellent visibility, and convenient access to public transportation. Its central location provides easy connectivity to major highways and proximity to key business hubs, enhancing its appeal to potential tenants.







## AREA OVERVIEW

Ideally situated in Bankers Hill, just **two blocks from Balboa Park**, this premier office building offers a rare leasing opportunity in one of San Diego's most dynamic urban districts. Surrounded by top-tier dining, luxury residences, and world-class hospitality, this prime location provides an unparalleled setting for businesses to flourish and make a lasting impression.



Kinme Omakase  
Cucina Urbana  
Mister A's  
Parc Bistro & Brasserie  
Azuki Sushi Lounge  
Michi Michi  
The Corner Drafthouse  
Hane Sushi  
James Coffee  
Pure Project  
Extraordinary Desserts



The Park Bankers Hill  
Vue on 5th  
41 West  
Park Laurel  
Hangar 5  
Palatine  
Epic on 5th  
Park One



Balboa Park  
San Diego Zoo  
Little Italy  
Waterfront Park  
Downtown San Diego  
Freeway Accessible

## *MEET THE LEASING AGENT*



As Bankers Hill's #1 sales agent by volume, Marilyn Comiskey is the premier authority on residential and commercial real estate in uptown San Diego. With over \$340 million in personal career sales, she delivers unparalleled market insight and a competitive advantage, ensuring her clients secure the most coveted addresses on the most favorable terms. Her expertise in market trends, off-market opportunities, and record-breaking sales has solidified her reputation as the go-to advisor for investors and businesses alike.

Marilyn holds the record for the highest price per square foot in Bankers Hill and is renowned for her sharp negotiation skills and client-first approach. Leveraging deep industry connections, she consistently delivers exceptional results across all price points, maximizing value for her clients. A recognized industry leader, she is also the San Diego host of HGTV's *The American Dream* and ranks within the Top 0.1% of agents nationwide by *The Wall Street Journal*. With a commitment to excellence, discretion, and a luxury-caliber experience, Marilyn is the trusted expert for those looking to invest in Bankers Hill's thriving commercial market.

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