

# FOR LEASE

## Suite 103

# Warehouse / Flex Space



**BERKSHIRE  
HATHAWAY**  
HomeServices

California Properties  
Commercial Division



## Rare Downtown San Diego Warehouse / Flex Space

Close to All:  
Little Italy, Bankers Hill, Airport,  
Restaurants, Entertainment,  
Shopping, Freeway Access

## State Street Building

2555 State St | San Diego | CA | 92101

- Open Floor Plan
- Common Area Lobby & Restroom
- Common Area Loading Dock
- Uses: Warehouse / Distribution / Retail / Assembly / Fulfillment / Flex
- Fire Alarm Monitored 24/7



**Gary Losey**

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Lic #: 01712147

The information herein as been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

**Berkshire Hathaway HomeServices**

**CA Properties—Commercial Division**

5973 Avenida Encinas, Suite 120

Carlsbad, CA 92008

# FOR LEASE

# Suite 103

2555 State St | San Diego | CA | 92101



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## Suite 103

- +/- 2,147 Rentable Square Feet
- \$1.65 per square foot
- \$0.19 CAM per square foot
- Gross Lease, Plus E
- 200 Amp Dedicated Electrical
- Polished Concrete Floors
- 1 Reserved Parking Space
- 2 x Electric Roof Exhaust Fans
- Free street parking
- High speed internet available
- Fire Sprinklers - All Interiors
- 9' - 11' Open Beam Ceilings
- **Common Area:**
  - Lobby
  - Restroom
  - Loading Dock & Rollup Door
- **CAM includes:**
  - Water
  - Trash
  - Gardener
  - Janitorial Weekly (common area)
  - Restroom Supplies



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## Suite 103

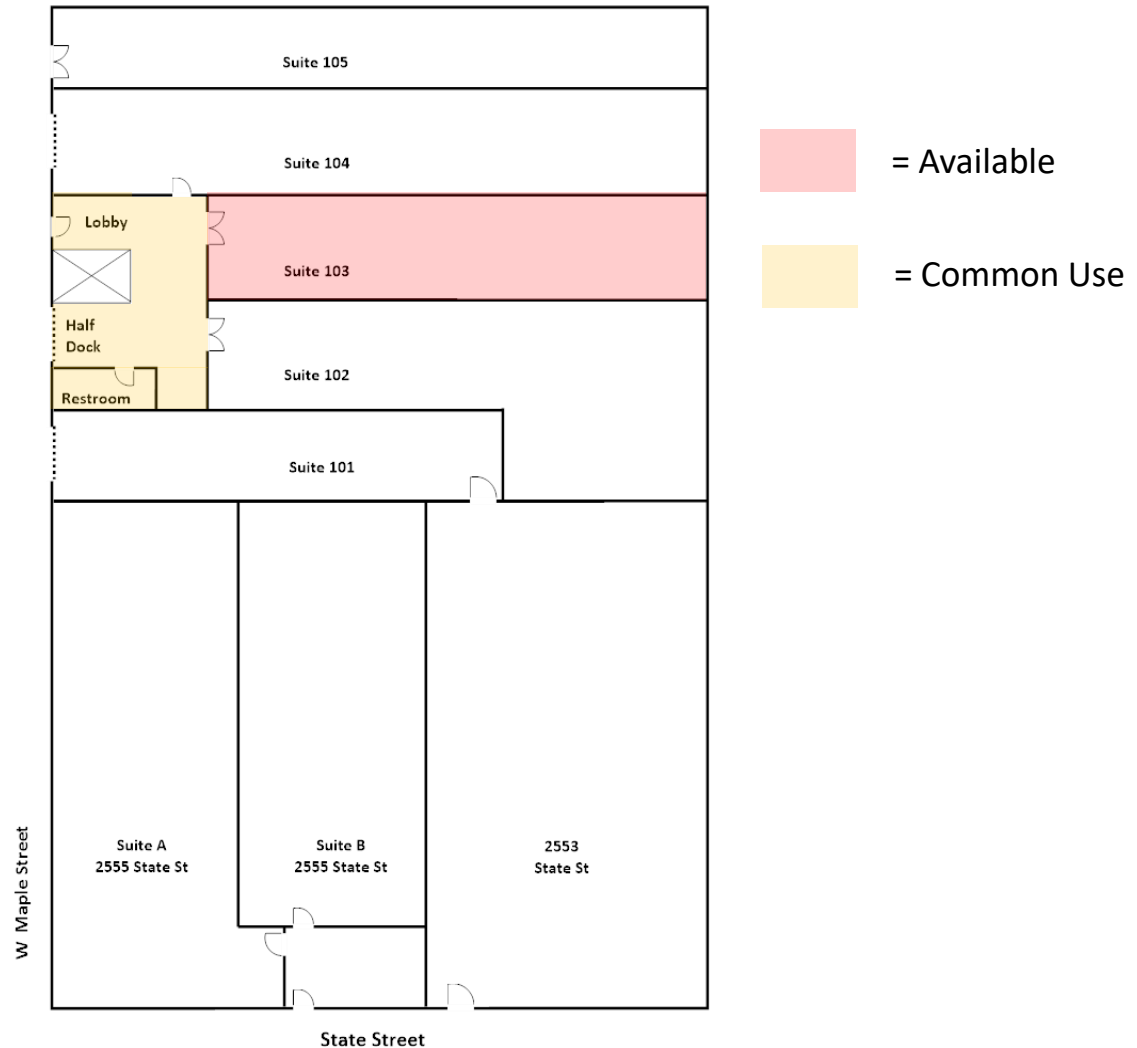
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### Site Plan



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Common Area Lobby



Common Area 1/2 Loading Dock

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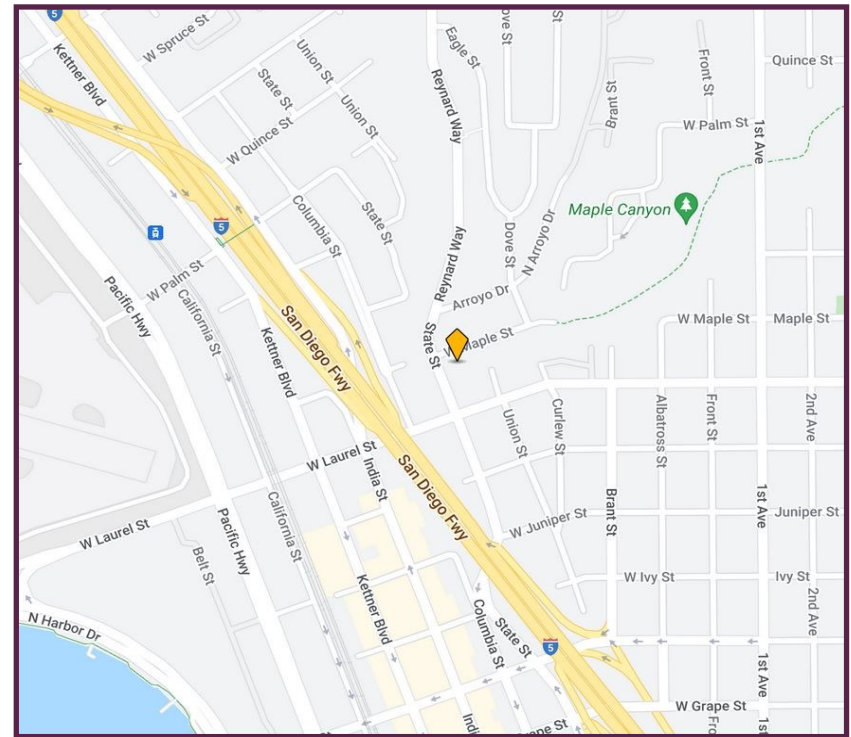
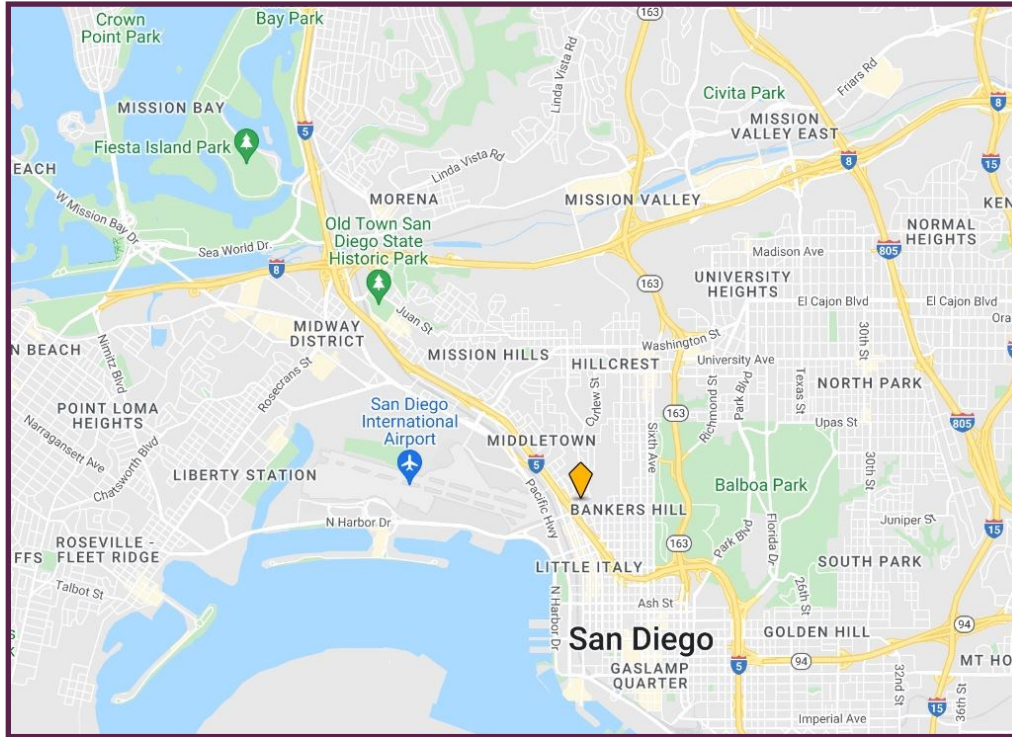
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