

FOR LEASE Suite 104

Warehouse / Flex Space



BERKSHIRE HATHAWAY | California Properties
HomeServices | 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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**Berkshire Hathaway HomeServices
CA Properties—Commercial Division**
5973 Avenida Encinas, Suite 120
Carlsbad, CA 92008

FOR LEASE

Suite 104

2555 State St | San Diego | CA | 92101

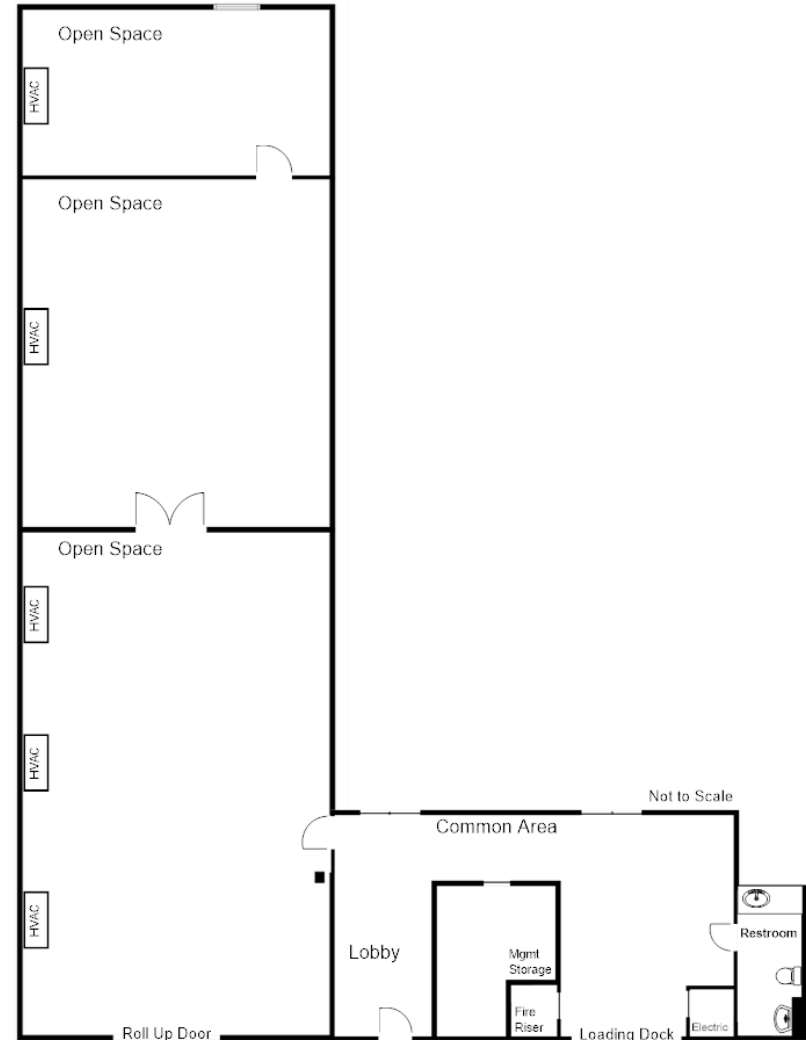


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HATHAWAY**
HomeServices

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Suite 104

- +/- 3,277 Rentable Square Feet
- \$1.95 per square foot
- \$0.19 CAM per square foot
- Gross Lease, Plus E
- Grade Level Truck Roll-Up Door
- HVAC
- 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
 - Fire Sprinklers



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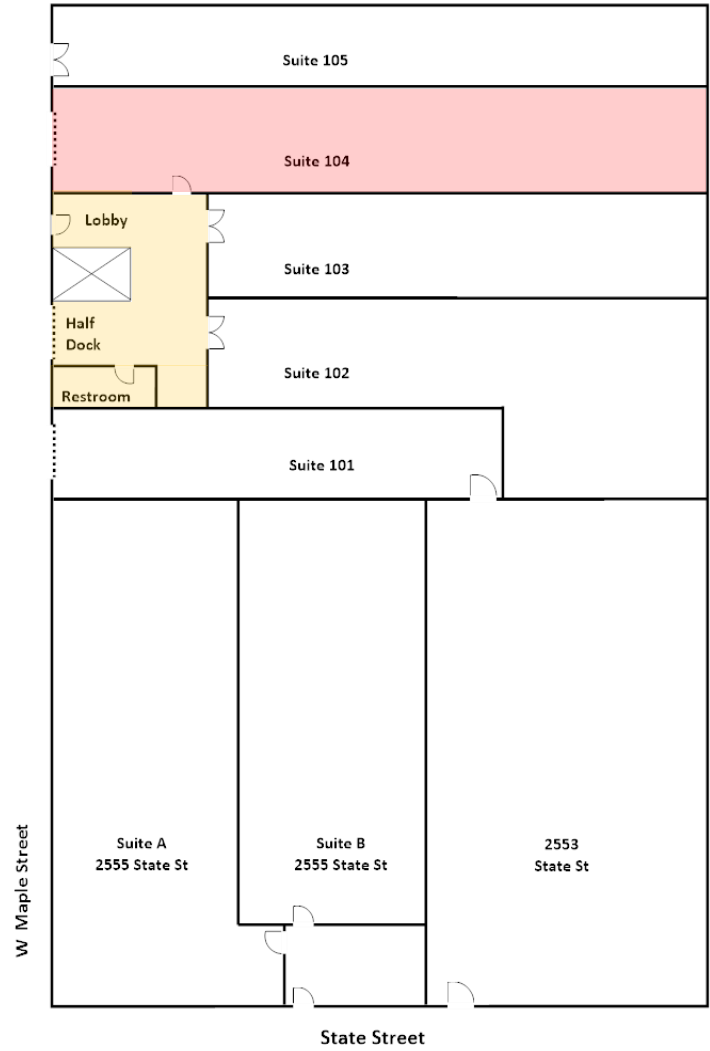
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Site Plan



- = Available
- = Common Use

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Common Area Lobby



Common Area 1/2 Loading Dock

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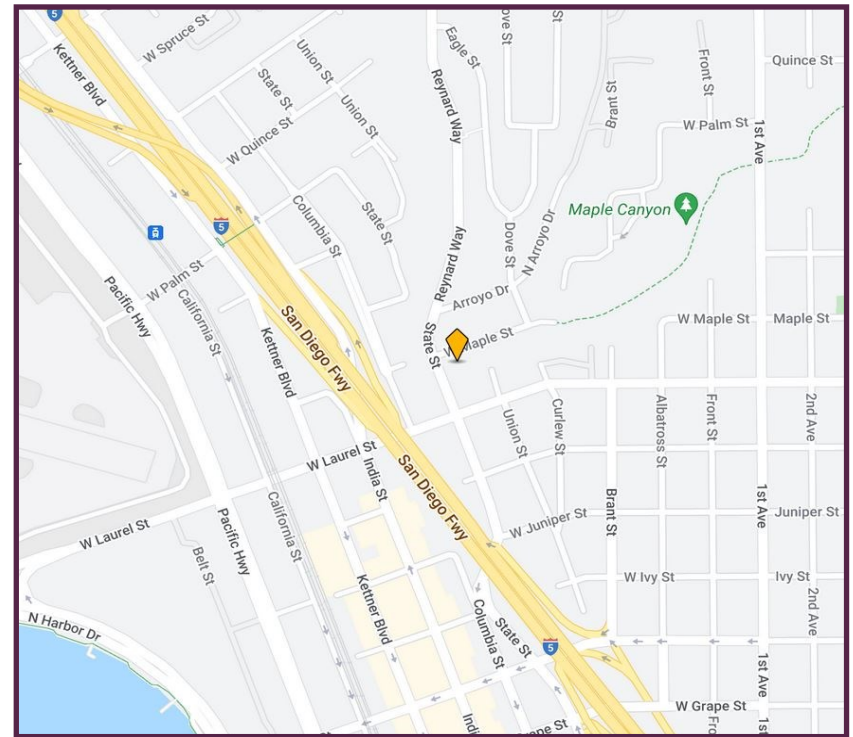
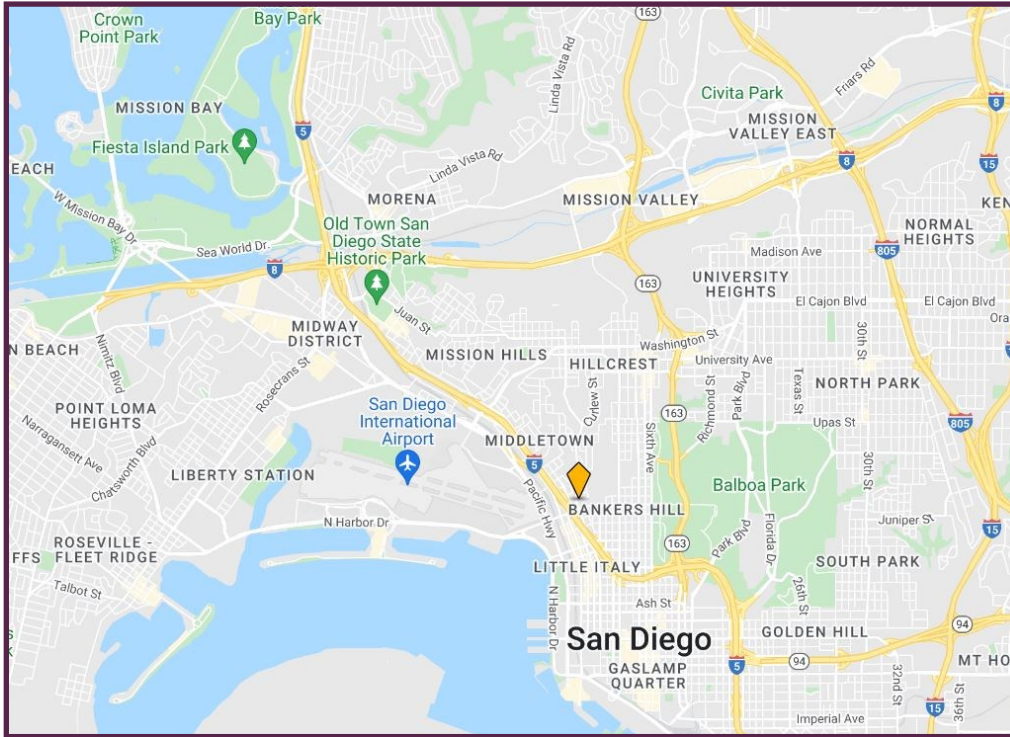
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