



FRONTLINE  
REALTY GROUP



*Metro Work - Building Lobby*

## 1350 Columbia Street #302

*Little Italy, Downtown San Diego*

Light-filled, turnkey office space in the heart of Little Italy. This newly renovated, fully furnished third-floor suite offers a rare opportunity to work in one of Downtown San Diego's most vibrant and walkable neighborhoods. With its open-concept layout, soaring ceilings, and contemporary design, the space strikes the perfect balance between professionalism and creativity—ideal for a boutique firm, growing team, or satellite office. Private Office or Conference Room option gives a tenant optimal versatility.

Step outside and you're surrounded by Little Italy's celebrated cafés, restaurants, and shops, with the San Diego Bayfront, Waterfront Park, City Hall, and the County and Federal Courts all just a short stroll away. Quick access to I-5 and the Coaster/Amtrak makes commuting easy for both clients and staff.

Located in a beautifully designed, award-winning building at the corner of Columbia and Ash—directly across from The Lindley—this move-in-ready office offers an inspiring place to do business in one of San Diego's most desirable urban settings.



**Offered at \$3,500/mo**



*Highlights:*

*Available Now!*

- \$3,500/mo. or \$2.95 sq ft ~ 1,188 sq. ft.
- Newly Refurbished
- Year Built: 2007
- 3rd Floor In "Metro Work"
- Open Concept Office Ideal for 1-6 Persons
- Fully Furnished ~
- Private Office Option or Conference Room,
- 6 Desks, Area for Supplies/Copier & Kitchenette
- Air Conditioning/Heat, Exposed Ceilings
- Fabulous Location with Retail Amenities Nearby
- Tenant to Pay: Electricity and Cable
- 1 year lease to 3 year option on Lease



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