

Hillcrest  
Full-Floor  
Office Space  
For Lease

3935 1<sup>st</sup> Ave.  
San Diego, CA 92103

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2nd floor office suite with private  
patio and strong signage



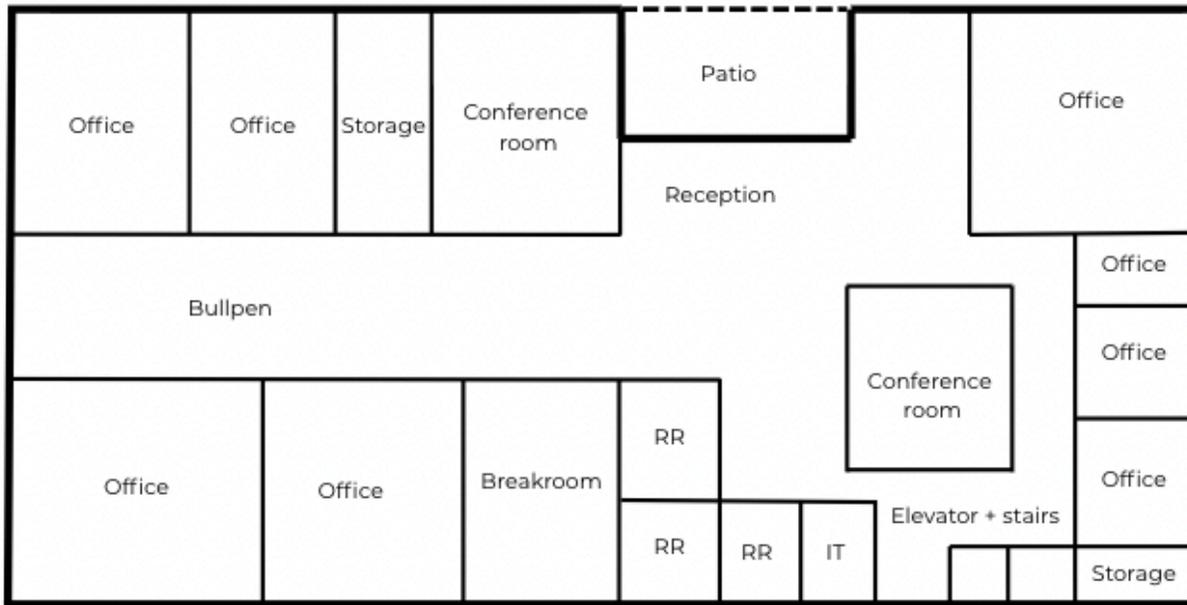
619-243-1244

[www.stromcommercial.com](http://www.stromcommercial.com)

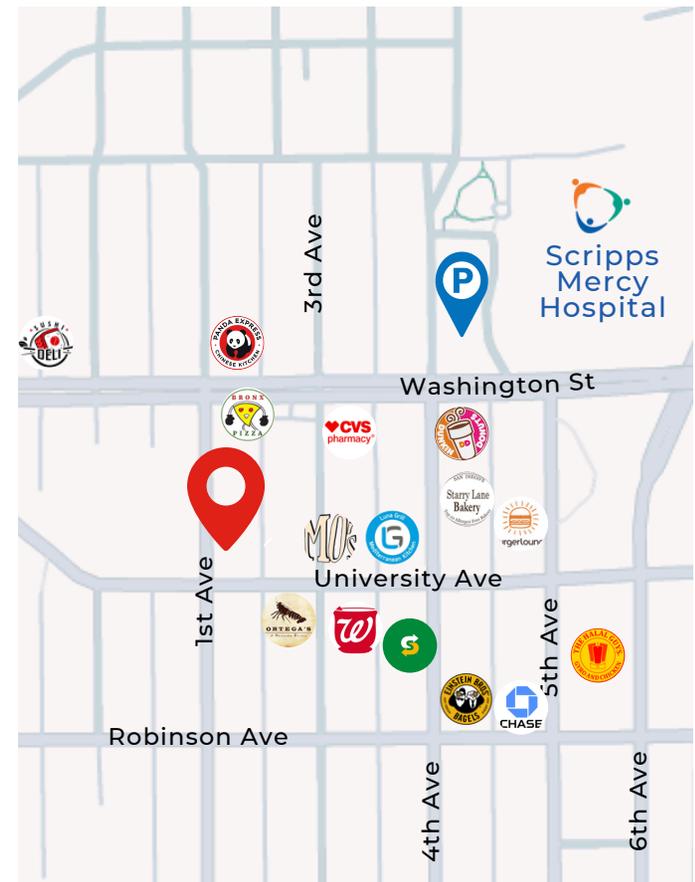


# OFFICE HIGHLIGHTS

- Available – May 2026
- 4,000 SF
- Rate = \$2.25 per square foot NNN
- NNN = \$0.60 PSF
- Building Signage available
- 2 conference rooms
- Bullpen + Private Restrooms
- 8+ Private offices (configuration can vary)
- Open-Air private patio with views
- Full-Floor | Elevator + Stairwell Served
- Ample parking available
- Walkable to countless restaurants



\*Floorplan is hand-sketched, do not quote\*



# CONTACT

Jack Schreibman | LIC #02172891  
 jschreibman@stromcommercial.com

Mobile – 858.361.5942  
 Office – 619.243.1244