

FOR LEASE

1441 State Street

San Diego, CA 92101

UNIQUE OFFICE BUILDING
IN LITTLE ITALY WITH PARKING

SIZE: +/- 5,000 SF

RATE: \$13,750/ MNTH + UTILITIES & JANITORIAL

- Six private offices
- Two open office/ bull pen areas
- Glassed in conference room
- Two garages with grade level doors and indoor parking for 4 vehicles
- One kitchenette and one full kitchen
- Men's and women's restrooms, ADA compliant
- High ceilings with exposed trusses and ample lighting
- Well suited for firms such as attorneys, CPA, tech, creative users, or retail



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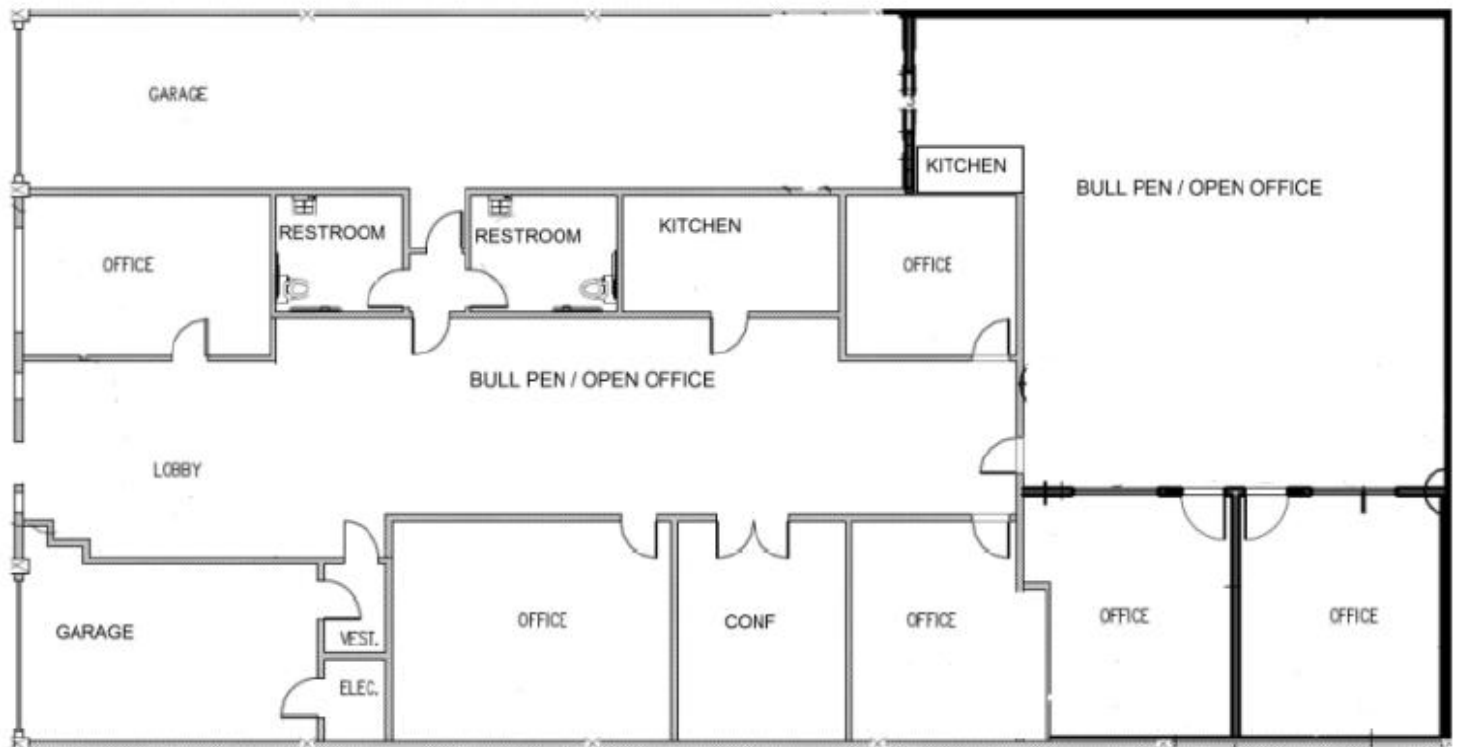
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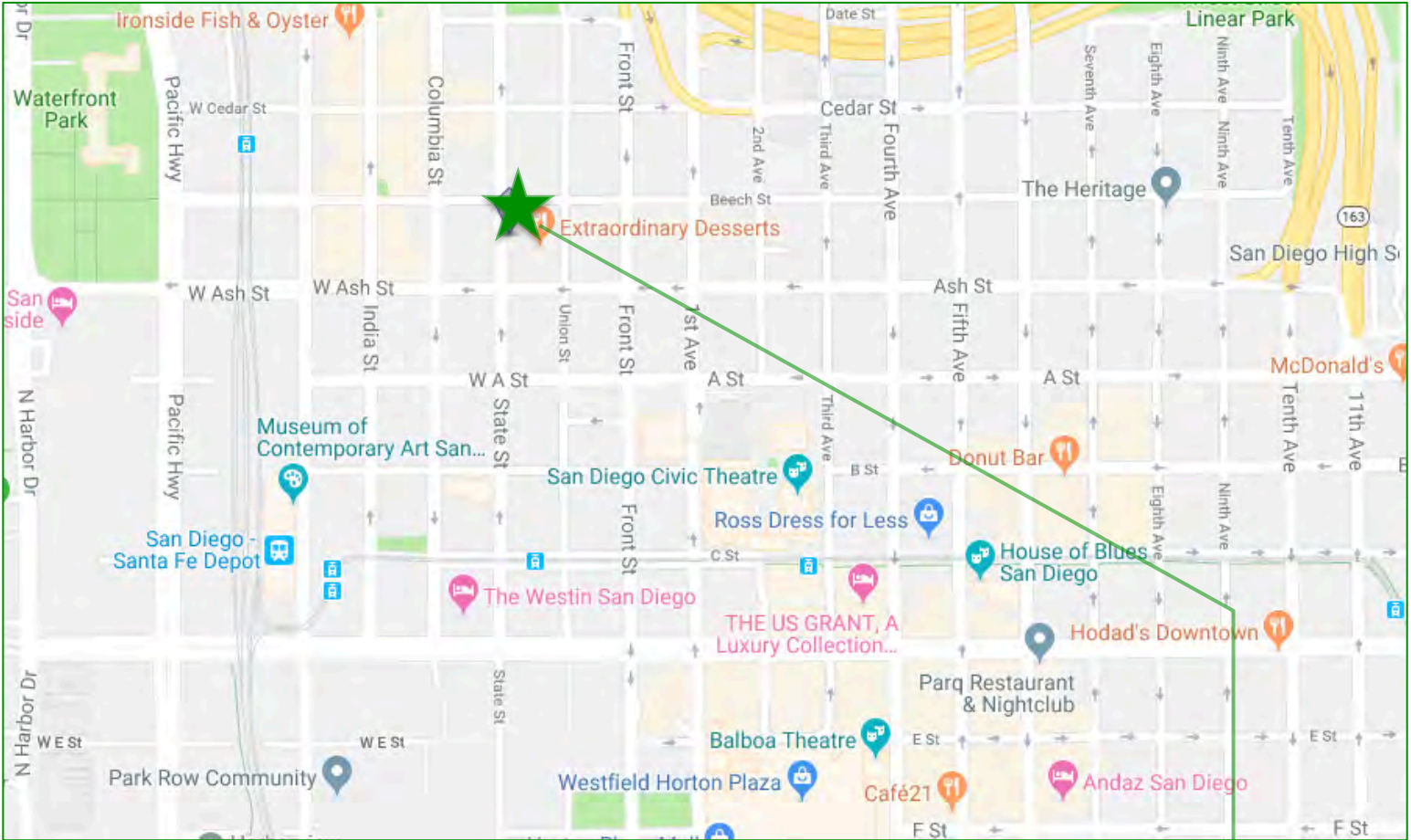


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FLOOR PLAN



LOCATION



1441 State Street, San Diego, CA 92101



LOCATION HIGHLIGHTS

- Centrally located in Little Italy
- Walking distance to Little Italy restaurants, cafes, Little Italy Farmers Market, San Diego Courthouses, and Downtown
- Santa Fe Train Depot is within a 0.5 mi radius
- Near major trolley and bus lines
- 6 minute drive to San Diego International Airport



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