

FOR SUBLEASE

419 West G Street

The Royster Building

**CREATIVE OFFICE SPACE
MARINA DISTRICT**

DOWNTOWN SAN DIEGO by the Bay

2,700 square feet

\$2.47 per square foot + utilities

- Rare opportunity for creative office space in the Marina District downtown, one block from trolley station and close to Horton Plaza and Seaport Village
- Ground floor space (1,600 sq ft), with street level entrance, and 1,100 square foot mezzanine
- Several large open areas, kitchen, 2 bathrooms, 5 offices, conference room with glass doors, security system, and hardwood flooring
- Large windows allowing plenty of natural light, air-conditioning. Beautiful brick converted warehouse building with 20+ foot ceilings
- Separate Air Conditioned Server Room
- Sublease expires 1/31/2020

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ATTICUS HICKOK | JORDAN WILLIAMS

atticus@stromcommercial.com | Jordan@stromcommercial.com

(p) 619-243-1244 | www.stromcommercial.com