

# FOR SALE

**950 6<sup>th</sup> Avenue, Suite 212**  
San Diego, CA 92101

CREATIVE OFFICE CONDO IN THE HEART OF DOWNTOWN

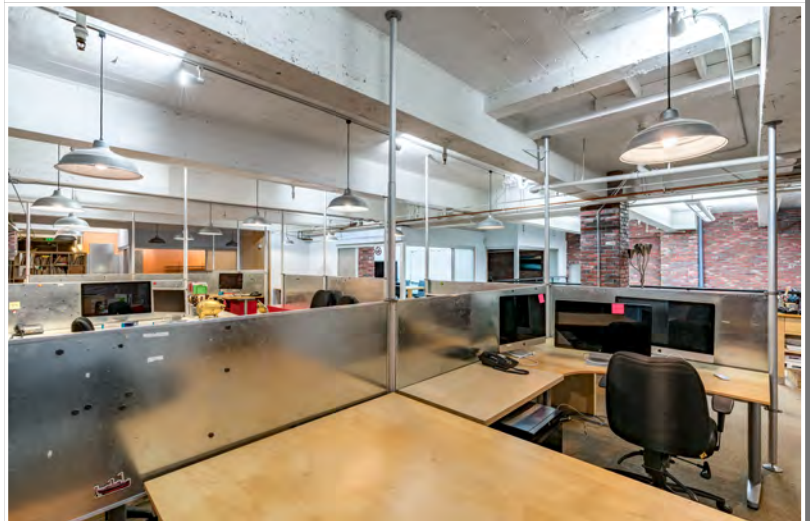
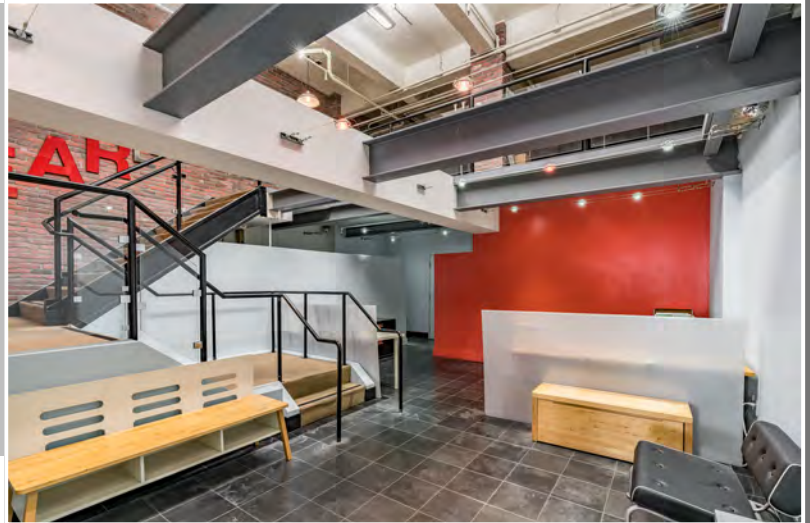
**3,500 SF – UNIQUE OWNER/USER OPPORTUNITY**

**ASKING PRICE: \$1,249,000.00**

- 2 story open layout office condo with exposed concrete ceilings, brick walls and HVAC
- Kitchenette with dishwasher
- 2 restrooms one with shower
- Updated and modern lighting throughout
- Secure access and dial directory into building
- 2 parking spaces in underground, gated garage
- Shared rooftop area including barbeque and seating, perfect for breaks and entertaining
- Includes furniture
- Owners Association fees are \$1.354 per month



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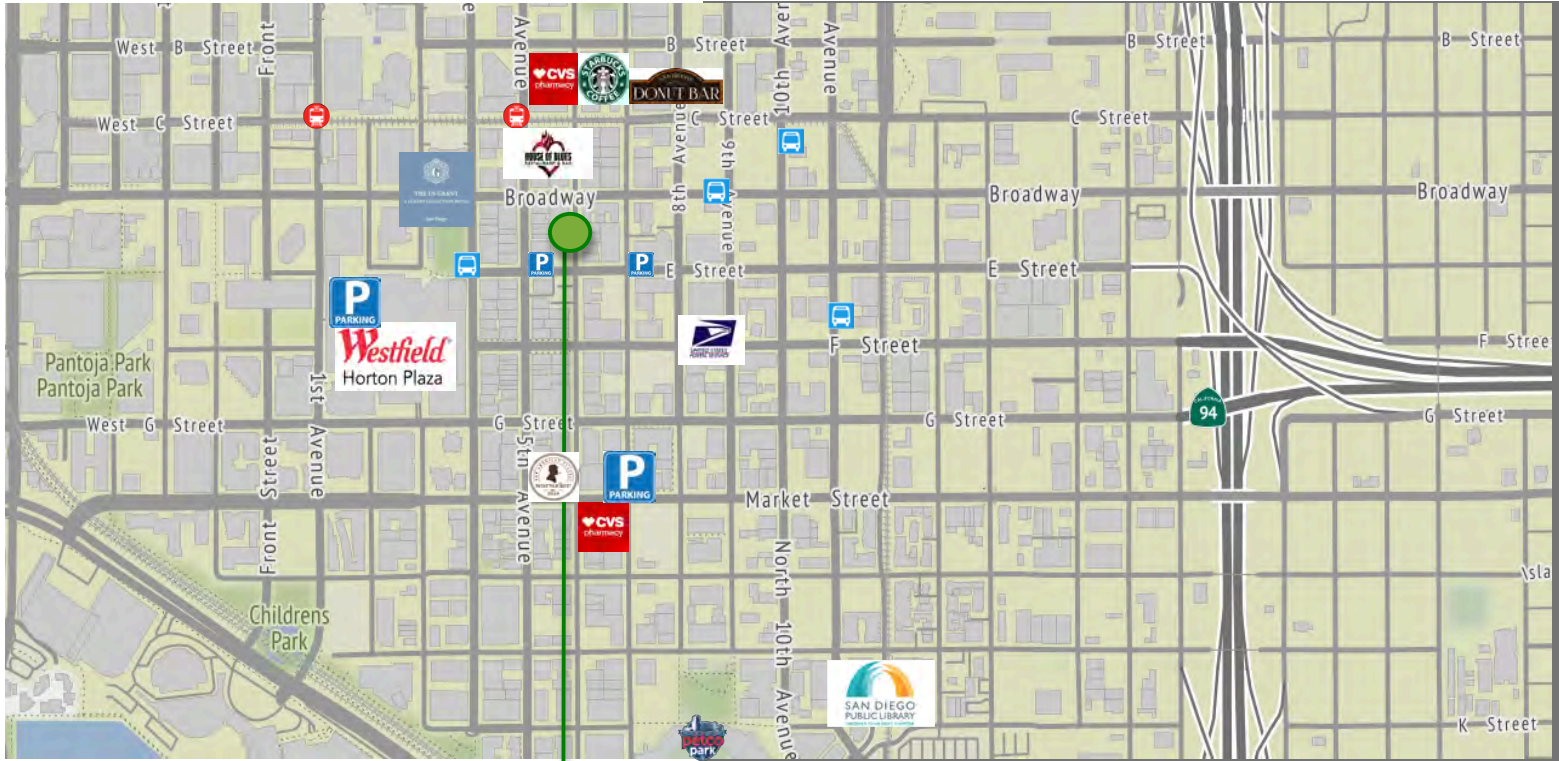


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# LOCATION



950 6<sup>th</sup> Avenue



- Located in the historic Samuel Fox Building
- Central location in the heart of Downtown, San Diego on the corner of 6<sup>th</sup> and Broadway
- Walkable amenities including: a variety of bars and restaurants, Horton Plaza Mall, San Diego Public Library, Petco Park and much more
- 2 onsite parking spaces
- Ample surface and garage parking lots nearby
- Close proximity to trolley and bus stops
- Boasting a Walk Score of 99

