

# THE ONYX BUILDING

The image shows a bright, modern office space. A large central skylight with a blue-tinted glass roof allows natural light to fill the room. The floor is made of light-colored wood. Several white columns support the ceiling. The walls are a mix of white and red brick. On the left, there is a white counter with a sink and a small plant. The overall atmosphere is clean and professional.

EXCEPTIONAL 5,000 SF TOP-FLOOR OFFICE FOR SUBLEASE

# THE ONYX BUILDING |

EXCEPTIONAL 5,000 SF TOP-FLOOR  
OFFICE FOR SUBLEASE

852 5TH AVENUE | SAN DIEGO, CA 92101



## SUBLEASE DETAILS

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5,000 SF



Master Lease Expires 03/31/2023



\$2.50 PSF Modified Gross



Available Now

*For more information, contact:*





Strom Commercial Real Estate

(619) 243-1244

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EXCEPTIONAL 5,000 SF TOP-FLOOR  
OFFICE FOR SUBLEASE

## SUITE OVERVIEW

-  5,000 SF at \$2.50 PSF Modified Gross
-  Located on the top (3rd) floor with direct elevator access
-  Open floor plan with 2 glass conference rooms/private offices & dedicated restrooms
-  Hardwood floors, sandblasted brick walls



## TOP-OF-THE-LINE INTERIOR

-  Full kitchen with all new appliances - including dishwasher
-  Refrigerated dual beer tap system
-  State-of-the-art dimmable LED light fixtures and electronically controlled thermostat
-  Lofted ceilings with massive skylights and operable windows



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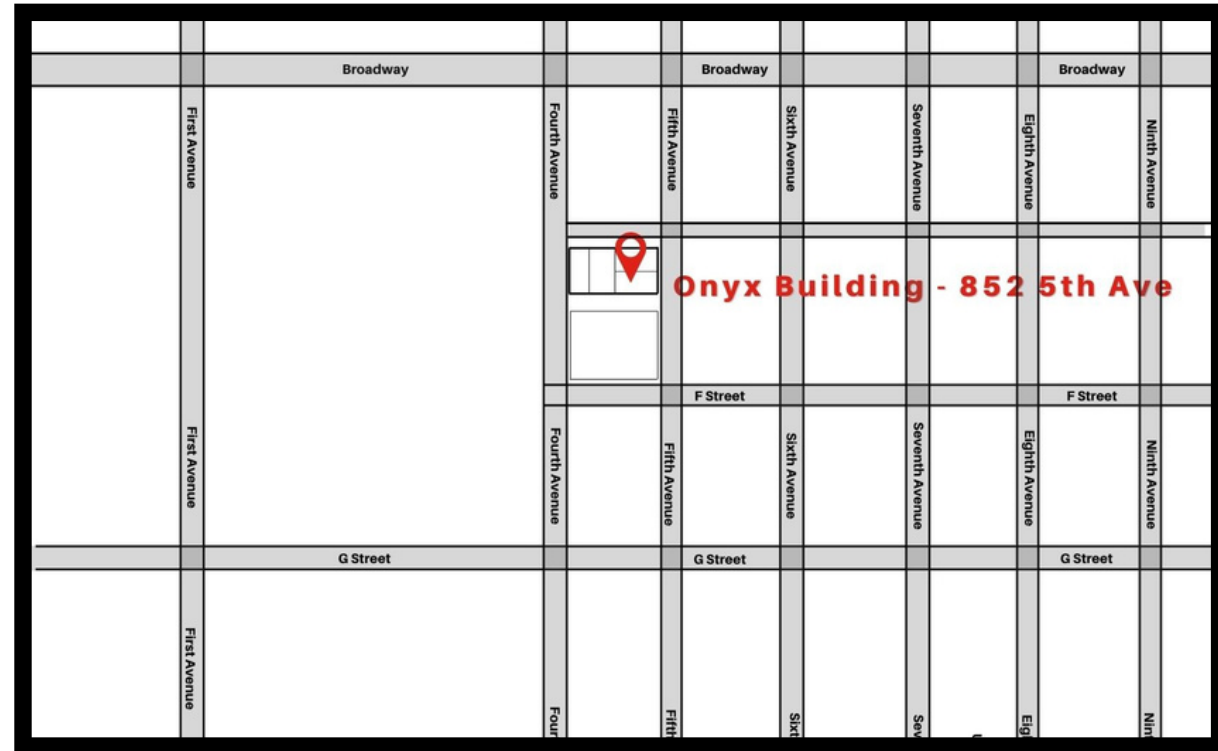
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## PHENOMENAL LOCATION

**GASLAMP QUARTER:** Located on 5th Avenue in downtown San Diego's Gaslamp Quarter, the Onyx Building is within walking distance to countless restaurants, cafes, bars and entertainment venues.

Mere minutes from various freeways (Interstates 8, 163, 94, and 5) and the San Diego International Airport, The Onyx Building is also highly accessible.



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## Strom Commercial Real Estate

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