

# 2456 BROADWAY

SAN DIEGO | 92102 | CA



## CREATIVE OFFICE SPACE FOR LEASE

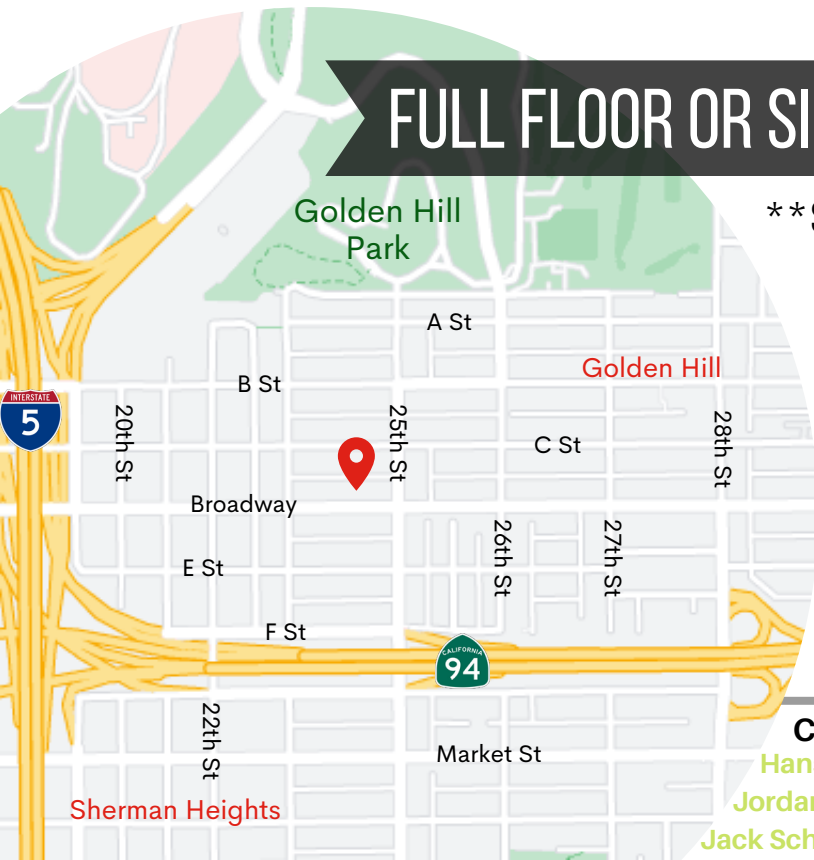


FULL FLOOR OR SINGLE OFFICE SPACES FOR LEASE

\*\*SEE FLOOR PLANS

FIRST FLOOR | 2,806 SF

SECOND FLOOR | 2,503 SF



### CONTACT:

**Hans Strom** | Lic. #01222709 | [Hans@stromcommercial.com](mailto:Hans@stromcommercial.com)

**Jordan Williams** | Lic. #01717714 | [Jordan@stromcommercial.com](mailto:Jordan@stromcommercial.com)

**Jack Schreibman** | Lic. #02172891 | [Jschreibman@stromcommercial.com](mailto:Jschreibman@stromcommercial.com)



# 2456 BROADWAY | GOLDEN HILL CREATIVE OFFICES FOR LEASE



SIZE: ±300-2,806 SF | RATE: \$2.45 PSF

## FEATURES:



Three floors with 10 large private office or conference room opportunities



Original hardwood floors and ornate hand-carved accents throughout, large illuminating windows, several brick masonry fireplaces



Gated outdoor spaces and multiple balconies



Secured private parking lot in rear with up to 15 spaces. Access from Broadway or alley.

## BONUS



1,584 SF two-story carriage house with double-width garage door for covered parking, photo/sound studio, game room or shop use



971 SF basement for additional storage

## LOCATION:

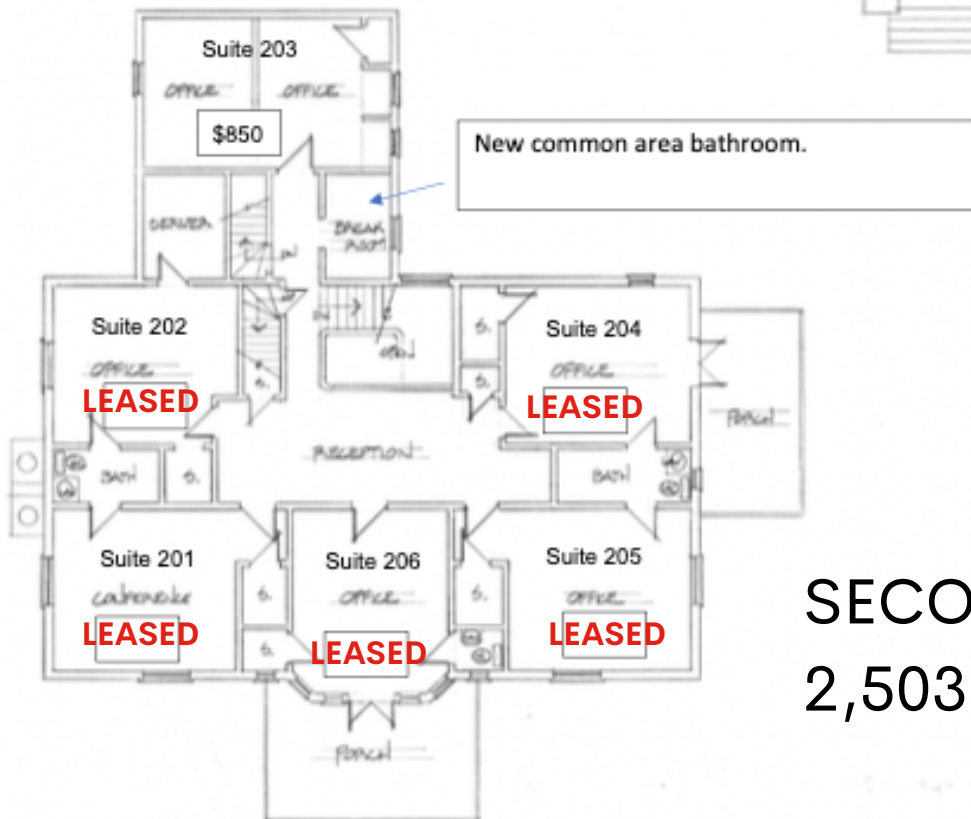
- High visibility from Broadway; excellent signage
- Fantastic access to all major freeways and just five blocks from East Village





## FLOOR PLANS

### FIRST FLOOR 2,806 SF



### SECOND FLOOR 2,503 SF