

6,504 SF HISTORIC MANSION IN GOLDEN HILL FOR LEASE



2456 BROADWAY
SAN DIEGO | 92102



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2456 BROADWAY

HISTORIC GOLDEN HILL MANSION

FEATURES

6,504 SF | Lease Rate: \$2.45 PSF



Three floors with 10 large private office or conference room opportunities



Third-floor apartment for additional office or residential use



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



FIRST FLOOR ENTRYWAY

For More
Information

Hans Strom | Lic.# 01222709 | Jordan Williams | Lic.# 01717714
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HISTORIC GOLDEN HILL MANSION

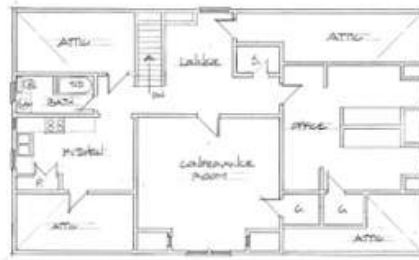
FLOOR PLANS



FIRST FLOOR
2,806 SF



SECOND FLOOR
2,503 SF



THIRD FLOOR
2,806 SF

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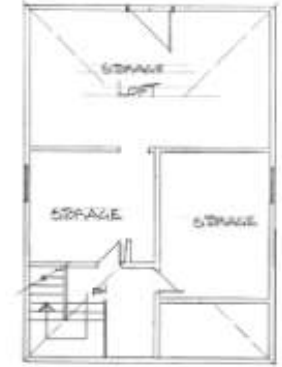
FLOOR PLANS



BASEMENT STORAGE
971 SF



**CARRIAGE HOUSE
GROUND FLOOR**
828 SF



**CARRIAGE HOUSE
LOFT SPACE**
756 SF

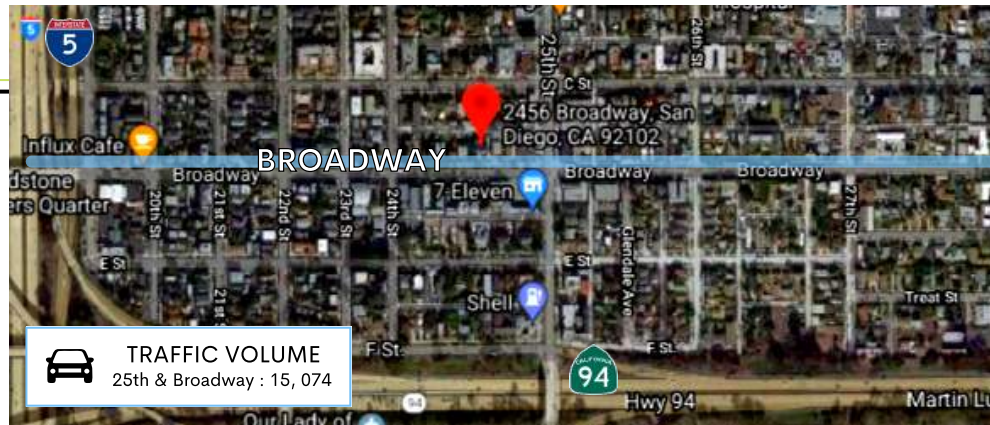
NOTE: Basement & carriage house are bonus spaces and not included in total square footage for rent calculations.

2456 BROADWAY

HISTORIC GOLDEN HILL MANSION

LOCATION

- High visibility from Broadway; excellent signage
- Fantastic access to all major freeways, only minutes from bustling Little Italy and just five blocks from East Village



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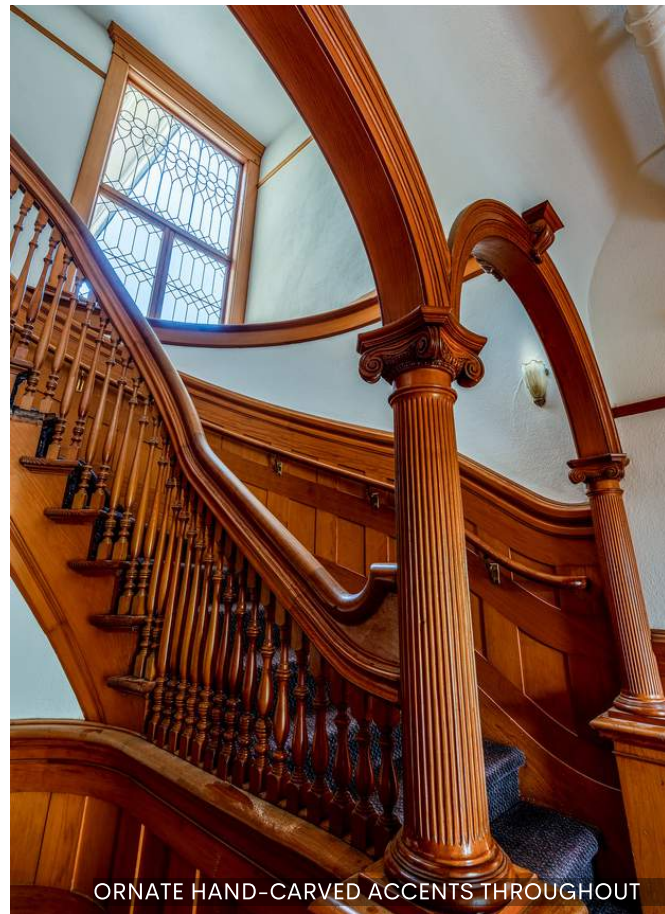




OPEN OFFICE SPACE



REAR VIEW - SECURED PARKING LOT



ORNATE HAND-CARVED ACCENTS THROUGHOUT

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