



**OPEN HIGH-BAY  
OFFICE SPACE  
FOR LEASE**

2,827 SF - \$2.30 PSF  
+Electric

**2605 STATE ST.**

BANKERS HILL | 92103

STROMCOMMERCIAL.COM | (619)243-1244



# FURNISHED



# CONFERENCE ROOM



# MOVE-IN READY



HANS STROM | LIC#01222709

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CONTACT



# 2605 STATE ST

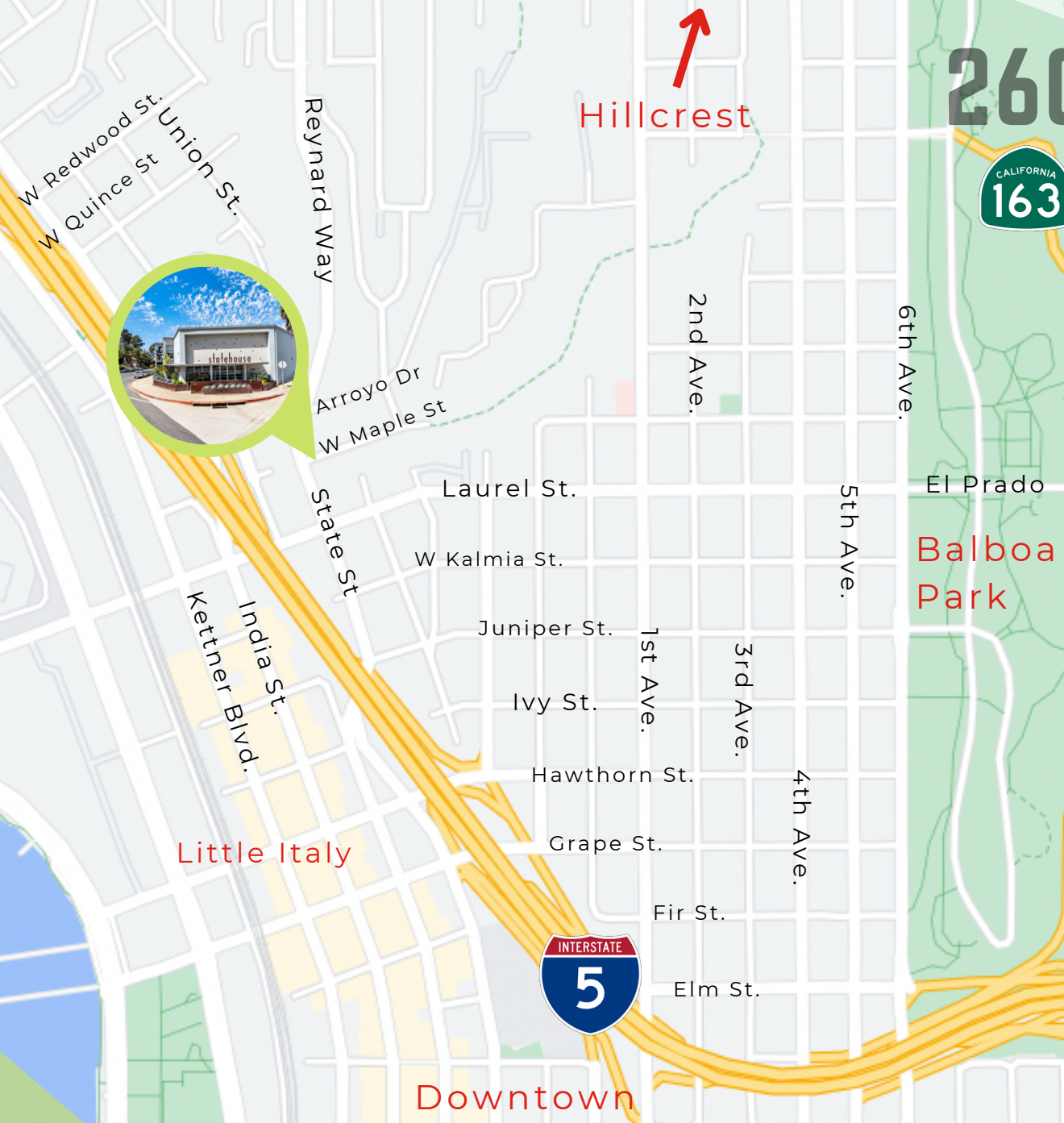


## LOCATION

In the Northwest corner of Bankers Hill, quick access to I-15 Freeway, Hillcrest, Balboa Park, Downtown, Little Italy, Mission Hills. Minutes from Airport and surrounded by Multi-Family.

### WALK SCORE OF 86

Coffee shop across the street. Close walk to restaurants, bars, and retail in both Banker's Hill and Little Italy. 1/2 block from Maple Canyon Trail, and First Avenue Bridge



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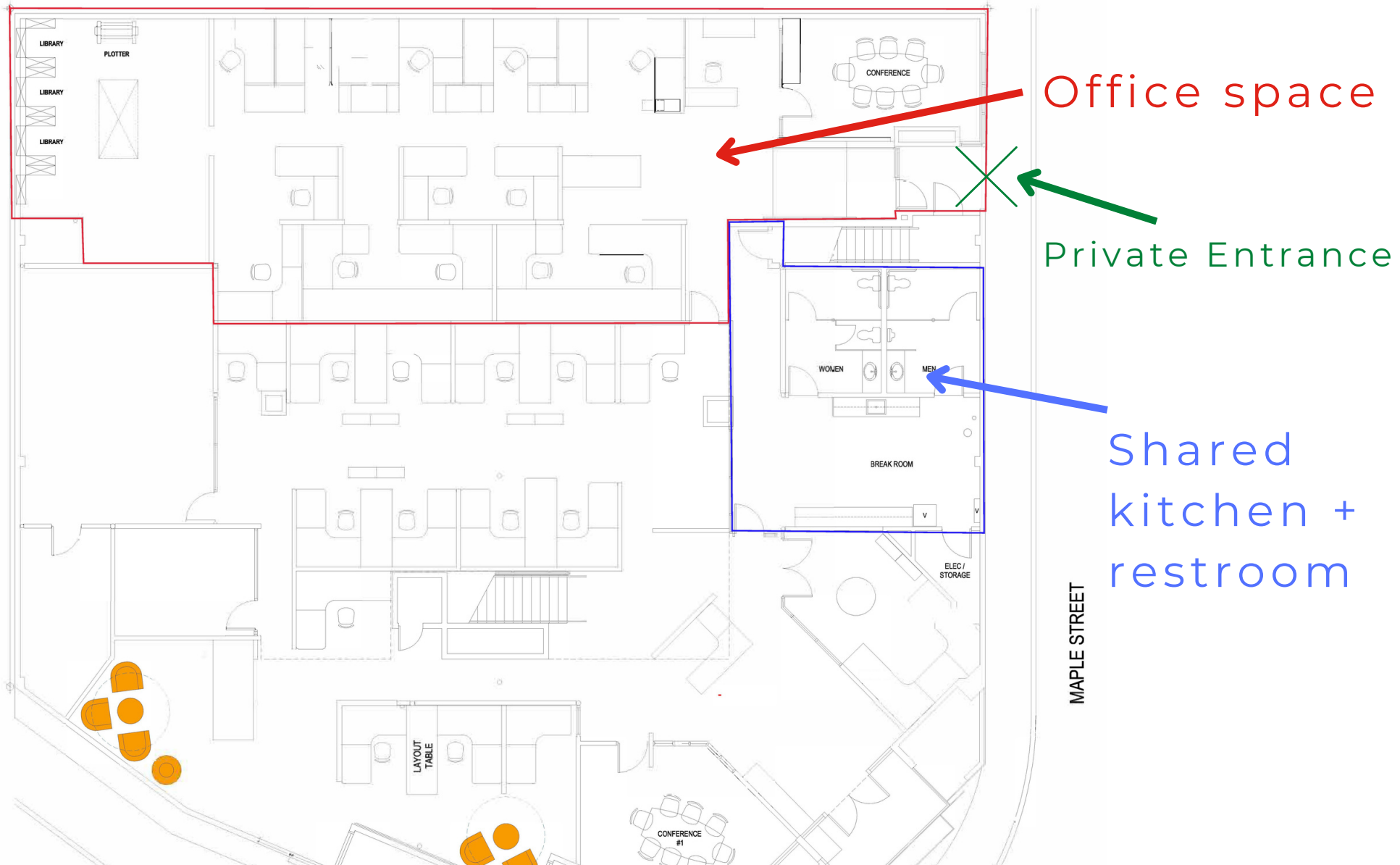
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# FLOOR PLANS



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