



# 1350 COLUMBIA ST

San Diego, CA 92101

## SUITE 703

### OFFICE SPACE FOR SALE OR LEASE



**APPROX. 2,752 SF |**

**LEASE RATE: \$3.25/SF**

**SALE PRICE: \$1,650,000**

Fixtures & furniture  
included

619.243.1244 | [www.stromcommercial.com](http://www.stromcommercial.com)





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LITTLE ITALY  
CREATIVE OFFICE SPACE



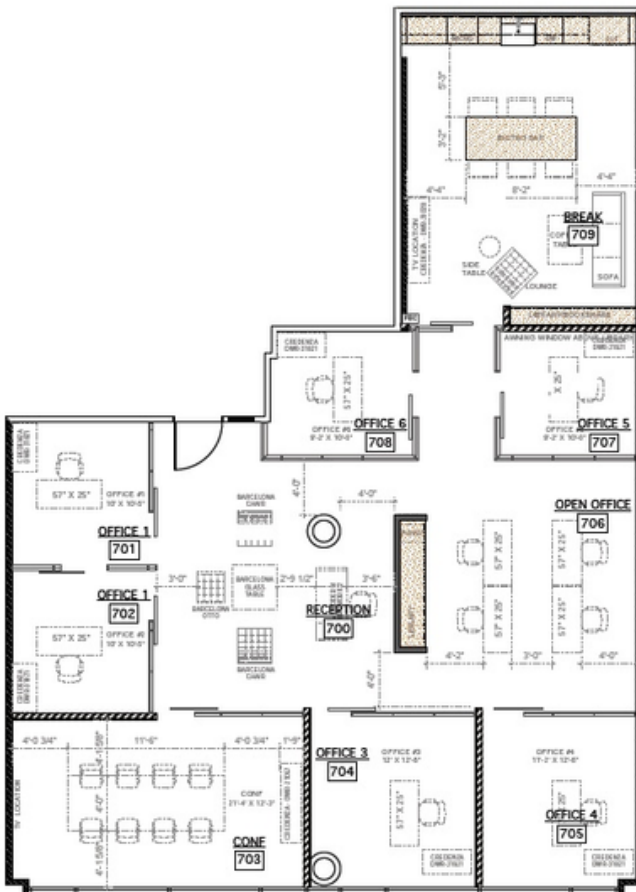
STROM | COMMERCIAL

## APPROX. 2,752 SF | \$1,650,000



### OFFICE FEATURES

- 5 parking spaces included
- 5 private furnished offices with natural light, glass walls and doors
- Large conference room with table and 10 chairs
- High-end window treatments
- Reception area includes desk and furniture
- Views from all windows
- Separate utilities
- Wide plank hardwood floors
- Concrete walls and ceilings
- Exposed HVAC
- High-end professional lighting
- Designer kitchen with ample cabinet and storage space
- Furniture included in sale price



\*\* Office 701 & 702 are combined to make a large conference room

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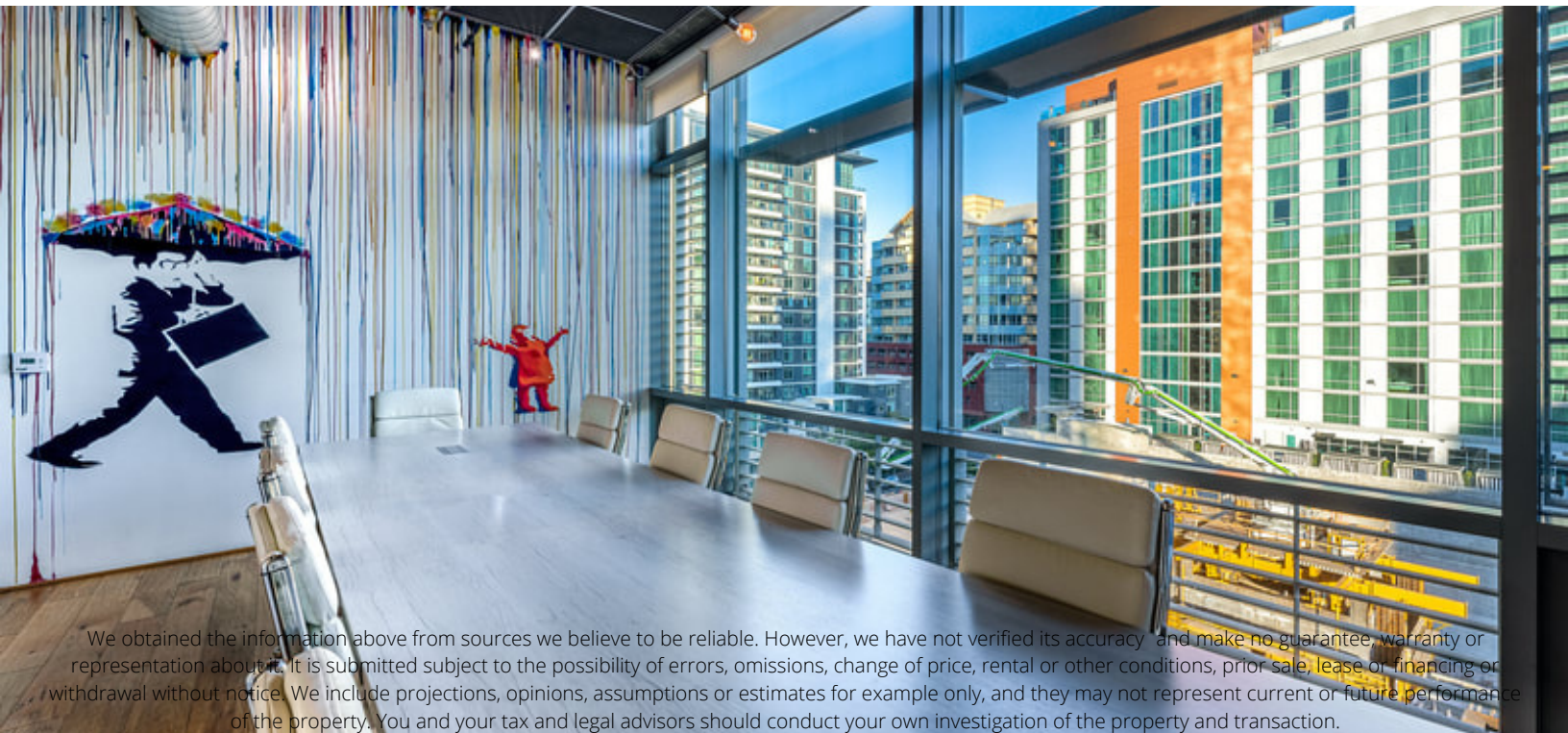


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## APPROX. 2,752 SF | \$1,650,000

### LOCATION

- Excellent Little Italy location
- Adjacent to West Broadway financial district
- Three blocks to both I-5 freeway and Harbor Drive
- Close walk to Little Italy shops, restaurants, and amenities



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