



**OFFICE SPACE  
FOR LEASE  
3565 7TH AVE.**

BALBOA PARK | 92103

First-Floor Office Space  
1,600 SF

\$4,500 Per Month

+ Electricity & Janitorial

Abundant Free Parking  
+  
Outdoor Space

[STROMCOMMERCIAL.COM](http://STROMCOMMERCIAL.COM) | (619)243-1244



# OUTDOOR SPACE



# 4 OFFICES



# KITCHEN AREA



# RENOVATED RESTROOM



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# ONE OF A KIND OFFERING



The Burnham House was originally built in 1906 by legendary San Diego architect, Irving Gill. This 1,600 SF basement office space is a unique offering with a secluded courtyard and canyon views. Scarce opportunity to work from a piece of San Diego history, while enjoying privacy and ample free parking. The private courtyard offers the ability to entertain clients, host events, and enjoy San Diego's sun-rays. This opportunity is perfect for an office-user looking to stay in the middle of the city, yet enjoy both privacy and safety. First-floor walkout space directly adjacent to Balboa Park.



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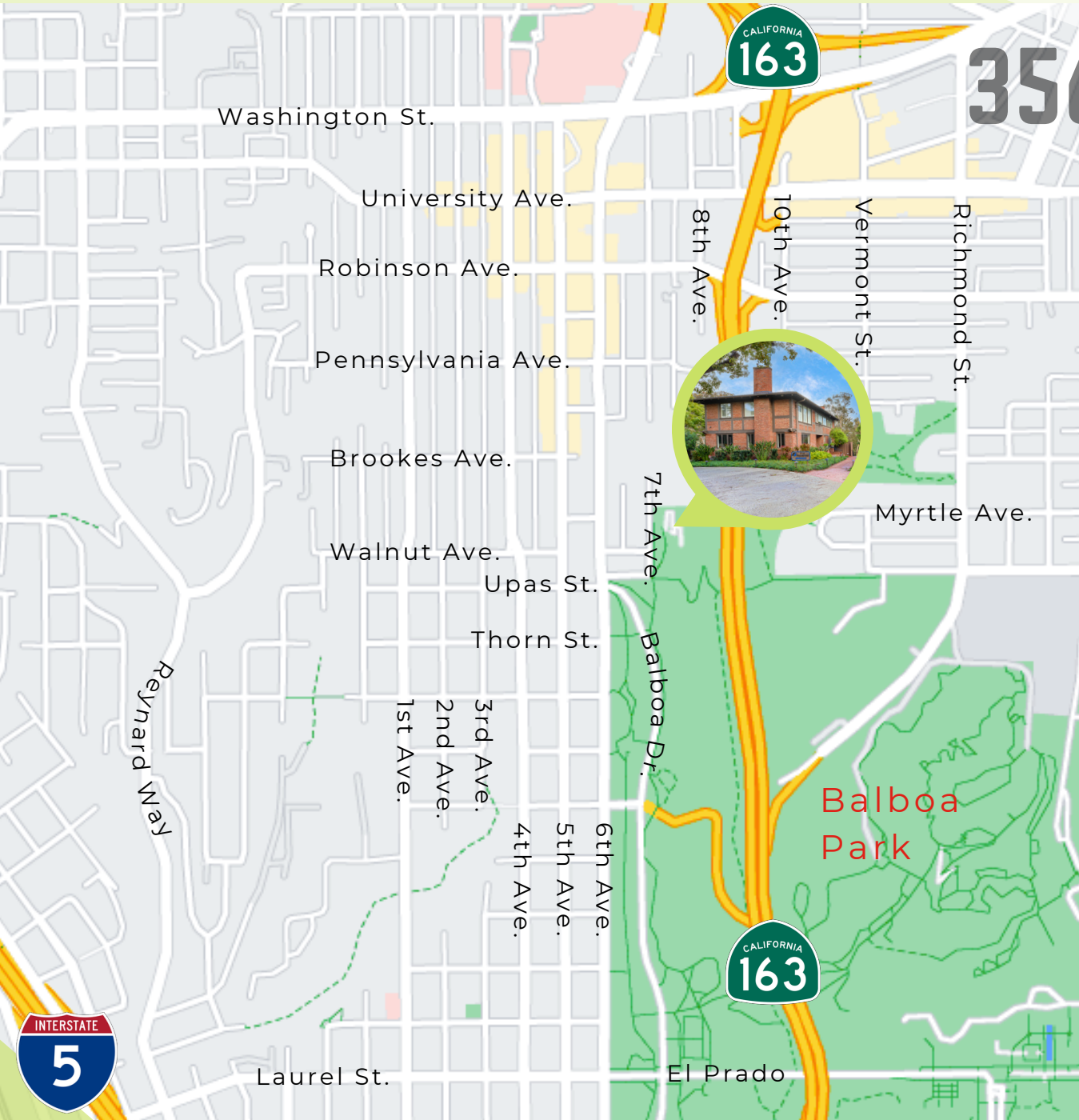
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# 3565 7TH AVE



## LOCATION

Blocks from Hillcrest, 2 blocks from 5th Avenue, minutes from the SD Zoo, in the heart of Bankers Hill, 9 minutes to San Diego Airport

## WALK SCORE OF 91

LOCATED IN THE NORTHWEST CORNER OF BALBOA PARK, NEXT DOOR TO THE MARSTON HOUSE. 3565 7th AVE IS WITHIN WALKING DISTANCE OF THE FINEST RESTAURANTS, SHOPS AND VENUES IN THE CITY.

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