



**FOR LEASE**  
**1045 6TH AVENUE**  
**SAN DIEGO, CA 92101**

**± 2,365 SF | DOWNTOWN CREATIVE OFFICE/RETAIL  
SPACE AVAILABLE**



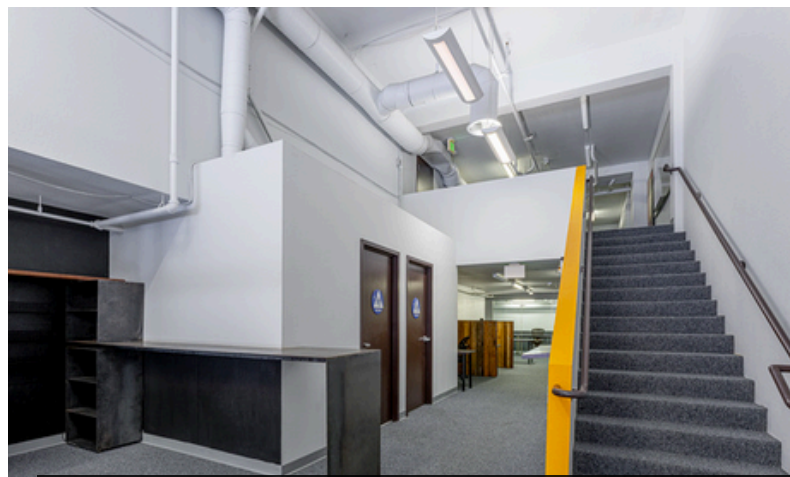
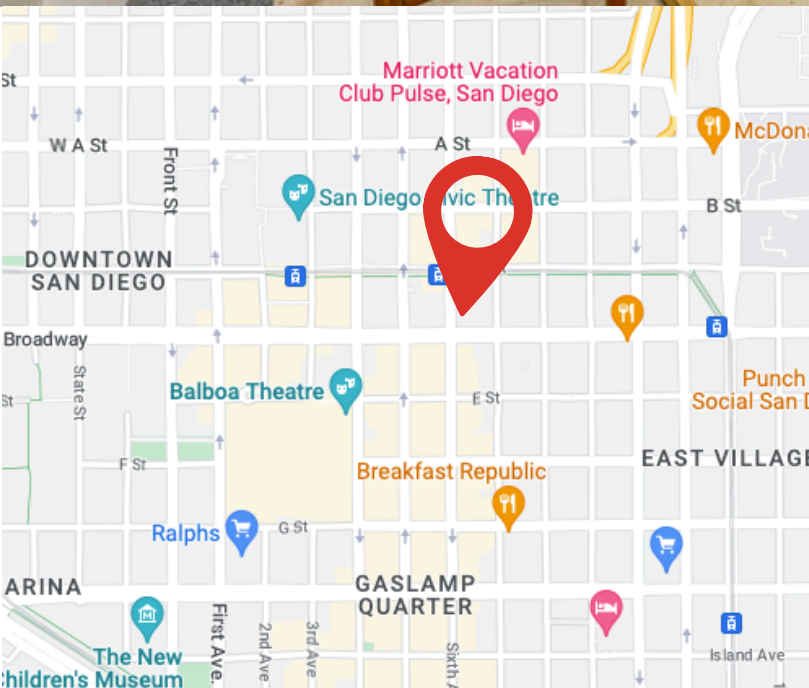
**PROPERTY HIGHLIGHTS**

- Large open collaborative workspace
- Art installation designed for privacy
- Large glass conference room
- High ceilings and exposed HVAC for industrial design touches
- Full kitchen with modern concrete sink

• **\$1.25 PSF - Year 1\*\***







## 1045 6th Ave

- Teaser Rate\*:
  - Year 1 - \$1.25/SF
  - Year 2 - \$1.50/SF
  - Year 3 - \$1.75/SF
- Built-in work stations, conference room, mezzanine, restrooms
- \*\* Must sign 3+ year term

