

**SPACE  
FOR  
SUBLEASE**

# 2875 5TH AVE

## GROUND FLOOR OFFICE SPACE



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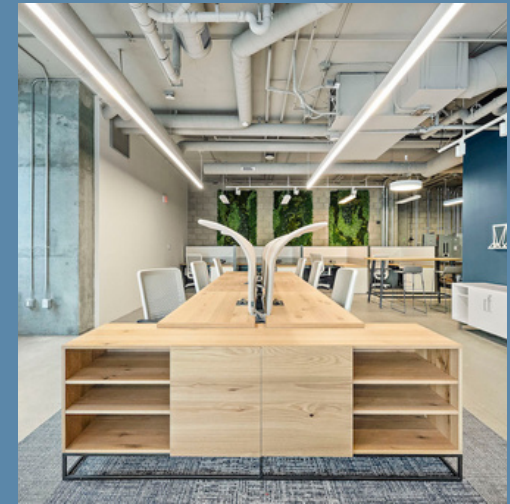
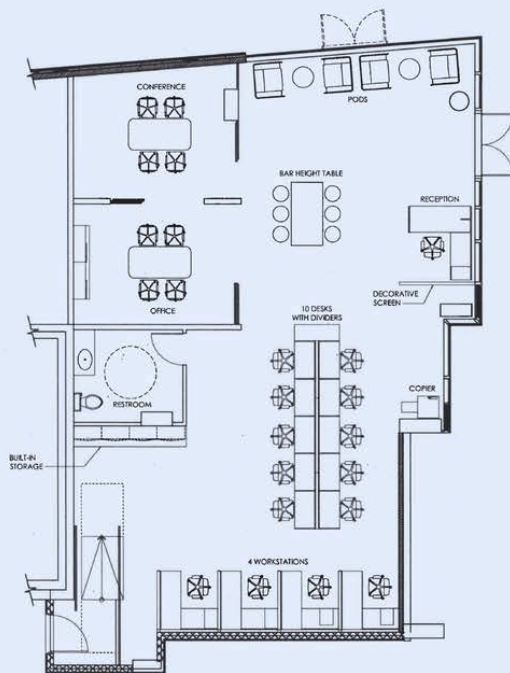


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# SPACE HIGHLIGHTS

- Size: ±1,956 SF | Rate: \$3.15/SF/month NNN
- Master Lease Expiration: 9/30/2028
- Layout consists of:
  - 2 interior offices, reception area
  - Flexible interior layout can accommodate up to 10
  - 16' high exposed ceiling
  - Highly upgraded finishes
  - Open kitchen/break area
- Eyebrow signage opportunity
- 2 dedicated, secured parking spaces
- Central location in Banker's Hill, walkable to Balboa Park, area restaurants and easy freeway access
- \*Furniture negotiable



# SAN DIEGO AMENITY MAP

