3500 5TH AVENUE

SAN DIEGO, CA 92103

MEDICAL/OFFICE SPACES FOR LEASE

Jack Schreibman | Lic #02172891
Jschreibman@stromcommercial.com

Strom Commercial
(619) 243-1244
www.stromcommercial.com

UPGRADES & IMPROVEMENTS

2026 IMPROVEMENTS

- Improvements to be complete by December 2026
- Major exterior overhaul, including: painting, landscaping, design changes, signage slots
- Lobby modernization with a new directory and aesthetics
- New restrooms on every floor
- New hallways, stairwell, etc.

All renderings enclosed are hypothetical designs and finishes are subject to change

HIGHLIGHTS

- Secured underground parking at a ratio of 2/1,000 SF
- Signage opportunity on 5th Ave.
- Premium medical space well-located in the heart of new apartment development and close to local hospitals

AVAILABILITY

SUITE 106 SUMMARY

- Size: ±1,600-3,205 SF
- Rate: $2.60 NNN
- First floor medical/office
- Reception area
- Exam room
- X-ray
- Bullpen

SUITE 202 SUMMARY

- Size: ±2,000-6,559 SF
- Rate: $2.60 NNN
- 20 offices/exam rooms
- Open space
- Kitchenette
- Multiple entrances

AVAILABILITY

SUITE 203 SUMMARY

- Size: ±2,282 SF
- Rate: $2.60 NNN
- Multiple offices/exam rooms
- Reception area
- Open space

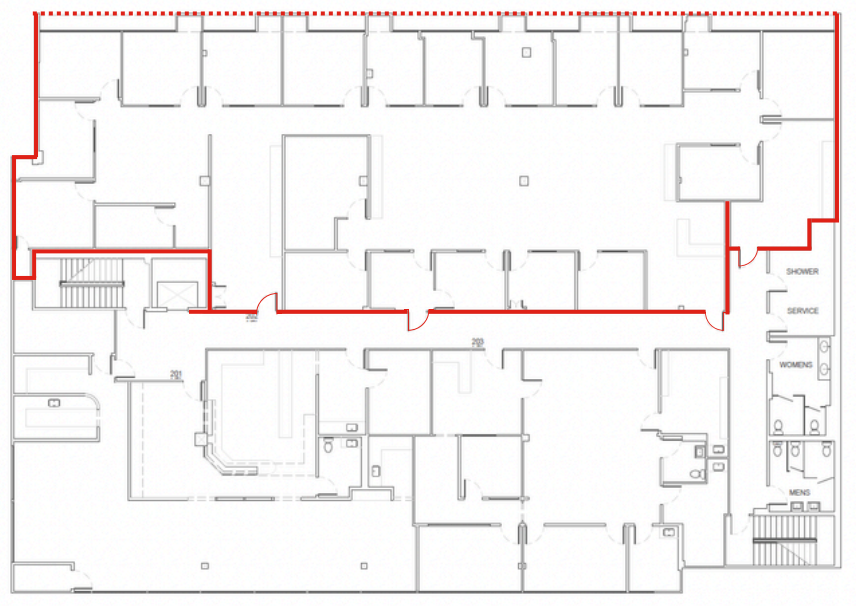
SUITE 301 SUMMARY

- Size: ±1,000-3,947 SF
- Rate: $2.60 NNN
- Furnished creative office
- High-end furnishes throughout
- Private offices
- Conference room
- Kitchenette

FLOORPLANS

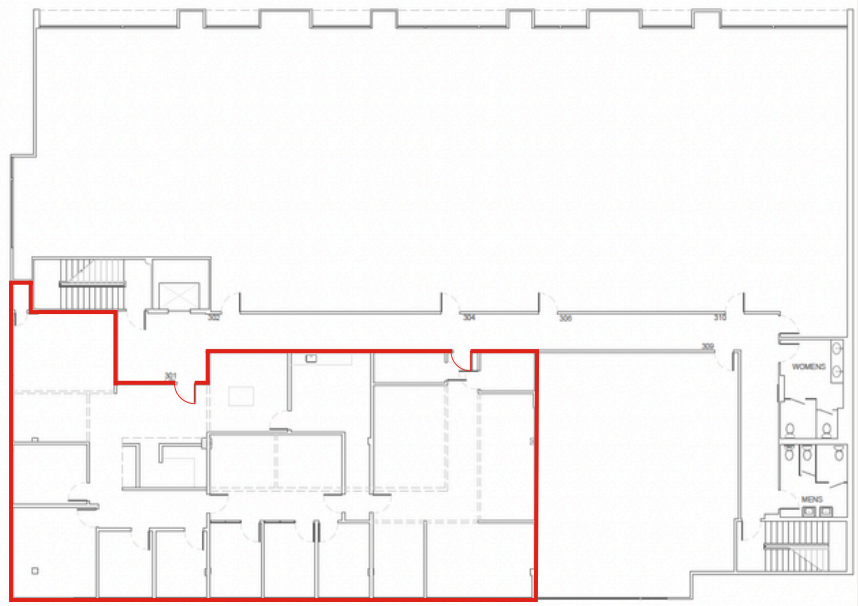
SUITE 106

SUITE 202



SUITE 203

SUITE 301



BUILDING OVERVIEW

MEDICAL/OFFICE BUIDLING

- Parking ratio: 2/1,000
- Common area
- Restroom
- Signage & directory

CENTRALLY LOCATED

- Minutes from Downtown San Diego, Pacific Beach, Hillcrest, and Mission Valley
- Walking distance to various restaurants
- Close to the 163, 8, and 5 Freeways

LOCATION

- Located in Central Banker's Hill
- Highly trafficked corner of 5th Avenue, neighboring Hillcrest, minutes from the San Diego International Airport

CONTACT

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