

# Office Building For Sale

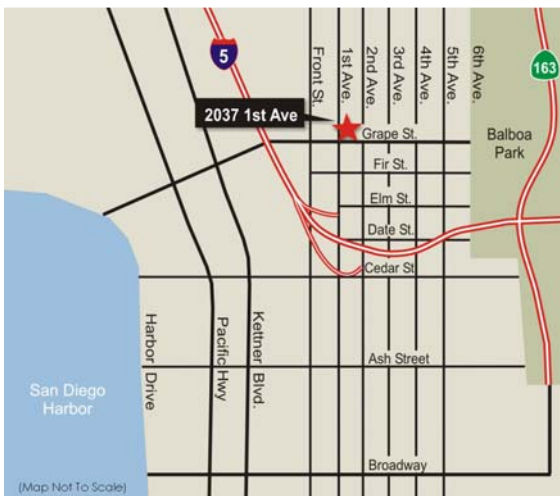
## 2037 1<sup>ST</sup> AVENUE

Uptown San Diego



Approx. 5,160 SF

Offered Price \$2,500,000



For more information contact:

**Ron Miller**

miller@burnhamrealestate.com

858.558.5683

**Pascal Aubry-Dumand, CCIM**

aubrydumand@burnhamrealestate.com

858.334.4043

### Features:

- Phenomenal renovation just completed
- Available Now
- 5,000 SF parcel
- Great freeway access (located between Hawthorn & Grape Street on 1<sup>st</sup> Avenue
- Current zoning is NP-3 mid-city plan "D" neighborhood professional, which allows residential and commercial uses
- Zoning allows up to a total of 7,500 SF office above parking
- Existing approximately 4,360 SF two level office/retail building above grade with an approximate 800 SF below grade unfinished office

**BURNHAM**  
REAL ESTATE

ONCOR INTERNATIONAL

*This information is compiled from data that we believe to be correct but, no liability is assumed by this Company as to accuracy of such data.*

01.29.07