



90% SBA FINANCING AVAILABLE

SBA 504 OCTOBER EFFECTIVE RATE: 2.58%

Under the 504 program, SBA provides up to 40% and banks generally provide 50% of approved costs to buy and renovate real estate that is at least 51% occupied by the borrower's business.

Sources: Small Business Finance: www.cdclloans.com; CBRE Business Lending: jim.hatch@cbre.com

FOR SALE OR LEASE

Classic Downtown Office Condominium

COLUMBIA COURT
444 W C STREET, SUITE 300
SAN DIEGO, CALIFORNIA 92101



Rare Opportunity

We are pleased to offer this rare opportunity to purchase a small professional office in Downtown San Diego. The suite is located in a classically designed brick building with wrought iron details and a quiet courtyard, unique in the central business district. It enjoys a strategic location, just steps from courthouses, the train and trolley stations, Broadway, and the waterfront and has views over an open plaza. The suite is warm and bright, has high ceilings, high, operable windows, and a separate entrance and A/C, so it can be used at any time.



SALE PRICE: \$895,000
RENTAL RATE: \$2.25/SF, Full Service Gross

TOTAL SF: 1,899±

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CLASSIC DOWNTOWN OFFICE CONDOMINIUM



Features

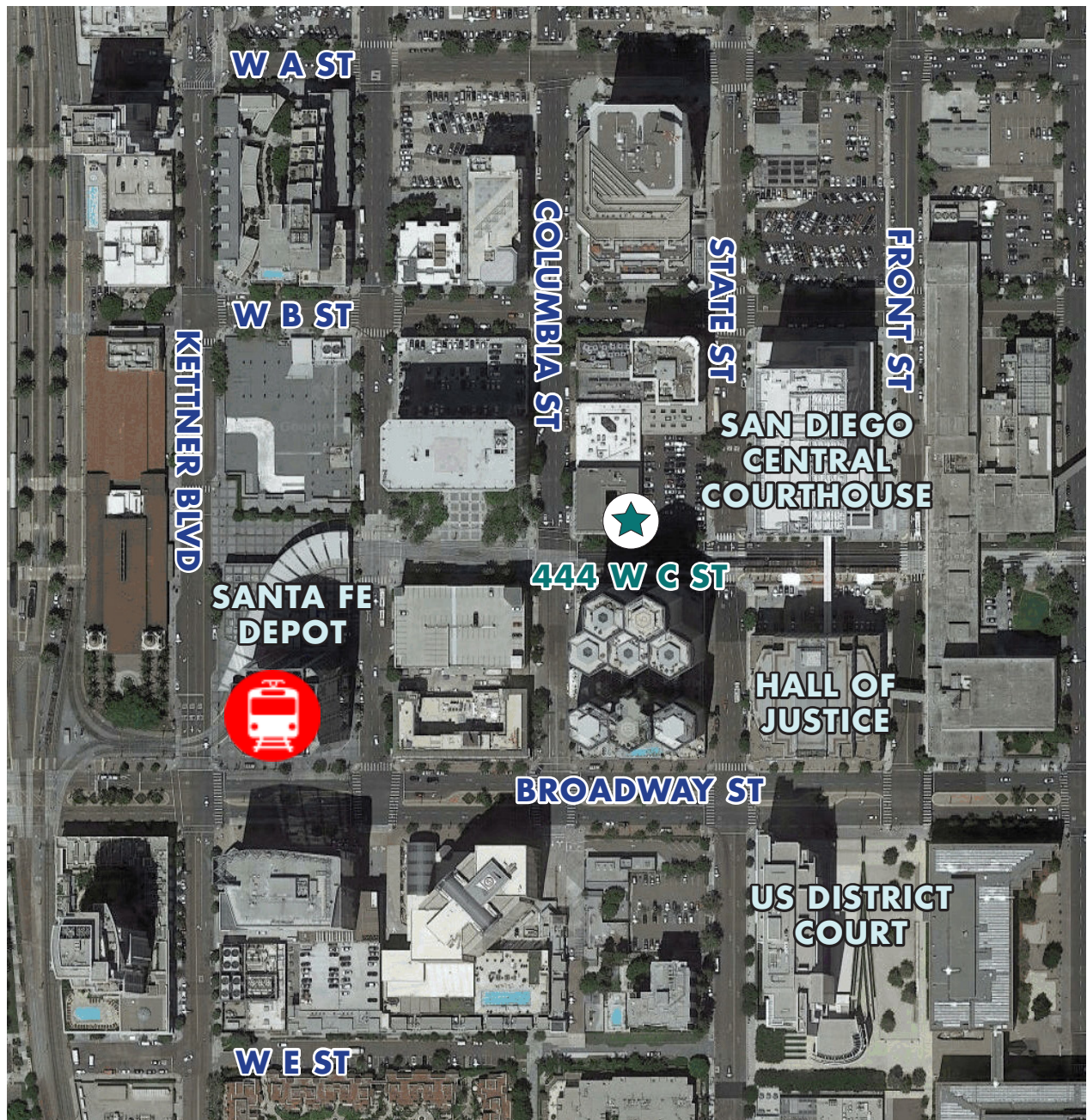
The unique features of Suite 300 that make it one of the most desirable in the building and all of Downtown, include:

- 2 Blocks to Courthouses
- 1 Block to Santa Fe Depot
- Bright SW Corner Suite
- 14' Ceilings
- Operable Windows
- 24/7 Usability
- Divisible for Subleasing
- Built in 1984

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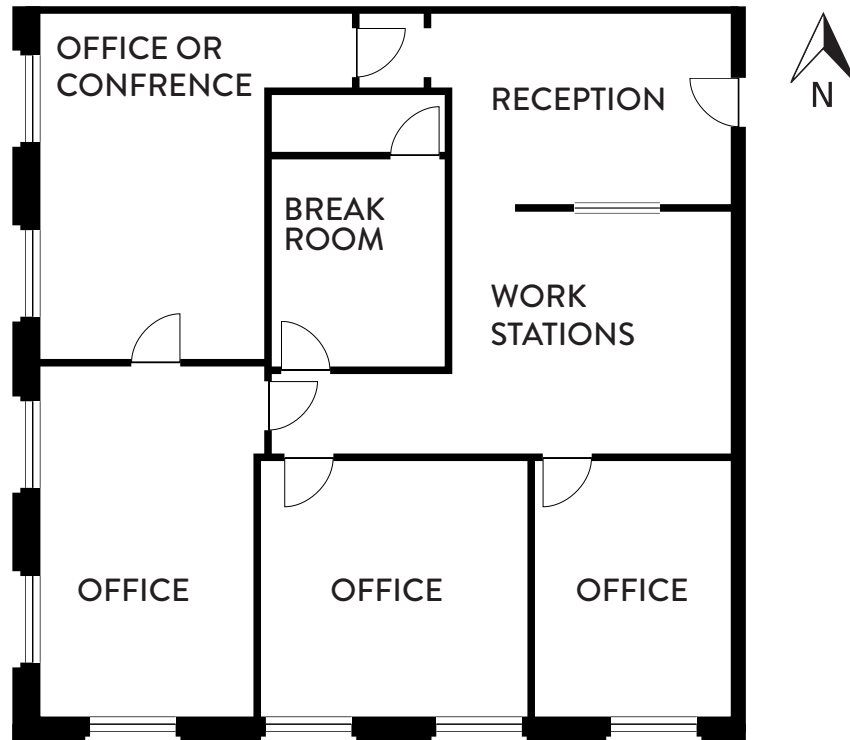
Prime Location



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Functional Space



Not to Scale

**SUITE 300
FLOORPLAN**

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Financing

90% financing is available for this property at historically low rates which can be fixed for up to 25 years. Professionals and business owners have a rare opportunity to secure an office that supports their business while avoiding annual rent increases, accumulating equity from paying down their mortgage and appreciation, and enjoying tax deductions not available to tenants.

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*Architecturally
Unique*



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Downtown San Diego

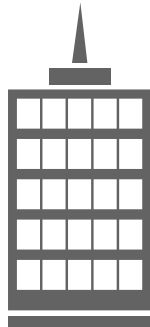
120+

120+ active tech startups calling
Downtown home

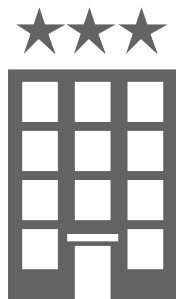
4%

The Class A office market is at single digit vacancy,
and the top six buildings are 7.4% vacant

New tech tenants totaling 225,000 SF have
migrated to Downtown in the last two years
including WeWork, HOUZZ, and Uber



There are currently over 10,000 residential units
under construction, planned or in review
in the Downtown



Downtown has 30% of the County's
hospitality resources



For more information on this listing,
please contact:

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