

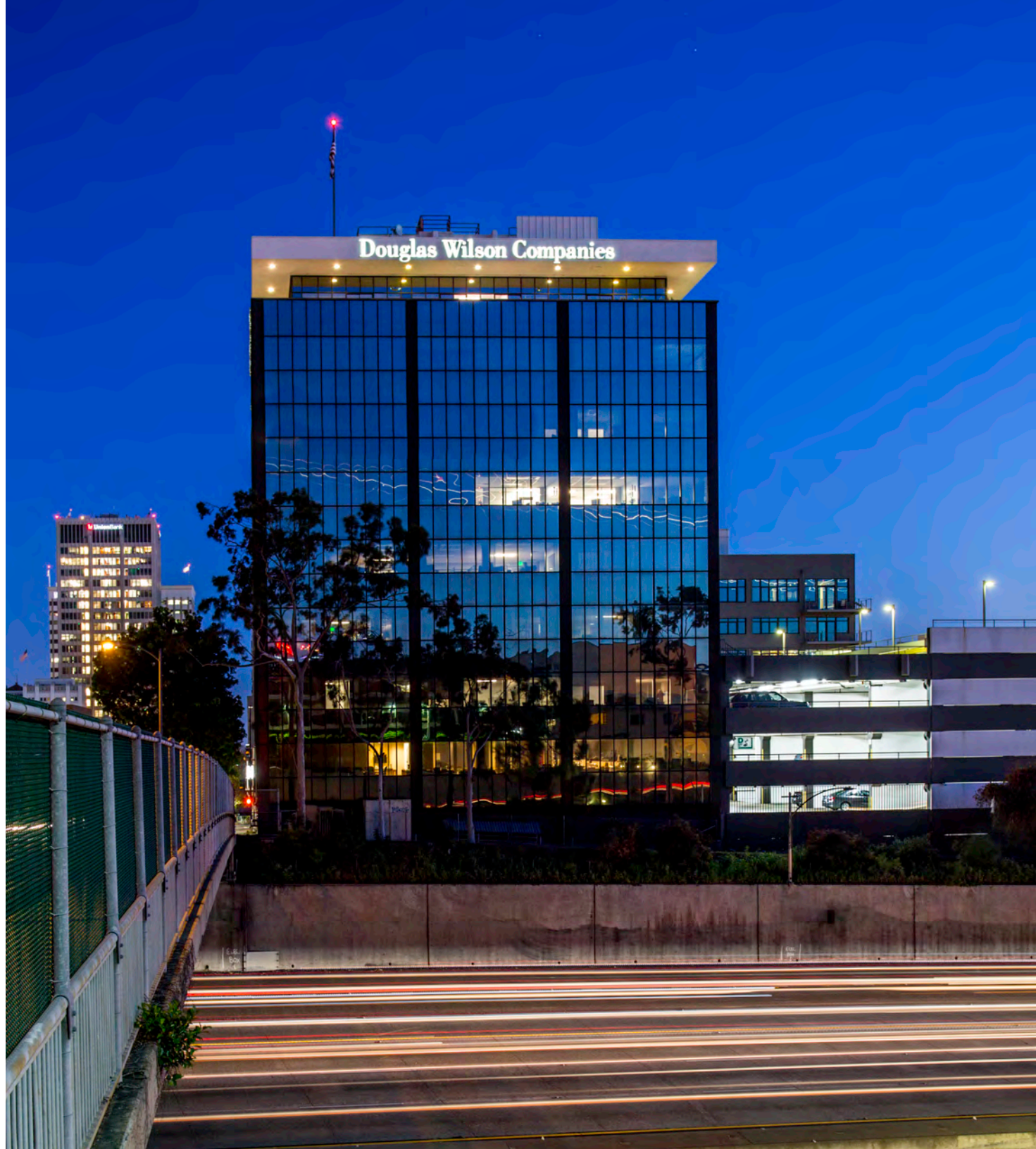
1620

Fifth Avenue

San Diego, CA 92101



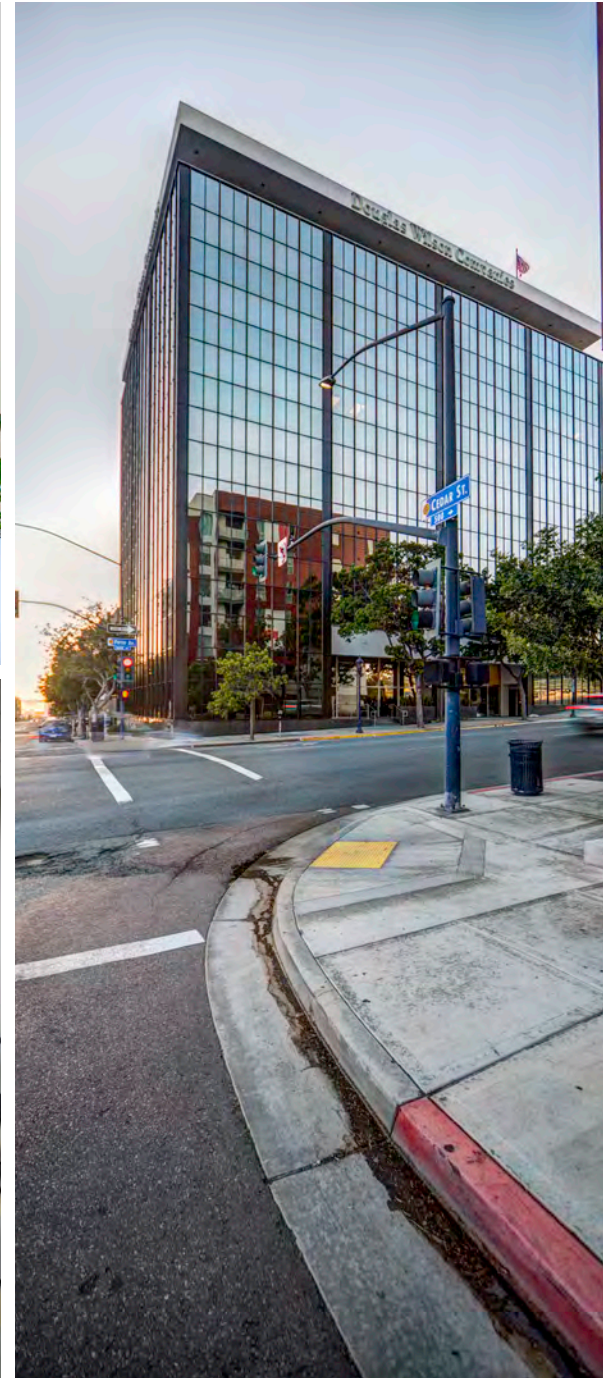
Owned & Managed by Bosa Development



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Property Features

- Office Suites Ranging from ±1,994 RSF to 4,832 RSF
- Lease Rate: \$2.25 - \$2.50 Full Service Gross
- Parking Ratio: 2.5/1,000 USF (\$155/Space/Month)
- High End Lobby, Common Areas and Exterior Hardscape
- Common Area Conference Room - Free of charge for tenants
- Common Area Kitchen/Lounge - Free of charge for tenants
- Move-In Ready Spec Suites Available
- Free Wi-Fi Available in the Ground Floor Lobby
- Fiber Optic Infrastructure Provides High Speed / High Capacity Telecommunications and Internet Service
- Amazing 360 Degree Views of Downtown, San Diego Harbor, Coronado Bay Bridge & Balboa Park
- Multiple retail and restaurants locations within a short walk of the project
- Excellent Freeway Access to Interstate 5 & Highway 163



POINT LOMA

LA JOLLA

UTC



OLD TOWN

MISSION VALLEY

LITTLE ITALY



BALBOA PARK

DOWNTOWN

Drive Times



Interstate 5 & Highway 163
5 Minutes



Airport
10 Minutes



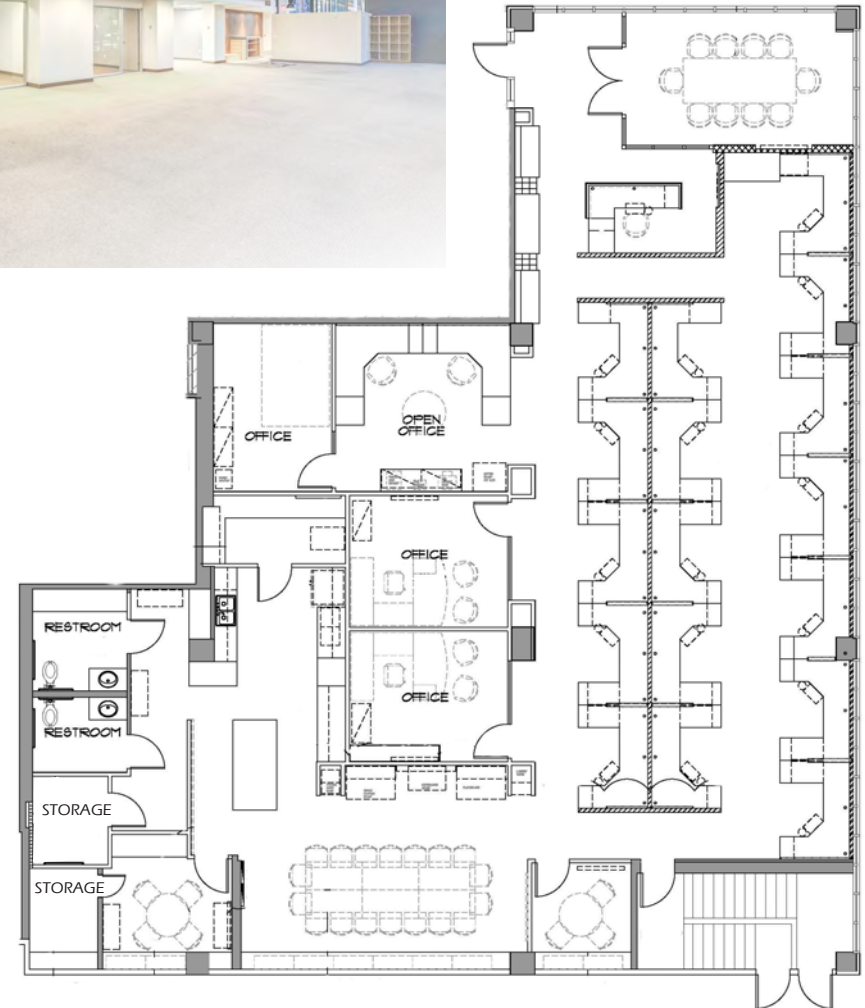
Beaches
15 Minutes

Availability

SUITE	RSF	RATE	DESCRIPTION
100	±4,832	\$2.50 FSG	Ground Floor Suite with Private Entrance off 5th Avenue, Three Private Offices, Large Conference Room, Private Restrooms, Large Open Area with Approximately 20' High Ceilings and tons of Natural Light
375	±1,994	\$2.25 FSG	Suite is in Shell Condition, Views of Downtown Skyline & 5th Avenue, Available Now
550	±2,783	\$2.45 FSG	Six Private Window Lined Offices, Large Interior Conference Room Kitchenette with Sink, Large Open Office Area

Suite 100: ±4,832 RSF | \$2.50 Full Service Gross

- Highly Creative Office Space, Ground Floor Private Entry off of 5th Avenue with Exterior Signage Negotiable
- Three Private Offices & Two Breakout/Huddle Rooms
- Large Corner "Jewel Box" Conference Room
- Kitchen with Sink and Open Lounge Area
- Private Restrooms with the Ability to add a Shower or Third Restroom
- High Ceilings throughout Open Office with Approximately 20' Clear Height
- Floor to Ceiling Windows allowing for tons of Natural Light
- Creative Finishes Throughout as it was a prior Design Studio
- Available Now





Suite 375: $\pm 1,994$ RSF | \$2.25 Full Service Gross

- Currently in Warm Shell Condition
- Flexible Lease Terms Considered & Full Tenant Improvements Negotiable
- See Proposed Spec Plan Below
- Downtown Views
- Adjacent to the Common Area Lounge and Conference Facility
- Great Possibility for a Creative Agency or Design Firm

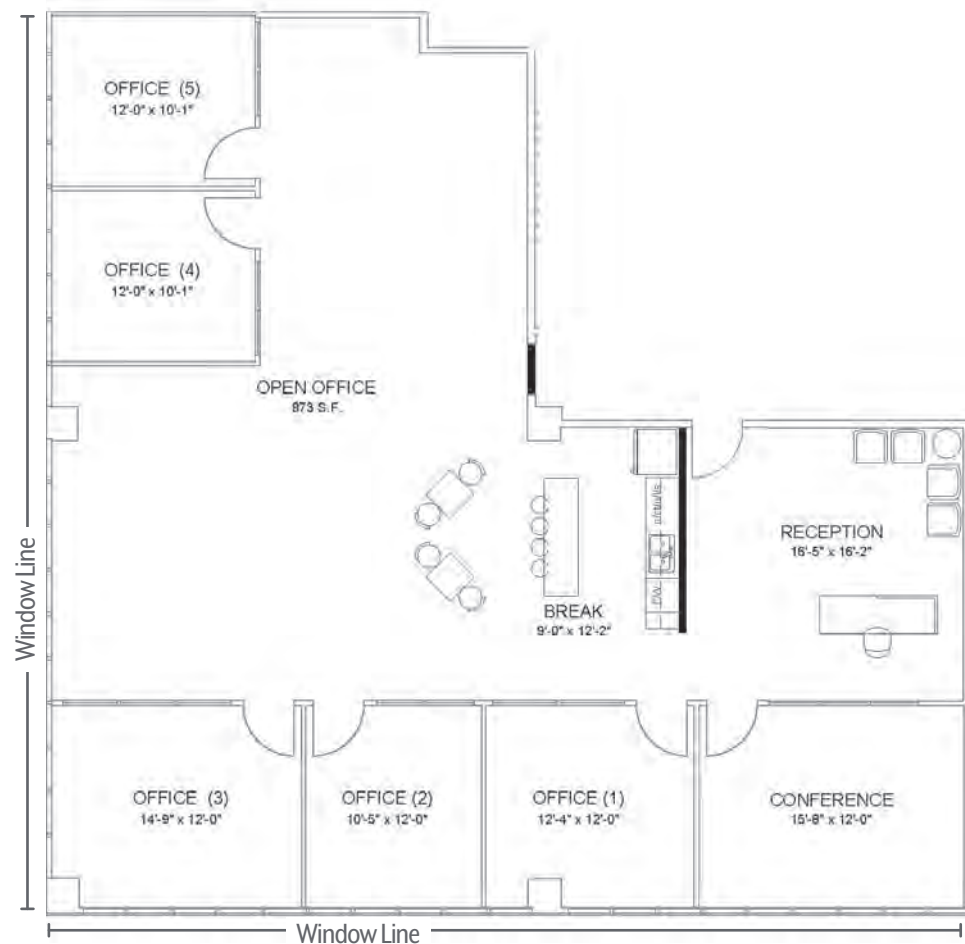


**Currently in warm shell condition*



Suite 550 ±2,783 RSF | \$2.45 Full Service Gross

- New Building Spec Suite
- Five Private Window-Lined Offices with Views of Downtown
- Conference Room
- Open Office Area
- New Lounge Style Kitchen with Modern Finishes & Built in Island for Collaborating
- Reception Area
- Corner Suite with Windows on two sides providing an abundance of Natural Light
- Available Now



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For More Information

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