



5TH & LAUREL CORPORATE CENTER



CBRE

UPTOWN'S PREMIER  
OFFICE ENVIRONMENT

2445  
FIFTH AVENUE





## Located in the HEART of Bankers Hill

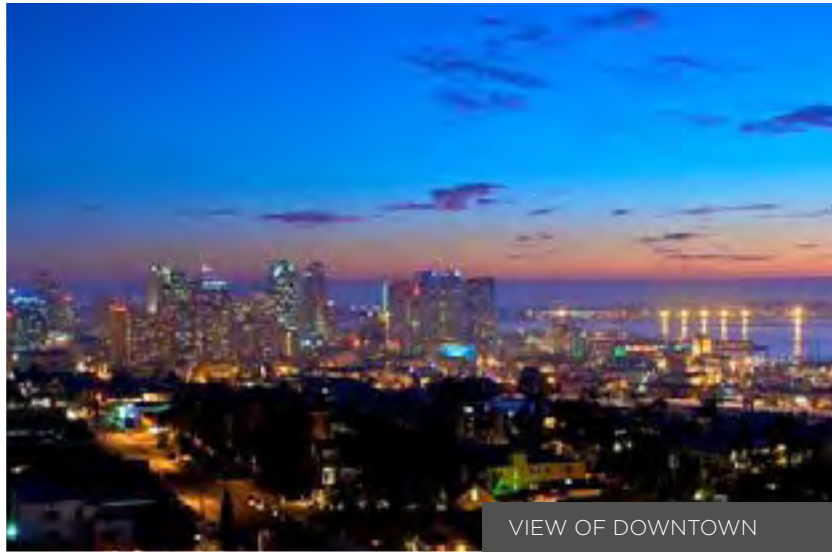
5th & Laurel Corporate Center is a PREMIER URBAN OFFICE environment for users of all sizes. It offers OUTSTANDING ACCESSIBILITY to Balboa Park and San Diego International Airport as well as immediate access to the FANTASTIC AMENITIES of the surrounding neighborhood, Downtown and Hillcrest.

### FEATURES

- » Trend-setting restaurant Cucina Urbana on ground floor with many surrounding eateries and coffee shops nearby
- » Immediately adjacent to Balboa Park
- » Accessibility to all surrounding urban environments
- » Direct access to freeways and airport
- » Shower and locker room facilities available
- » Parking ratio of 2 per 1,000 RSF at below market rates



VIEWS OF BALBOA PARK



VIEW OF DOWNTOWN

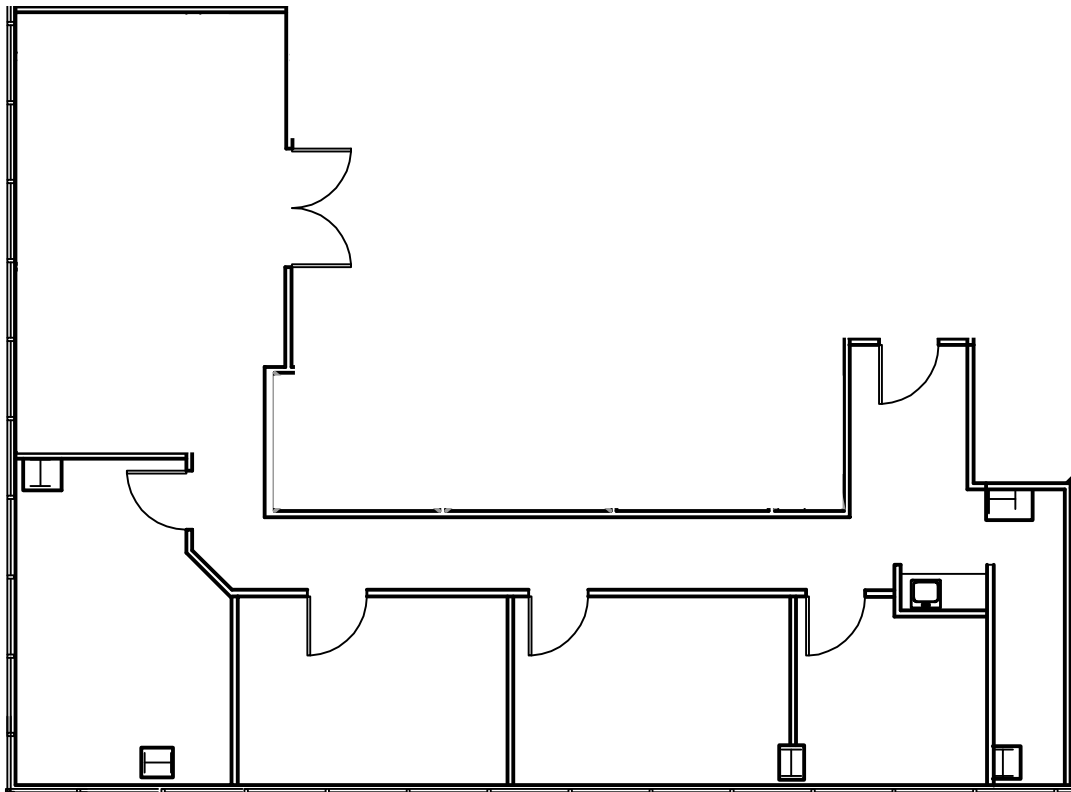


LOCATED DOWNSTAIRS - CUCINA URBANA

» Available Now

SUITE	RSF	RATE
310	1,386	\$3.00 + U

Double door entry off the lobby, three private offices, a small break room and large conference room.

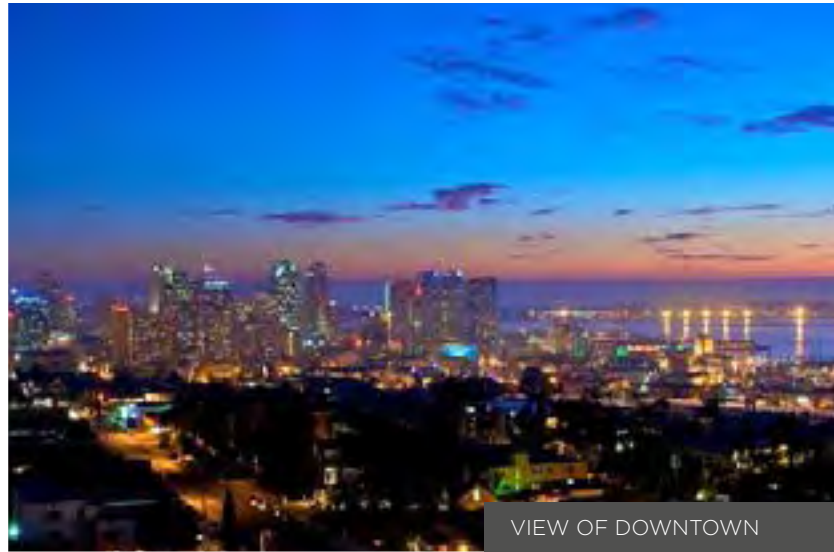




VIEWS OF BALBOA PARK



LOCATED DOWNSTAIRS - CUCINA URBANA

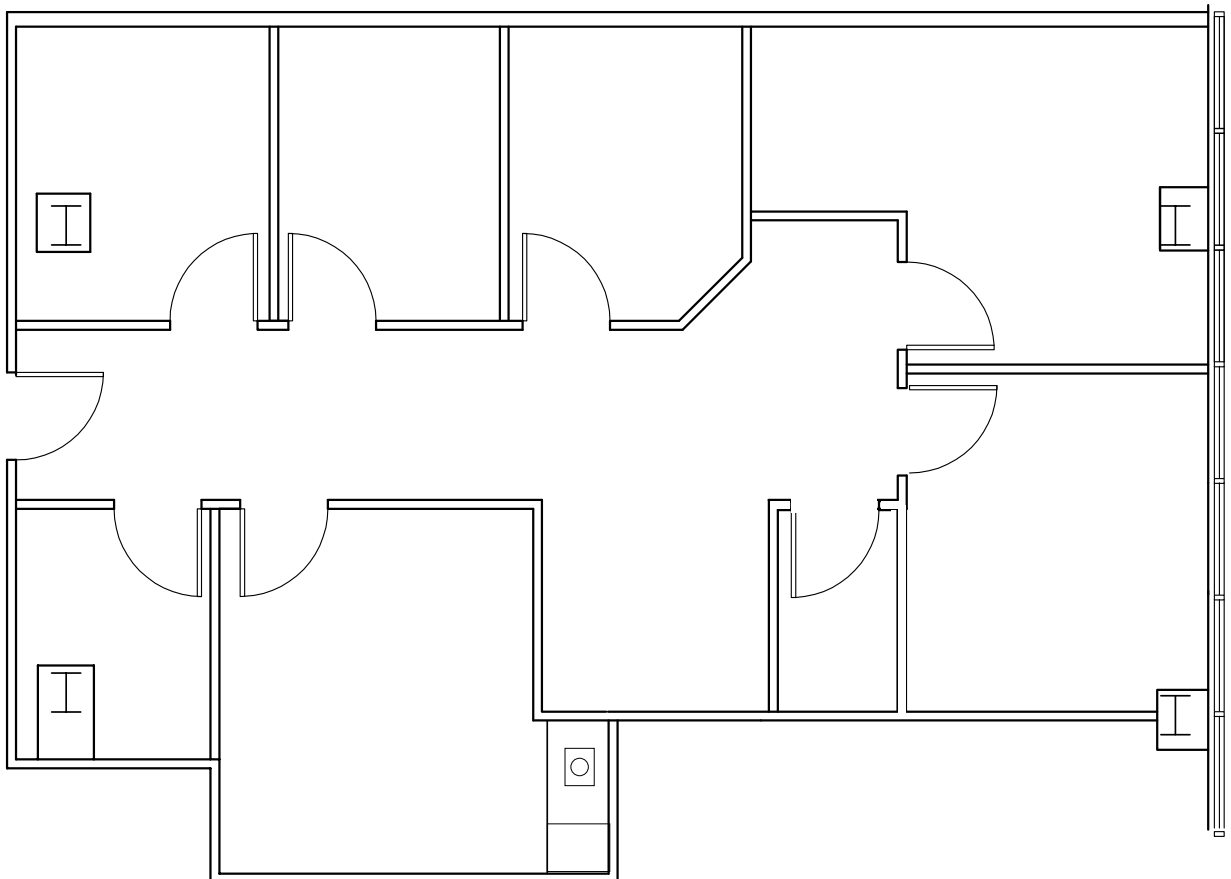


VIEW OF DOWNTOWN

» Available Now

SUITE	RSF	RATE
340	1,242	\$3.00 + U

Six private offices, conference room, remainder open area.

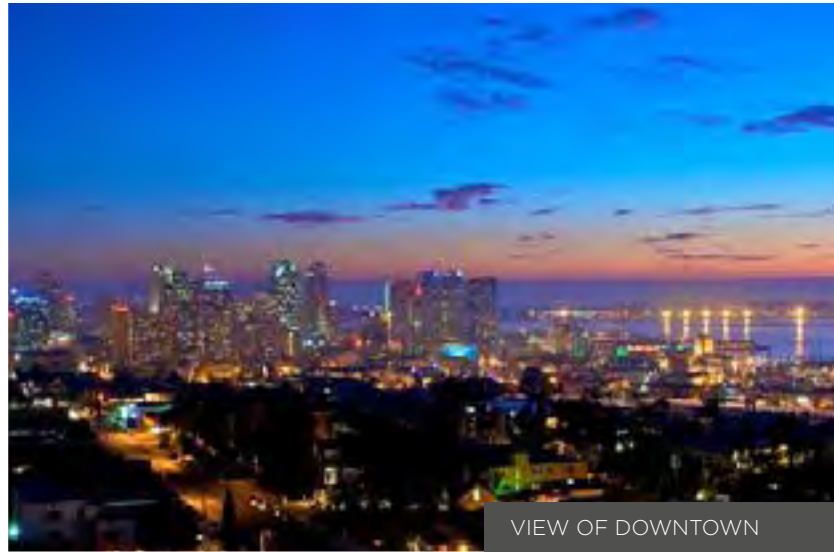




VIEWS OF BALBOA PARK



LOCATED DOWNSTAIRS - CUCINA URBANA

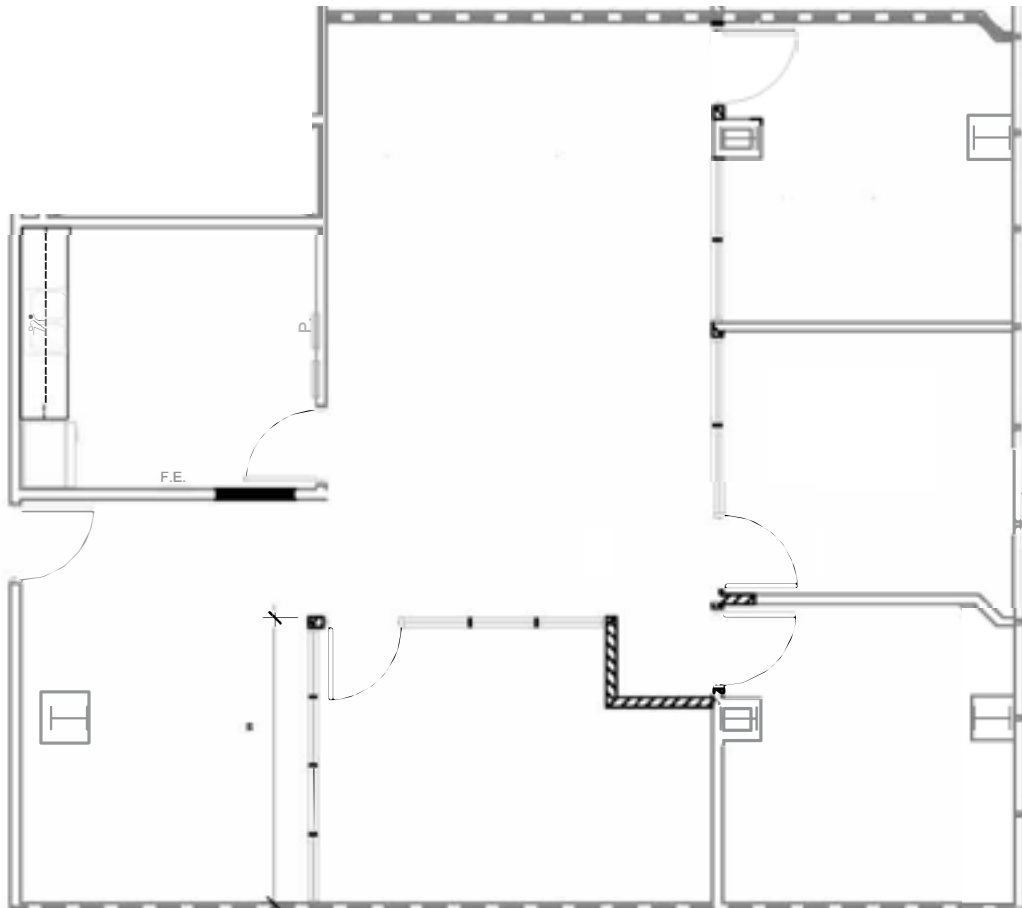


VIEW OF DOWNTOWN

» Available Now

SUITE	RSF	RATE
345	1,598	\$3.00 + U

Spec suite. Open floor plan with four private offices, reception area and small break room.





BALBOA PARK

## AMENITIES

- |                                   |                           |                               |
|-----------------------------------|---------------------------|-------------------------------|
| 1. Imperial House                 | 6. Starbucks              | 11. Mandarin House            |
| 2. Azuki Sushi                    | 7. Postal Annex           | 12. Barrio Star               |
| 3. Cucina Urbana                  | 8. Chase                  | 13. Hane Sushi                |
| 4. Gourmet on 5th Cafe & Wine Bar | 9. Bertrand at Mister A's | 14. Extraordinary Desserts    |
| 5. Pizzicato                      | 10. Union Bank            | 15. Evolution Vegan Fast Food |

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