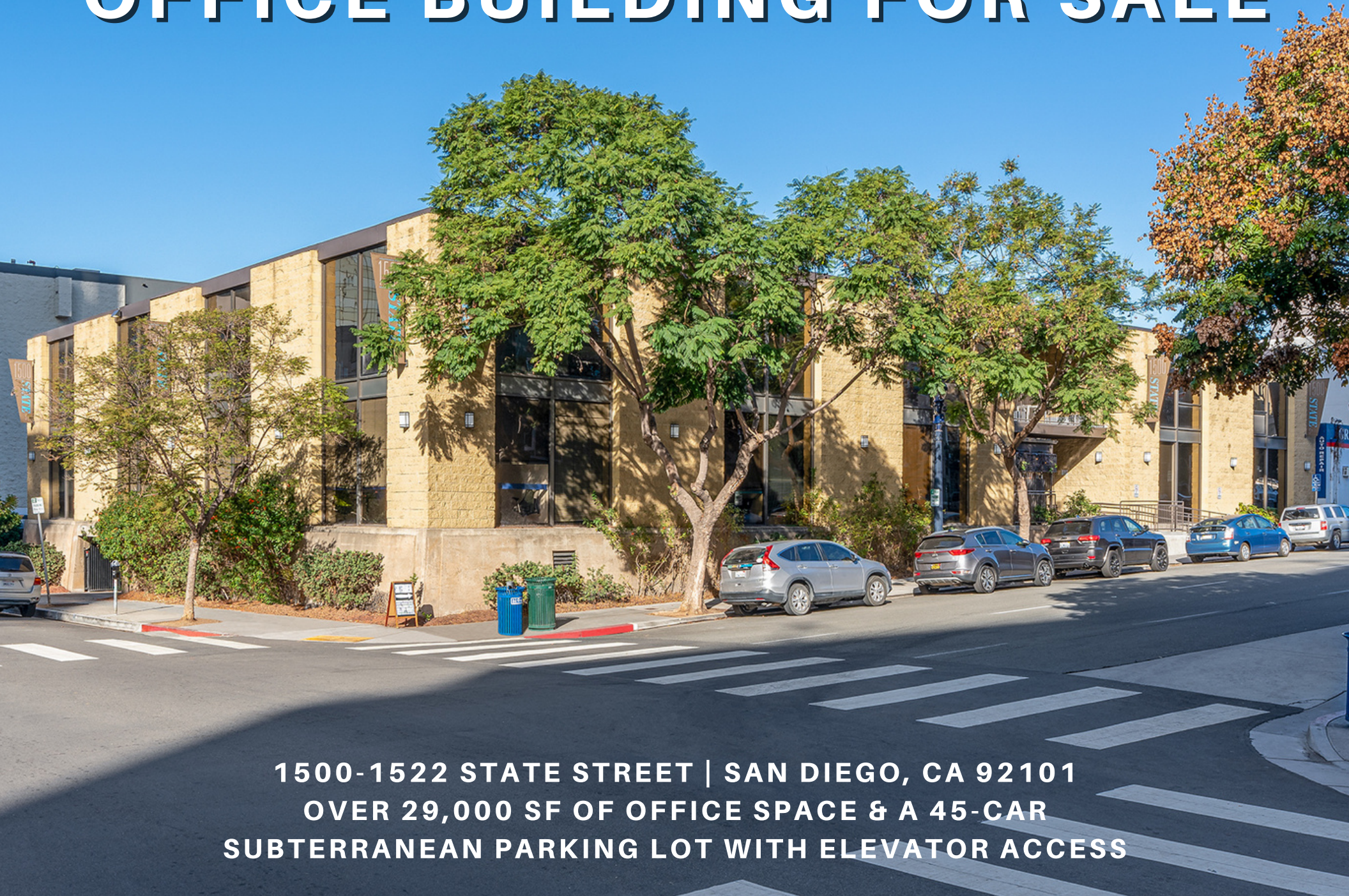


# INNOVATIVE LITTLE ITALY OFFICE BUILDING FOR SALE



**1500-1522 STATE STREET | SAN DIEGO, CA 92101**  
**OVER 29,000 SF OF OFFICE SPACE & A 45-CAR**  
**SUBTERRANEAN PARKING LOT WITH ELEVATOR ACCESS**







# 1500-1520 STATE STREET |

29,100 SF OFFICE BUILDING  
FOR SALE IN LITTLE ITALY




±29,100 SF | PRICE: \$16,300,000.00

## BUILDING OVERVIEW

-  Over 29,000 square feet of office space located in Little Italy in downtown San Diego
-  Rare Opportunity for Parking in Little Italy - 45-Car Subterranean Parking Lot with Elevator Access
-  Built in 1978 and Renovated in 2020
-  APN: 533-332-13-00
-  Currently Owner Occupied



## INNOVATIVE INTERIOR DESIGN THAT PIQUES INTEREST

-  Colorful accents to inspire creativity
-  Contemporary appliances and amenities
-  Updated restrooms and flooring

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# 1500-1520 STATE STREET I

29,100 SF OFFICE BUILDING  
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## PHENOMENAL LOCATION IN LITTLE ITALY

**LITTLE ITALY:** Located in heart of the chic, pedestrian-friendly neighborhood of downtown San Diego's Little Italy, 1500 State Street is within walking distance of countless trendy cafes, restaurants, and fine dining venues. Only minutes from the San Diego International Airport and a short drive to several major interstates (15, 163, 94, 8 and 5 Freeways), 1500 State Street is not only extremely walkable, but easily accessible.



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