

DOWNTOWN OFFICE
CONDOMINIUM
FOR SALE

\$495,000

225

WEST MARKET ST.

at FRONT ST. SAN DIEGO, 92101

ART
GALLERY

KUNSTGALERIE

LERIE
ART

GALERIA
DE ARTE

205

225

ERNERSTONE
A Direct Lender

Sale

Sale

Sale

CBRE

800 SF (+/-) WITH 4 RESERVED PARKING SPACES

IDEAL LITIGATION OFFICE

FEATURES



Convenient Downtown location



Short walk to courthouses



4 reserved parking spaces



Building signage



24/7 access & A/C



Private restroom



High ceilings, large windows



Exclusive front entrance



Exclusive back door access to parking



Finished for immediate occupancy



Open plan allows private offices to be added



Easy access from I-5 via Front St. & Market St.



90% financing for Owner/User



Building operating assessment is \pm \$400/month

WALKING DISTANCE

CENTRAL DOWNTOWN LOCATION WITHIN WALKING DISTANCE OF:

- ▶ Financial & legal office centers
- ▶ Broadway, Pacific Gateway, The Campus at Horton Plaza
- ▶ Waterfront, The Headquarters at Seaport
- ▶ Highly desirable residential areas
- ▶ Gaslamp Quarter, Marina, Petco Park
- ▶ Numerous restaurants, retail & recreation amenities
- ▶ Trolley & bus stops
- ▶ Convention Center



PINNACEL MUSEM TOWER, COMMERCIAL SUITES





SUPERIOR COURT
OF CALIFORNIA
COUNTY OF SAN DIEGO

HORTON PLAZA

BROADWAY



FEDERAL COURTHOUSE



225
WEST MARKET ST.
at FRONT ST.



SAN DIEGO BAY



BROKERS

225

WEST MARKET ST.

at FRONT ST.

CBRE

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