

HISTORIC WORLD WAR II BUILDING

±5,940 SF
CREATIVE
OFFICE
SPACE FOR
LEASE



4025 PACIFIC HIGHWAY SUITE B, SAN DIEGO, CA 92110

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REAL ESTATE SERVICES



±5,940
SUITE B

\$1.25 NNN
NNN'S = \$0.27

±13,370
CONTIGUOUS

Currently built-out for a creative office space

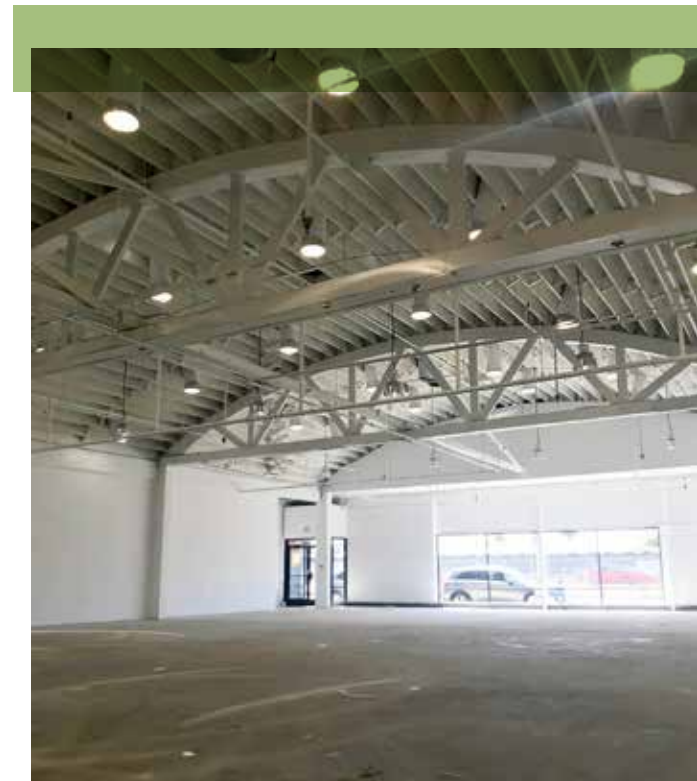
Located at the corner of Pacific Highway and Bandini Street

Upgraded to a total of 1,200 amp 3 phase power (Lessee to confirm)

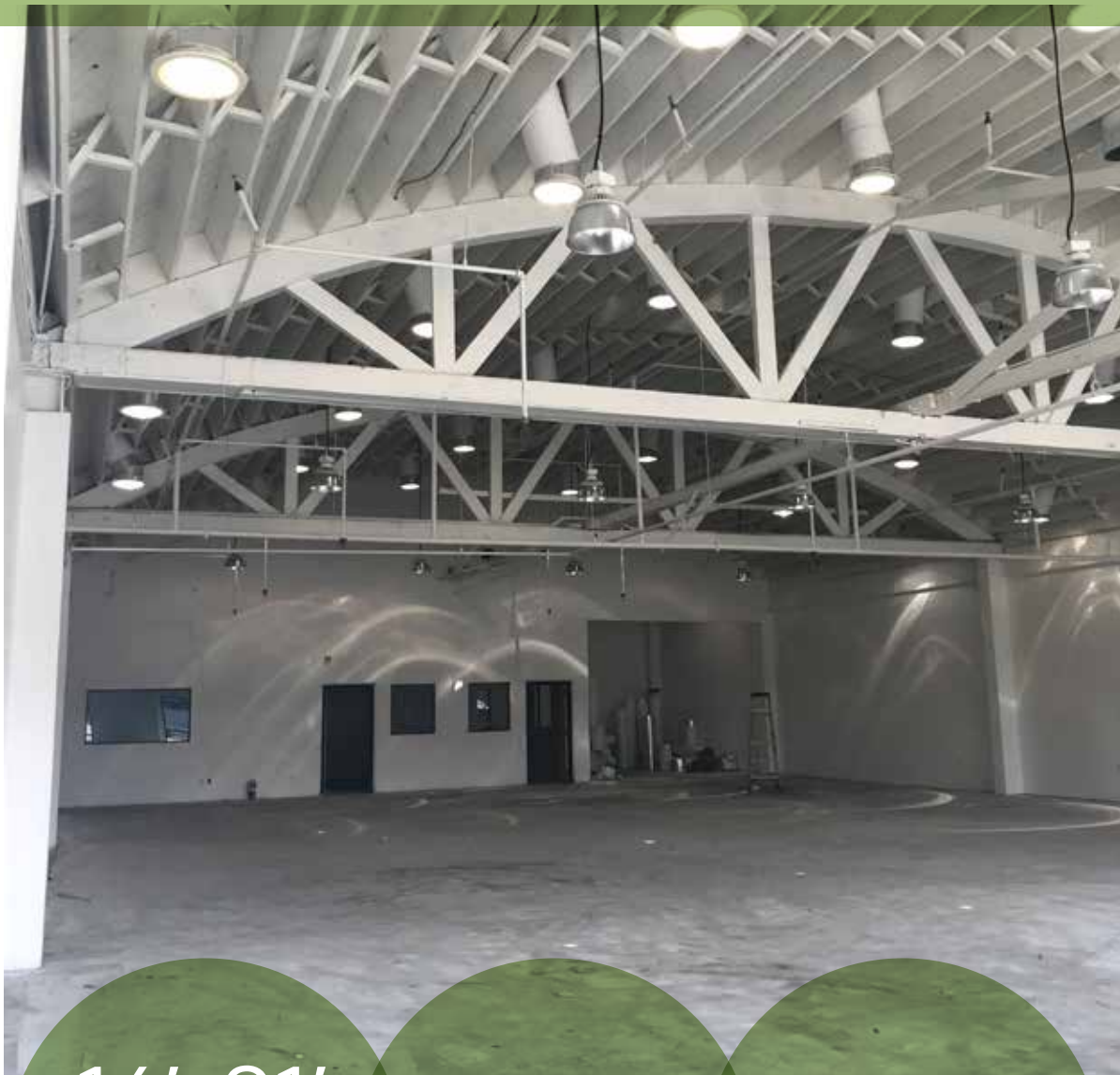
Glassline along Pacific Highway

75' of street frontage along Pacific Highway

Can be combined with Suite A for a total of ±13,370 SF



COMMERCIAL AND/OR WAREHOUSE USES ALLOWED



5 designated parking spaces plus ample off-street parking

Easy access to Interstate 5 & Interstate 8

3 miles to San Diego International Airport and 2 blocks from the trolley station

Minutes to numerous restaurants, retail and entertainment, including Liberty Station

Solar and modern lighting

Blank canvas to build-out your specific needs

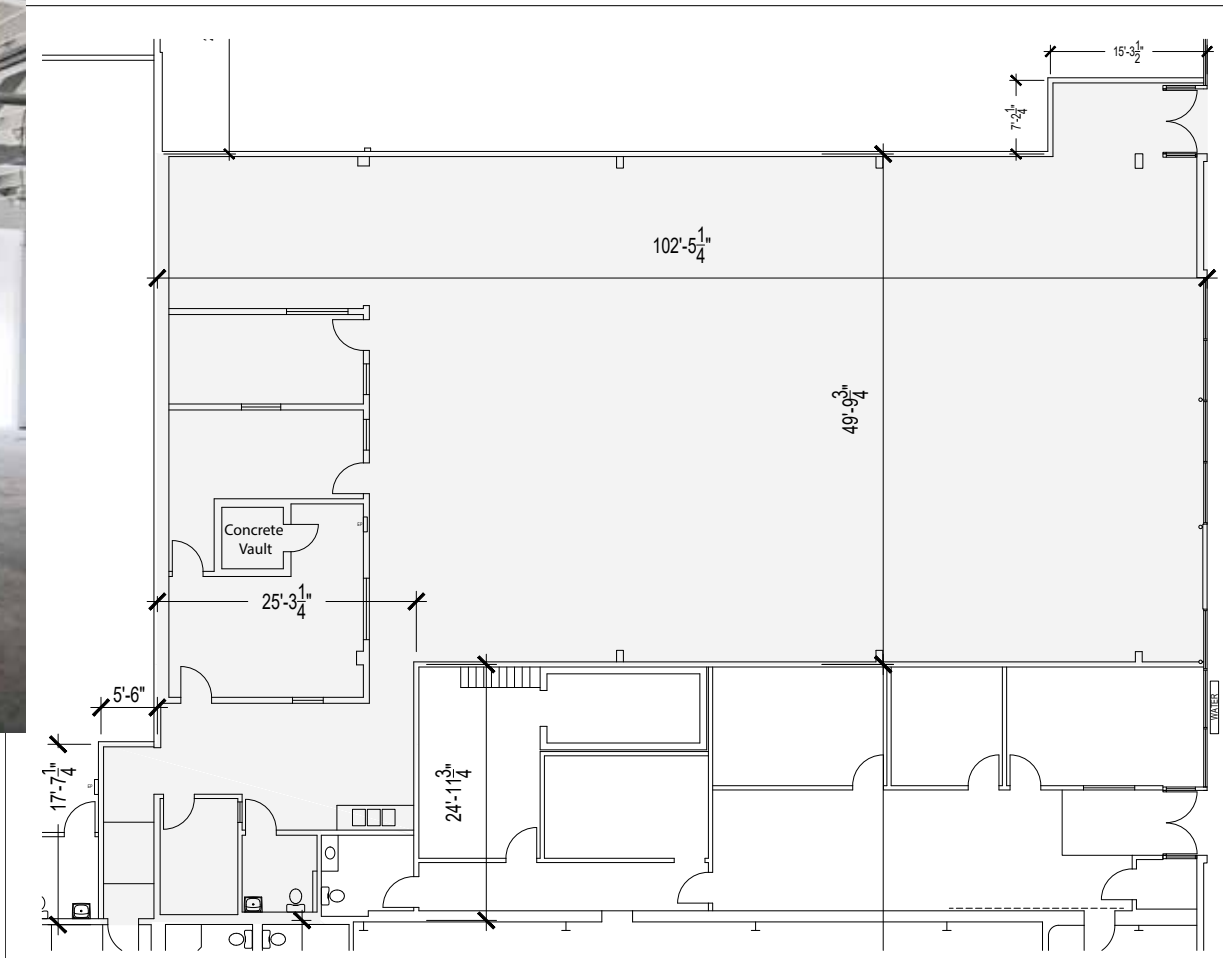
16'-21'
CLEAR
HEIGHT

HUB
ZONE

NOW
AVAILABLE



±5,940
SUITE B



CREATIVE OFFICE BUILDOUT



PACIFIC HIGHWAY



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