

FOR SALE OR LEASE

RENOVATIONS UNDERWAY



PROPERTY OVERVIEW

CURRENTLY UNDER RENOVATION

- BOUTIQUE OFFICES CATERED TO SMALL & CREATIVE TENANTS
- OWNER-USER OFFICE CONDO OPPORTUNITY - AS SMALL AS 800 RSF
- 20,456 RSF BUILDING
- 2-STORY
- ELEVATOR SERVED
- SECURED SUBTERRANEAN PARKING GARAGE W/ 35 SPACES AND 7 COVERED SURFACE SPACES
- LIGHT MEDICAL USE APPROVED

4080



5 MIN WALK

7 MIN WALK

AMENITIES AT YOUR DOORSTEP

WHOLE BODY MASSAGE & YOGA



By Lauren Johnson

HILLCREST



FARMERS MARKET

11 MIN WALK

7 MIN WALK



WONDERFUL

Sushi Hillcrest

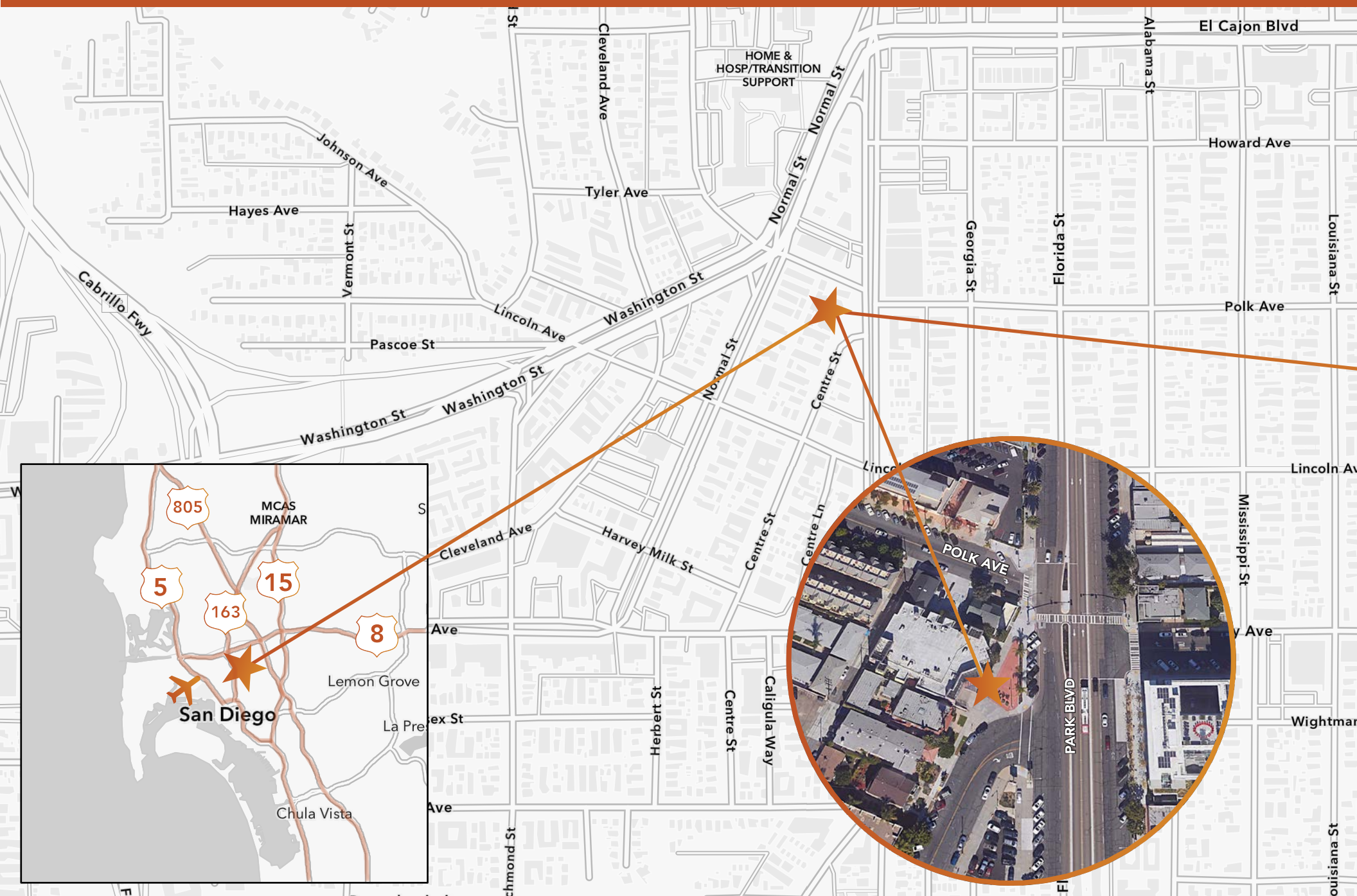


oliver

insideOUT



LOCATION OVERVIEW



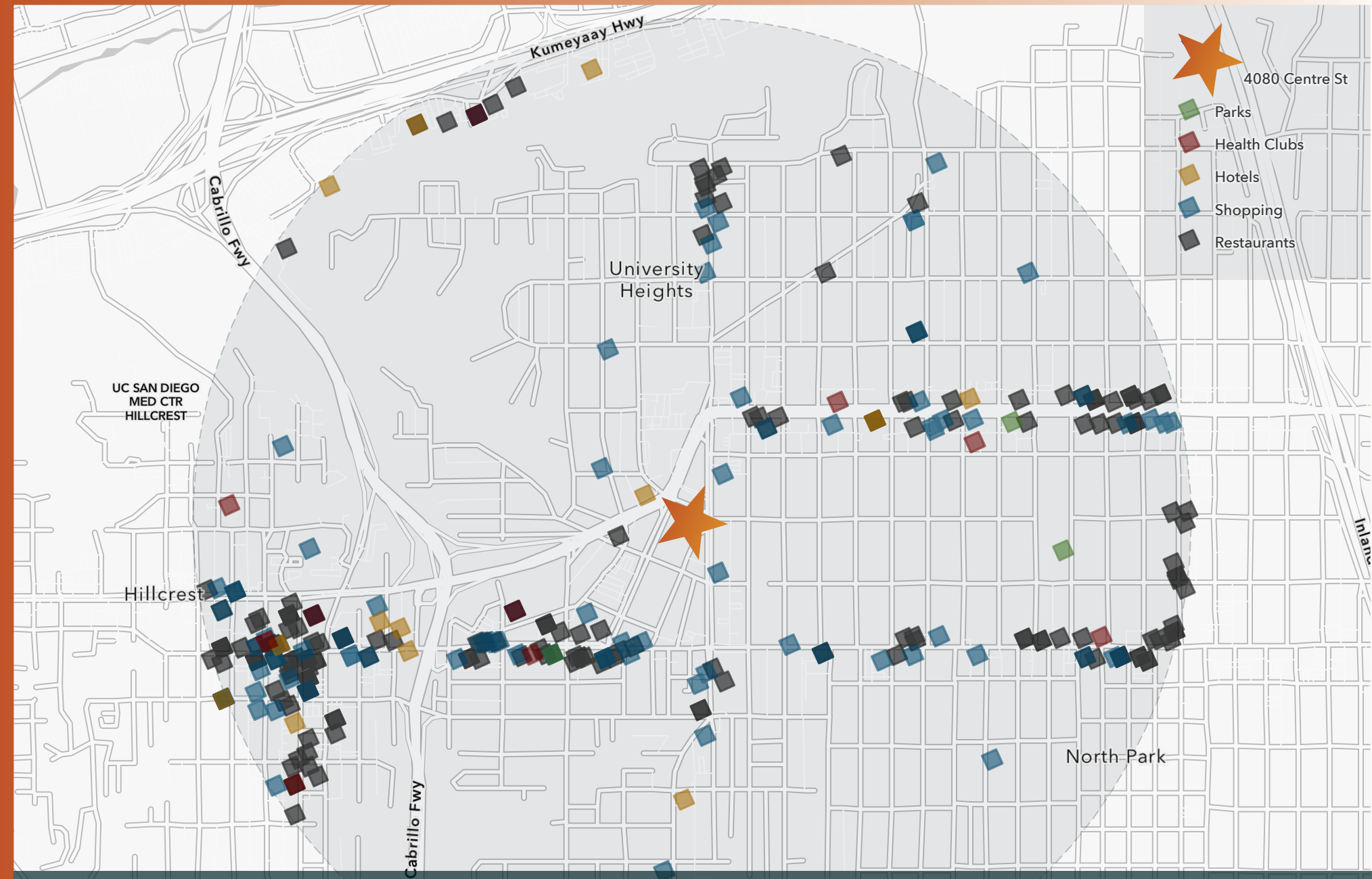
LOCATED AT THE INTERSECTION OF THE THREE ECLECTIC NEIGHBORHOODS OF HILLCREST, NORTH PARK & UNIVERSITY HEIGHTS, THE BUILDING IS WALKABLE TO ALL THE SUPERB RESTAURANTS, BREWERIES, PARKS & AMENITIES THAT UPTOWN HAS TO OFFER.

- EASY ACCESS TO HIGHWAYS 163, 5 & 8
- EXCELLENT PUBLIC TRANSIT ON WASHINGTON ST, PARK BLVD & EL CAJON BLVD
- 9 MINUTES TO SAN DIEGO INTERNATIONAL AIRPORT
- MINUTES FROM OCEAN & SAN DIEGO'S WONDERFUL BEACHES
- NEW & FUTURE HOUSING DEVELOPMENTS (CRAFTSMAN HOMES & MULTIFAMILY) WITHIN MINUTES OFFERING A WIDE MIX OF HOUSING OPTIONS
- EASY NON-AUTOMOBILE TRANSPORTATION OPTIONS AS COMMUNITY SUPPORTS BROADENED TRAVEL CHOICES, SUCH AS BICYCLES, WALKING & PUBLIC TRANSPORTATION

UPTOWN CENTRE IS UNDERGOING EXTENSIVE RENOVATIONS TO BECOME A CLASS A CREATIVE OFFICE.

The redevelopment of this 20,456 SF building in Uptown is being meticulously redesigned with the objective of providing character-rich boutique offices that cater to the small & creative tenants that not only reflect the character of said tenants but that also captures the vibrant vibe of the community.

The office of today is an extension of a tenant's personality and brand. UPTOWN Centre is being redesigned to inspire; to enable its tenants to let their office communicate who they are and what they stand for. And to provide a dynamic space that empowers them to do their best work.

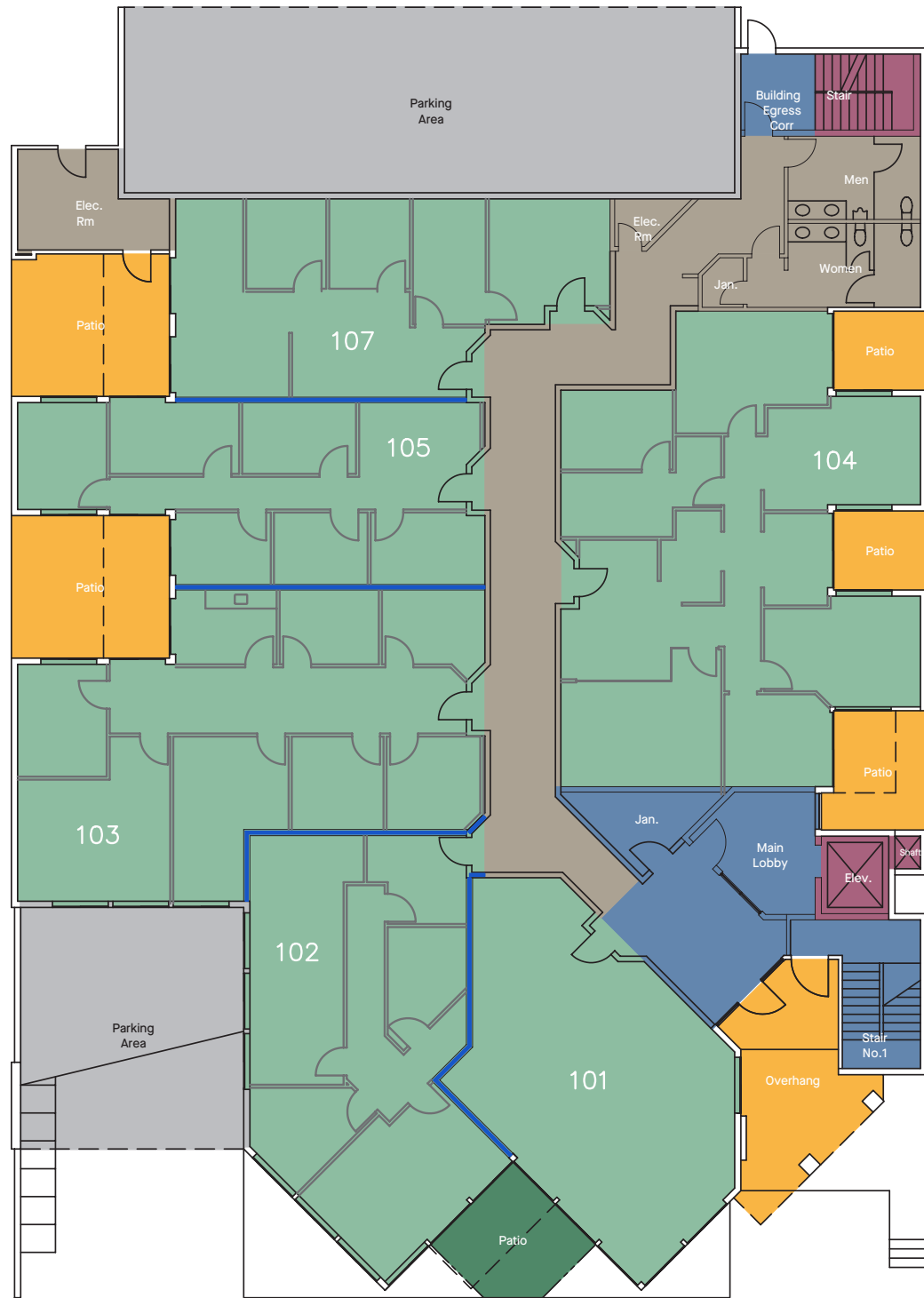


840,789
POPULATION

\$61,634
MEDIAN HOUSEHOLD
INCOME

303,946
HOUSEHOLDS

**BOUTIQUE
OFFICES**

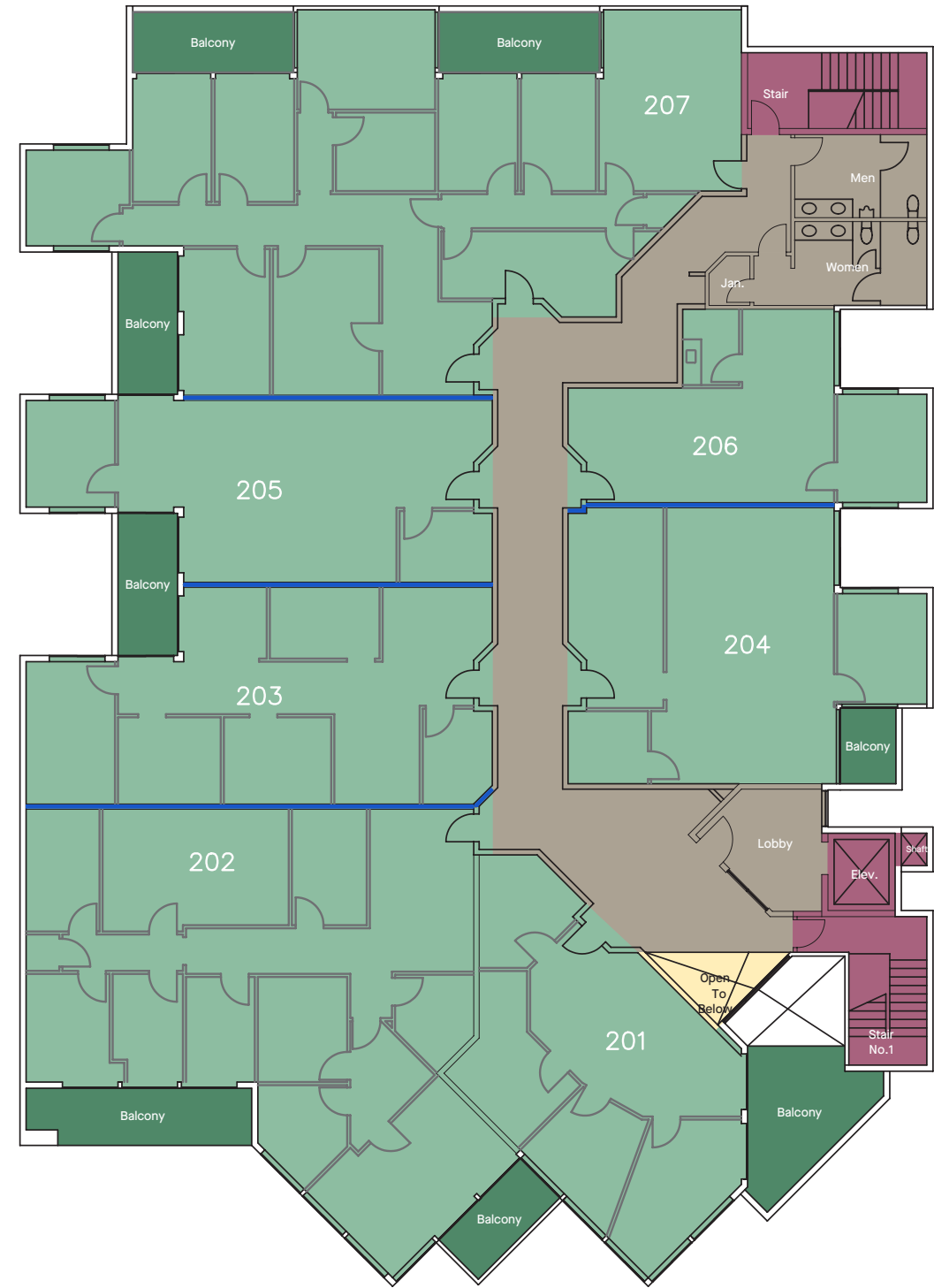


LEVEL 1 FLOOR PLAN

SUITE	RSF
101	1,109.92
102	1,502.62
103	1,751.24
104	2,050.76
105	1,115.27
107	1,145.84

LEVEL 2 FLOOR PLAN

SUITE	RSF
201	1,333.77
202	2,597.25
203	1,418.72
204	1,317.73
205	1,204.76
206	795.24





STREAM



**KEEP
IN TOUCH**

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