

# For Lease

2442 2<sup>nd</sup> Ave  
San Diego, CA 92101

Bankers Hill Creative Office Space - 6,600 SF





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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

# Executive Summary

CBRE Inc. is the exclusive listing agent for the lease of this 6,600 square foot creative office building located in the highly coveted Bankers Hill neighborhood. The area is dotted with trendy bars, restaurants, and coffee shops all within walking distance and Balboa Park is just four blocks away. The “single-tenant” building provides the occupant with privacy, access control, and valuable on-site parking (12 spaces). The existing office improvements include reception area, conference room, kitchen, three separate bathrooms, open work space, and approximately twenty semi-private offices and workstations.





# Property Highlights

- Located in Bankers Hill four blocks from Balboa Park
- Single tenant building; excellent for access control and privacy
- Convenient freeway access to I-5 and Hwy 163
- Close to Downtown and San Diego International Airport



# Property Details

<b>Property Address</b>	2442 2 <sup>nd</sup> Ave, San Diego, CA 92101	<b>Lease Rate</b>	\$2.30psf, plus utilities and janitorial service
<b>Rentable SF</b>	6,600 SF	<b>Parking</b>	12 on-site spaces @ \$50 per space per month

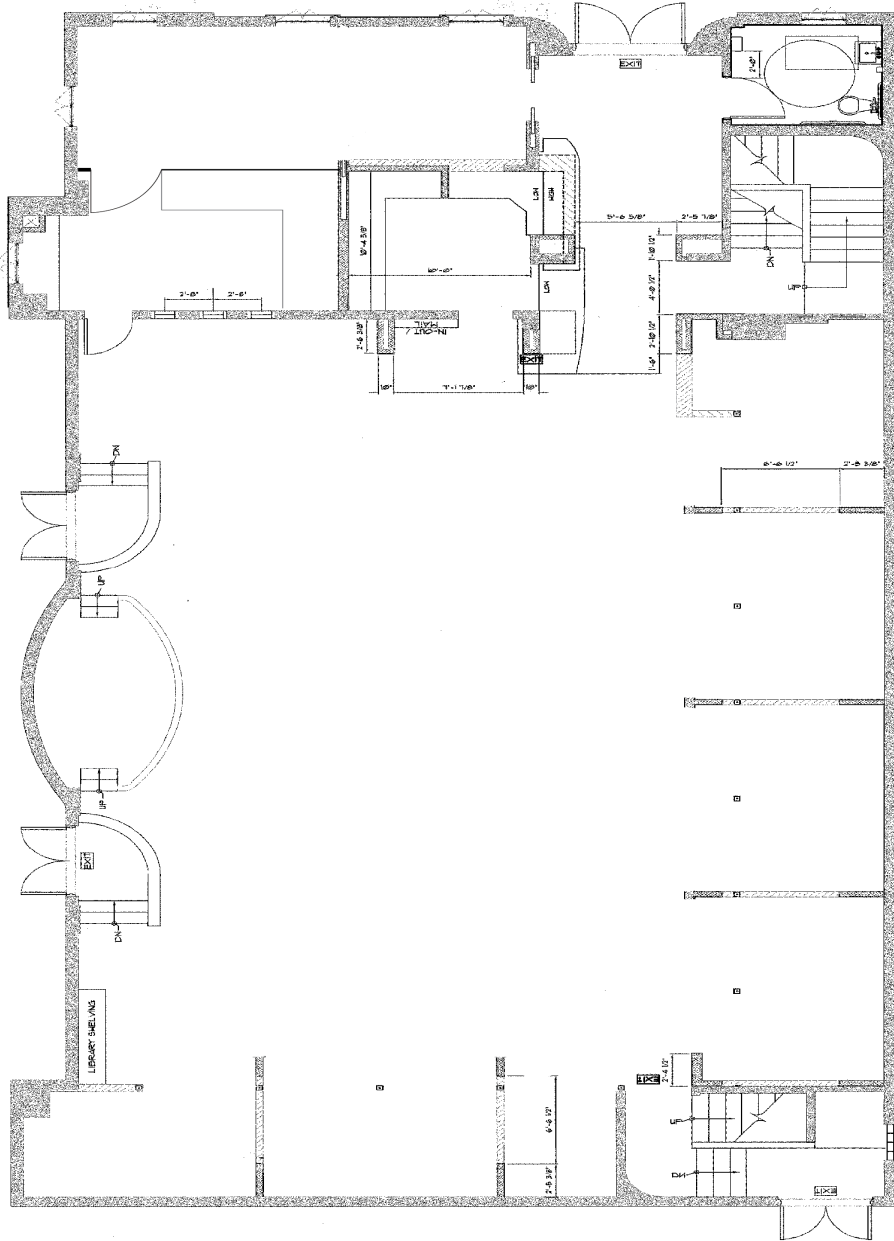




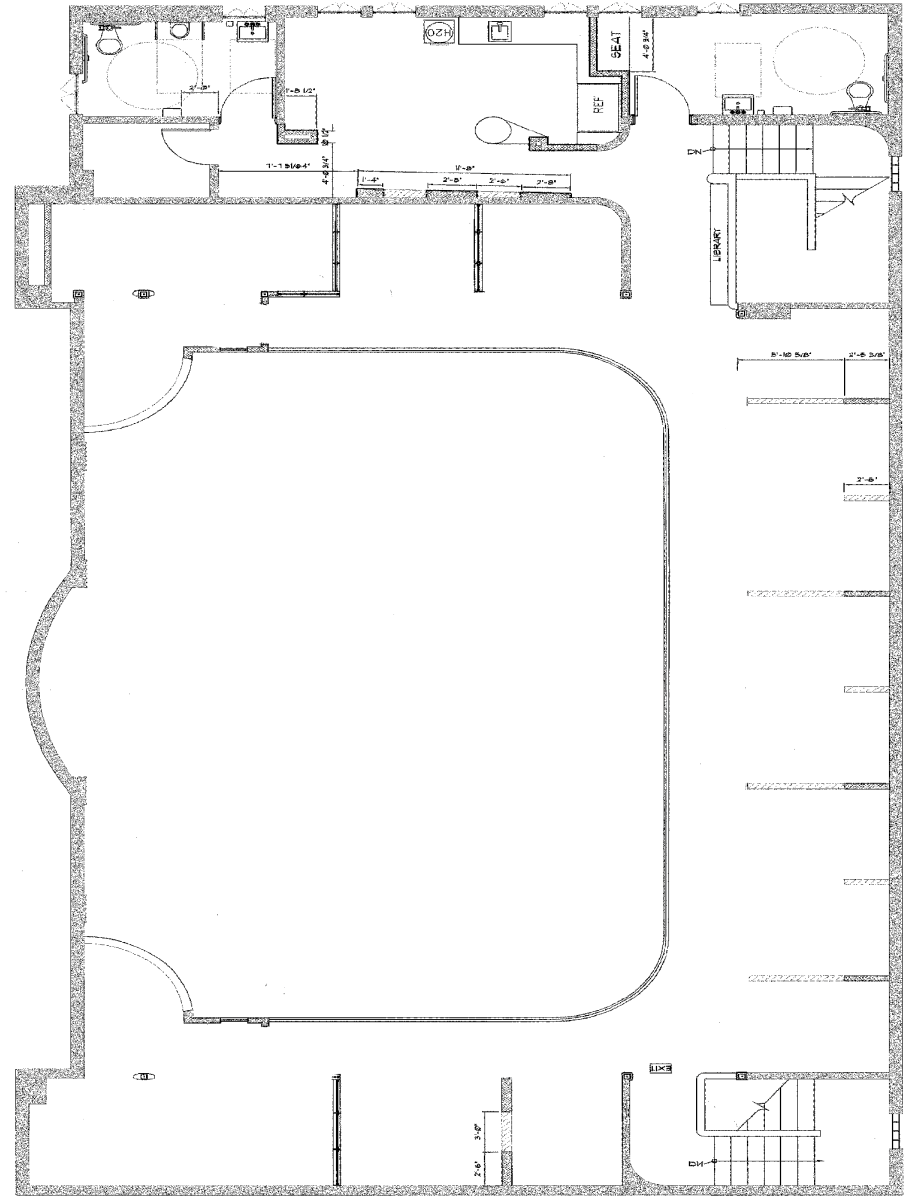




# Floor Plan



MAIN LEVEL



UPPER LEVEL



# Bankers Hill Overview

Bankers Hill is a long established Uptown San Diego urban neighborhood bordering Downtown to the south, Balboa Park to the east, Mission Hills and Hillcrest to the north, and Little Italy to the west.

The area is mixed use with older single-family homes, newer midrise condos and apartments, street level retail, and small office buildings. Many of the structures in Bankers Hill date back to the 19th century and were designed by renowned architects, such as Irving Gill, William Hebbard, and Frank Mead. Some of these historical buildings have since been converted from family homes into law offices, medical offices, and other professional uses.

Due to its central location next to Balboa Park, Bankers Hill has evolved into a modern hot spot of activities and development offering an abundance of amenities. The area attracts residents and businesses who want to be in the heart of the city while still enjoying the benefits of the quaint, historic neighborhood near the park. Since 2009 there has been an explosion of development in Bankers Hill with builders, buyers and tenants looking to take advantage of the area's many attractive qualities.

**16**  
Minutes to  
San Diego  
Airport

**07**  
Minutes to  
Downtown  
San Diego

**27**  
Minutes to  
Pacific Beach

*"Bankers Hill has become such a vibrant neighborhood. It has close proximity to everything. It has the best restaurants and it's near Balboa Park and downtown. Balboa Park, one of San Diego's most remarkable assets, [is the area's] front yard."*

*San Diego Business Journal*



Bankers Hill offers elevated, panoramic views of Downtown, San Diego Bay, the airport, Point Loma and Coronado, Harbor Island nad Mount Soledad.

## Contact Us

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