

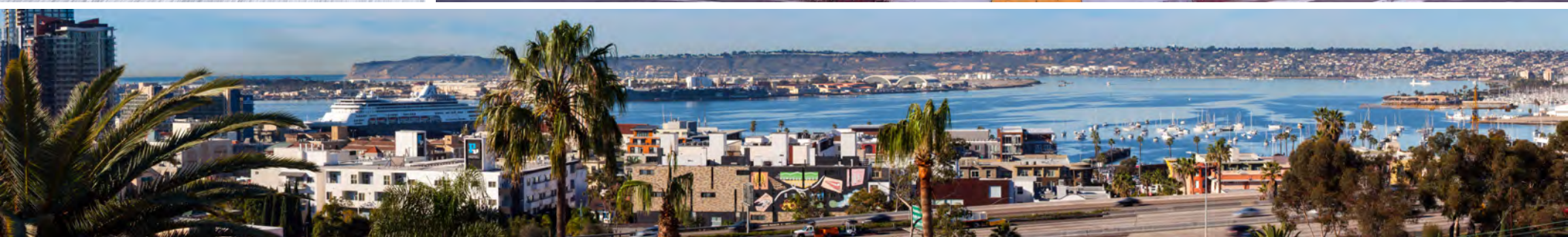
555 WEST BEECH

Office Suites For Lease



DMJ
PARTNERS

Owned & Managed by MC Strauss Company





Parking Ratio: 1/1000
\$200/space per month - unreserved



**Common Area Atrium
with Outdoor Seating**



**Renovated Elevator
Lobby & Hallways**



**Walking distance to numerous
restaurants & retail**



**Excellent Freeway Access to
Interstate 5 & Highway 163**



Near Public Transportation



555 WEST BEECH

Nearby Amenities



The San Diego Bay

Waterfront Park

Pacific Highway

Kettner Blvd.

India Street

Cedar Street

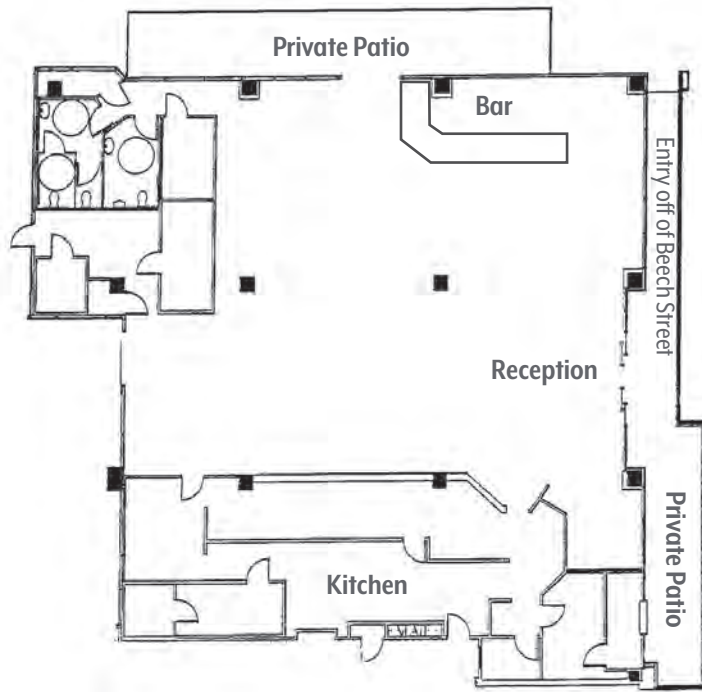
Columbia Street

West Beech Street

West Ash Street



555 West Beech



SUITE 101

- Office Lease Rate: \$3.00 Full Service Gross
- Retail Lease Rate: \$2.50 NNN (NNN's are approximately \$0.60)
- Size: ±8,779 RSF
- Current open office build-out with glass on three sides
- Creative office feel with two private patios & direct access to Beech Street
- Exterior Building Signage Available
- Entertain clients & employees while providing an effective work place
- Contact agent for details



ATTRACT TALENT

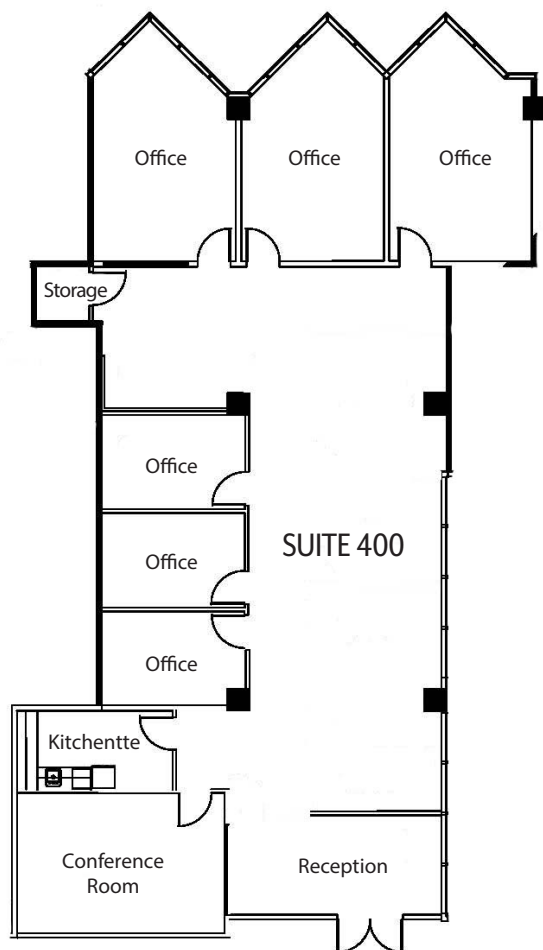


CREATIVE OFFICE

ENTERTAIN

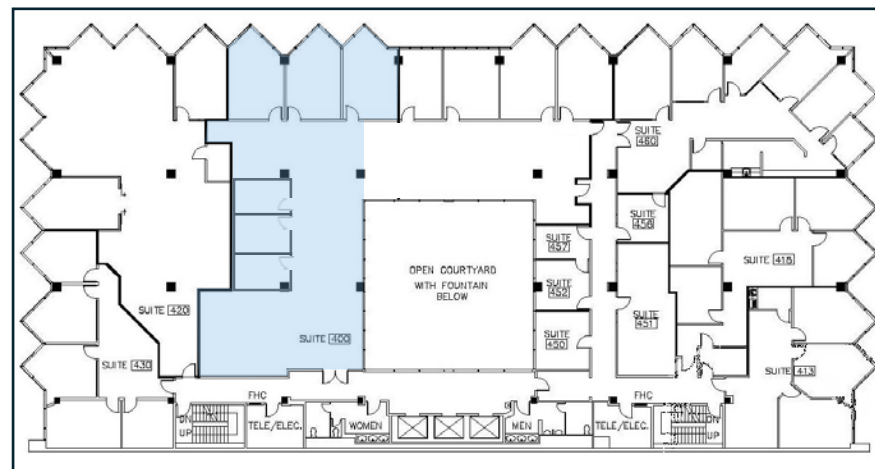
INSPIRATION

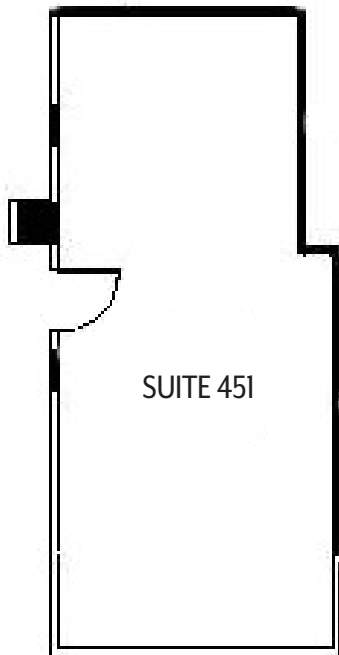




SUITE 400

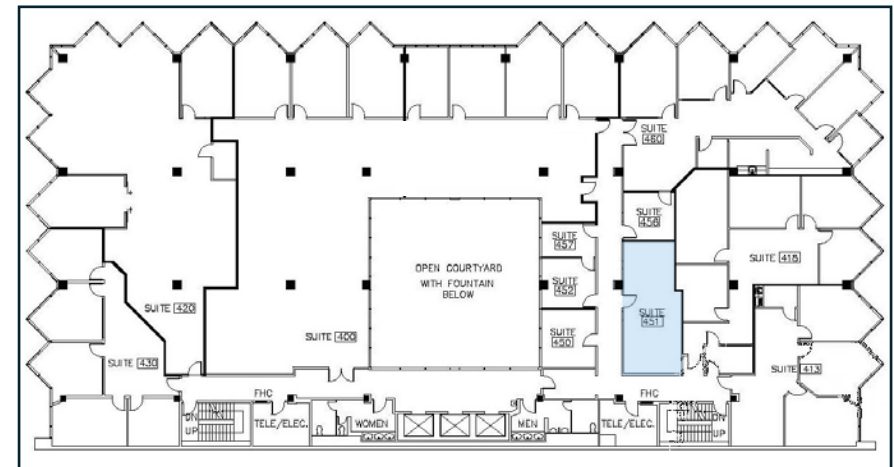
- Lease Rate: \$2.25 Full Service Gross
- Size: ±3,536 RSF
- Reception
- 6 Private Offices
- Kitchen with Sink
- Open Area
- Conference Room
- New LED Lighting & Ceiling Throughout
- Available Now





SUITE 451

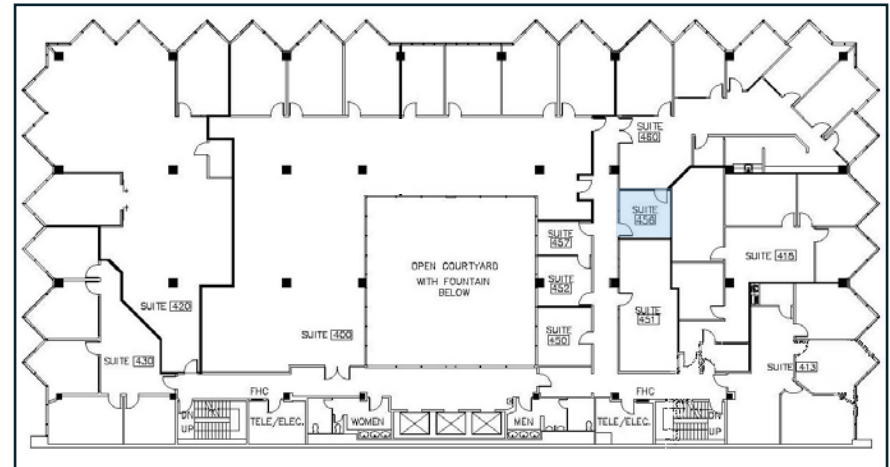
- Lease Rate: \$2.25 Full Service Gross
- Size: ±536
- Open Area Perfect for a Single Practitioner
- Can be combined with Suite 456 for ±715 RSF
- Available Now





SUITE 456

- Lease Rate: \$2.25 Full Service Gross
- Size: ±179 RSF
- Open Area Perfect for a Single Practitioner
- Can be combined with Suite 451 for ±715 RSF
- Available Now



555 WEST BEECH

For More Information

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