



5TH & LAUREL CORPORATE CENTER



UPTOWN'S PREMIER
OFFICE ENVIRONMENT

2445
FIFTH AVENUE





Located in the HEART of Bankers Hill

5th & Laurel Corporate Center is a **PREMIER URBAN OFFICE** environment for users of all sizes. It offers **OUTSTANDING ACCESSIBILITY** to Balboa Park and San Diego International Airport as well as immediate access to the **FANTASTIC AMENITIES** of the surrounding neighborhood, Downtown and Hillcrest.

FEATURES

- » Trend-setting restaurant Cucina Urbana on ground floor with many surrounding eateries and coffee shops nearby
- » Immediately adjacent to Balboa Park
- » Accessibility to all surrounding urban environments
- » Direct access to freeways and airport
- » Shower and locker room facilities available
- » Parking ratio of 2 per 1,000 RSF at below market rates



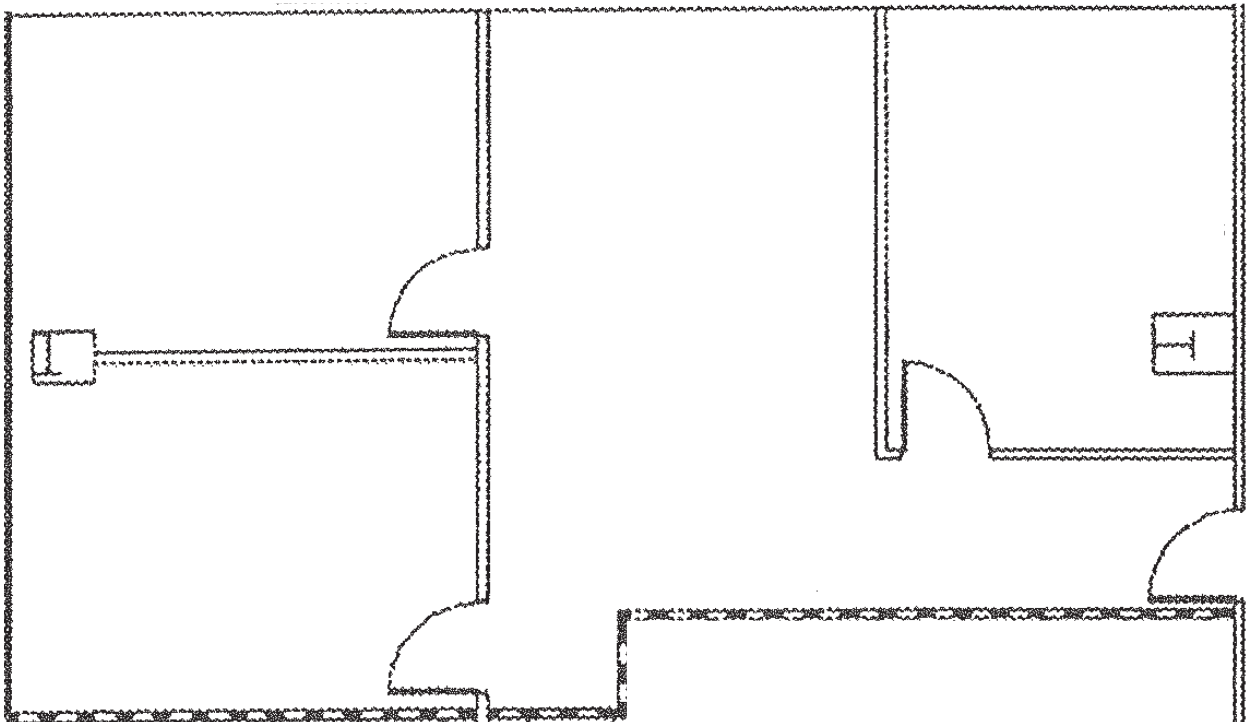
BUILDING EXTERIOR



BUILDING ENTRANCE

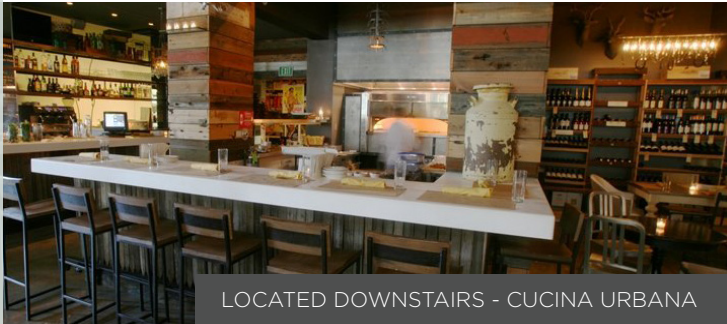
SUITE	RSF	RATE
210*	1,081	\$2.75 + U

*210 and 240 are contiguous and total 2,608 RSF

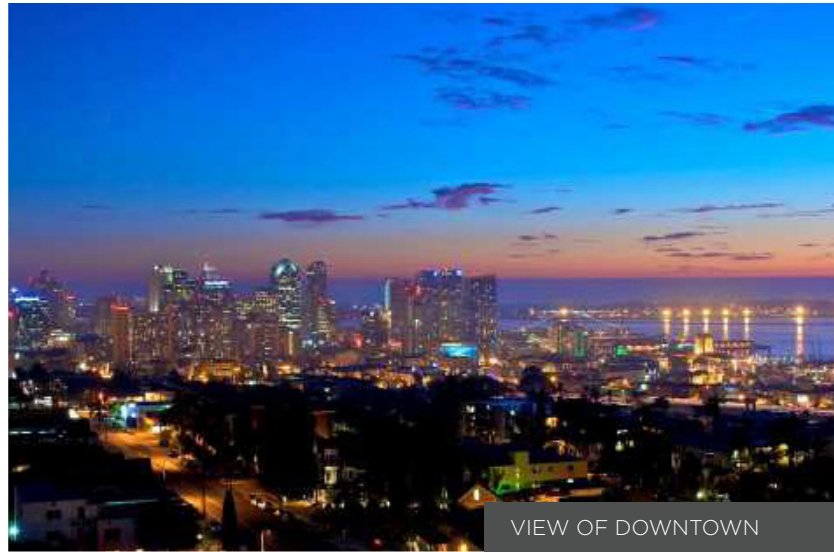




VIEWS OF BALBOA PARK



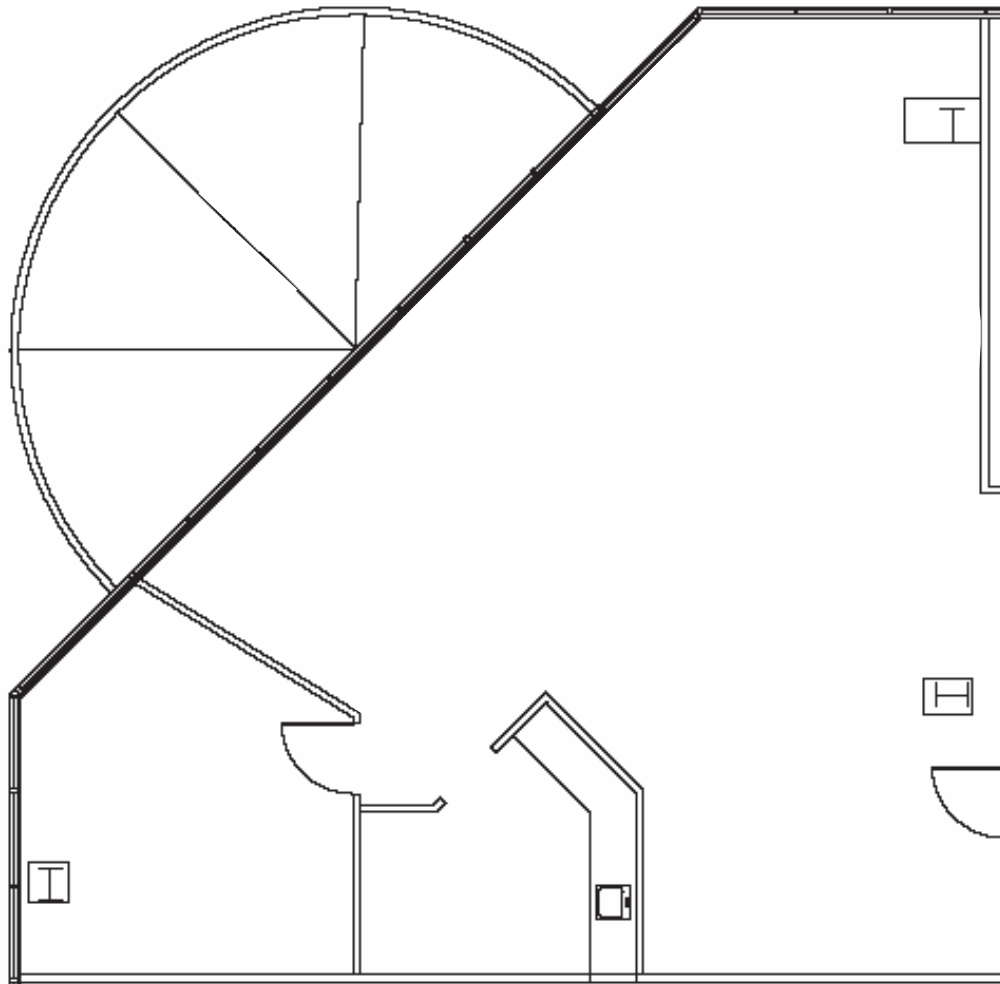
LOCATED DOWNSTAIRS - CUCINA URBANA



VIEW OF DOWNTOWN

SUITE	RSF	RATE
240*	1,527	\$2.75 + U

*210 and 240 are contiguous and total 2,608 RSF





AMENITIES

- | | | |
|-----------------------------------|---------------------------|-------------------------------|
| 1. Imperial House | 6. Starbucks | 11. Mandarin House |
| 2. Azuki Sushi | 7. Postal Annex | 12. Barrio Star |
| 3. Cucina Urbana | 8. Chase | 13. Hane Sushi |
| 4. Gourmet on 5th Cafe & Wine Bar | 9. Bertrand at Mister A's | 14. Extraordinary Desserts |
| 5. Pizzicato | 10. Union Bank | 15. Evolution Vegan Fast Food |

RYAN GRANT
Lic. 01813531
+1 619 696 8354
ryan.grant@cbre.com

CBRE, Inc. | 350 Tenth Avenue, Suite 800 | San Diego, CA 92101 | www.cbre.com/sandiego

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