

FOR LEASE

411 BROADWAY

GASLAMP DISTRICT in the **HEART** of **DOWNTOWN SAN DIEGO**

SIZE: 6,985 square feet
(entire 2nd floor)

PRICE: \$1.95 + utilities/Negotiable

- **IDEAL LOCATION**

Directly across the street from Horton Plaza in the heart of downtown. Central location, close to everything: restaurants, shopping, public transportation, courthouses, financial district.

- **NEWLY REMODELED**

Full Renovation just completed. Brand new HVAC, lighting, carpet, paint, elevator, and bathrooms. 24 windows along exterior walls provide excellent natural light throughout the space.

- **OPEN FLOORPLAN**

Single floor tenancy with over 6,000 square feet of open space. Private offices, glassed conference room can be custom built to suit Tenant's needs.

- **DIVISIBLE**

Customized office space down to approximately 1,000 square feet

- **ELEVATOR ACCESS**

Space is serviced by 2 private stairways and its own elevator that opens up directly into reception area. Great opportunity to make a stunning first impression on your clients!

- **EXCELLENT CORNER SIGNAGE OPPORTUNITY**

- **BUILDING EXTERIOR REMODEL IN PROGRESS**

- **GARAGE PARKING AVAILABLE NEARBY**

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

