

# FOR LEASE

## 411 BROADWAY

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

**SIZE:** 6,985 square feet  
(entire 2<sup>nd</sup> 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.

- **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**

- **REDUCED RATE, ASSIGNED GARAGE PARKING AVAILABLE IN HORTON PLAZA**

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