

# Little Italy Creative Office Space Available For Lease

434 W. Cedar Street, San Diego, CA 92101

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# PROPERTY SUMMARY



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**1,800 RSF - Entire Second Floor Available For Lease**

## ZONING

CCPD-R

## LOCATION HIGHLIGHTS

Heart of Little Italy

Walk Score of 90 out of 100 – Walkers Paradise

434 W. Cedar Street is three (3) blocks from the Little Italy Trolley Stop and four (4) blocks from entrance to Freeway 5 North and South

Nearby Parks Include: Amici Park, Waterfront Park And American Plaza

Close Restaurants Include: Queenstown Public House, Pappalecco, Café Italia, Ironside, Craft & Commerce, Lofty Coffee, Shake Shack, Ballast Point, Stone Tasting Room And Many More

## LEASE RATE

Base Rent      \$2.70 psf +electric and janitorial

## PROPERTY HIGHLIGHTS

Direct elevator exposure into suite

Reception area

Conference room

Kitchenette

Private restroom

Large creative space

Storage

Two (2) decks

Amazing natural light

Incredible Little Italy location

Stunning architecture

Office space is in the contemporary landmark building designed by Rob Wellington Quigley, FAIA.

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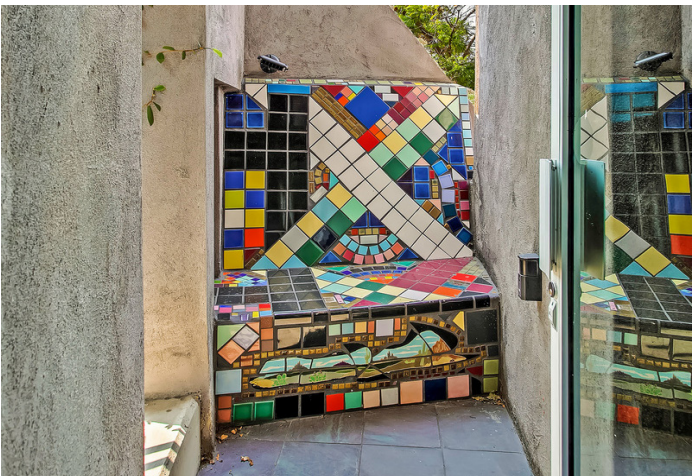
# PHOTOS



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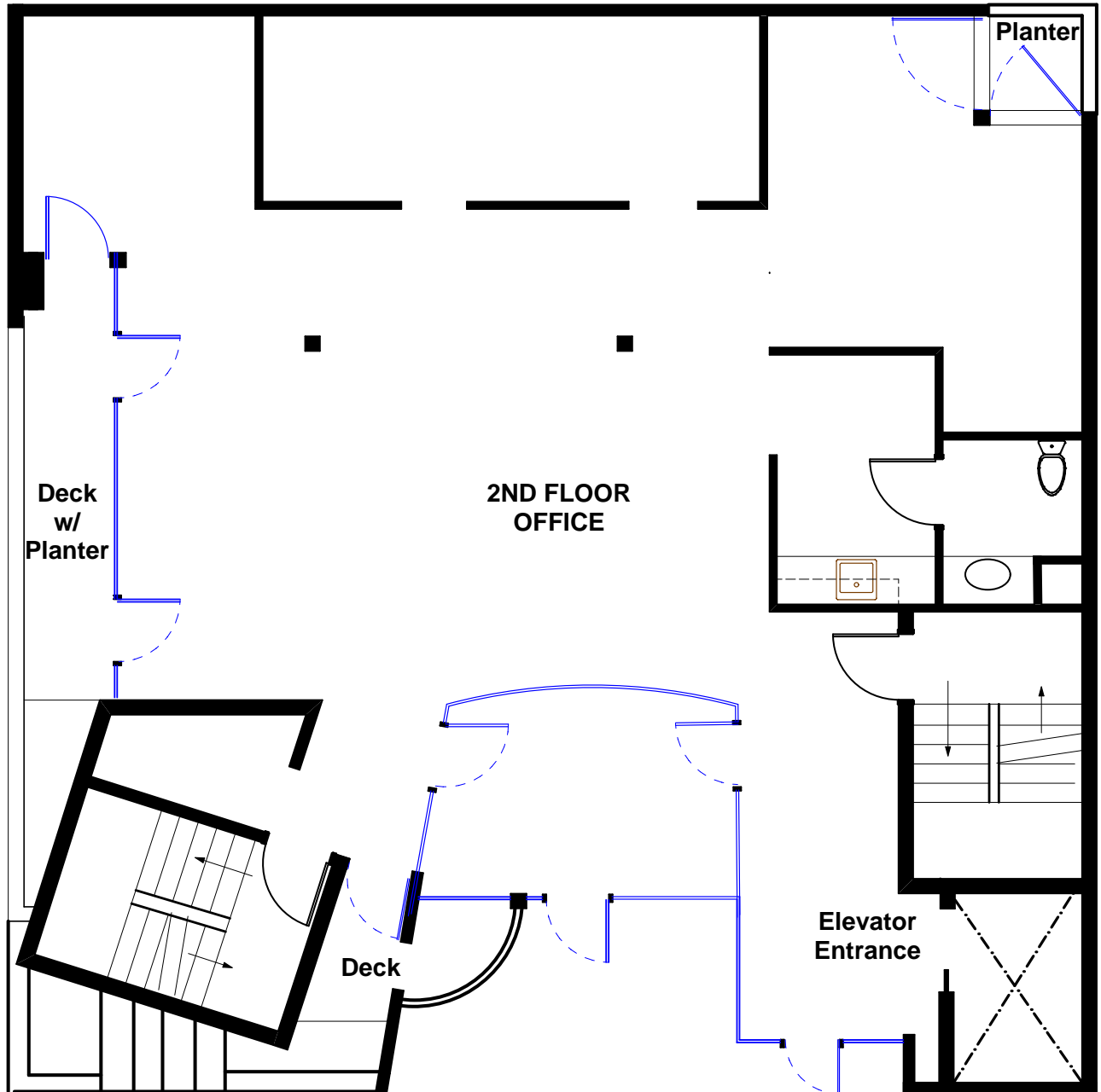


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# LAYOUT



## 2ND FLOOR PLAN, BEAUMONT BUILDING

434 WEST CEDART STREET, SAN DIEGO CA 92101

NO SCALE

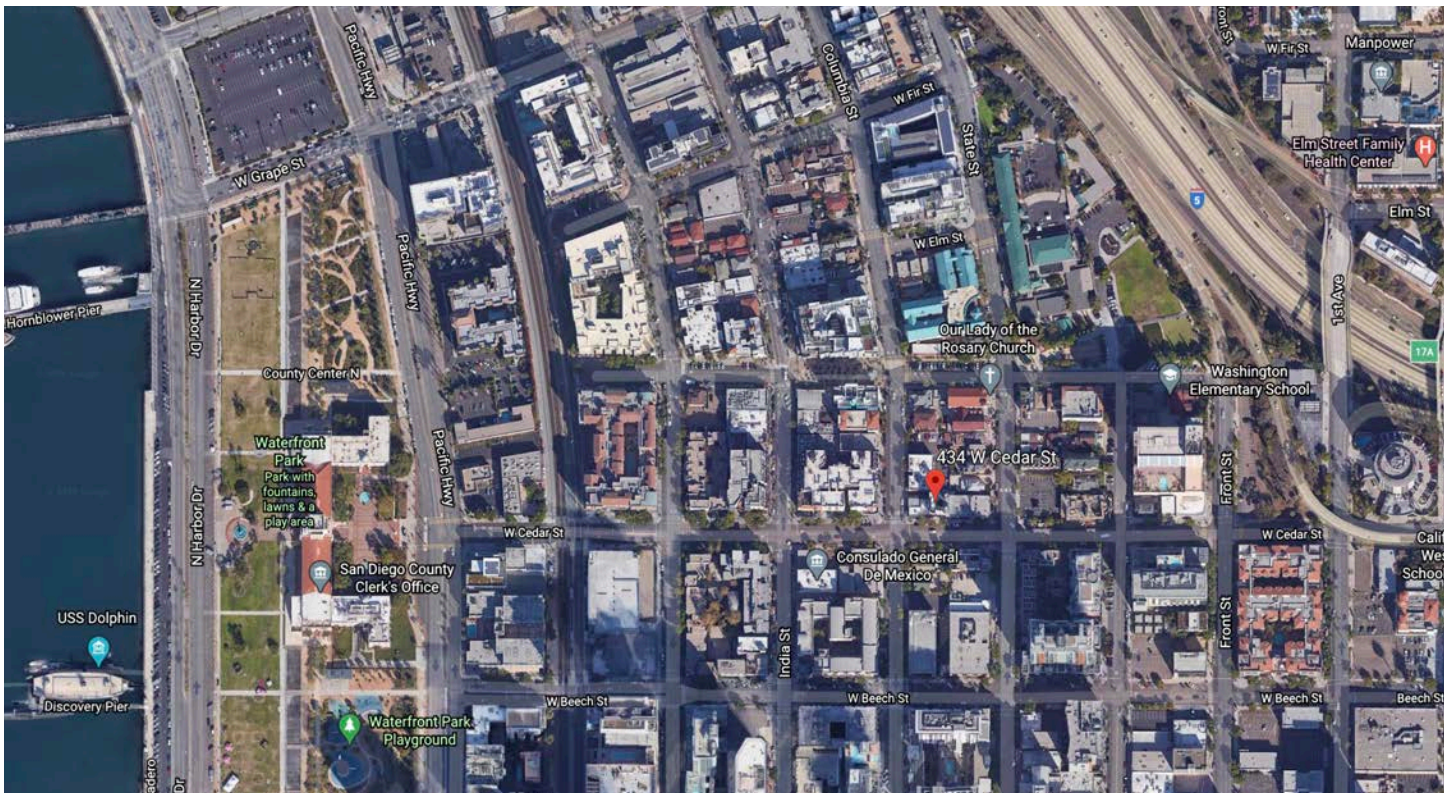
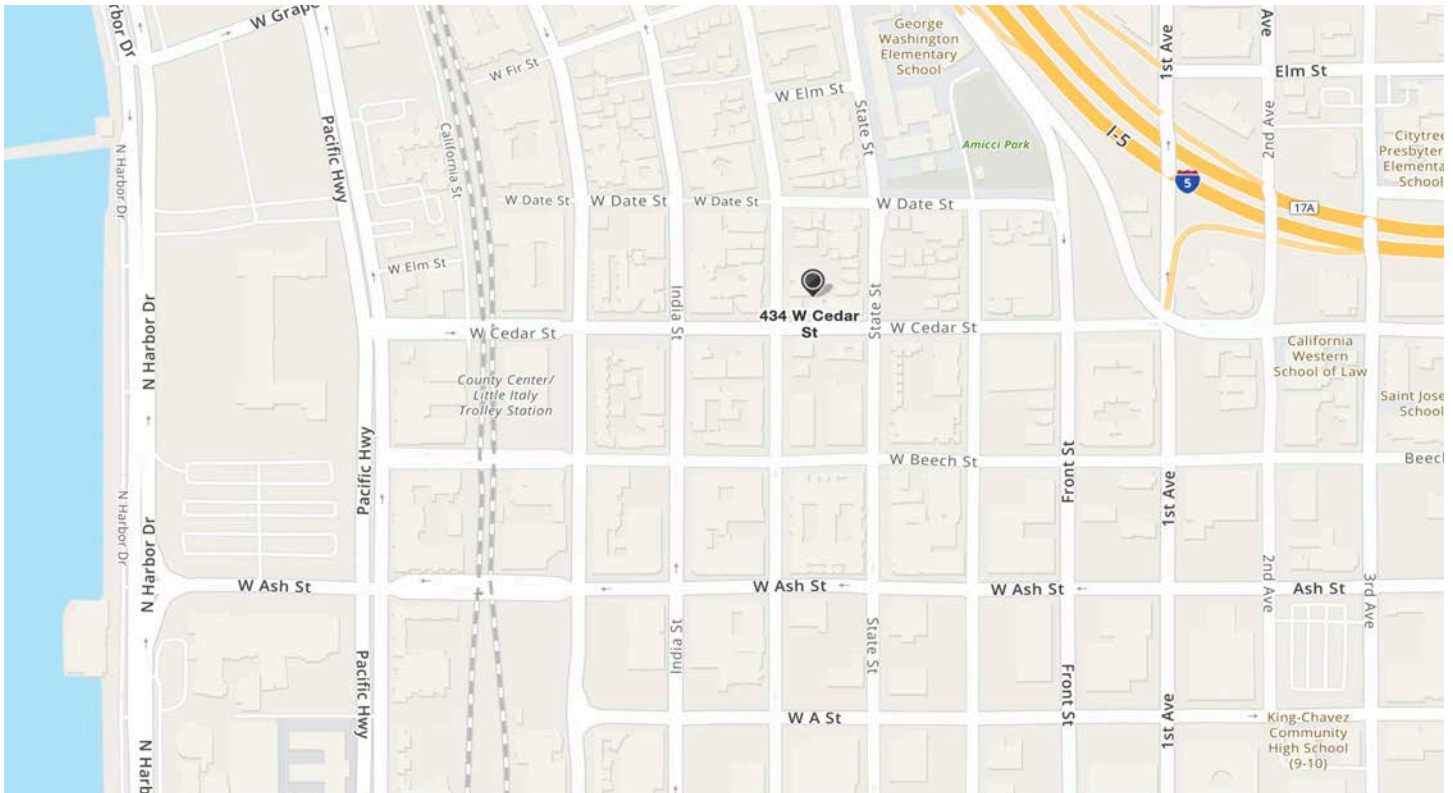


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# LOCATION



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# CONTACT INFORMATION



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