

# East Village Office Space for Lease

633 9th Avenue, Suite 100, San Diego, CA 92101

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# PROPERTY SUMMARY



## LEASE RATE

Base Rent- Suite 100 \$2.55 psf + utilities  
Base Rent- Suite 200 \$1.95 psf + utilities

## SPACE HIGHLIGHTS - SUITE 100

+/- 4,000 SF  
Mezzanine  
Exposed Brick Walls, Wood Flooring  
2 Conference Rooms, Large Break room  
4 offices, Bull pen area  
Private men's and women's restrooms  
Great natural light, operable windows  
Roll up door with outside lounge area  
Two entry ways, 24/7 access

## SPACE HIGHLIGHTS - SUITE 200

+/- 1,500 SF  
Second Floor Office Space  
Fits 4-12 people  
Two (2) Private Offices  
Mostly Open Floor Plan Layout  
Kitchen  
Shower Facilities  
Central Air Conditioning  
Abundant Natural Light

## LOCATION HIGHLIGHTS

Fantastic East Village location  
Walking distance to local shops, restaurants and entertainment  
Proximate to SR-163, I-94 and I-5 Freeways  
Five (5) blocks to Downtown Core  
Close to public transportation

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# PHOTOS - SUITE 100



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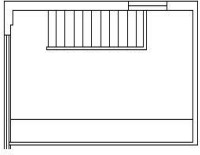


# PHOTOS - SUITE 200

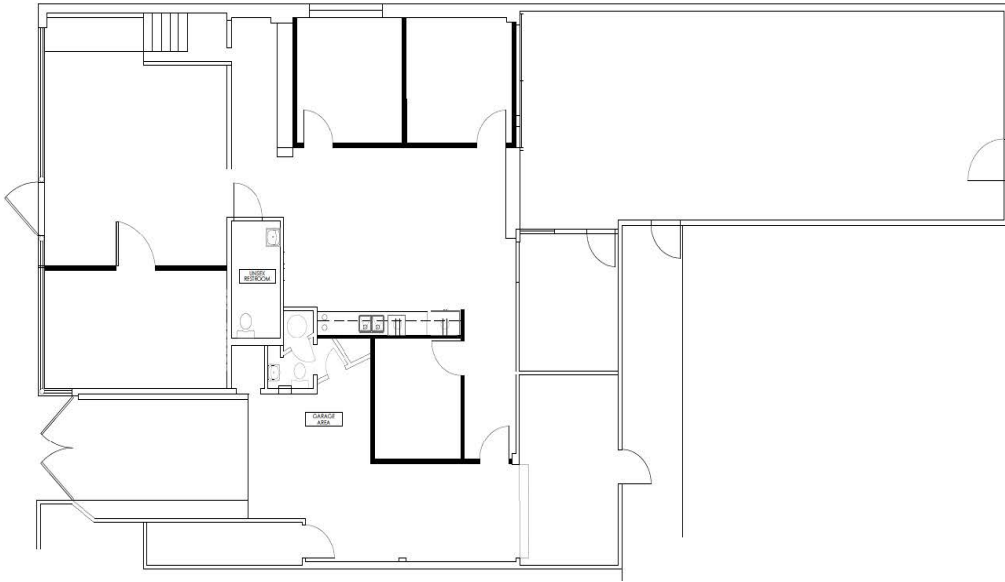


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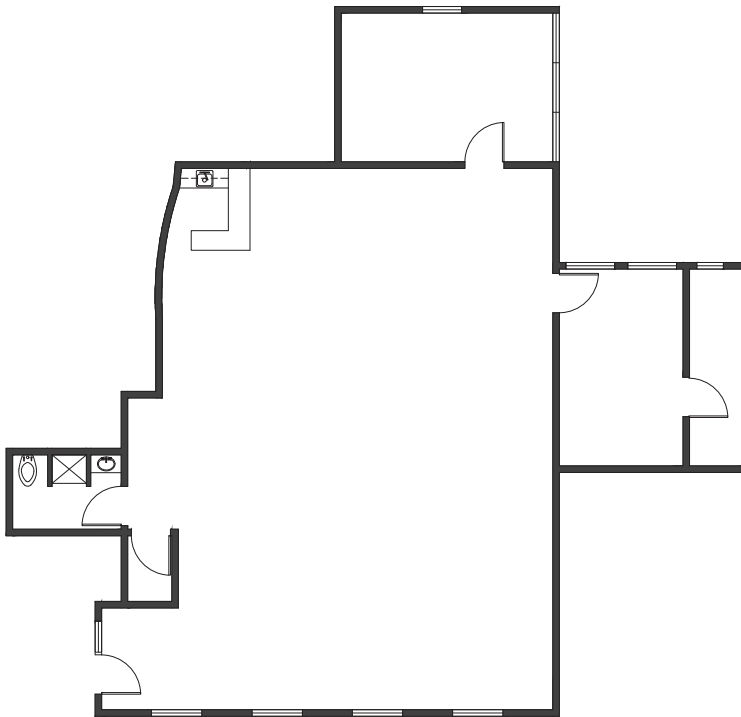
# LAYOUT



FURNITURE & POWER PLAN - UPPER LOFT SPACE  
1/4" = 1'-0"



## SUITE 100

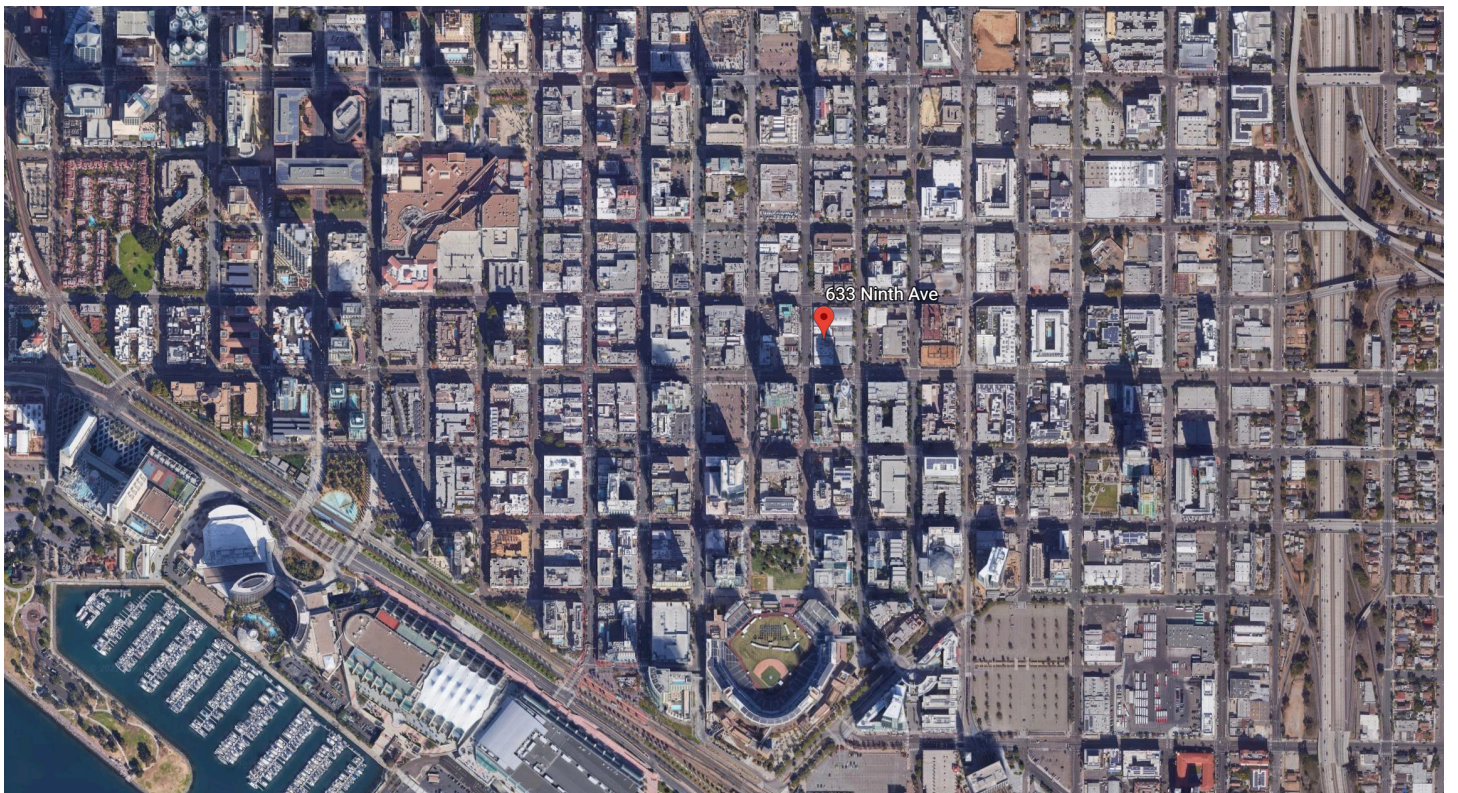
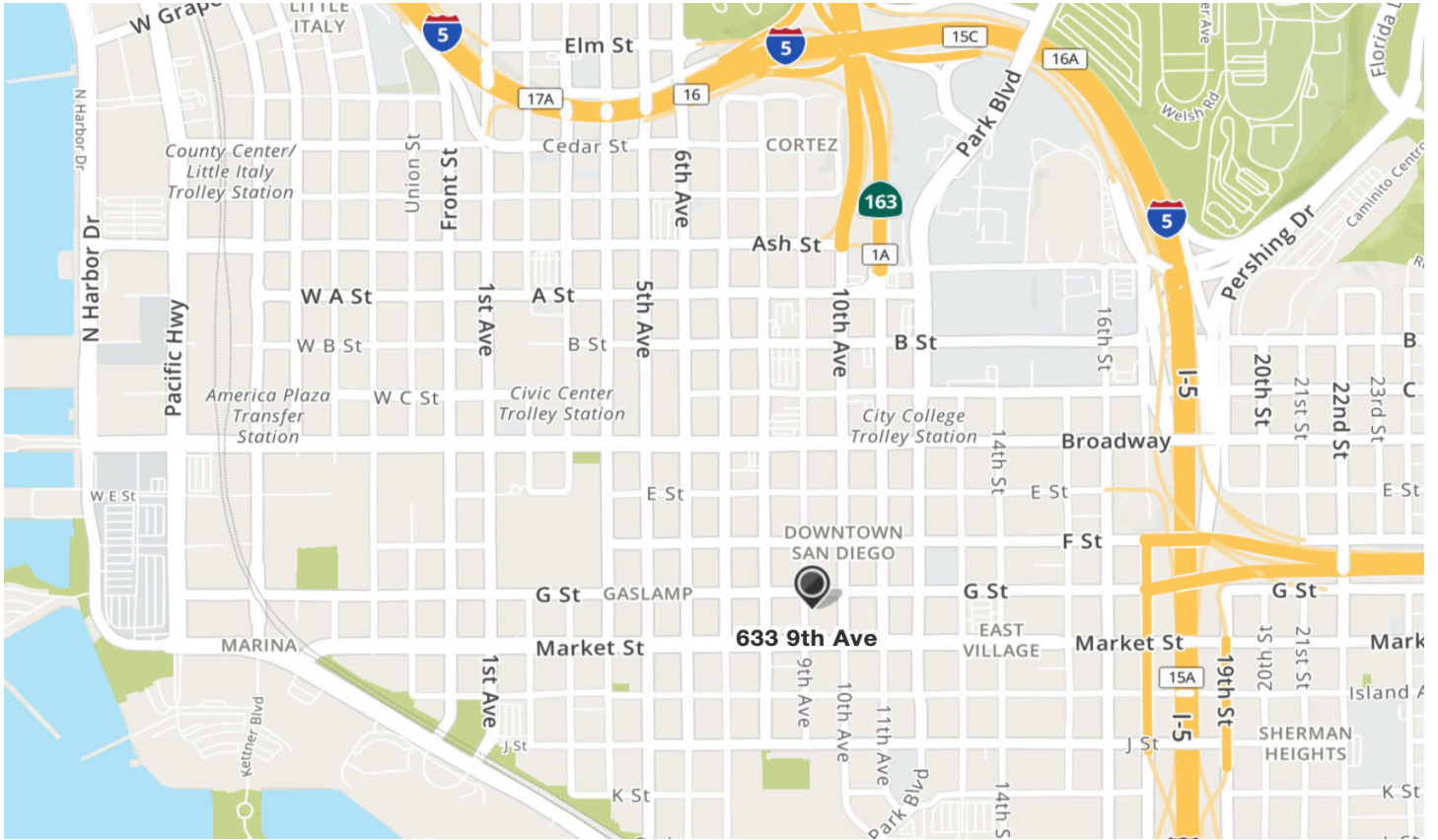


## SUITE 200

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# LOCATION



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# CONTACT INFORMATION



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