

**FOR SALE & LEASE**

1431 Pacific Highway, Suite H2  
San Diego, CA 92101



# Historic Globe Mills Building Office Condo

**EMMETT CAHILL**  
619.243.8470  
ecahill@qfcre.com  
BRE #02033604

*The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.*



## SPACE AVAILABLE

2,114 SF Second Floor Unit

## LEASE RATE

\$3.10 PSF MG

## SALE PRICE

\$1,200,000

## PROPERTY HIGHLIGHTS

- Trendy plug & play creative office space
- 12'-14' open ceiling heights
- 2 dedicated restrooms
- Full kitchen (sink, stove, microwave, refrigerator, dishwasher)
- Direct elevator access to unit
- 3 designated parking spaces
- Includes full use of Breeza Owner's Association amenities including pool, fitness room, common BBQ patio area, security system on all entrances and rooftop deck with views of downtown and Waterfront



### EMMETT CAHILL

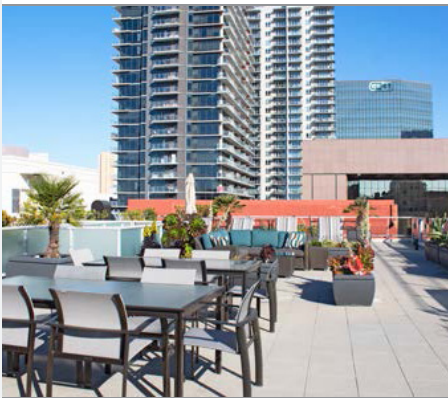
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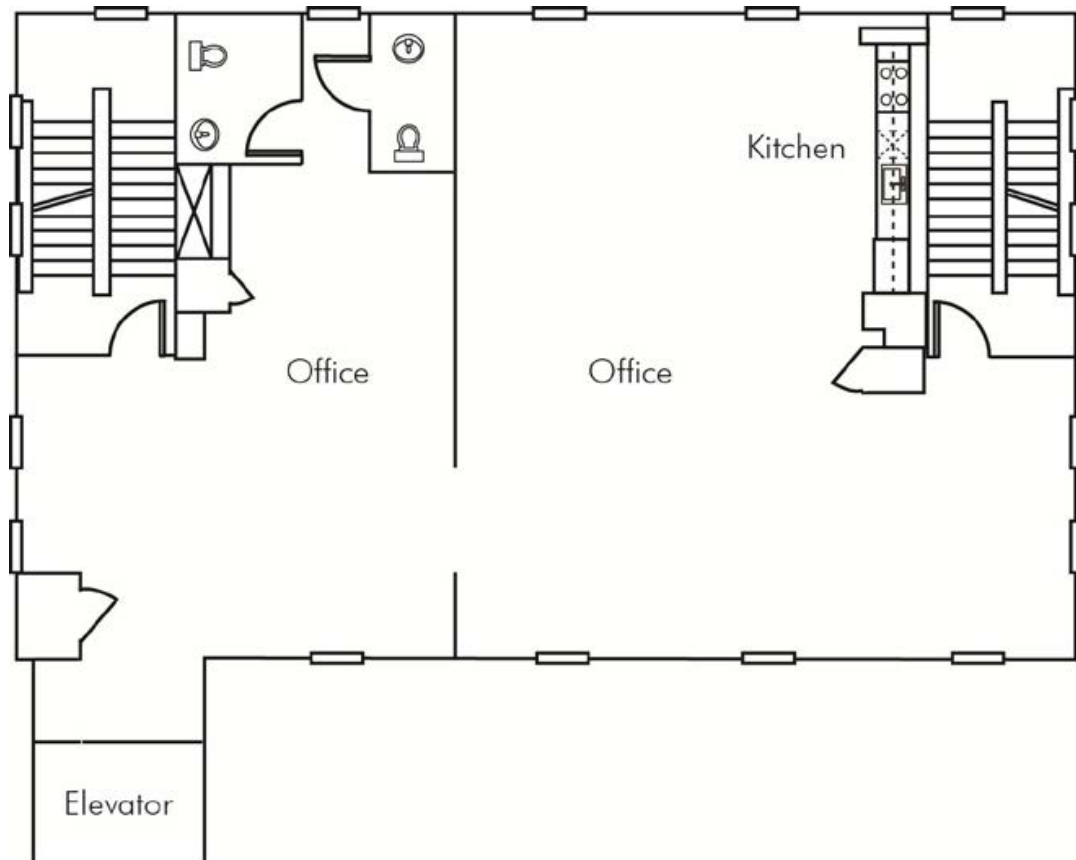




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# FLOOR PLAN



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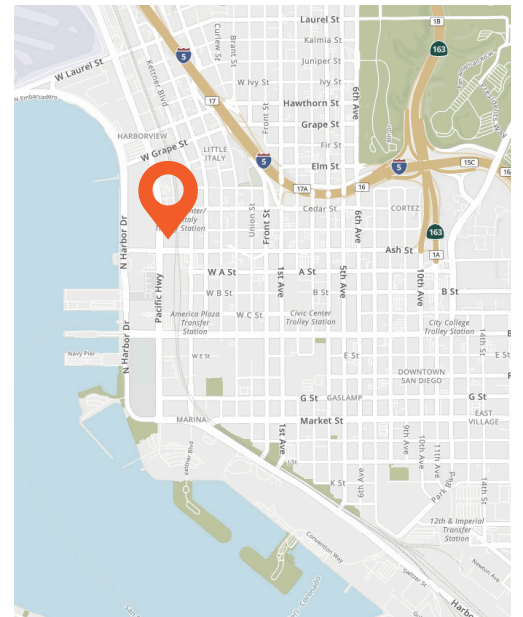
# LOCATION

## BALBOA PARK

163

5

PROPERTY



## LOCATION HIGHLIGHTS

- Free parking at Old Town MTS
- Two minute walk to County Center / Little Italy Transit Station
- Numerous retail and restaurants within short walking distance
- Walk Score: 95 - Walker's Paradise

## WALKING DISTANCE

to Numerous Restaurants & Retail

## Excellent Freeway Access to INTERSTATE 5 & HIGHWAY 163

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# Contact Information

**QFC REAL ESTATE**

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