

FOR LEASE
Iconic Banker's Hill Creative Office Building
±5,000sf (divisible)



301 Spruce Street, San Diego

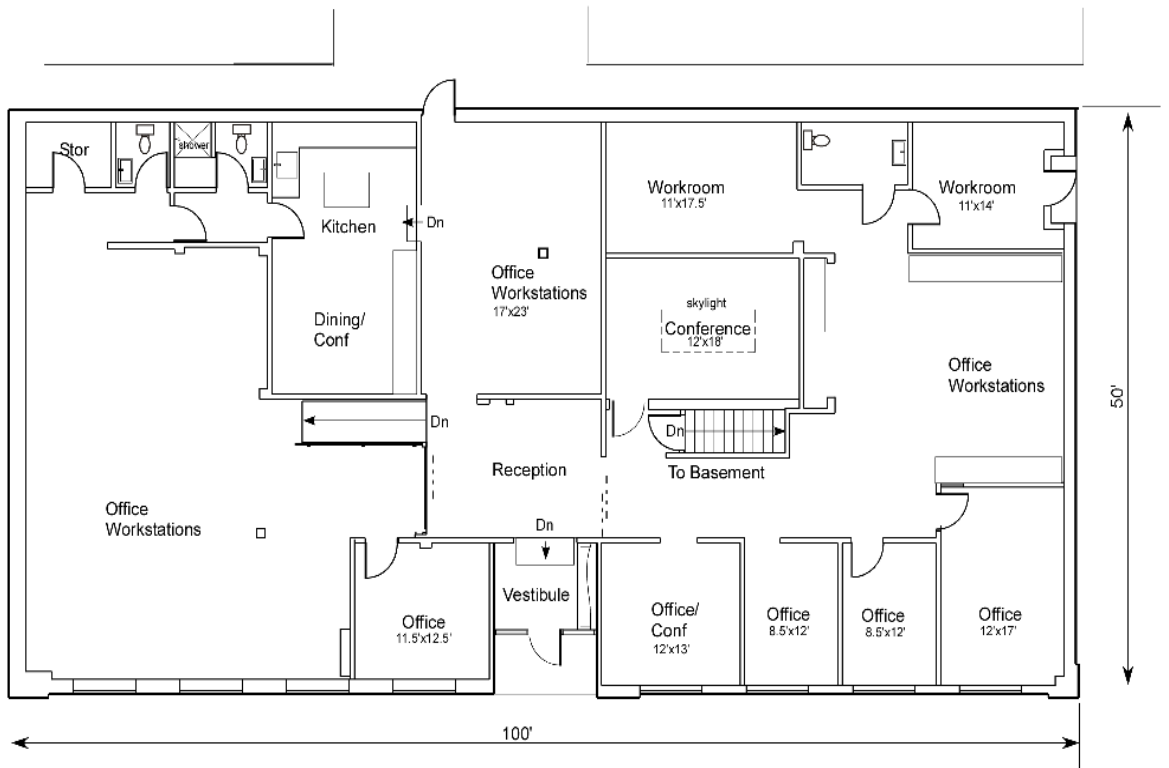
FEATURES:

- **LOCATION:** Spruce between 3rd & 4th
- **CEILING HEIGHTS:** Super high – loads of volume
- **AMENITIES:** Restaurants, cafes, Balboa Park...
- **SPACE OPTIONS:** ±5,000 gross sf bldg. + large basement, or
±2,804sf
±2,490sf
±2,217sf
±1,980sf
- **TERM:** 5 years preferred
- **ASKING LEASE RATE:** \$2.75psf + utilities & janitorial

Exclusive Broker:
PAUL SLOMAN
psloman@sдинvestment.com
619/692-1100

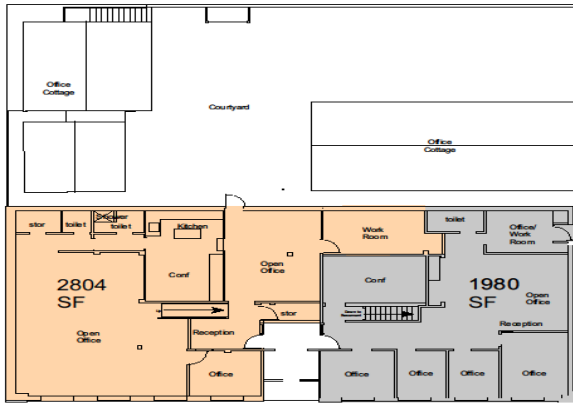
(San Diego Investment Real Estate, Inc: Lic. 01378658; Paul Sloman: Lic. 00892531)

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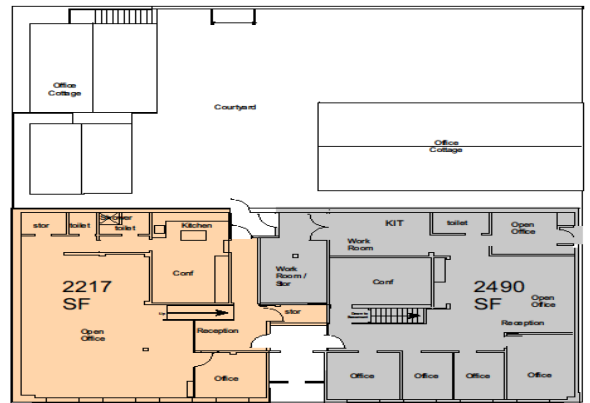
301 Spruce Street

Room Sizes Rounded Off



Lease Option 1

301 Spruce Street
San Diego, CA



Lease Option 2



