

Luxurious office space with views in Little Italy... priced below market value!

AVAILABLE NOW!

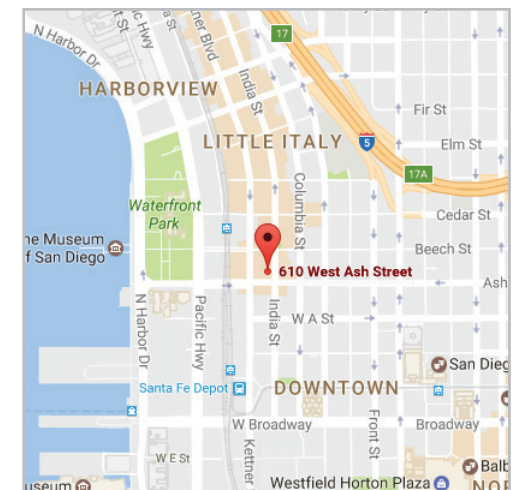
Call 858-956-2097

Half of a stunningly beautiful, contemporary Class A office space featuring sweeping views of downtown is now available for sublease in vibrant Little Italy.

Priced at \$2.50/sq. ft., this is a rare opportunity for a creative or professional services firm to share premium office space at well below market value. The lease term runs through 10/31/2019.

Features:

- 1,600 sq. ft. for sublease or lease transfer (50% of the 3,200 sq. ft. suite)
- Three separate, enclosed glass offices
- 4-seat open bullpen
- Fully furnished; contemporary style
- Two shared conference rooms
- Shared kitchenette
- Shared storage room
- Shared lounge area
- Ventilated, secure IT room



Light, bright and airy with amazing views from every room in the suite!



- Situated in Little Italy; shops, restaurants and bars are all walkable.
- Secure building with key card entrance and 24-hr on-site security personnel.
- In-building monthly parking is available (additional cost); a public parking lot is across the street.
- Train and trolley station only two blocks away; bus stops within 4 blocks.

Professionally decorated suite with two shared conference rooms, a shared kitchenette and a shared lounge area



- “Wow” your current and prospective clients with the suite’s sophisticated, modern decor.
- The 3,200 sq. ft. private suite is to be shared 50/50 with a small creative agency. The areas shown in the pictures above will be utilized equally by both companies.

The fully furnished 1,600 sq. ft. sublease is ideal for a 5 - 9 person company



- Lease price includes high-speed, secure Internet connection.
- Plug-n-play: CAT 6 Ethernet cabling is already wired throughout the suite and WiFi hardware is also already installed. Just bring your team and computers and get to work!