2044 1ST AVENUE
2ND & 3RD FLOORS

San Diego, CA 92101

OFFICE SUBLEASE | AVAILABLE IMMEDIATELY

9,842 - 19,685 RSF

STAR HUGHES-GORUP | Senior Vice President & Director
619.238.2111 | hughesteam@hughesmarino.com

HUGHESMARINO

BUILDING INFORMATION

ADDRESS

2044 1st Avenue,
Suites 200 & 300,
San Diego, CA 92101

AVAILABLE

Immediately

ASKING RATE

$1.49 per RSF

TERM

Through July 31st, 2024

ADDITIONAL FEATURES

- Two beautiful, creative 2nd and 3rd floor offices located in Bankers Hill with excellent views of the bay available for sublease together or separately!
- Open ceilings, large break room, and mix of private offices and open areas
- Total of 47 parking spaces at $150.00 per month per space
- 2nd Floor = 9,842 RSF
- 3rd Floor = 9,843 RSF

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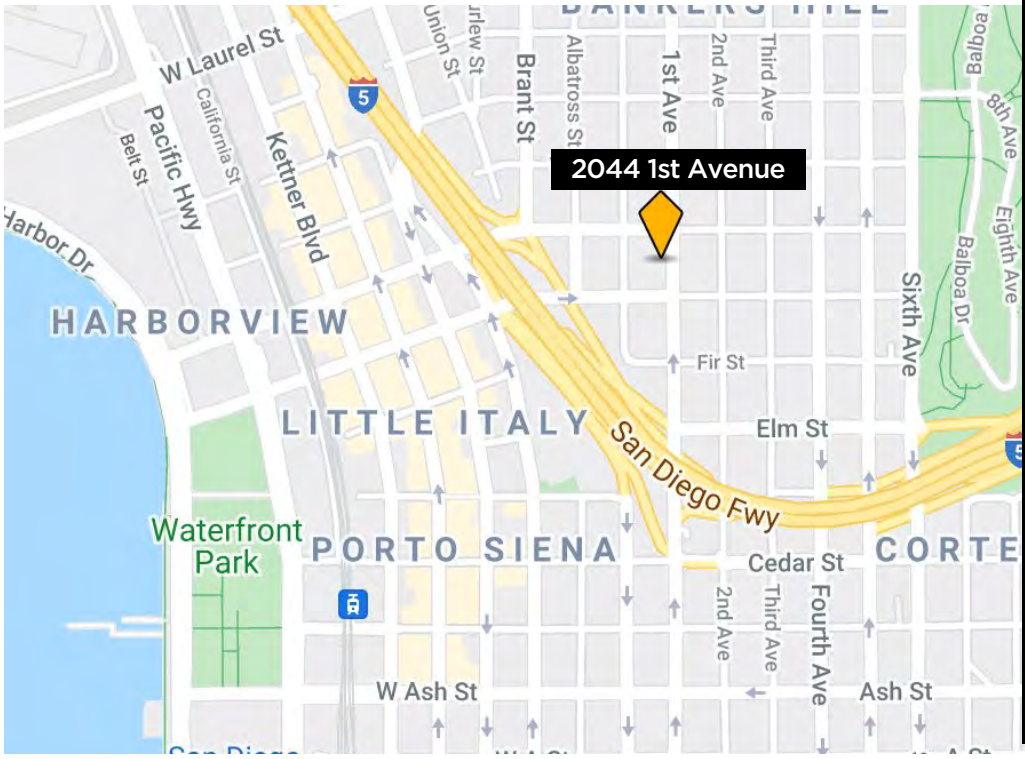
LOCATION HIGHLIGHTS



TRANSIT SCORE

57

WALK SCORE

95

KEY HIGHLIGHTS

- Easy access to I-5 and CA-163
- Centrally located in Bankers Hill, close to Hillcrest, Mission Hills, Little Italy and Downtown San Diego
- Minutes away from San Diego International Airport
- Walking distance to Balboa Park

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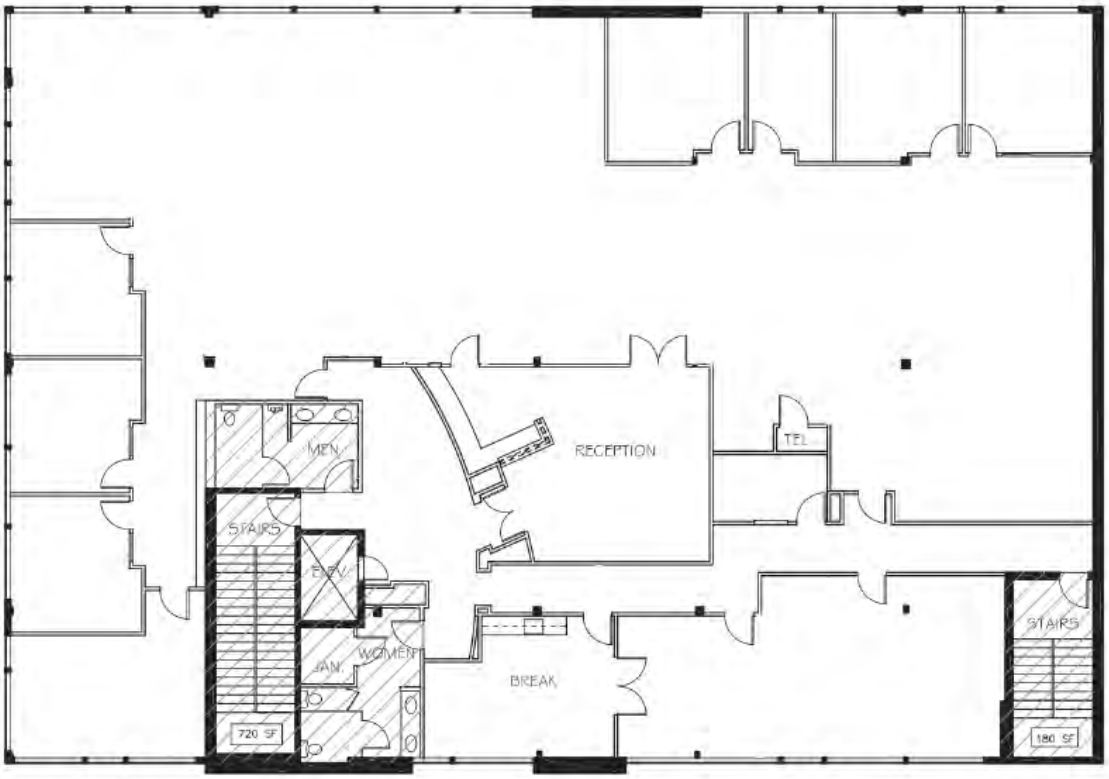
FLOOR
PLAN

Floor Plan | 2nd Floor
±9,842 SF



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FLOOR PLAN

Floor Plan | 3rd Floor

±9,843 SF

West (Ocean Views)

South

North

East

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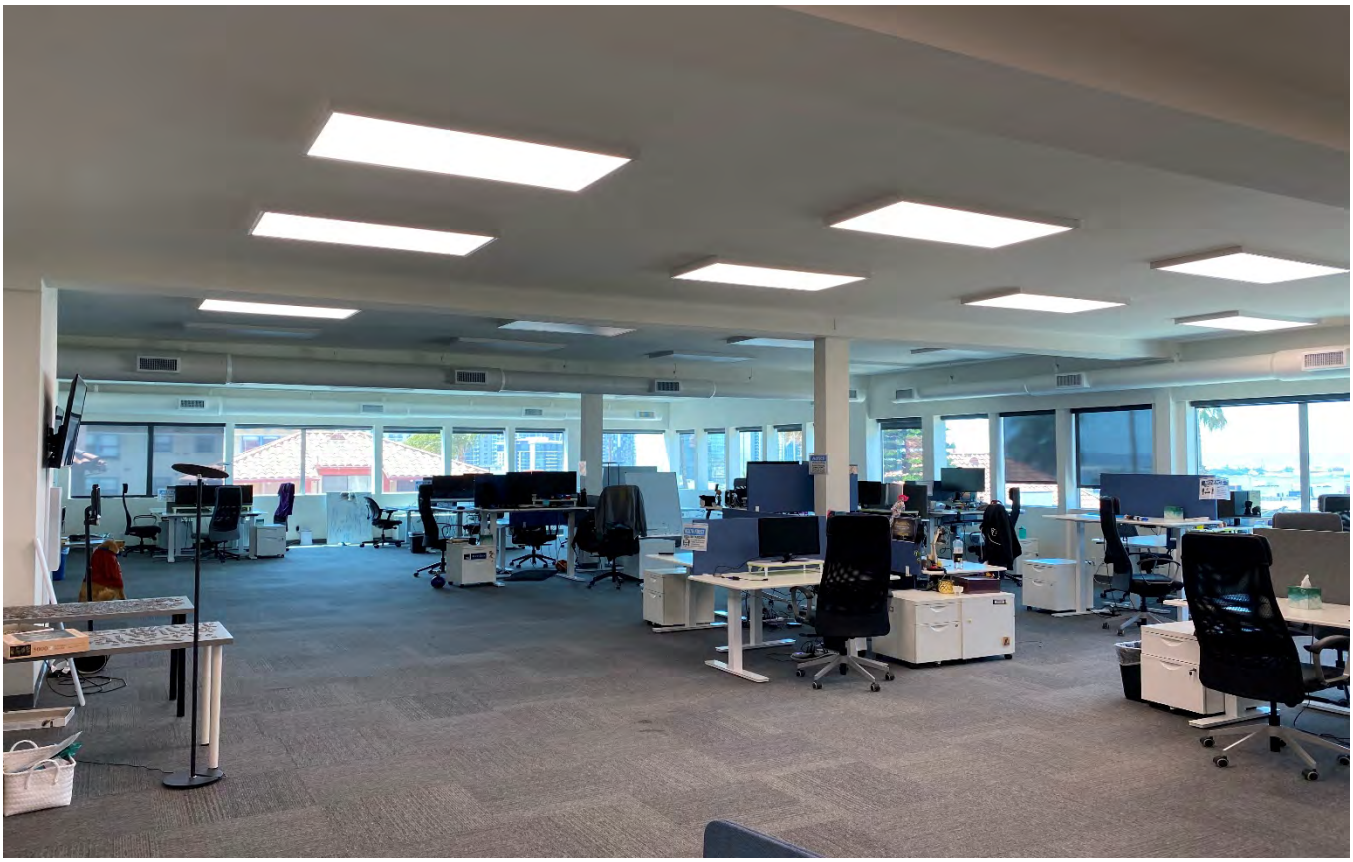

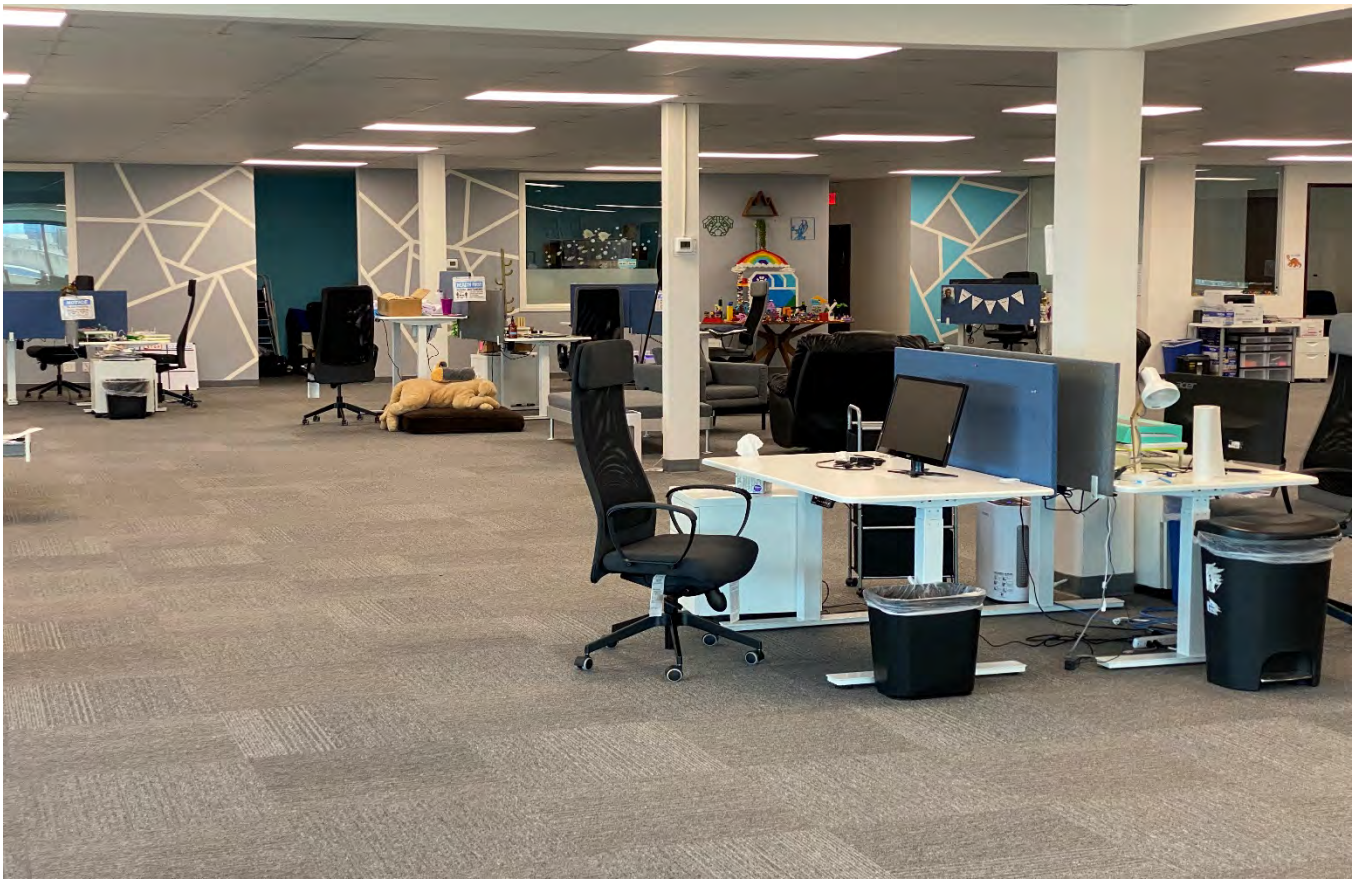

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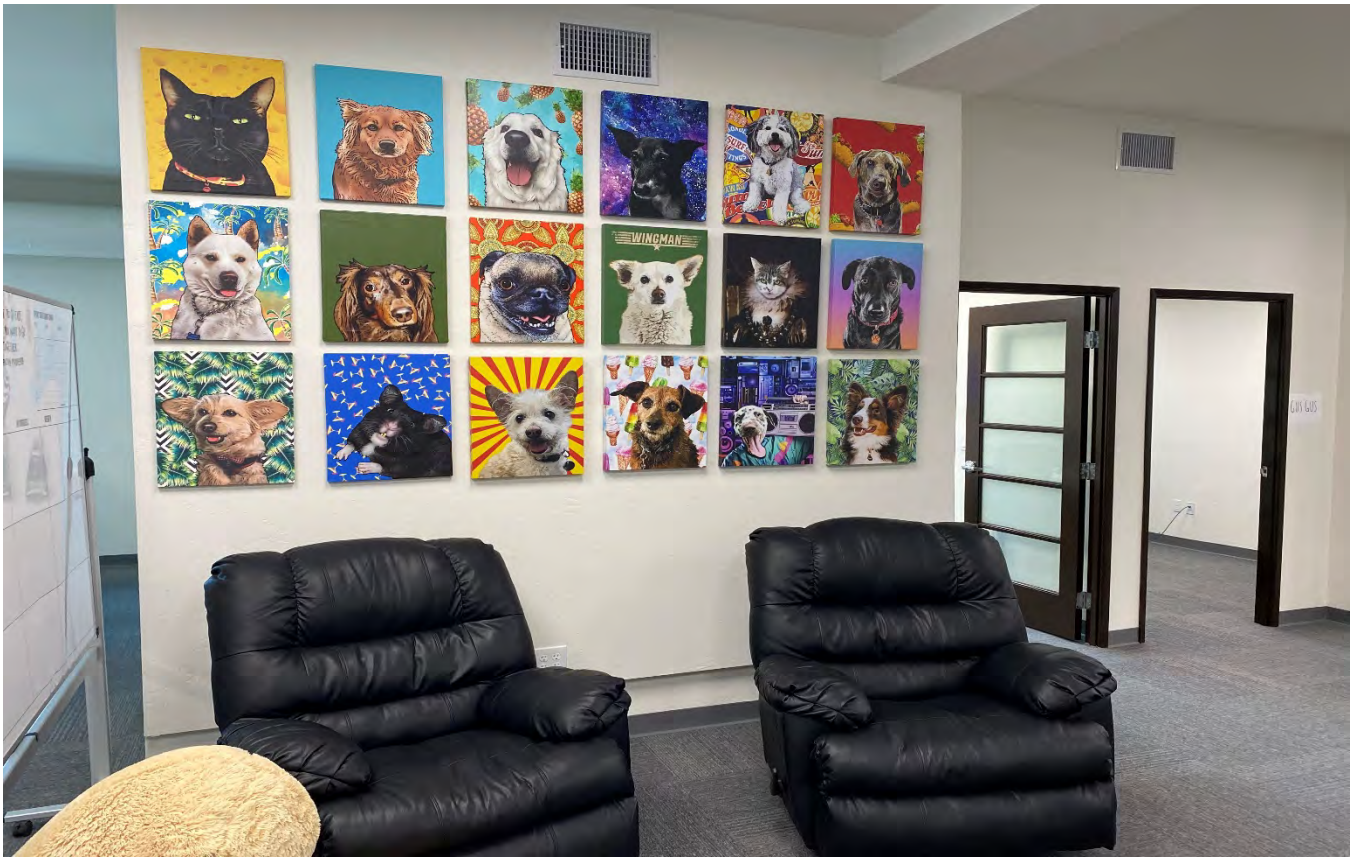

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CONTACT INFORMATION

STAR HUGHES-GORUP
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Broker Lic. #01907998