

2044 1ST AVENUE 2ND FLOOR

San Diego, CA 92101



OFFICE SUBLEASE | AVAILABLE IMMEDIATELY

9,842 RSF

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

HUGHESMARINO

BUILDING INFORMATION



ADDRESS

2044 1st Avenue,
Suite 200
San Diego, CA 92101

AVAILABLE

Immediately

ASKING RATE

\$1.49 per RSF

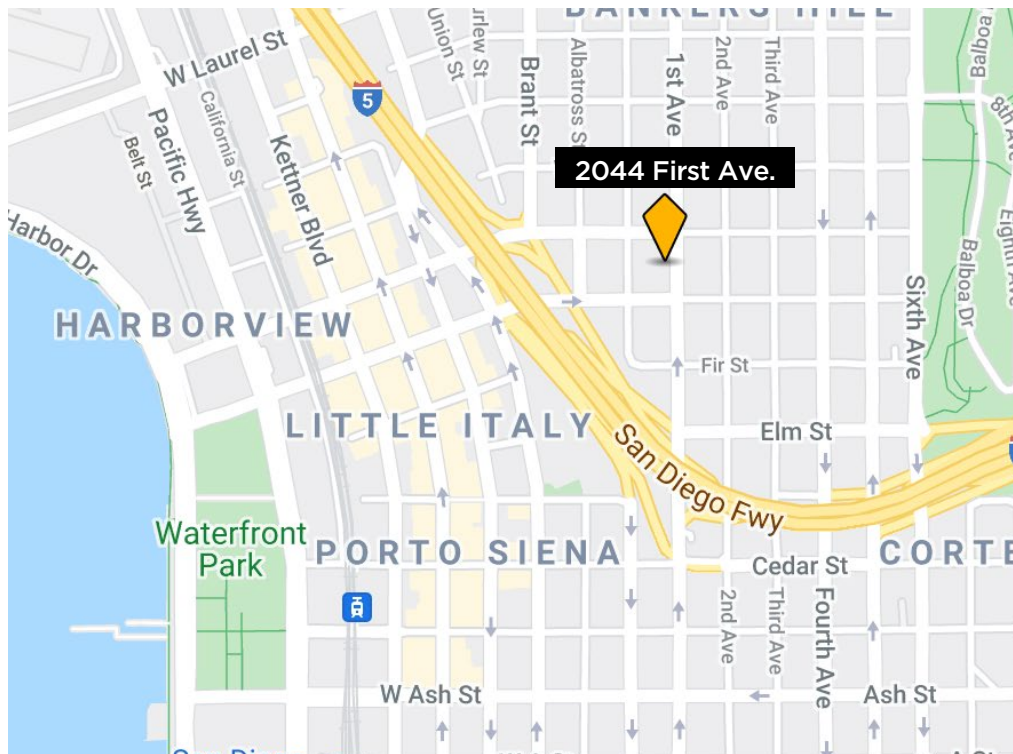
TERM

Through July 31st, 2024

ADDITIONAL FEATURES

- Beautiful 2nd floor creative office located in Bankers Hill with excellent views of the bay available for sublease!
- 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

LOCATION HIGHLIGHTS



TRANSIT
SCORE

57

WALK
SCORE

95

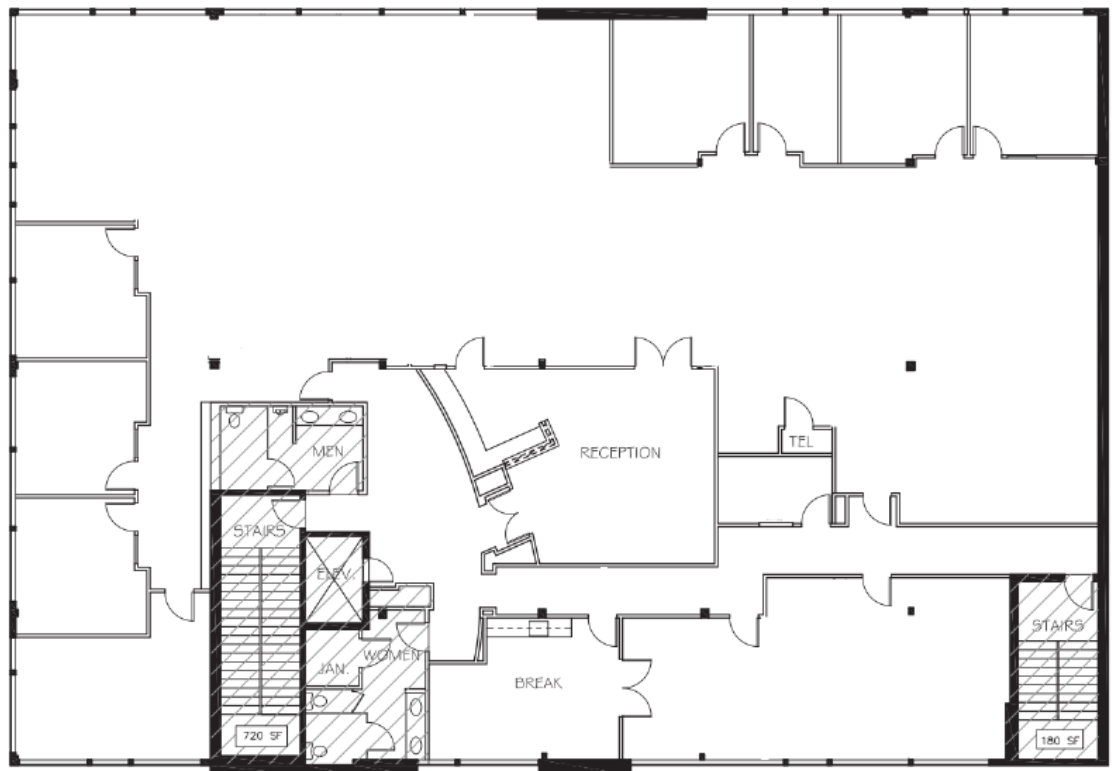
KEY HIGHLIGHTS

- 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

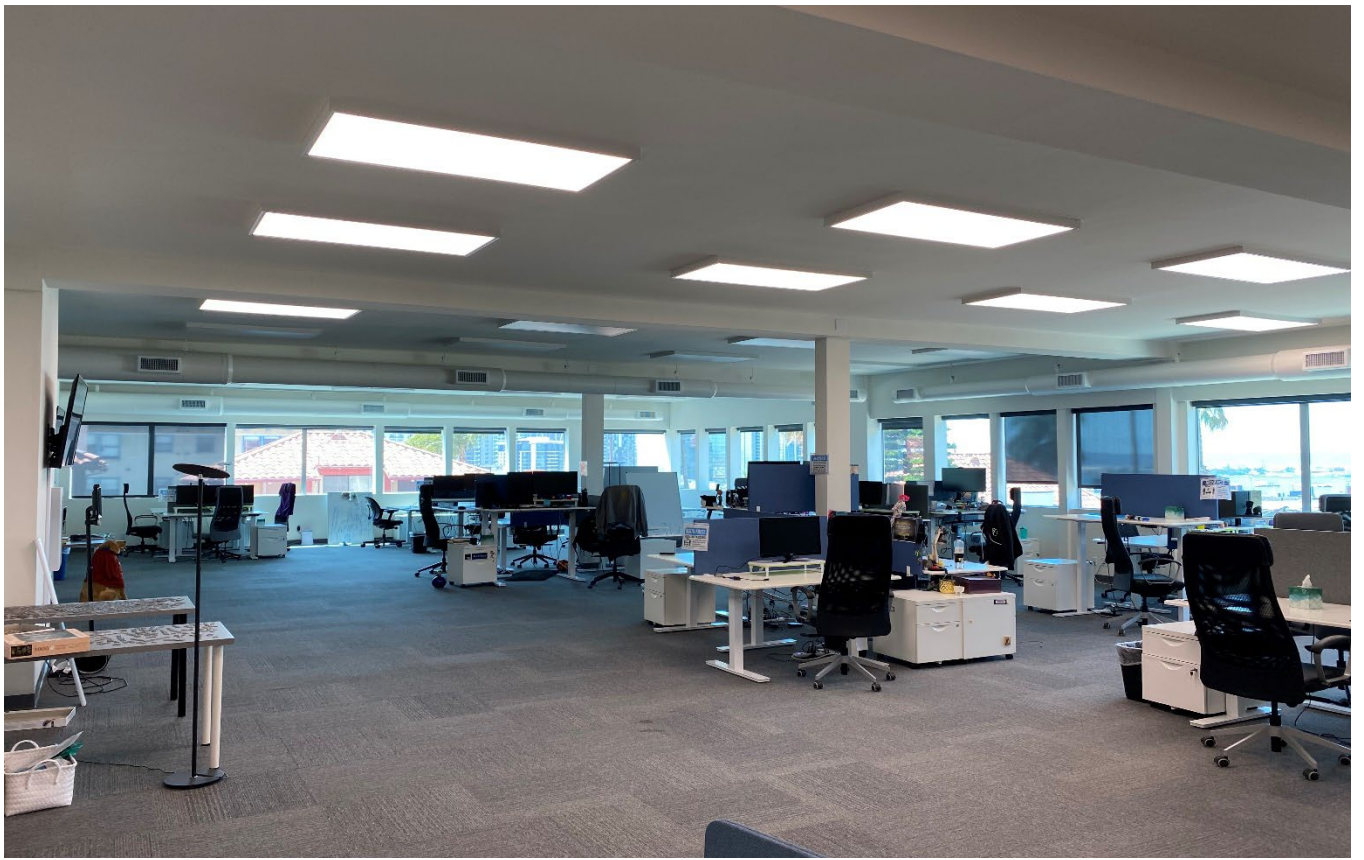
FLOOR PLAN

Floor Plan | 2nd Floor

±9,842 SF



2044 FIRST AVENUE, 2ND FLOOR



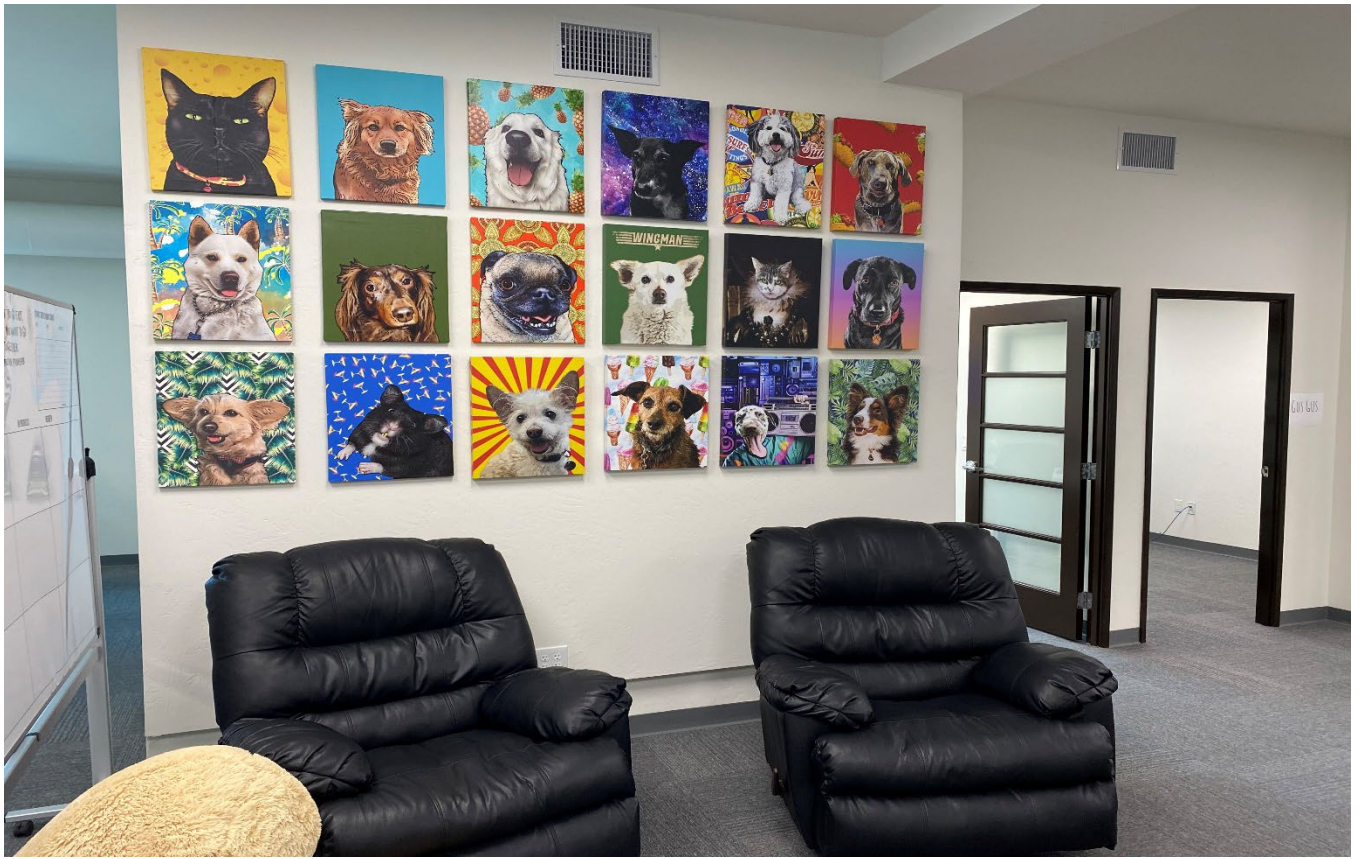
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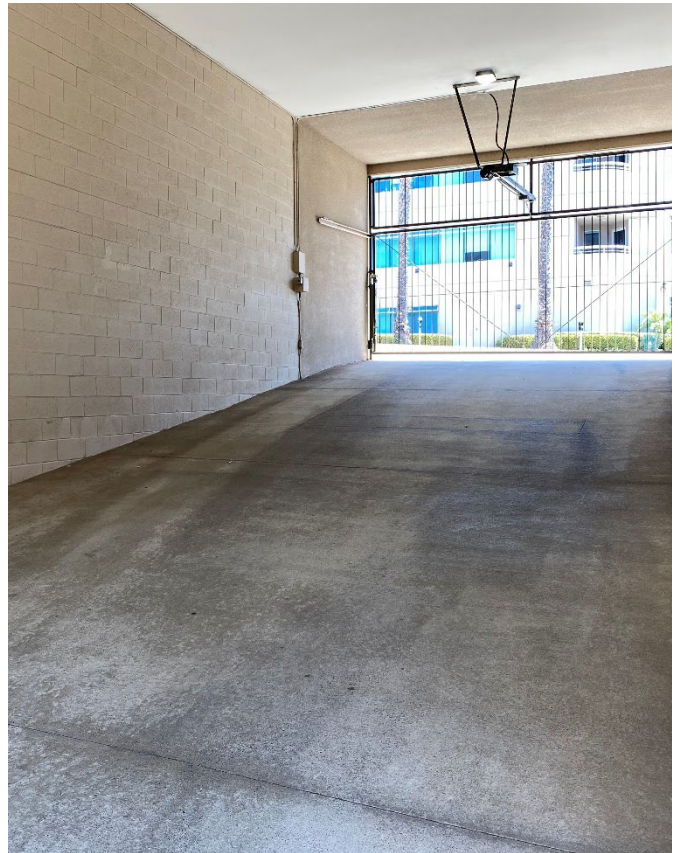
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CONTACT INFORMATION



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