

2044 FIRST AVENUE 2ND & 3RD FLOOR

San Diego, CA 92101



OFFICE SUBLEASE | AVAILABLE IMMEDIATELY

19,685 SF

STAR HUGHES-GORUP

Sr. Vice President & Director

619.238.2111 | star@hughesmarino.com

TRAVIS CARTER

Sr. Vice President

619.238.2111 | travis@hughesmarino.com

HUGHESMARINO

BUILDING INFORMATION



ADDRESS

2044 First Avenue,
Second and Third Floor,
San Diego, CA 92101

AVAILABLE

Immediately

ASKING RATE

\$2.00/FSG

TERM

Through July 31st, 2024

ADDITIONAL FEATURES

- Beautiful and creative 2nd and 3rd floor office spaces in Bankers Hill
- Open ceiling, large break room, and mix of private offices and open areas
- Total of 47 parking spaces at \$150.00 per month per space
- Excellent views of the Bay
- Square footages: 9,842 on 2nd Floor & 9,483 on 3rd Floor

STAR HUGHES-GORUP

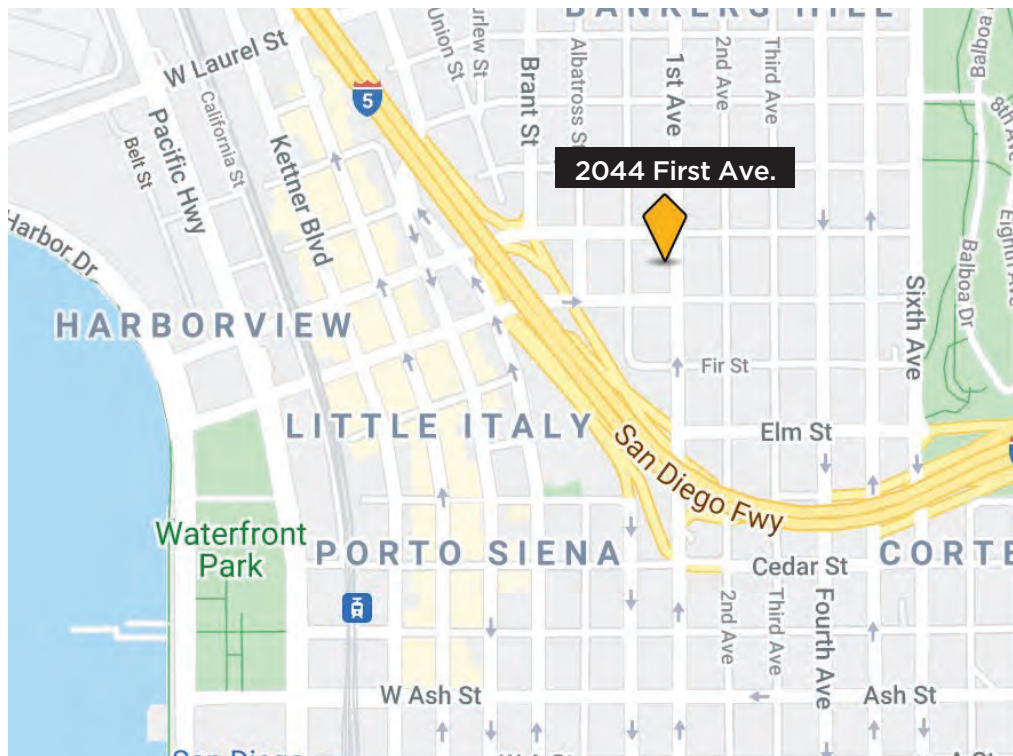
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LOCATION HIGHLIGHTS



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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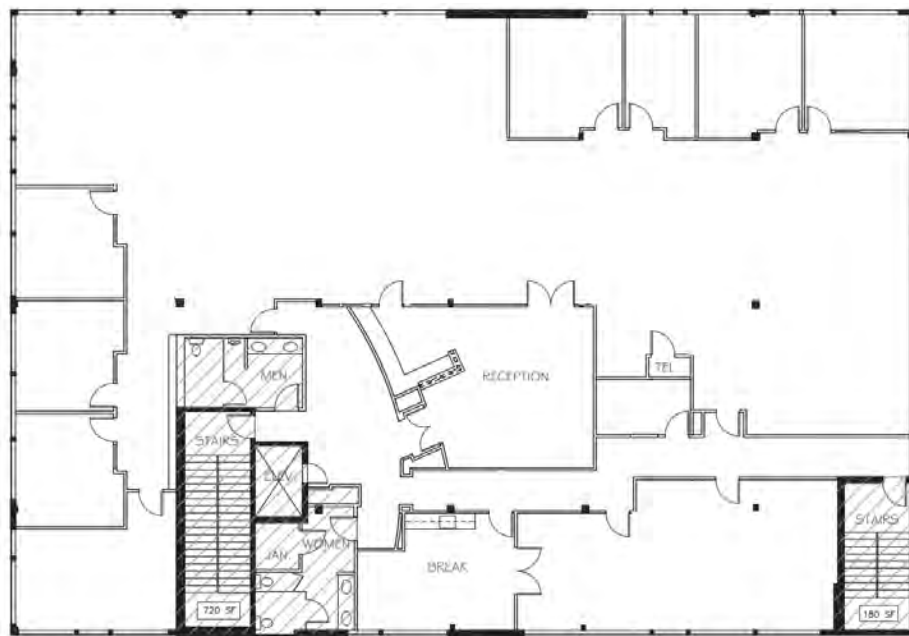
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FLOOR PLAN

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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CONTACT INFORMATION



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