

ZONED MEDICAL USE FOR NEW OWNER

1446 FRONT STREET
SAN DIEGO, CA 92101



FOR SALE
OR LEASE



BUILDING FEATURES

4-story elevator-served professional building ($\pm$ 14,976 SF)

Modern glass & stone exterior with improved interiors (Floor 1-3)

Eleven (11) individual office suites

Structured with concrete walls & slab; sprinkled throughout

High-speed telecom: AT&T Fiber, Cox, Spectrum



OWNER-USER OPPORTUNITY

Approx. 7,700 SF available for immediate owner occupancy

Approx. 50% leased for in-place income from day one

Medical, professional, and select retail uses permitted

Flexible floor planlayouts for custom build-outs



STABILIZED INCOME & VALUE-ADD POTENTIAL

Stable leases - reduced management responsibilities

Ability to boost NOI through CAM recovery

Diverse mix of legal, tech, contractor, & beauty services tenants



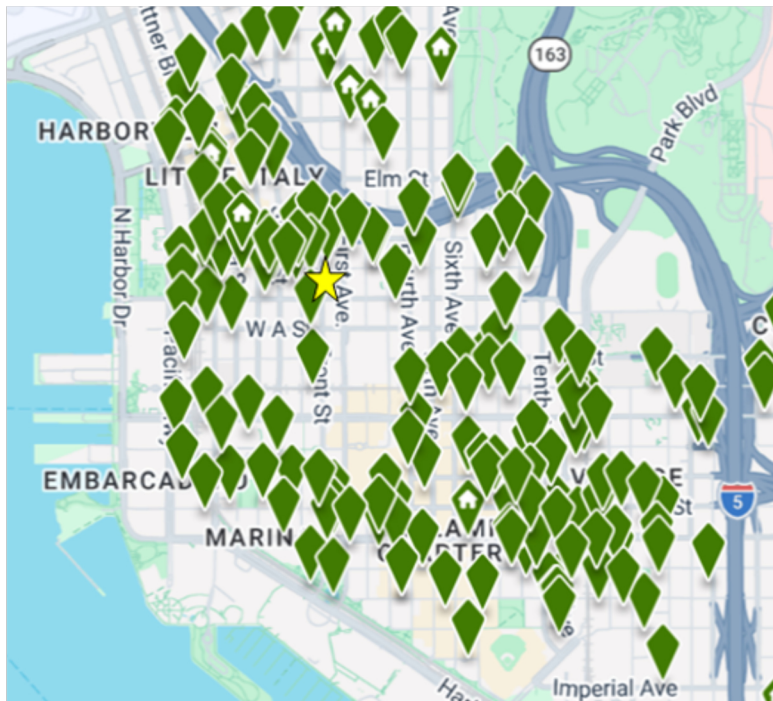
PREMIER LITTLE ITALY / DOWNTOWN LOCATION



Large residential population in immediate area available for new customer base

Demand for health, medical, dental services to serve this community

Walkable to restaurants, retails, San Diego Bay Waterfront



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