



WELLINGTON
REAL ESTATE

FOR LEASING INFORMATION

619.962.9900

415 BROADWAY, 2ND-3RD FL

SAN DIEGO, CA

415broadway.com

9,040 SF BUSY CORNER SPACE





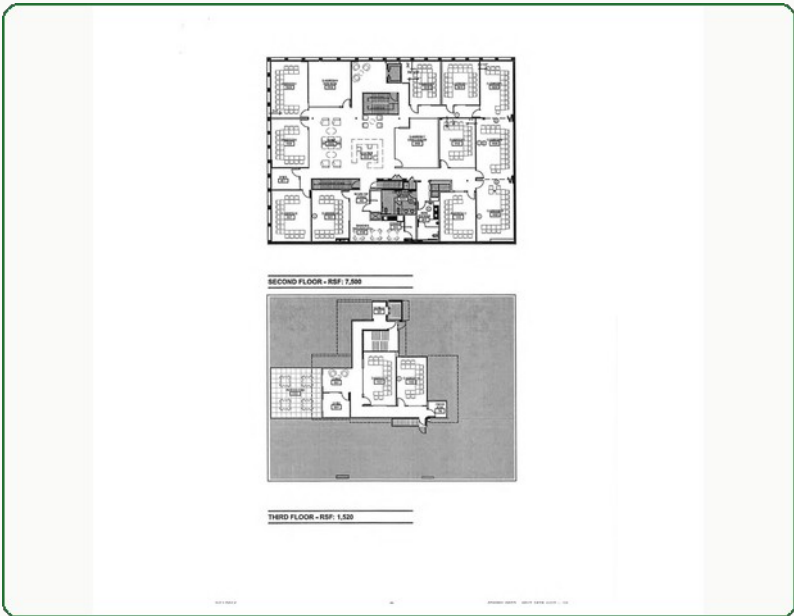
OVERVIEW

Busy corner location spanning second and third floors with 9,040 square feet of prime visibility and foot traffic. Ideal for established or growing educational organizations seeking a prominent, multi-floor presence on Broadway. Excellent for institutions looking to maximize visibility in a high-traffic area.

HIGHLIGHTS

- 9,040 square feet across two floors
- Busy corner with exceptional foot traffic
- Previous educational use
- Prime Broadway visibility
- Second and third floor presence
- High-traffic area for maximum exposure

FLOOR PLAN



CURRENT AVAILABILITY

AVAILABLE	Now
LEASE RATE	\$1/SF
NNN CHARGES	None
ZONING	GQPD-QTR







WELLINGTON
REAL ESTATE

FOR LEASING INFORMATION

619.962.9900



415 BROADWAY

FOR LEASING — 619.962.9900

AERIAL / LOCATION

415 BROADWAY · SAN DIEGO, CA

415 BROADWAY, 2ND-3RD FL

SAN DIEGO, CA

PREMIUM EDUCATIONAL / ASSEMBLY
PRESENCE ON BROADWAY



EXCLUSIVELY LISTED BY

DAVID RUDOLPH

Senior Associate

DRE Lic. 01963588

FOR LEASING INFORMATION

619.962.9900

david@wellingtoncre.com

415broadway.com



**WELLINGTON
REAL ESTATE**

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.