



DMJ  
PARTNERS

2729 4TH AVENUE | BANKERS HILL

OFFICE CONDO FOR LEASE

## SUITE FEATURES

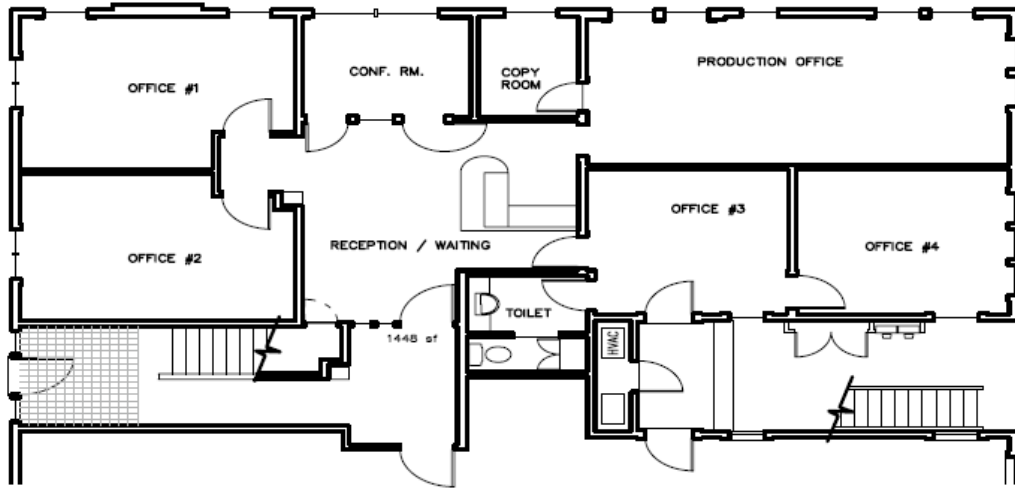
- Approximately 1,400 RSF
- Lease Rate: \$3.25 RSF plus Utilities
- Ideal for a small professional firm
- Abundant Natural Light with Large Exterior Windows
- Beautiful Wood Floors Throughout
- One on-site Parking Space



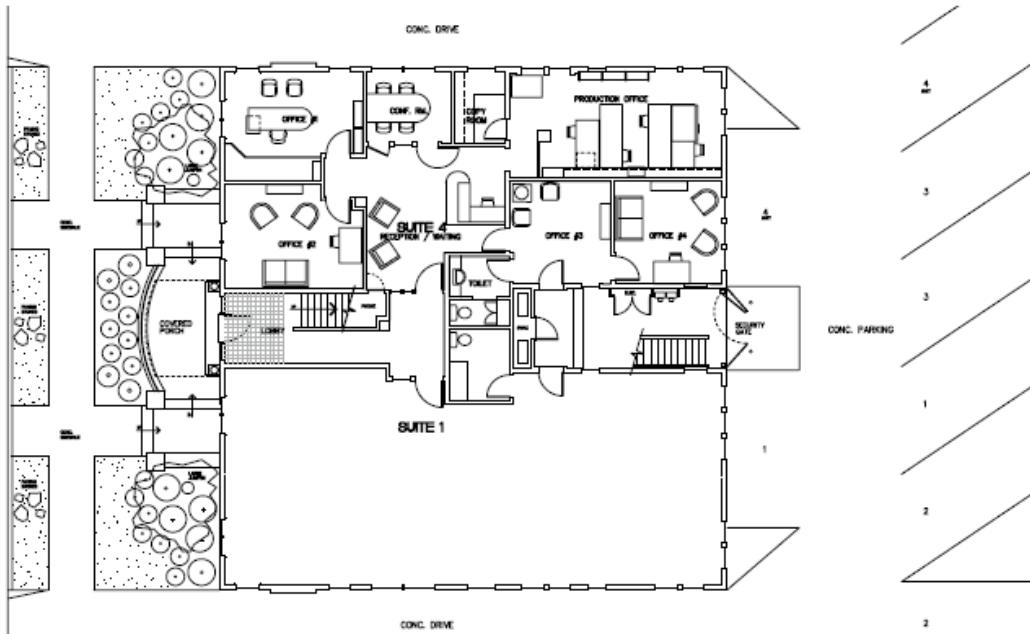
# PROPERTY PHOTOS



# FLOOR PLAN



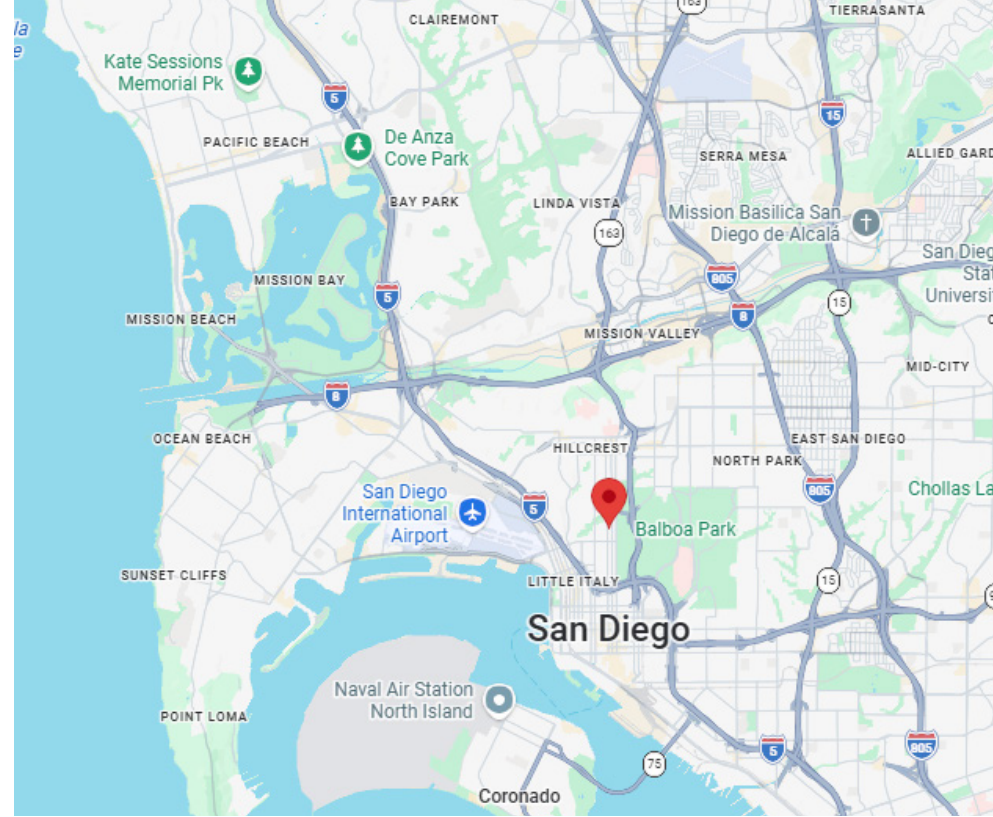
# SITE PLAN



# THE LOCATION

The building is nestled in the heart of Bankers Hill within walking distance of exceptional restaurants, new residential developments, Balboa Park, the San Diego Zoo, and the Gaslamp Quarter. The area is primarily residential however the neighborhood is dominated with a variety of businesses essential to the local economy, and over the past few years many retail and restaurant establishments have been updated or added to the community.

Uptown and Park West encompasses some of San Diego's most diverse, artsy and eclectic neighborhoods—including Bankers Hill, North Park, South Park, University Heights, Mission Hills and Hillcrest, all of which are filled with Craftsman-style homes, trendy eateries and hipster boutiques. Its close proximity to Downtown, Little Italy, the San Diego International Airport and Interstate 5 and Highway 163 make this location highly desirable. With both retail and office space in the area this project lends itself well to a creative work environment and provides a wonderful live/work/play lifestyle for its tenants and visitors.



## Drive Times



Airport  
5 Minutes



Interstates 5 & 8  
Highway 163  
5 Minutes



Beaches  
15 Minutes



Walk Score  
**89**

Walker's Paradise



Transit Score  
**53**

Bus, Trolley & Train  
Stations all nearby



Bike Score  
**64**

New, improved bike  
lanes recently added



# 2729 4TH AVENUE

for more information

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