

# FOR LEASE      Suite 104

## Warehouse / Flex Space



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices | Commercial Division



**Rare Downtown  
San Diego  
Warehouse / Flex Space**

Close to All:  
Little Italy, Bankers Hill, Airport,  
Restaurants, Entertainment,  
Shopping, Freeway Access

### State Street Building

2555 State St | San Diego | CA | 92101

- Open Floor Plan
- Common Area Lobby & Restroom
- Common Area Loading Dock
- Uses: Warehouse / Distribution / Retail / Assembly / Fulfillment / Flex
- Fire Alarm Monitored 24/7



**Gary Losey**  
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**Berkshire Hathaway HomeServices  
CA Properties—Commercial Division**  
5973 Avenida Encinas, Suite 120  
Carlsbad, CA 92008

# FOR LEASE

# Suite 104

2555 State St | San Diego | CA | 92101

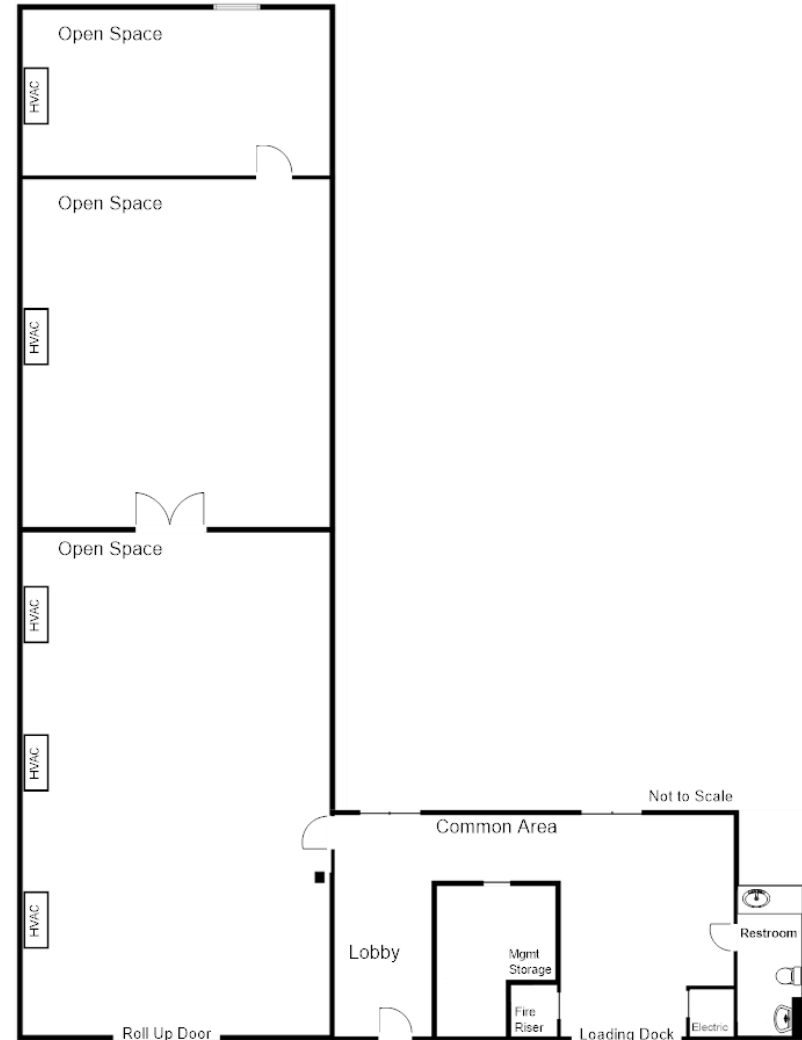


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## Suite 104

- +/- 3,277 Rentable Square Feet
- \$1.95 per square foot
- \$0.19 CAM per square foot
- Gross Lease, Plus E
- Grade Level Truck Roll-Up Door
- HVAC
- Free street parking
- High speed internet available
- Fire Sprinklers - All Interiors
- 9' - 11' Open Beam Ceilings
- **Common Area:**
  - Lobby
  - Restroom
  - Loading Dock & Rollup Door
- **CAM includes:**
  - Water
  - Trash
  - Gardener
  - Janitorial Weekly (common area)
  - Restroom Supplies
  - Fire Sprinklers



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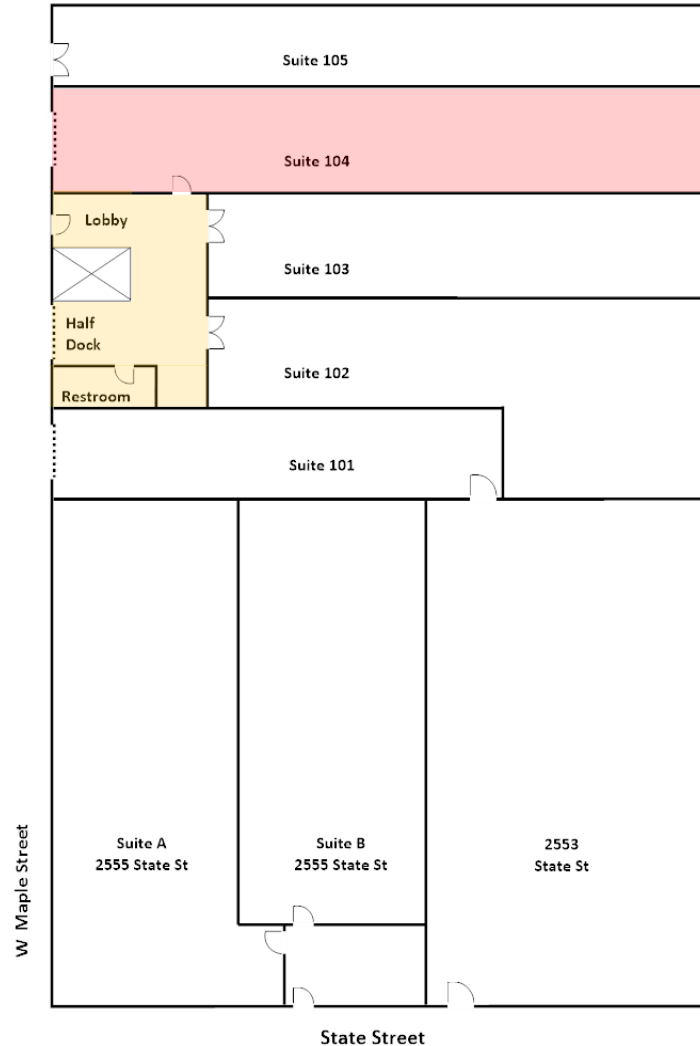
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## Site Plan



- = Available
- = Common Use

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Common Area Lobby



Common Area 1/2 Loading Dock

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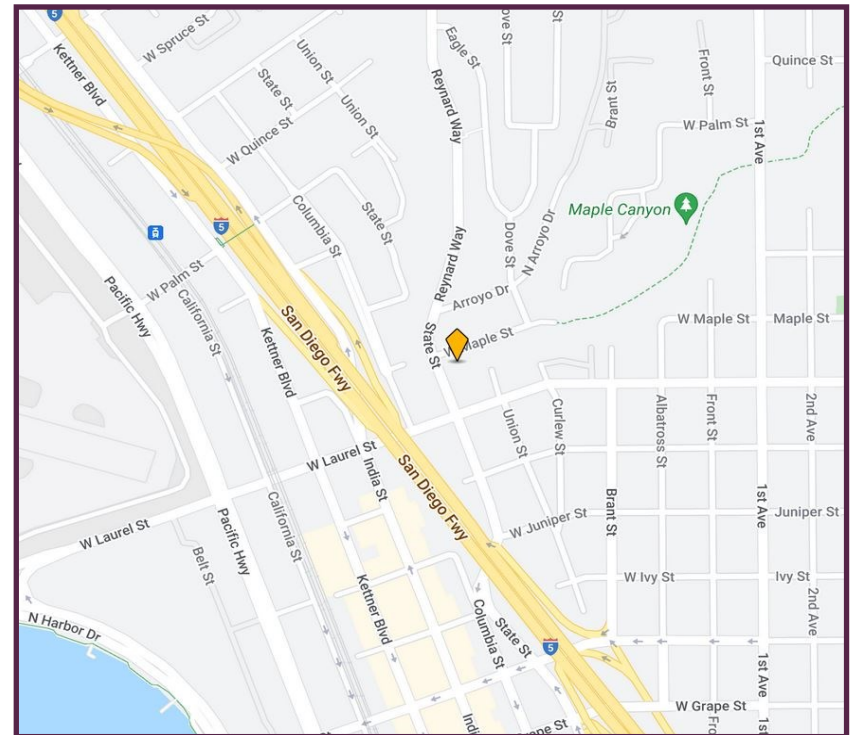
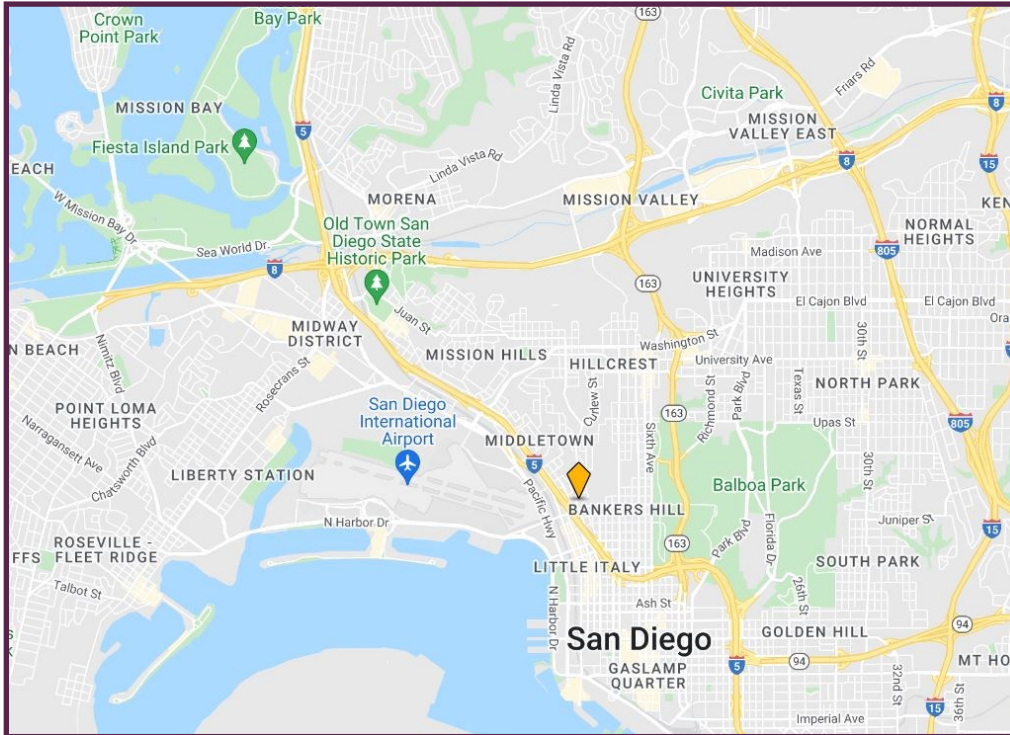
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