

THE GOLDEN BALBOA AT 5TH & LAUREL

For Lease - 2445 5th Ave, San Diego, CA 92101







Located in the heart of Bankers Hill, 5th & Laurel Corporate Center brings together work, dining, culture and outdoor experiences. Adjacent to San Diego's popular Balboa Park and in the middle of San Diego's most premier eateries, an office user has never been closer to quality work, play, health and livability.

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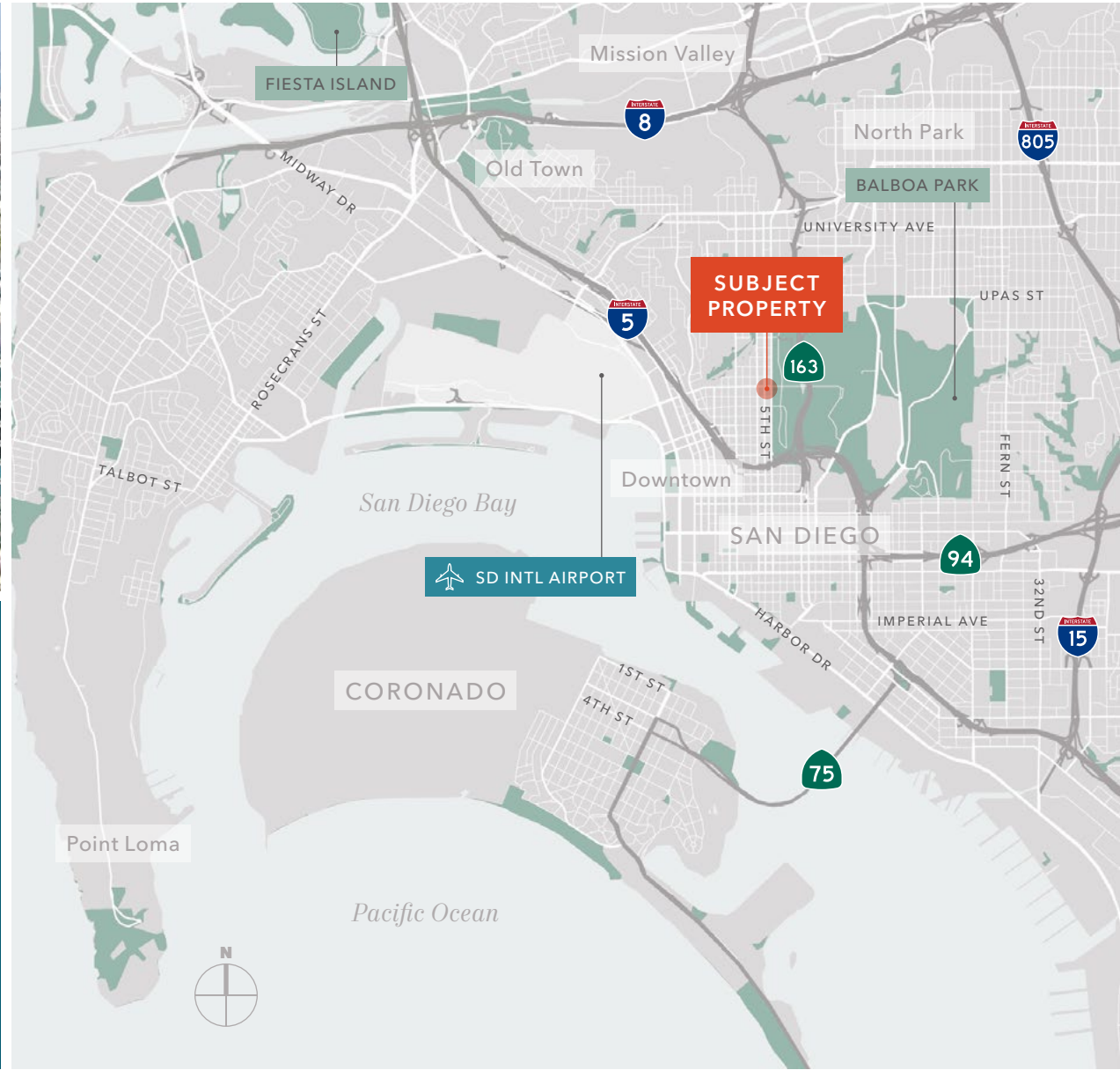


California-inspired Italian Kitchen and Wine Shop, Cucina Urbana is located on the ground level along with many other restaurants and coffee shops nearby

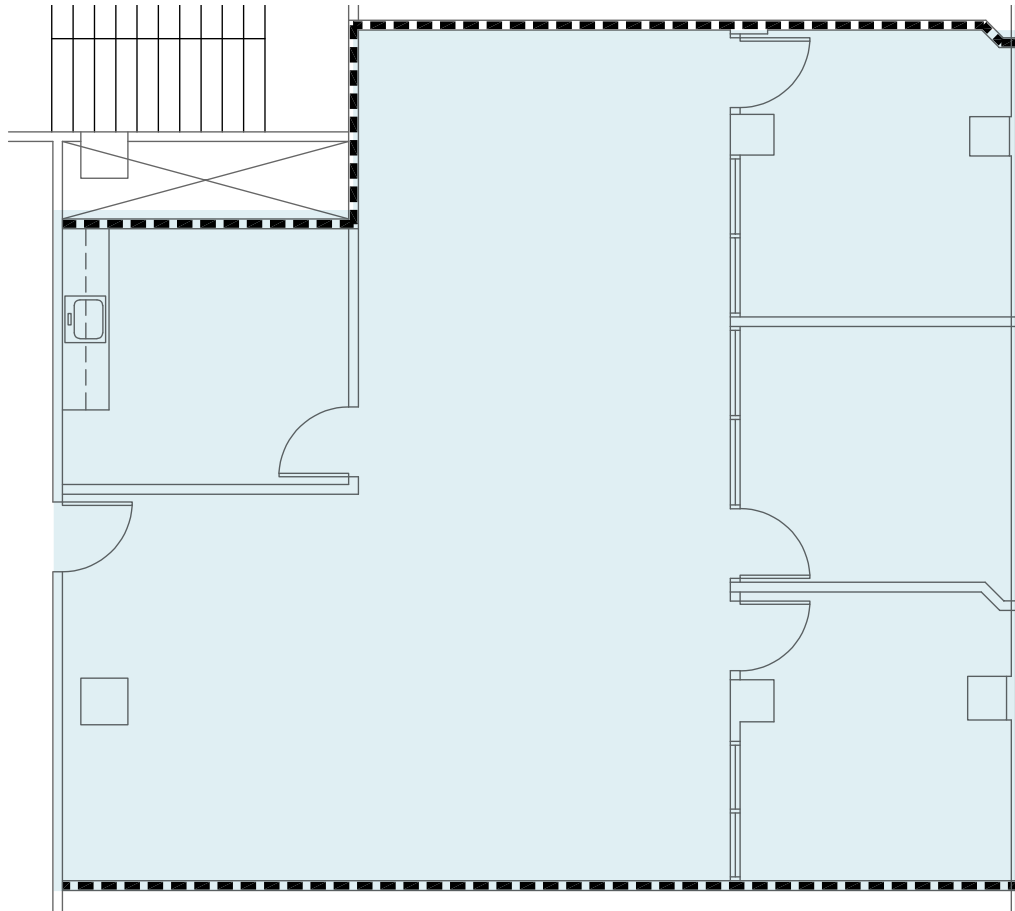
Minutes from Downtown, Mission Valley, Freeways and San Diego Airport

Shower and locker room facilities available

Parking ratio of 2 per 1,000 RSF & \$125 per space per month



SUITE 345



*Floor plan not to scale

±1,598

RENTABLE SQUARE FEET

NEGOTIABLE + E

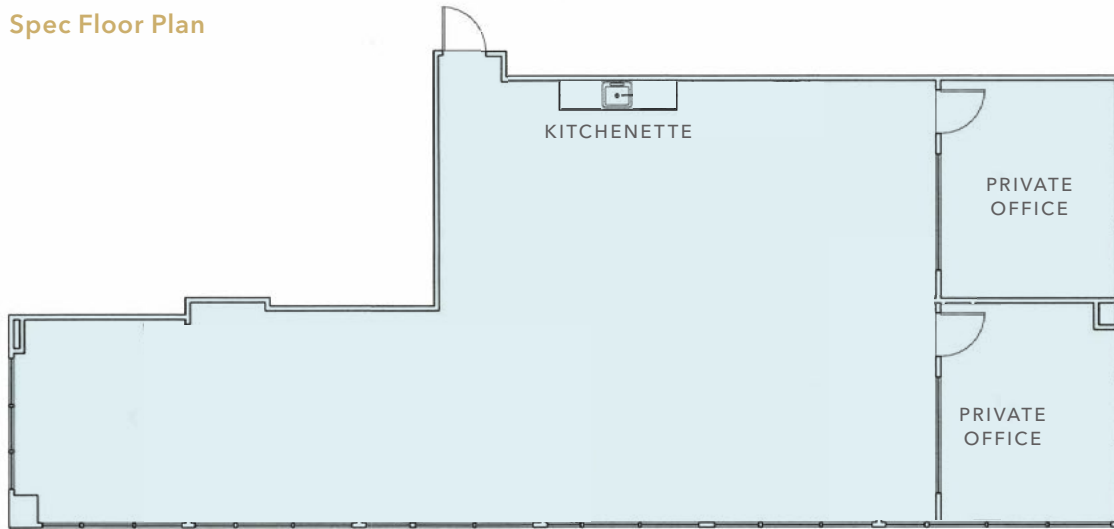
LEASE RATE

12/1/26

AVAILABLE DATE

SUITE 400

Spec Floor Plan



±2,181

RENTABLE SQUARE FEET

NEGOTIABLE + E

LEASE RATE

NOW

AVAILABLE DATE

Two (2) offices and kitchenette.
Top floor views of Balboa Park and downtown.

*Hypothetical renderings



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LOCAL AMENITIES

EAST VILLAGE



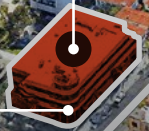
LITTLE ITALY

BALBOA PARK

SUBJECT PROPERTY



BANKERS HILL
EAST RESTAURANT



MISTER A's



AVAILABLE FOR LEASE

KIDDER MATHEWS

2445 5TH AVE
SAN DIEGO, CA

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Mathews**