

## [ 444 W. "C" STREET #200 - OFFICE CONDO ]

### OFFERING:

We are pleased to announce the opportunity to acquire a 2,614 square foot Professional Office Condo located at 444 W. C Street #200, in the Columbia District.

### HIGHLIGHTS:

- >Own instead of rent
  - >5 Window lined offices & One Conference
  - >Adjacent to Downtown Courthouse
  - >14 ft Ceilings & operable windows
  - >Lowest price per foot in Downtown San Diego
  - >West facing Unit with Corner office view to Harbor
  - >Direct Access to Trolley & Santa Fe Train Station
  - >Can be subdivided with separate entrance
- >Virtual tour contact: [Jeremy@denttprop.com](mailto:Jeremy@denttprop.com)

### THE PROPERTY:

The building has classic architectural appeal with brick, wrought iron design details and arched windows. The interior courtyard allows for light to flow through the interior of the offices. The office is located on the 2nd Floor and is currently built out as a Professional Law Office. It has 14-foot ceilings, Arched windows and wainscoting around the perimeter walls. The interior includes 5 offices, 4 of which are Executive, One Conference, Reception, and Storage Room.

### LOCATION:

The property is located across from the new San Diego Courthouse. It is blocks away from Little Italy / Gaslamp. It has direct access to the Trolley / Santa Fe Train Station along with multiple restaurants, hotels and shopping.

### PRICE:

Sale	\$ 835,000.00
Per Square Foot	\$ 319.00
HOA Fees	\$ 1,411.00

\*\*This information is compiled from data that we believe to be correct but no liability is assumed by this Company as to the accuracy and all prospective buyers should exercise their own due diligence.

