

FOR LEASE

Downtown Corner 2nd & 3rd Floor Creative Office Space

415 BROADWAY,
SAN DIEGO, CA 92101

9,040 SF



LOCATION
MATTERS

The Space

/ **Corner location with exceptional visibility** at the intersection of Broadway and 4th Ave, right in the heart of Downtown San Diego.

/ **Private Ground Floor Entrance**, featuring a dedicated private lobby with an exclusive elevator provides direct access to the office space, ensuring convenience and security.

/ **Benefit from prominent building signage**, as well as branding opportunities in the entire elevator lobby on Broadway, maximizing visibility.

/ **Spacious and modern office layout**, with the second floor featuring 10-13 large glass private offices, multiple conference rooms, a large open reception area, and a full kitchen.

/ **Enjoy an exclusive large outdoor patio on the third floor**, with fantastic views, accessible through full-height glass sliding doors from the lounge area.

/ **Directly across from The Campus at Horton**, an ambitious mixed-use development currently underway, which will feature tech offices, retail, dining, and entertainment, set to become a major hub for activity and foot traffic in the area.



FOR *LEASE*

MARC KARREN

760-803-5363

marc@locationmatters.com

CA #01912607

PAGE 2

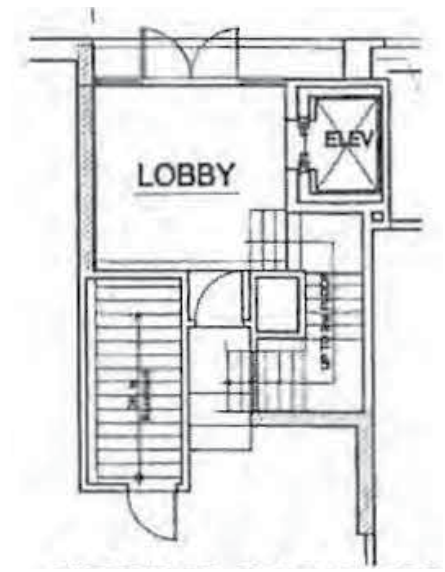
LOCATION
MATTERS 

Floor

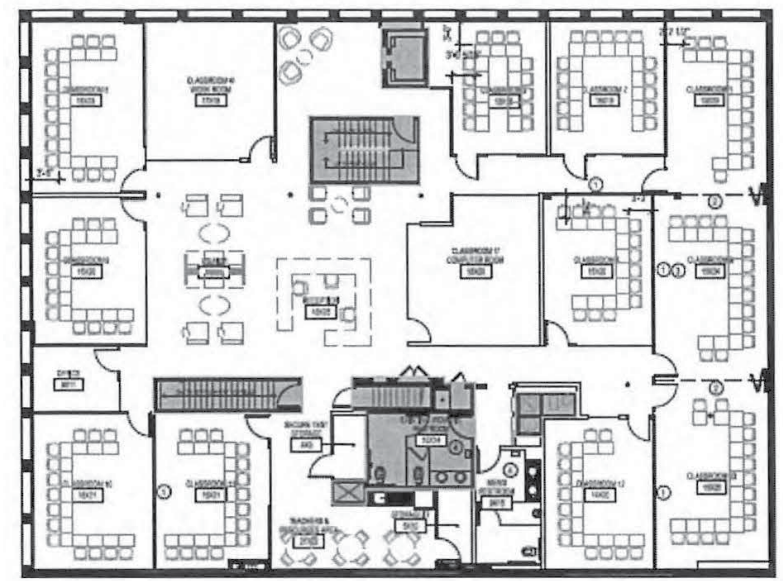
Plan



**Unique
9,040 SF
Office
Space**

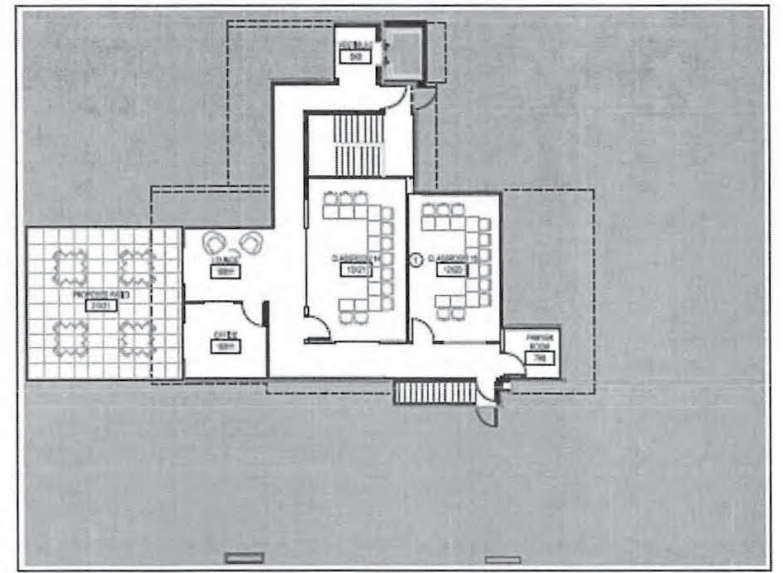


Ground Floor
Private ground floor lobby entrance with private elevator - excellent signage and branding opportunity.



Second Floor

- 10-13 large glass private offices
- Multiple large glass conference rooms
- Large open reception
- Full kitchen



Third Floor

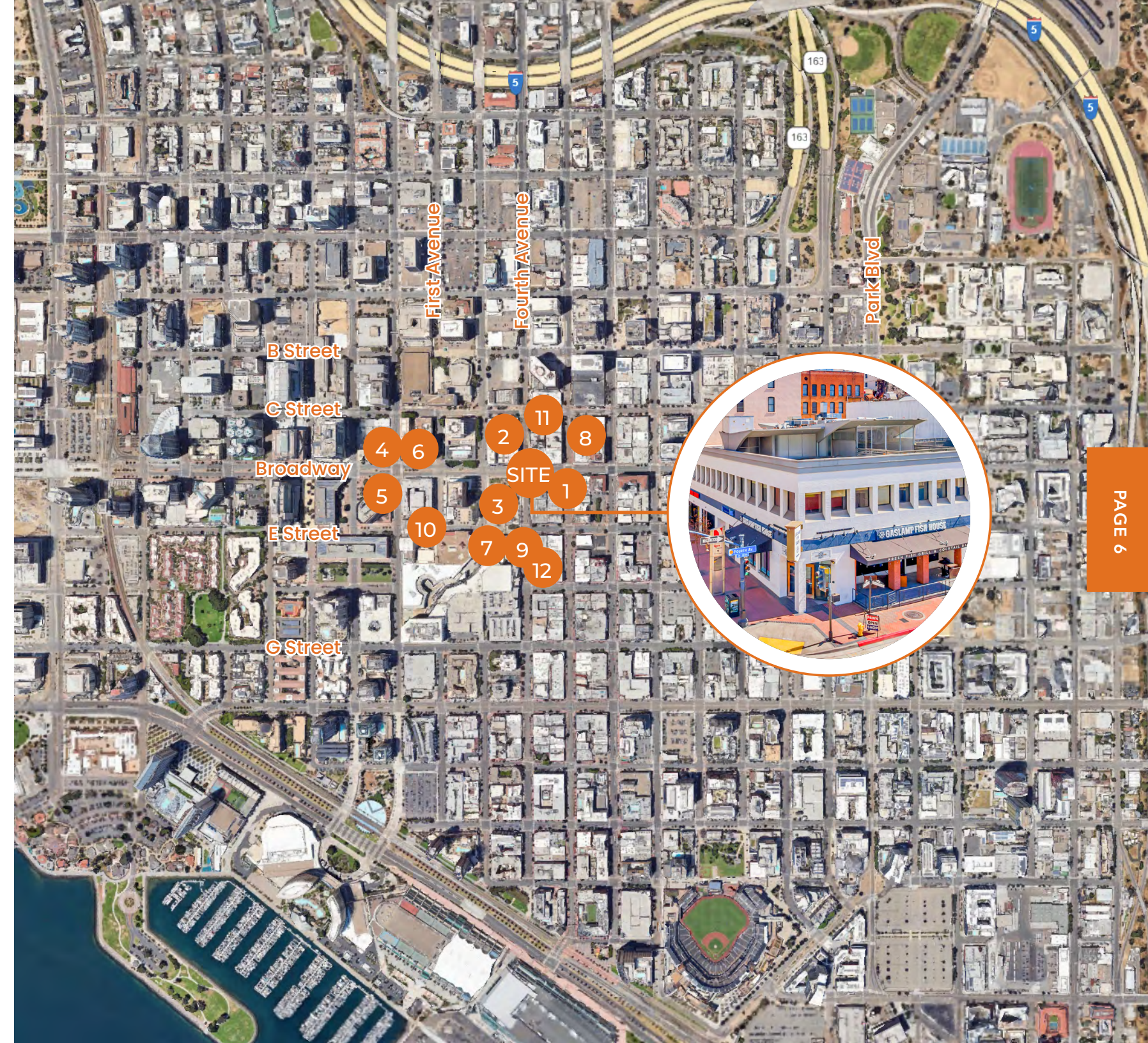
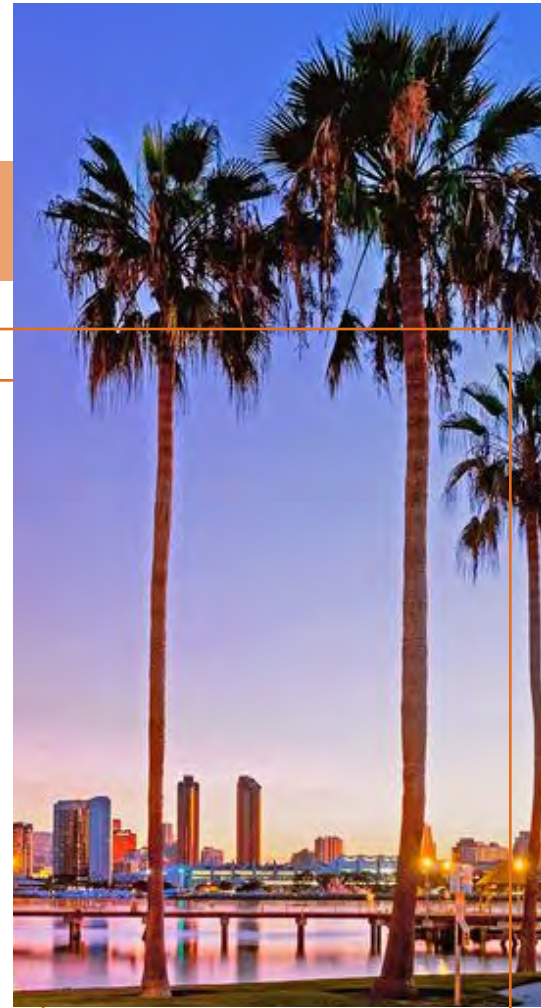
- Large outdoor patio with fantastic views
- Full height glass sliding doors opening from the lounge area to the patio
- 2 private offices/rooms



Explore the Neighborhood

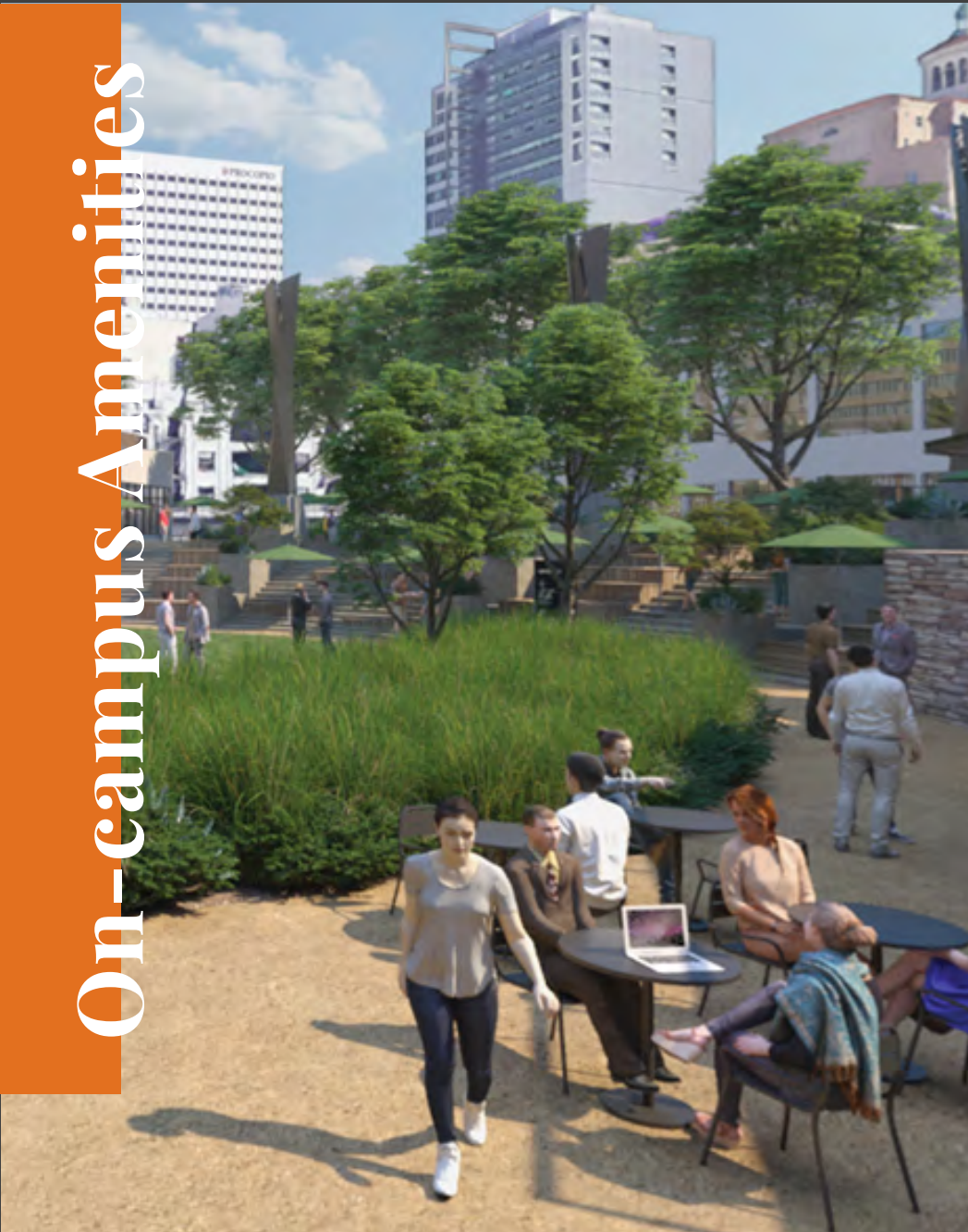


Explore the Neighborhood

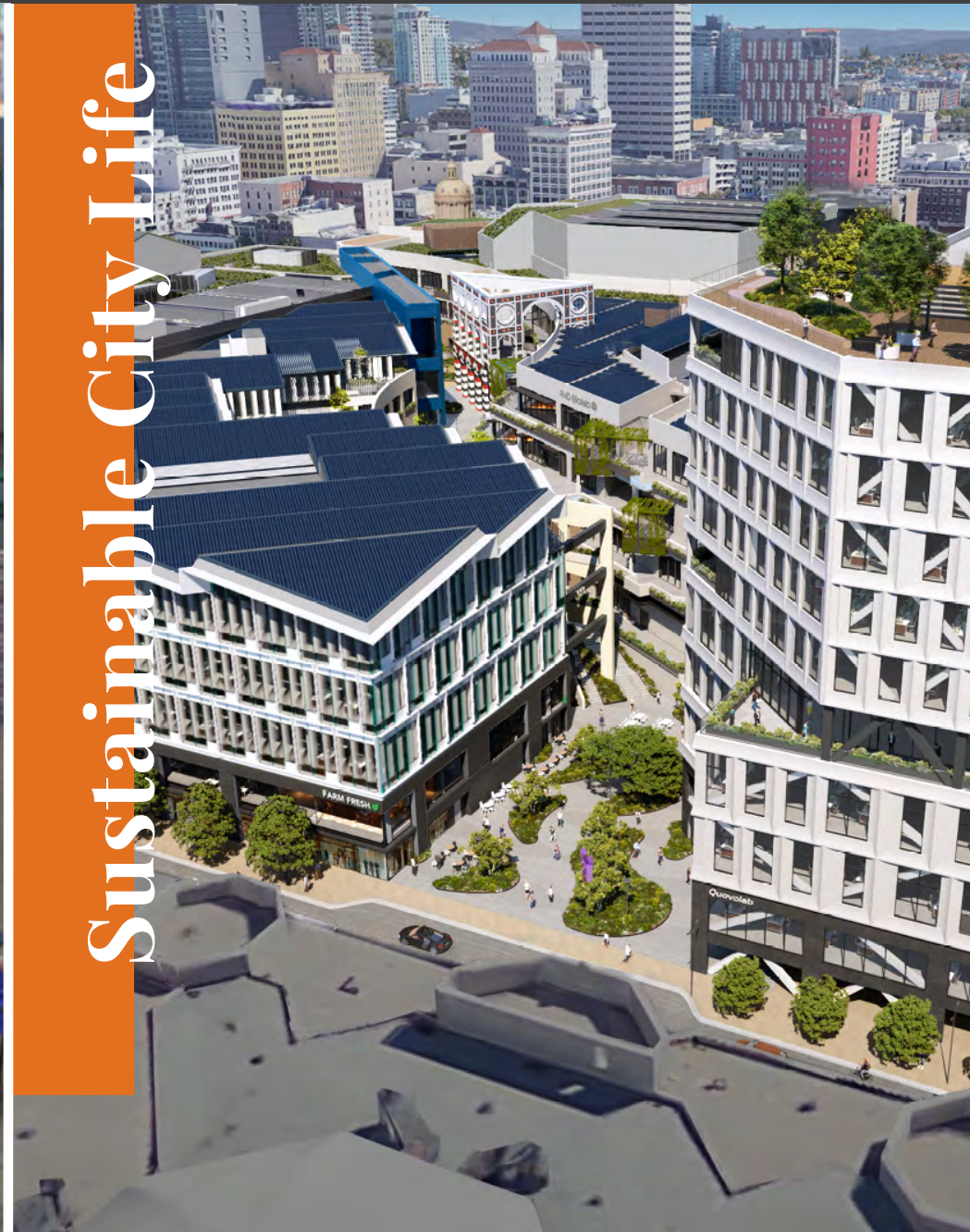


Featuring *The Campus at Horton*

On-campus Amenities



Sustainable City Life



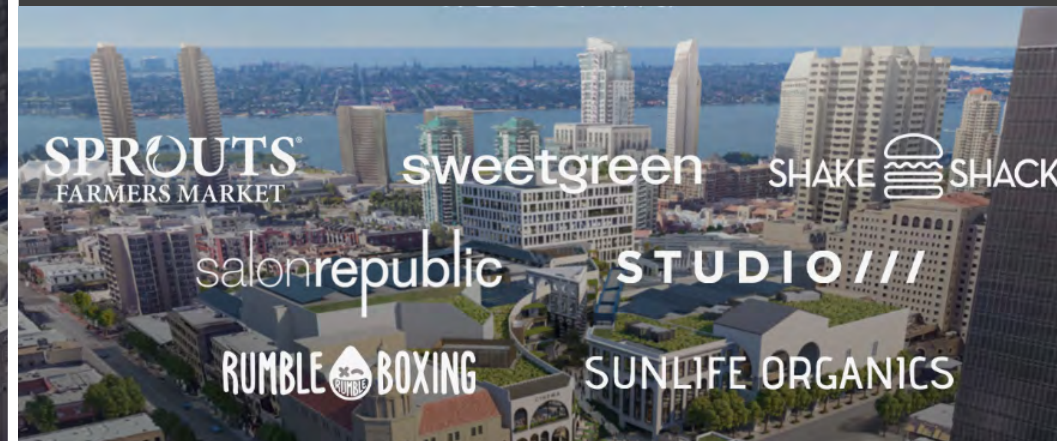
1 Million SF Campus



San Diego's innovation hub for science, technology, arts, entertainment and education.

Located in the heart of downtown and currently under development, *The Campus at Horton* is surrounded by the city's most vibrant and influential districts. Once completed, this prime location will boast an abundance of on-campus amenities, as well as easy access to a diverse array of bars and eateries, entertainment venues, cultural spots, and transportation options.

FEATURED TENANTS



The Demographics

1 MILE

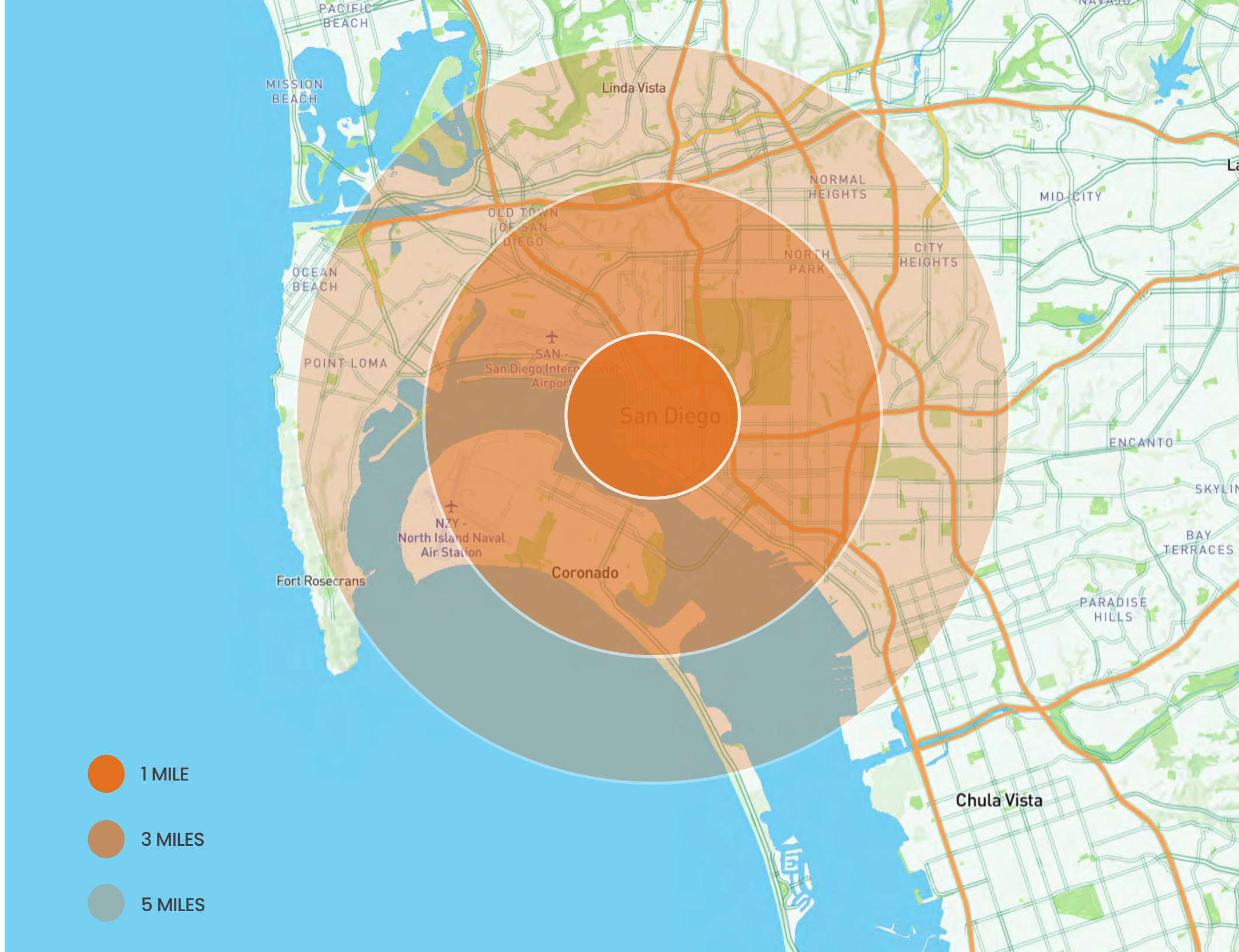
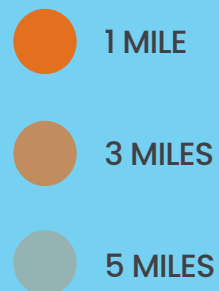
Daytime Population	97,928
Population	54,778
Average HH Income	\$130,162

3 MILES

Daytime Population	320,072
Population	187,319
Average HH Income	\$150,254

5 MILES

Daytime Population	594,585
Population	468,385
Average HH Income	\$139,258



Experience the vibrant heart of Southern California with a visit to **Downtown San Diego**! This urban oasis offers sun-soaked parks, historic landmarks, world-class dining, and entertainment. Wander the Gaslamp Quarter with its Victorian architecture and nightlife, or enjoy stunning views at Seaport Village. Whether you're a foodie, art lover, or adventurer, Downtown San Diego promises unforgettable memories. Discover the magic and make every moment count!



Leasing Inquiries:



MARC KARRER
760-803-5363
marc@locationmatters.com
CA LIC #01912607



LOCATION
MATTERS