

# 406 9TH AVENUE

SAN DIEGO, CA 92101

**1,068 SF OFFICE CONDO FOR SALE/LEASE LOOKING INTO PETCO PARK**  
**LUXURY OFFICE SPACE - HIGH END FINISHES**

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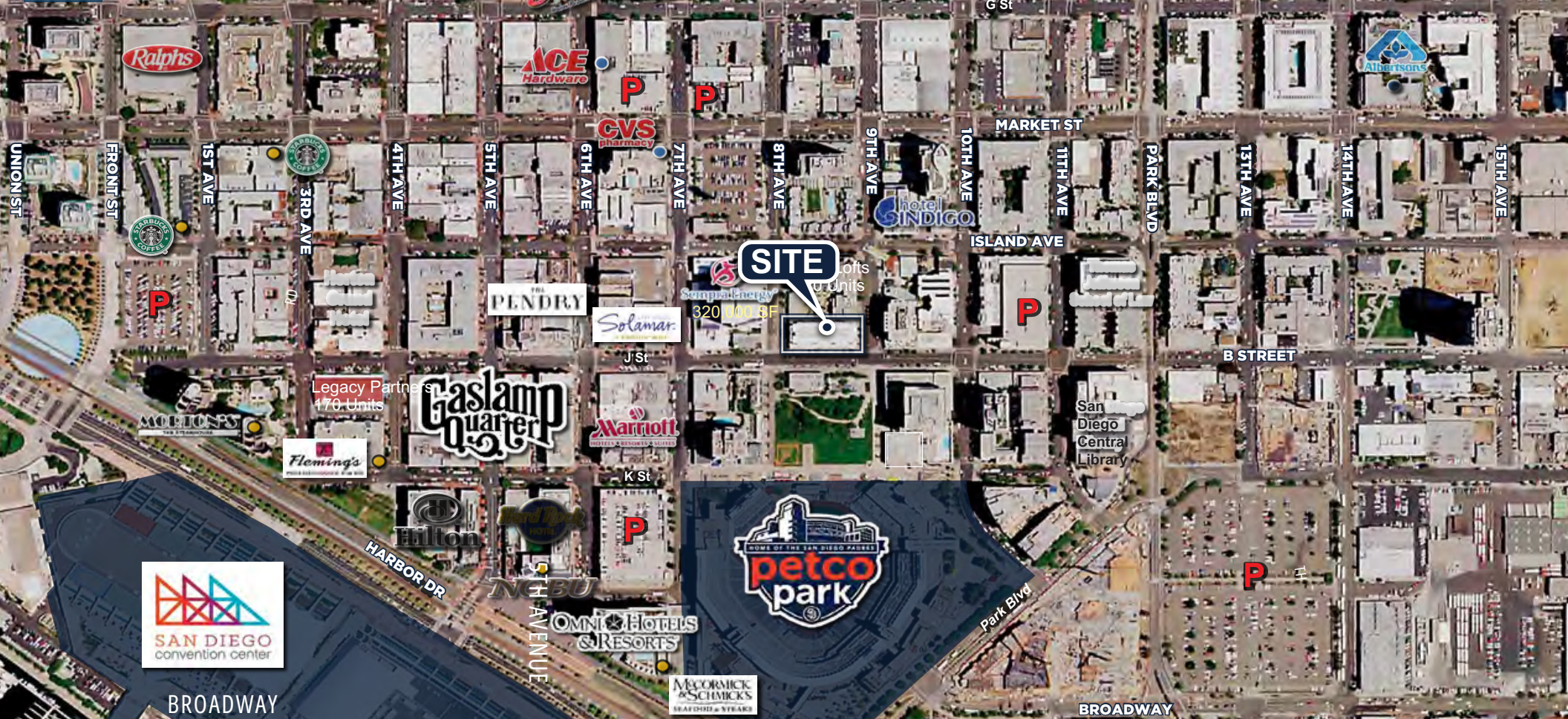
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CAPITAL PARTNERS



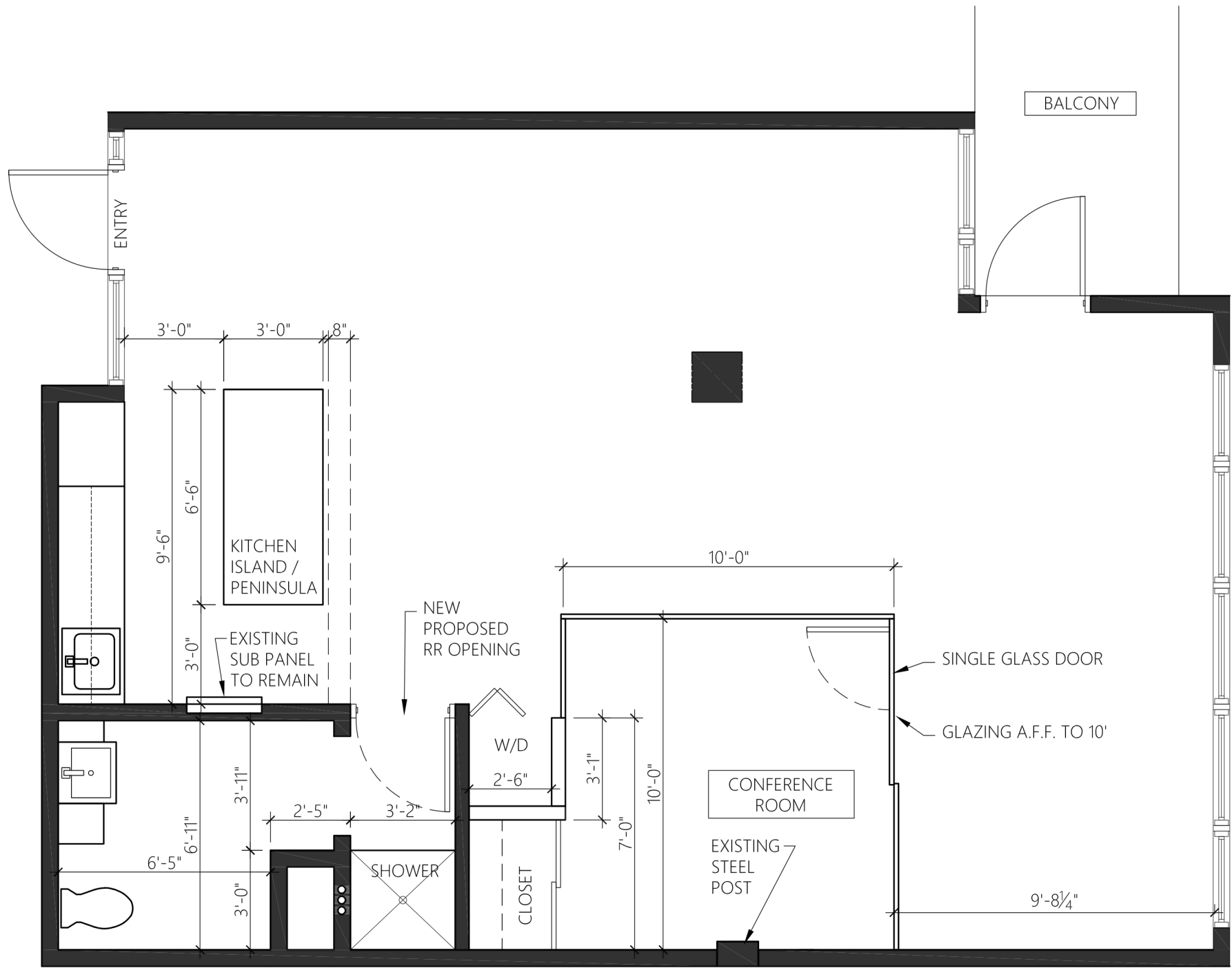
## PROPERTY FEATURES

- Prime location in Downtown San Diego's vibrant urban core at the corner of 9th Avenue & J Street
- Directly across from Petco Park with stunning ballpark views
- Walkable to top-tier restaurants, breweries, hotels, art galleries, and Petco Park
- Modern lobby, stylish common areas, and elevator access
- Excellent transit connectivity with nearby trolley, bus lines, and access to I-5, I-8, 94, 163, and 15

## SPACE DETAILS

- Suite 310
- Size: 1,068 SF
- Lease Rate: \$5.00/SF + Utilities
- Sale Price: \$965,000
- Available: Now
- Condition: Move-in ready, spec suite
- Notes: Open-floorplan, 1 private office, conference room, kitchen, restroom and private terrace with views

# FLOOR PLAN









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