

# DOWNTOWN

# OFFICE / RETAIL SUITES FOR SALE



Columbia Court Office/Retail Suites  
444 W. "C" St. | San Diego | 92101  
(@Columbia & C Streets)

~~8~~ 9 UNITS SOLD !!!!

## Building Features

- Suites from 673 SF to 2500 SF
- 13 Suites For Sale – Suites can be combined
- Immediately adjacent to downtown Courthouse
- Architecturally unique 4-story atrium building with courtyard
- Suites with bay & city views
- Charming brick construction with wrought iron details
- Located on the same block as the renowned W Hotel in the heart of the "west side" of downtown San Diego.
- Up to 14 foot ceilings & operable windows
- Western views of San Diego Harbor
- Direct access to Trolley Line & Santa Fe Train Depot
- Deli on ground floor
- Newly renovated common areas

For more information contact:

**Mike Demko**

858-232-3141

mike@demkoinvestments.com

**OFFICE & RETAIL  
SUITES FOR SALE**

**IMMEDIATE  
OCCUPANCY**

**Why *LEASE* when you can *OWN*  
your own office/retail space?**

This information is compiled from data that we believe to be correct but no liability is assumed by this Company as to accuracy of such data.

# LOCATOR MAP



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# COLUMBIA COURT



## LEGEND

- ★ 1. Columbia Court
- 2. W Hotel
- 3. First National Bank
- 4. 550 Corp Center
- 5. Sante Fe Train Depot
- 6. One America Plaza
- 7. Knoll Center
- 8. Emerald Plaza
- 9. Superior Court & Hall of Justice
- 10. Chamber of Commerce

Columbia Court is located five blocks from Horton Plaza and three blocks from Little Italy

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# 1<sup>st</sup> FLOOR AS BUILT

**Suite 100**  
369 RSF  
\$147,600  
\$400/SF

**Avail.**  
w/30 day  
notice

**Suite 120**  
952 RSF  
\$342,720  
\$360/SF

**Suite 140**  
1,049 RSF  
\$413,551  
\$399/SF

**SOLD**

**Suite 180**  
1,803 RSF  
Lease in Place  
Contact for  
Details

**LEASE IN PLACE**

**Suite 185**  
865 RSF  
\$506,025  
\$585/SF

**SOLD**

**Suite 190**  
959 RSF  
\$61,015  
\$585/SF

**SOLD**

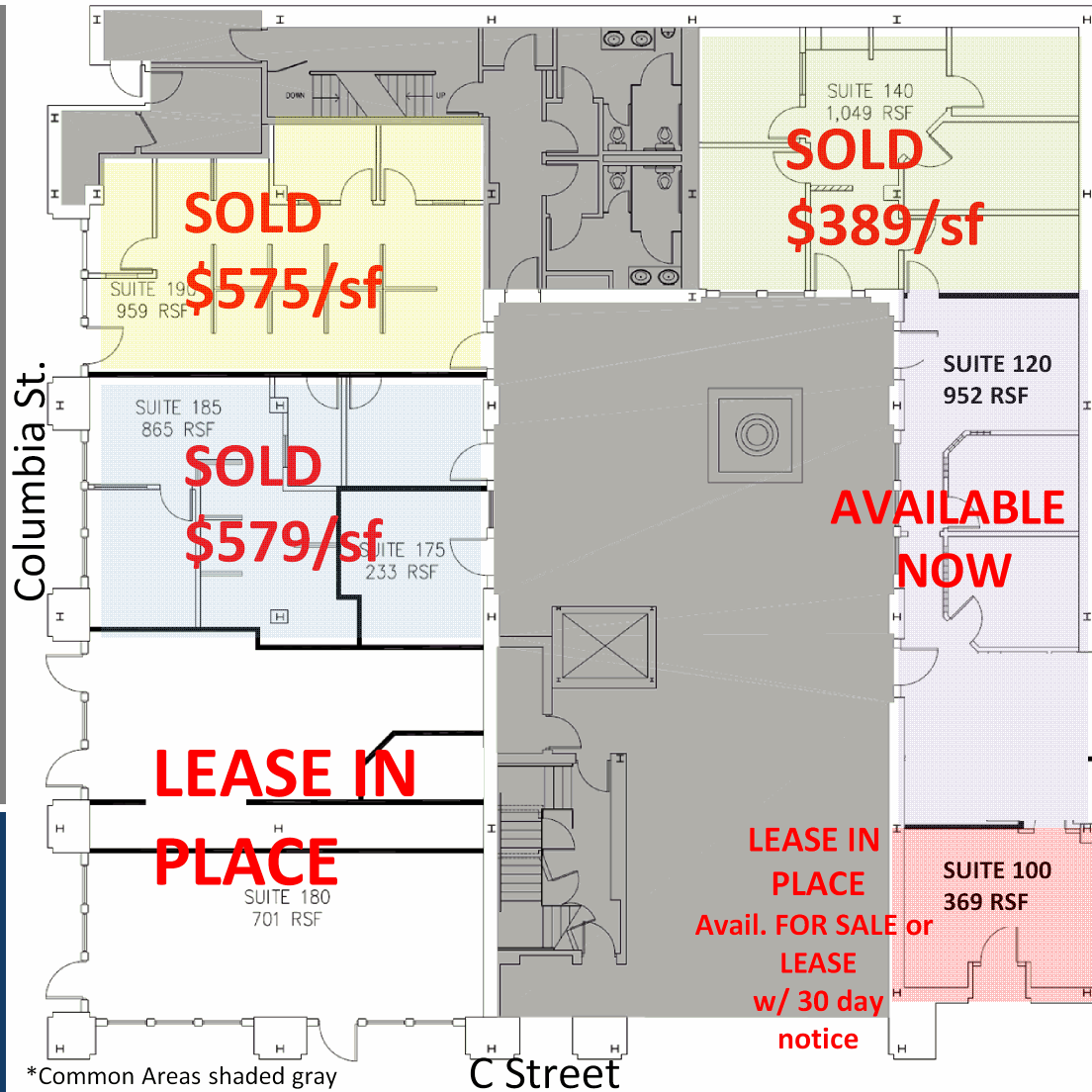
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# COLUMBIA COURT



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# 2<sup>nd</sup> FLOOR AS BUILT

# COLUMBIA COURT

## Suite 200

731 RSF  
 \$271,554  
 \$518/SF

**SOLD**

## Suite 210

1,471 RSF  
 \$529,560  
 \$360/SF  
 Call for Details

Avail. w/30 day notice

## Suite 230

1,166 RSF  
 \$332,310  
 \$285/SF  
 Available Now

Avail. w/30 day notice

## Suite 202

1,431 RSF  
 \$1,107,993  
 \$503/SF

**SOLD**

## Suite 220

902 RSF  
 \$328,500  
 \$364/SF  
 Call for Details

Avail. w/30 day notice

## Suite 240

1,496 RSF  
 \$561,000  
 \$375/SF  
 Avail.  
 March 2012

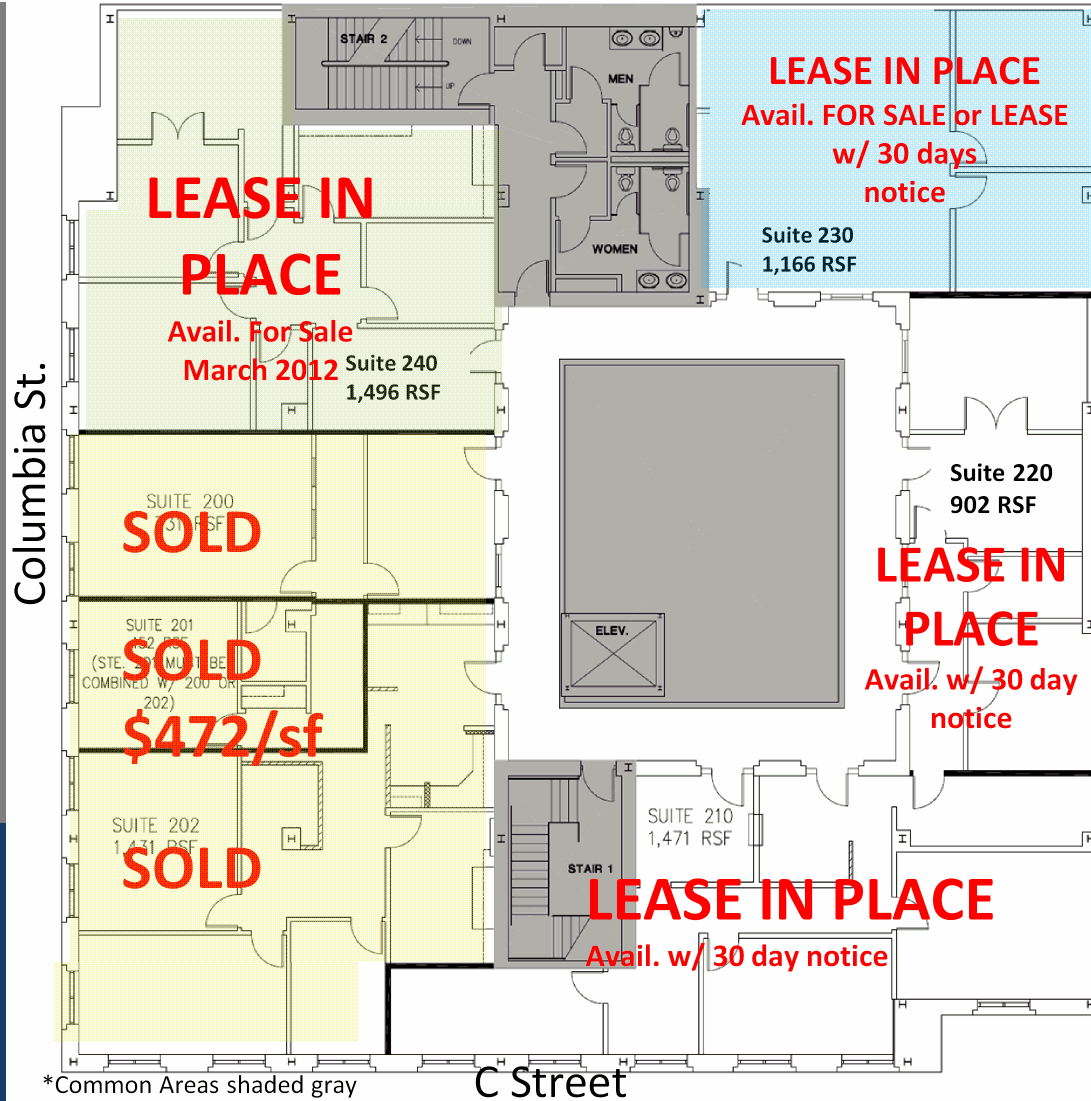
**LEASE IN PLACE**

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\*Common Areas shaded gray

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# 3<sup>rd</sup> FLOOR AS BUILTS

# COLUMBIA COURT

**SOLD**  
 Suite 300  
 1,899 RSF  
 \$549,500  
 \$500/SF

**LEASE IN PLACE**  
 Avail. w/60 day notice

Suite 310  
 921 RSF  
 \$368,400  
 \$400/SF

Suite 320  
 1,398 RSF  
 \$524,350  
 \$375/SF  
 Available Now

**LEASE IN PLACE**  
 Avail. w/30 day notice

Suite 330  
 1,588 RSF  
 \$555,800  
 \$350/SF

**SOLD**  
 Suite 340  
 851 RSF  
 \$389,900  
 \$458/SF

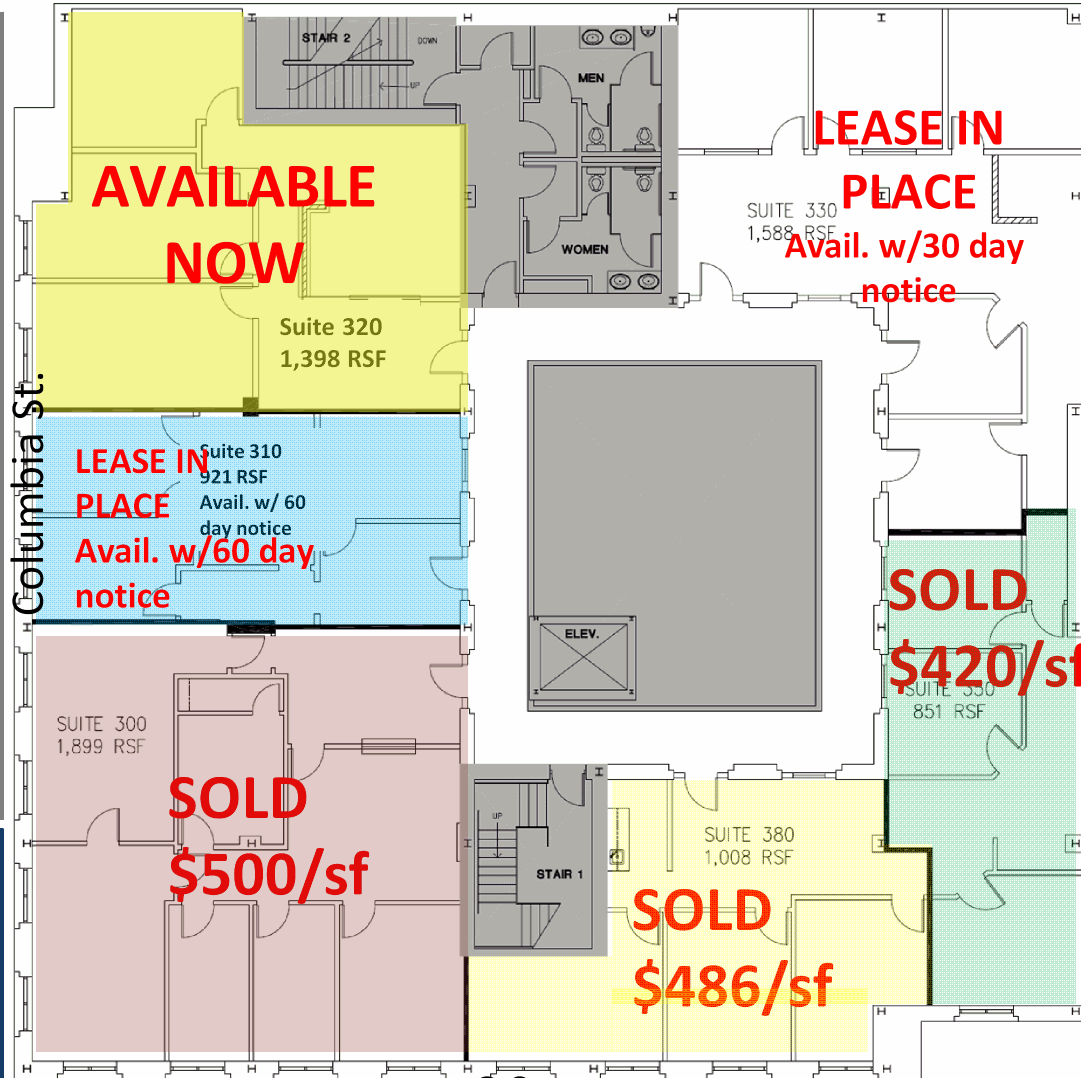
**SOLD**  
 Suite 350  
 1,008 RSF  
 \$522,165  
 \$518/SF

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\*Common Areas shaded gray

C Street

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# 4<sup>th</sup> FLOOR AS BUILTS

**Suite 405**  
 923 RSF  
 \$322,350  
 \$349/SF

**Suite 410**  
 1,348 RSF  
 \$471,800  
 \$350/SF

**Suite 420**  
 1,137 RSF  
 \$369,525  
 \$325/SF

**Suite 444**  
 673 RSF  
 \$235,550  
 \$350/SF

**Suite 400**  
 3,091 RSF  
 \$1,298,120  
 \$420/SF  
 Call for details

**LEASE IN PLACE Available FOR SALE w/ 30 days notice**

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