

Building Features

- Suites 369 to 3,000 SF
- 23 Suites Available for Sale
- Architecturally unique 4-story building with courtyard
- Suites with bay and city views
- Charming brick construction with wrought iron details
- Located on same block as the renowned W Hotel in the heart of the "West Side" of downtown San Diego
- 11 foot ceilings and operable windows
- Western views of San Diego harbor
- Direct access to trolley line and Santa Fe Train Depot
- Immediately adjacent to downtown courthouse
- Separate Men's and Women's restrooms on each floor
- Deli on ground floor
- Common Area renovations starting mid-July

FOR SALE



Why lease when you can own your own office space?

❖ **Columbia Court Office Condominiums**
444 W C St. | San Diego | CA (@ Columbia and C Streets)

Office Space for Sale and Available for Immediate Occupancy
Suites available from the low \$400s

For More information contact:

858-232-3141

info@columbiacourtofficecondos.com

Columbia Court

First Floor As Built

Suite 100
369 RSF
\$202,500
Available Now

Suite 120
952 RSF
\$474,275
Available Now

Suite 140
1,049 RSF
\$433,088
Available Now

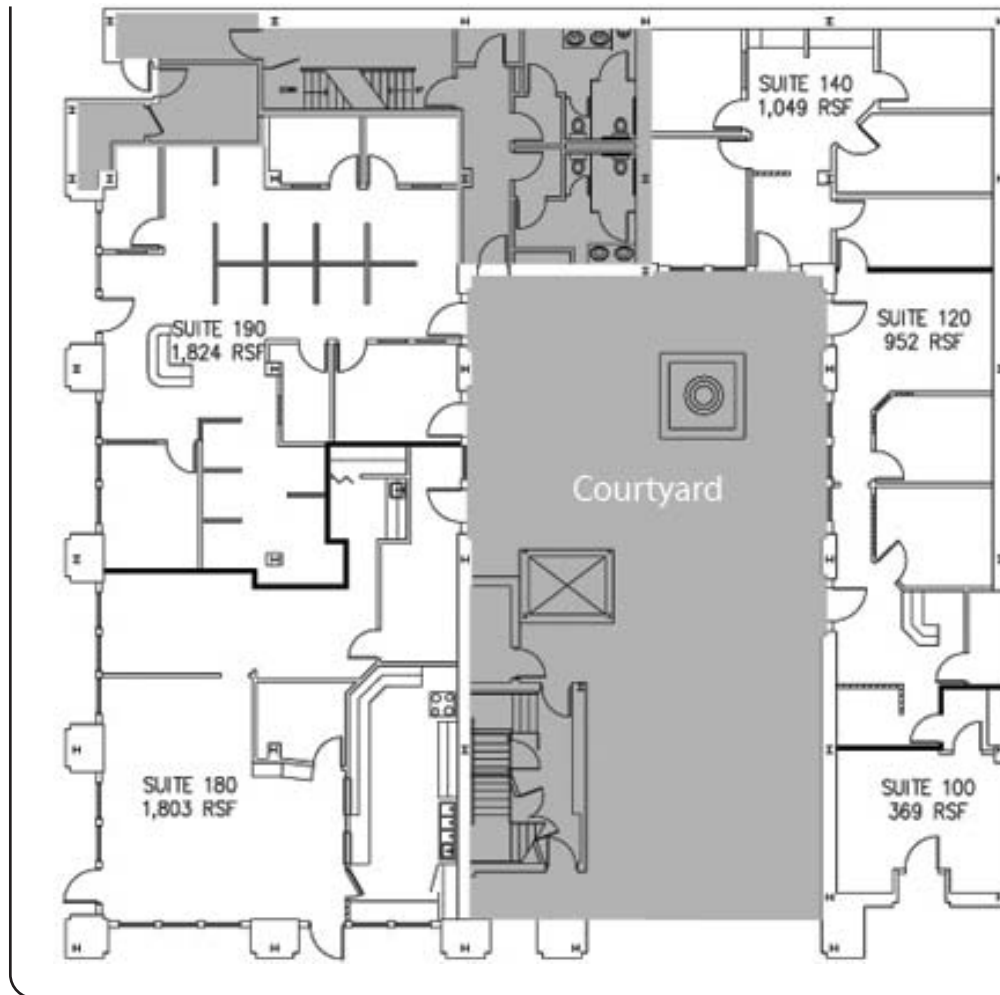
Suite 180
1,803 RSF
Lease in place
Contact for details

Suite 190
1824 RSF
Lease in place
Contact for details

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Columbia Street



C Street

* Common areas shaded gray



Columbia Court Investors LLC

Columbia Court

Second Floor As Built

Suite 200 731 RSF \$378,554 Available Now	Suite 202 1431 RSF \$698,543 Available Now
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* Suite 201 must be combined with 200 or 202

Suite 201/202 1,884 RSF \$919,314 Available Now	Suite 200/201 1,183 RSF \$609,500 Available Now
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Suite 210 1,471 RSF \$739,853 Avail 6/30/2007	Suite 220 902 RSF \$458,460 Avail 6/30/2007
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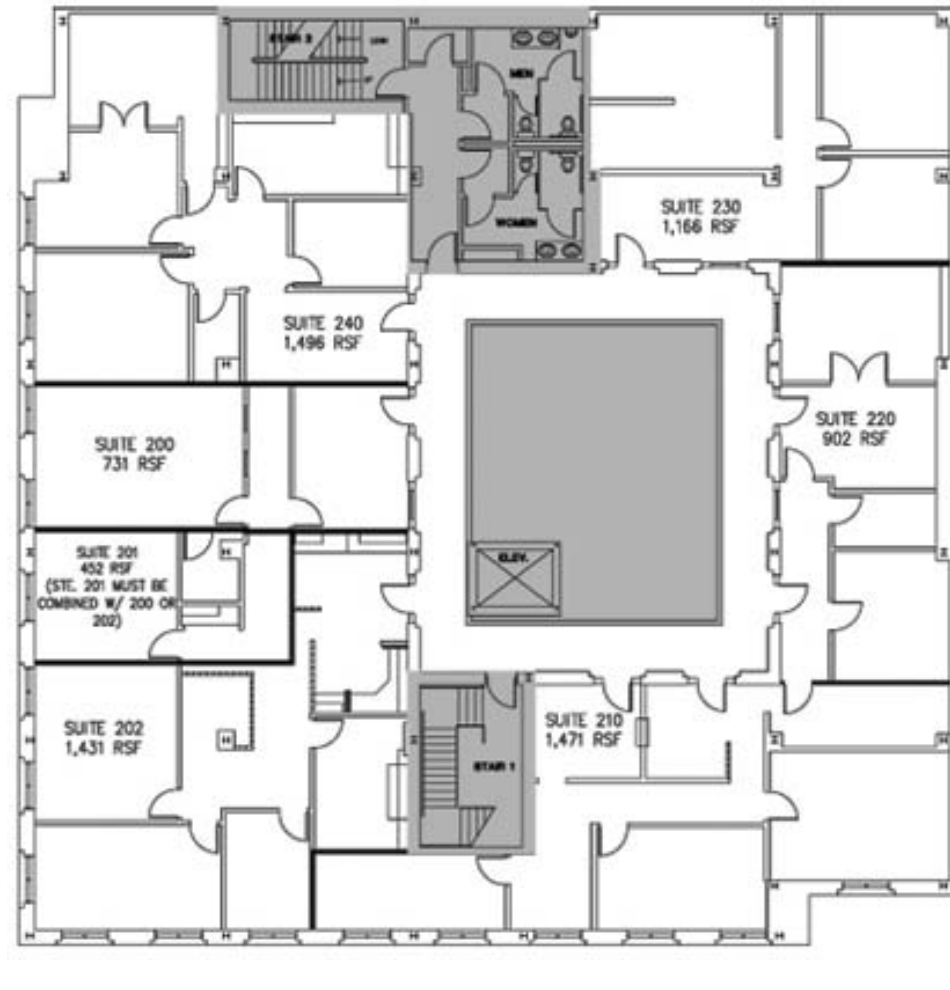
* Suite 210 must and 220 combined may be purchased for \$1,150,845

Suite 230 1,166 RSF \$475,646 Available Now	Suite 240 1,496 RSF \$715,279 Available Now
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Columbia Street



C Street

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Columbia Court

Third Floor As Built

Suite 300 1,899 RSF Price N/A Phase II Release	Suite 310 921 RSF \$490,914 Available 2008
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Suite 320 1,398 RSF \$668,148 Available Now	Suite 330 1,588 RSF \$663,801 Available 10/31/07
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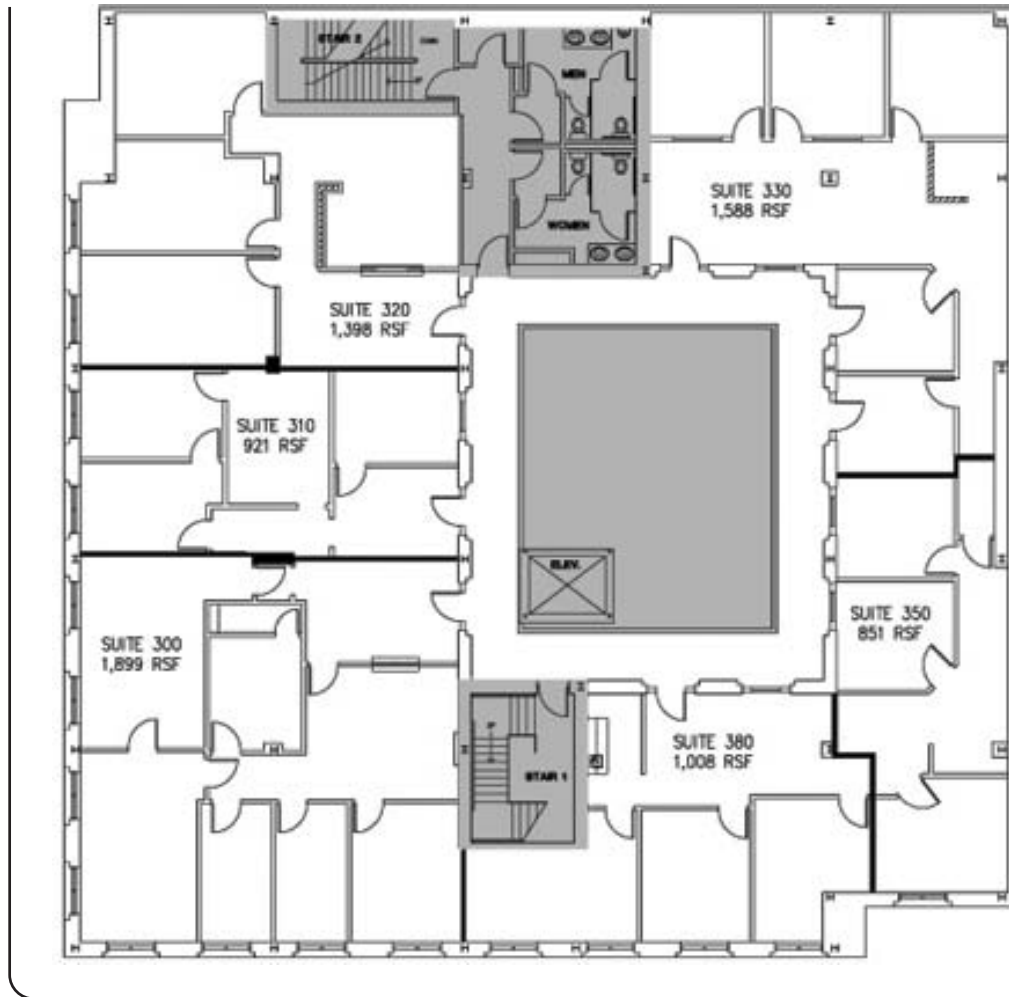
Suite 350 851 RSF \$389,900 Available Now	Suite 380 1,008 RSF \$522,165 Available Now
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* Suite 350 must and 380 combined may be purchased for \$900,477

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C Street

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Columbia Court

Fourth Floor As Built

Suite 400
3,091 RSF
\$1,601,365
Lease in place

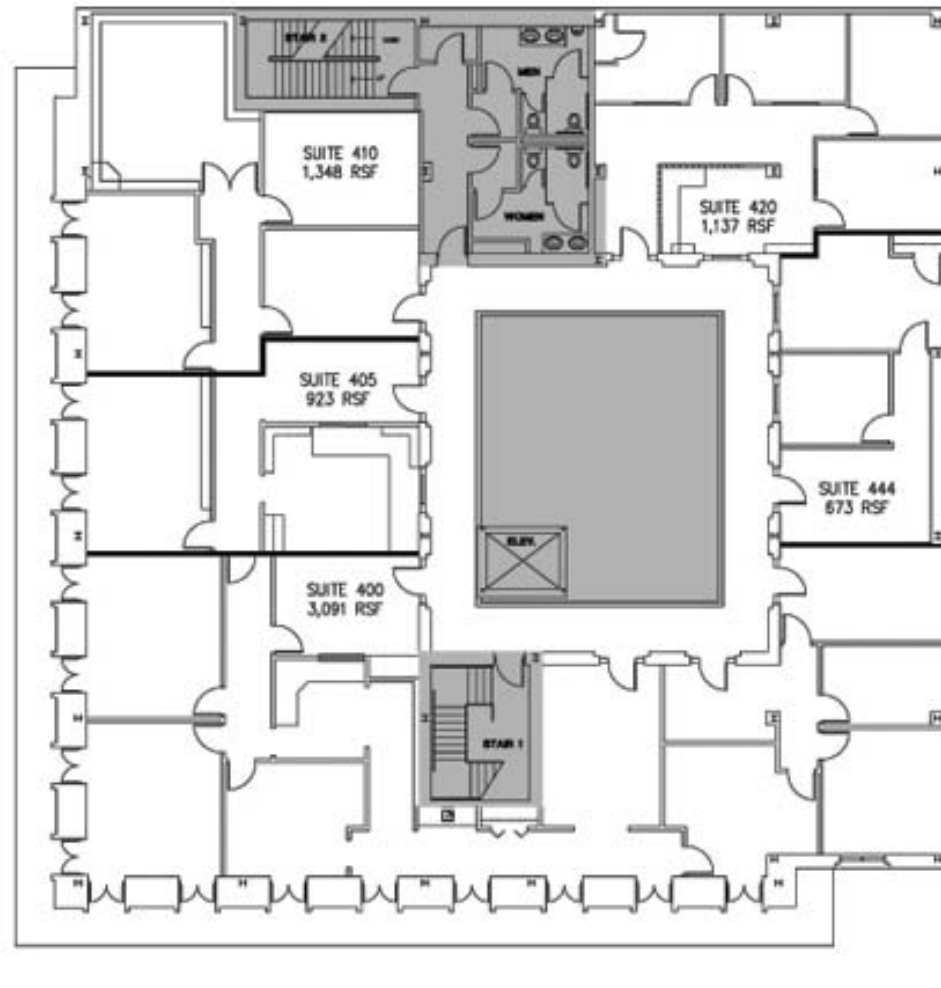
Suite 405
923 RSF
\$473,964
Available Now

Suite 410
1,348 RSF
\$651,045
Available Now

Suite 420
1,137 RSF
\$463,814
Available 2008

Suite 444
673 RSF
\$341,782
Available Now

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C Street

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* Common areas shaded gray




Columbia Court Investors LLC

Columbia Court

Columbia Court Office Condominiums are located at the intersection of Columbia Street and W C Street in San Diego, CA



Legend

-  1. Columbia Court
- 2. W Hotel
- 3. First National bank
- 4. 550 Corp Center
- 5. Santa Fe Train Depot
- 6. One America Plaza
- 7. Koll 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

