

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

OFFICE & RETAIL
SUITES FOR SALE

IMMEDIATE
OCCUPANCY

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

For more information contact:

Mike Demko

858-232-3141

mike@demkoinvestments.com

LOCATOR MAP

COLUMBIA COURT



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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

1st 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
\$418,551
\$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

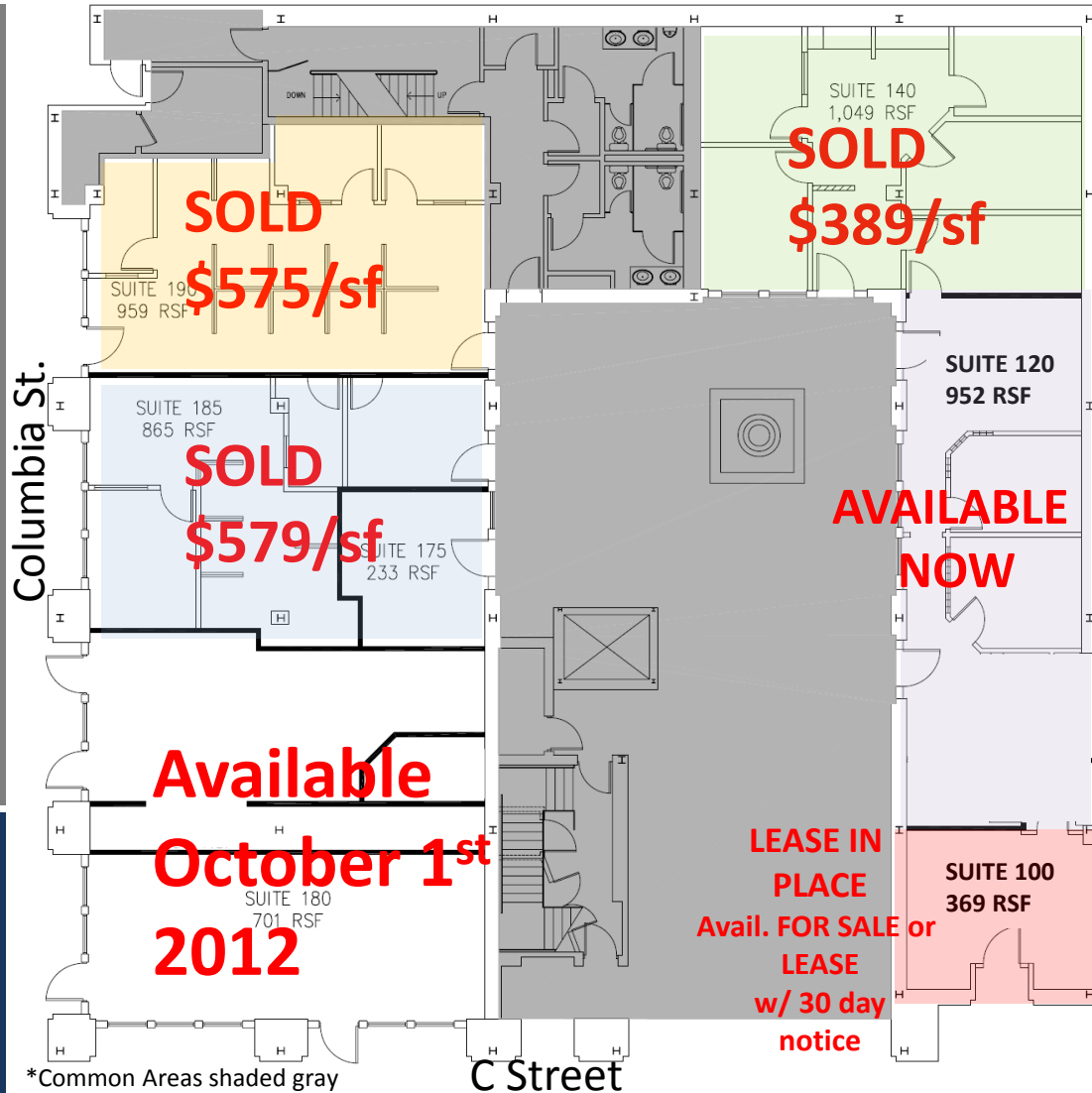
Suite 190
959 RSF
\$561,015
\$585/SF

SOLD

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COLUMBIA COURT



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.

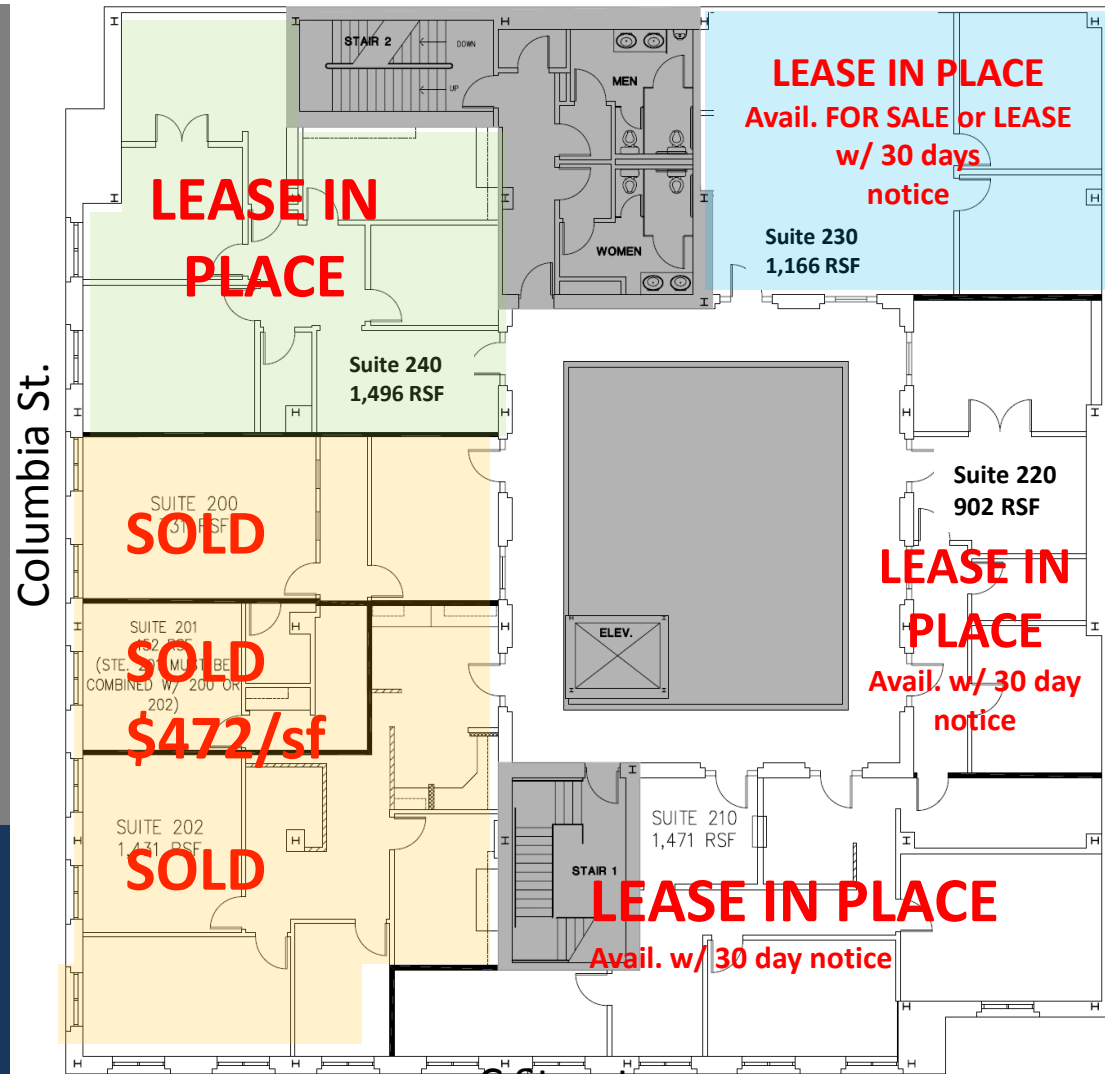
2nd FLOOR AS BUILT

COLUMBIA COURT

<p>Suite 200 731 RSF \$272,354 \$518/SF</p> <p>Suite 210 1,471 RSF \$529,560 \$360/SF Call for Details</p> <p>Suite 230 1,166 RSF \$332,310 \$285/SF Available Now</p>	<p>Suite 202 1,431 RSF \$1,107,793 \$503/SF</p> <p>Suite 220 902 RSF \$328,500 \$364/SF Call for Details</p> <p>Suite 240 1,496 RSF \$561,000 \$375/SF Avail. March 2012</p>
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Columbia St.

C Street

*Common Areas shaded gray

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3rd FLOOR AS BUILTS

COLUMBIA COURT

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

LEASE IN PLACE
 Avail. w/30 day notice

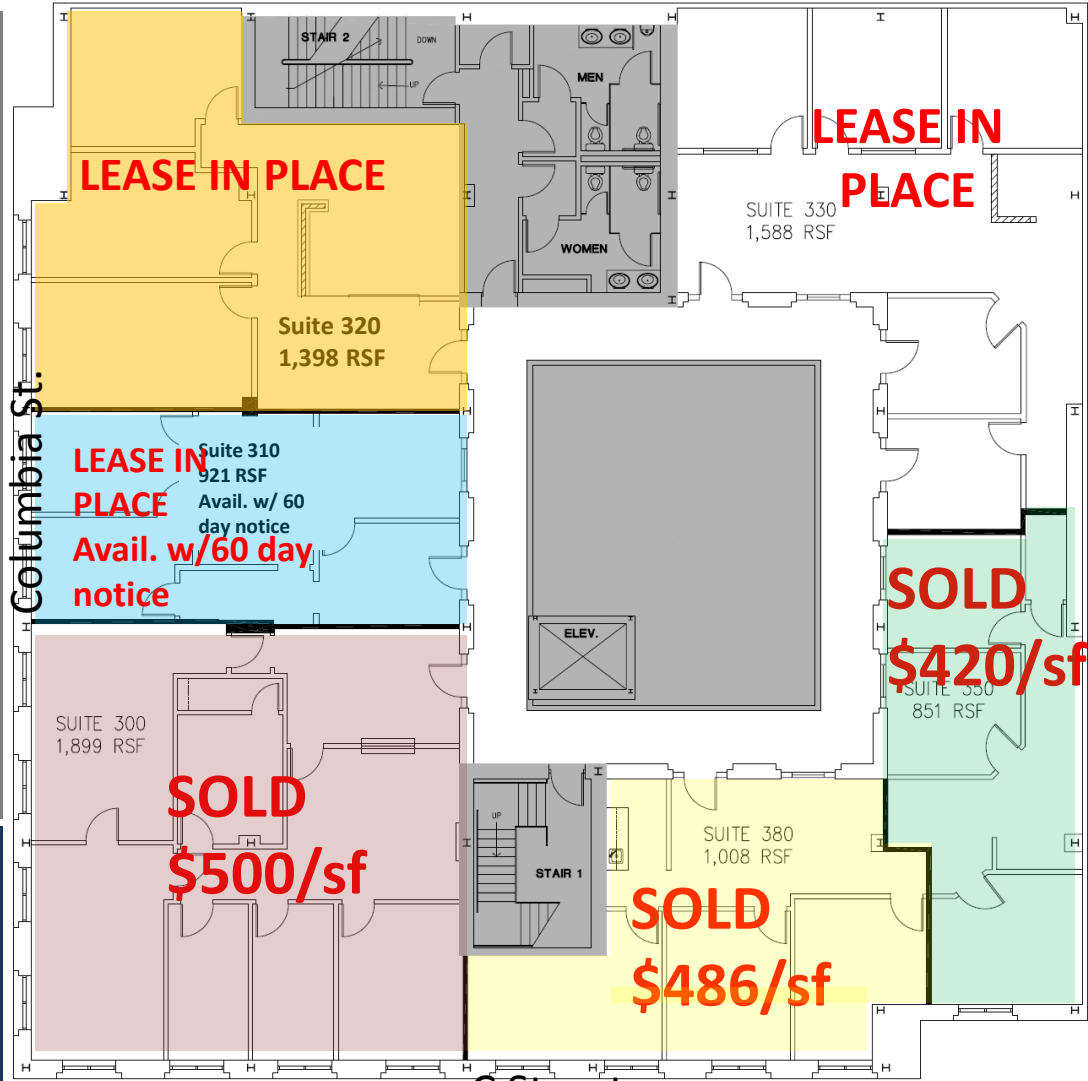
Suite 330
 1,588 RSF
 \$555,800
 \$350/SF

Suite 300
 1,899 RSF
 \$589,900
 \$458/SF

Suite 300
 1,898 RSF
 \$522,165
 \$518/SF

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*Common Areas shaded gray

C Street

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4th FLOOR AS BUILTS

COLUMBIA COURT

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

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

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

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

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LEASE IN PLACE