

# DOWNTOWN

# OFFICE / RETAIL SUITES FOR SALE



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

~~8~~ 11 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

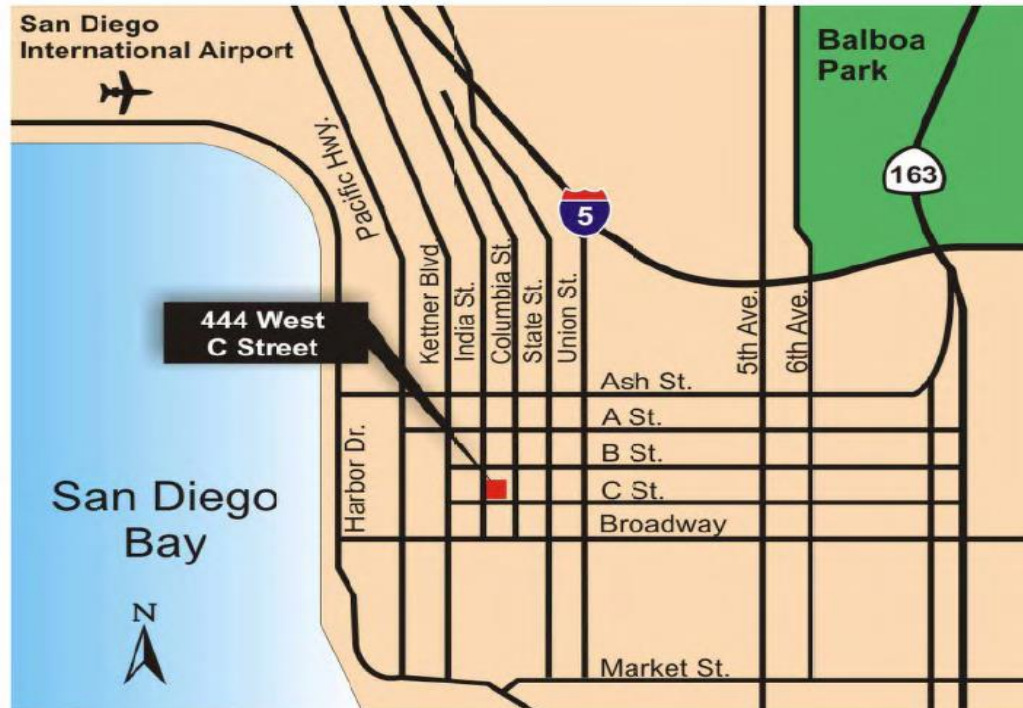


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## LEGEND

- ★ 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

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

# COLUMBIA COURT

## Suite 100

369 RSF

\$147,600

\$400/SF

## Suite 120

952 RSF

\$342,720

\$385/SF

## Suite 140

1,049 RSF

\$418,551

\$399/SF

## Suite 180

1,803 RSF

Lease in Place

Contact for

Details

## Suite 185

865 RSF

\$506,025

\$585/SF

## Suite 190

959 RSF

\$561,015

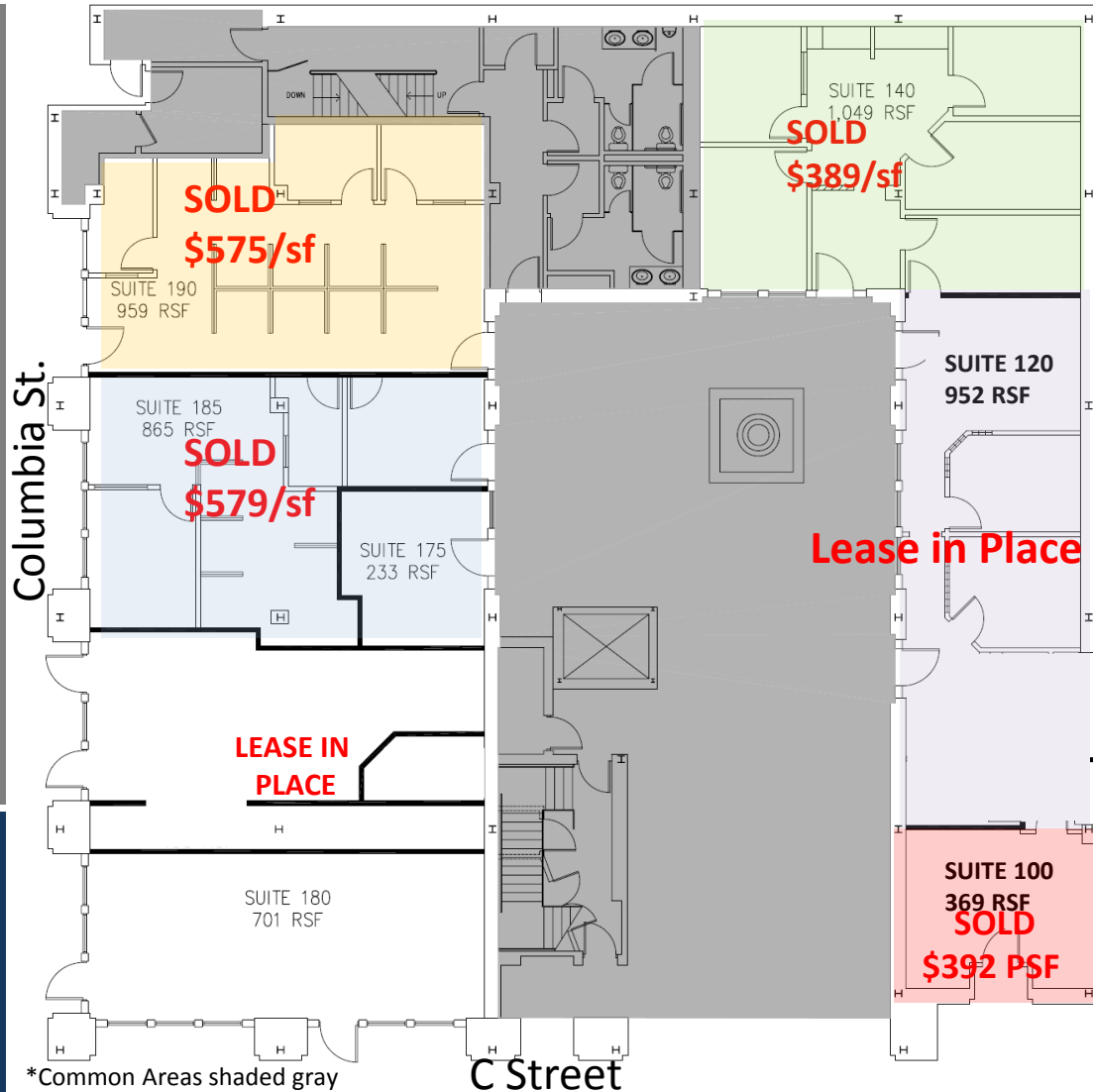
\$585/SF

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# 2nd FLOOR AS BUILT

# COLUMBIA COURT

**Suite 200**  
731 RSF  
\$272,354  
\$518/SF

**Suite 202**  
1,431 RSF  
\$1,107,793  
\$503/SF

**Suite 210**  
1,471 RSF  
\$529,560  
\$425/SF  
Call for Details

**Suite 220**  
902 RSF  
\$28,500  
\$380/SF  
Call for Details

**Suite 230**  
1,166 RSF  
\$332,310  
\$360/SF

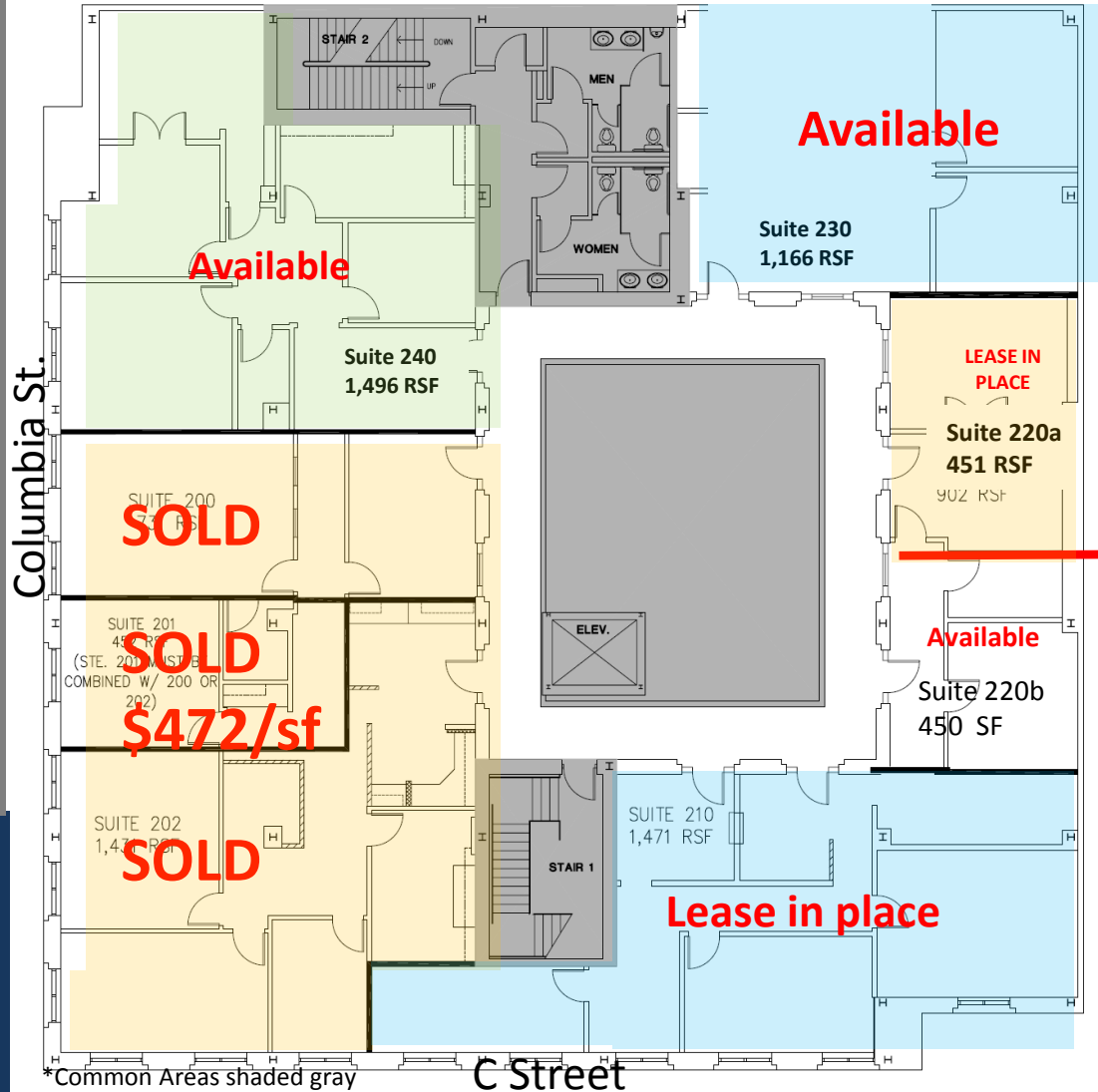
**Suite 240**  
1,496 RSF  
\$561,000  
\$430/SF

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**SOLD**

**LEASE IN PLACE**



\*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

**Suite 320**  
 1,398 RSF  
 \$524,350  
 \$430/SF  
 Avail with  
 30 days notice

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

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

Avail with  
 30 days notice

**Suite 330**  
 1588 RSF  
 \$579,620  
 \$365/SF

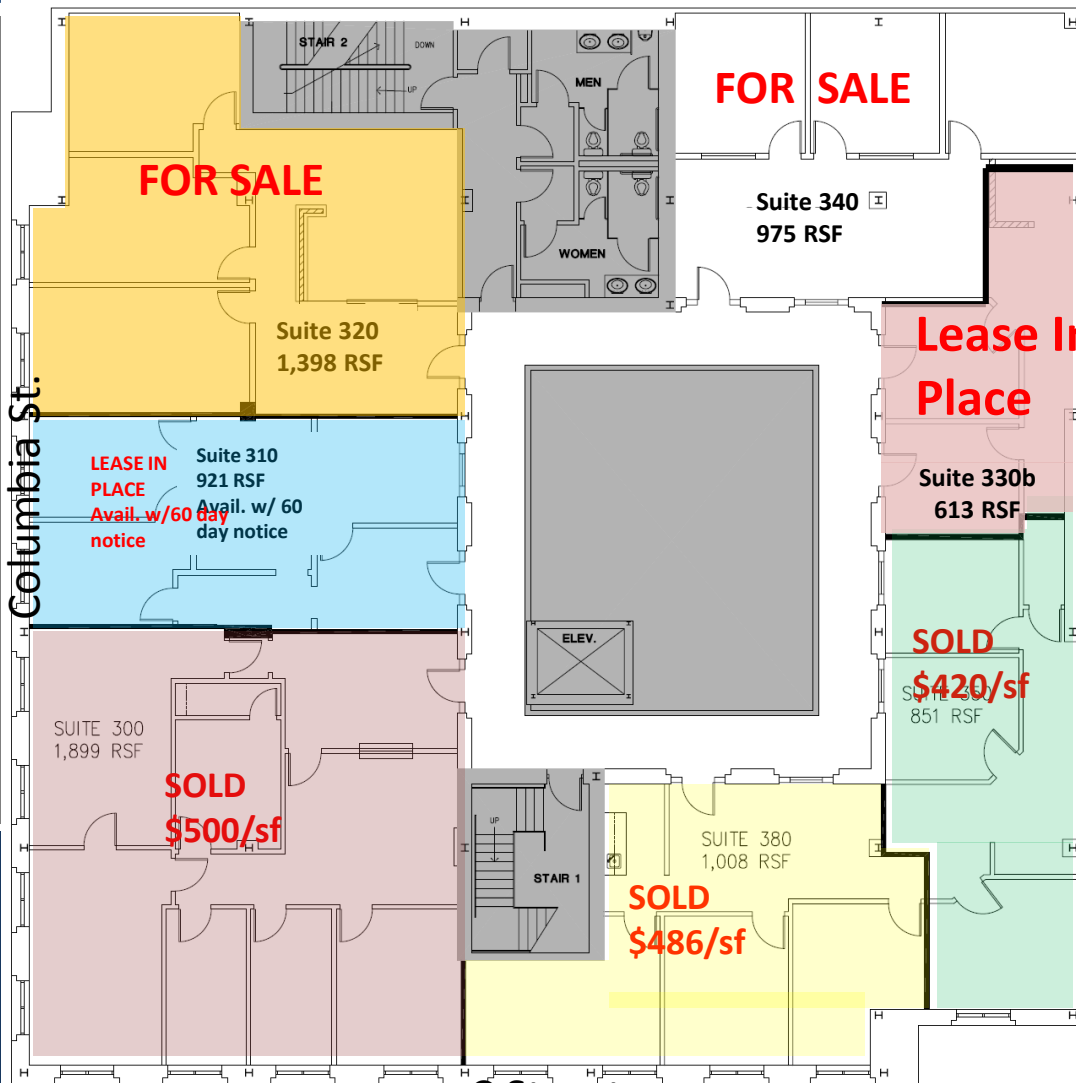
**SOLD**  
**Suite 330**  
 1,008 RSF  
 \$522,165  
 \$518/SF

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\*Common Areas shaded gray

C Street

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

# COLUMBIA COURT

**Suite 405**  
923 RSF  
\$387,660  
\$420/SF

**Suite 410**  
1,348  
\$579,640  
\$430/SF

**Suite 420**  
1,137 RSF  
\$415,005  
\$365/SF

**Suite 400**  
1983 RSF  
2,041 RSF  
\$877,630  
\$430/SF

For more information contact:

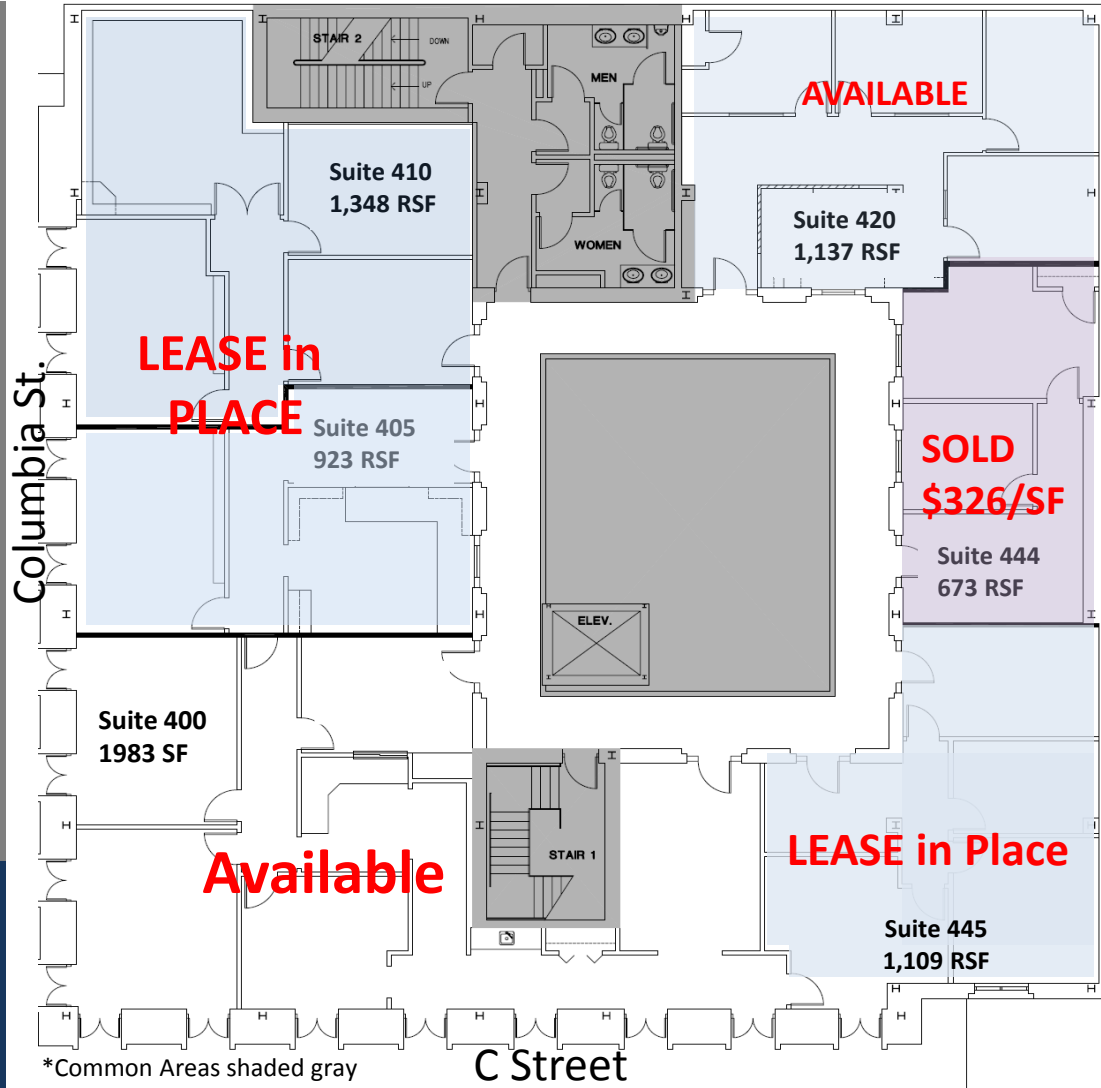
**Mike Demko**

858-232-3141

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**Suite 444**  
673 RSF  
\$220,000

**Suite 445**  
1,109 RSF  
\$426,965  
\$385/SF



\*Common Areas shaded gray

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