DUHS
COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

SITE SOURCE
RETAIL BROKER NETWORK

For Lease

4502 Cass Street, San Diego, CA 92109

Creative Office Space at
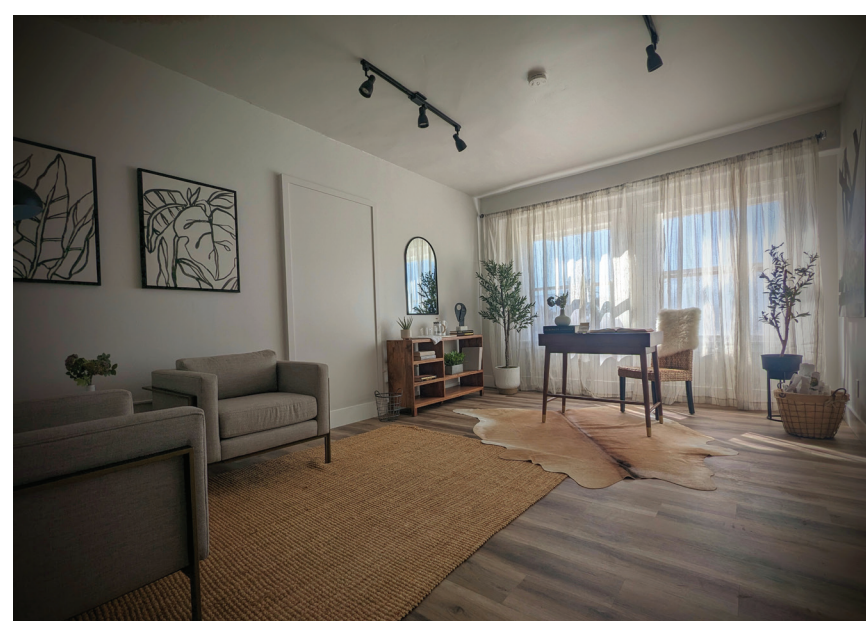## *Historic Dunaway Building*

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Interior Photos

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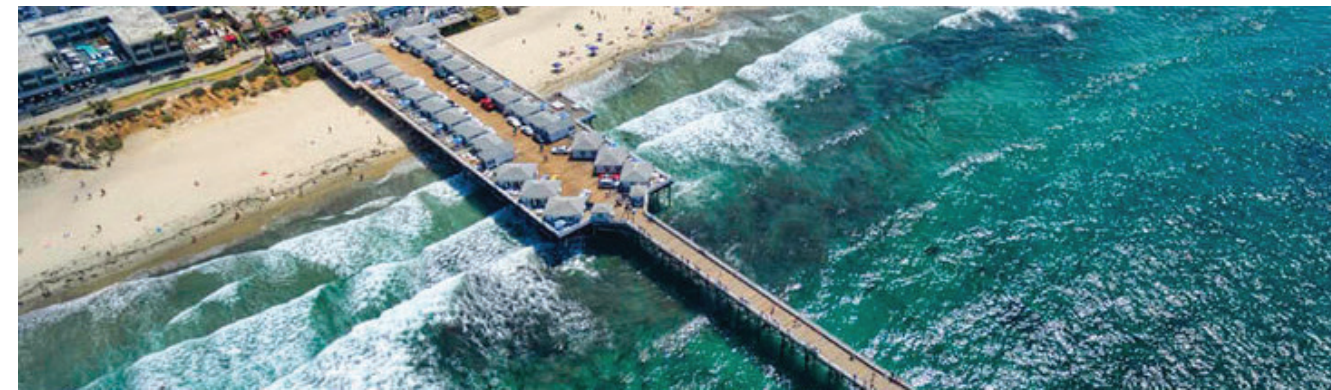913.735.7211 | Rick@DuhsCommercial.com

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- Newly renovated 2nd floor creative office space with abundant natural light
- Recent improvements: new laminate flooring, new paint and wallpaper, new skylights, renovated restroom, and new keypad installed at entry doorway
- Flexible floors plans: ±265 SF to 2,554 SF
- A few blocks from the beach and Crystal Pier
- Within walking distance to many retailers, coffee shops, and restaurants

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Highlights

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Rick Wu
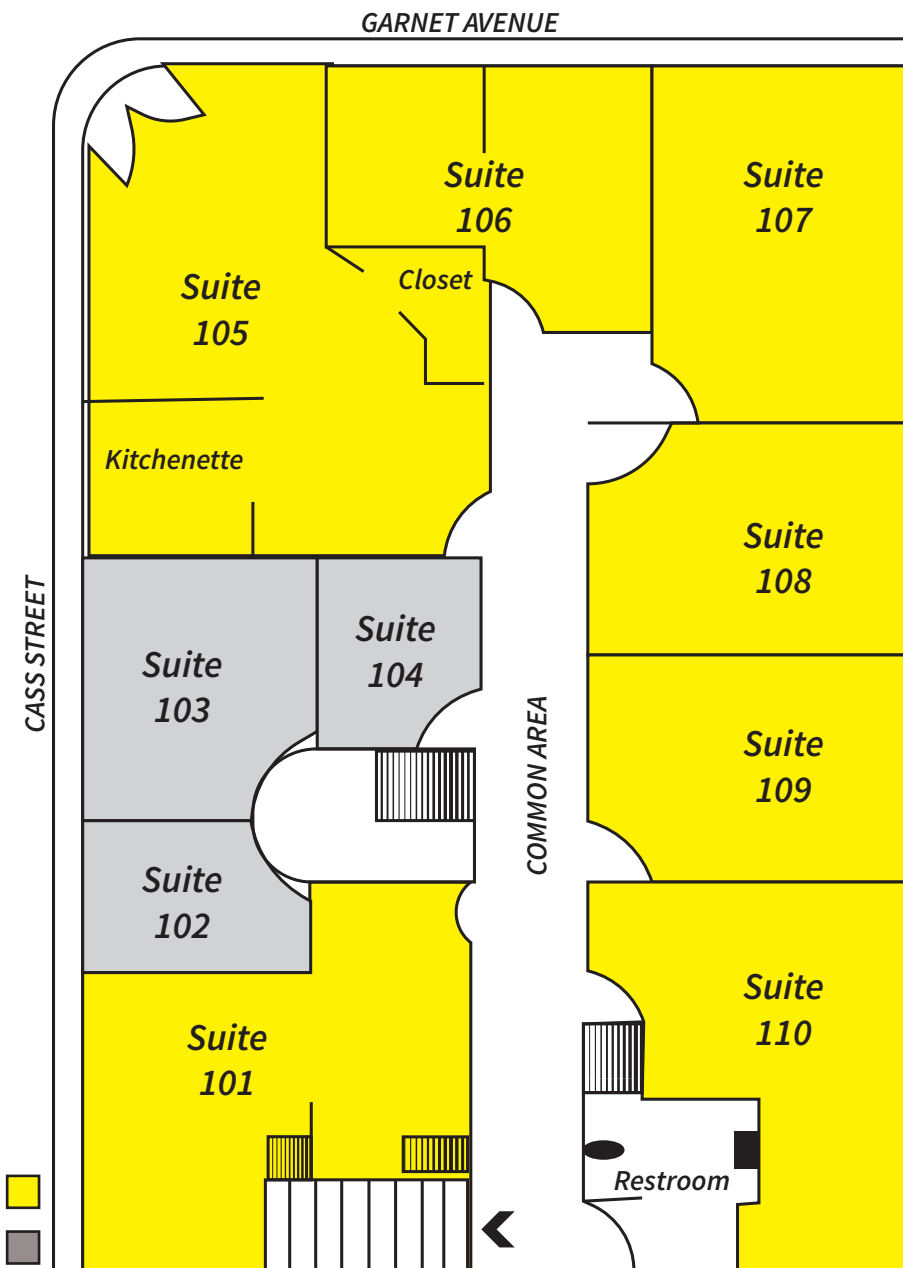Vice President | CA License: 014955421
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Suite	Total Rentable	Interior Actual	Core Factor
Suite 101 (14%)	418	339	79
Suite 102 (5%)	151	123	28
Suite 103 (8%)	255	210	45
Suite 104 (4%)	112	90	22
Suite 105 (20%)	626	513	113
Suite 106 (9%)	265	215	50
Suite 107 (12%)	360	293	67
Suite 108 (9%)	272	222	50
Suite 109 (9%)	271	221	50
Suite 110 (11%)	342	281	61
COMMON AREA			565 SQ.SF
TOTAL AREA			3,072 SQ.SF

CASS STREET

Suite 105

Suite 106

Suite 107

Closet

Kitchenette

Suite 103

Suite 104

Suite 108

COMMON AREA

Suite 102

Suite 109

Suite 101

Suite 110

Restroom

Available

Leased

Floor Plans

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