



610

WEST ASH
AT LITTLE ITALY

THE
eset[®]
BUILDING

· LOCATION ·

Ideally situated in the vibrant urban mixed use neighborhood of Little Italy, 610 West Ash is the premier location for business success.

View the website at WWW.610WESTASH.COM



· LOCAL AMENITIES ·



Steps to Coaster & Trolley

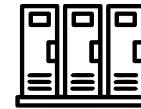


Short walk to restaurants, bars, retail & museums



Walk Score of 98/100

· PROPERTY HIGHLIGHTS ·



Shower, locker and changing facilities on-site



Complimentary bike sharing program & secured bike locker



Excellent parking: 2 per 1,000 sf



· TRAVEL TIMES ·

TRAIN STATION

4 Min.



GASLAMP

5 Min.



AIRPORT

5 Min.



CORONADO

10 Min.



UTC

20 Min.



DEL MAR

25 Min.

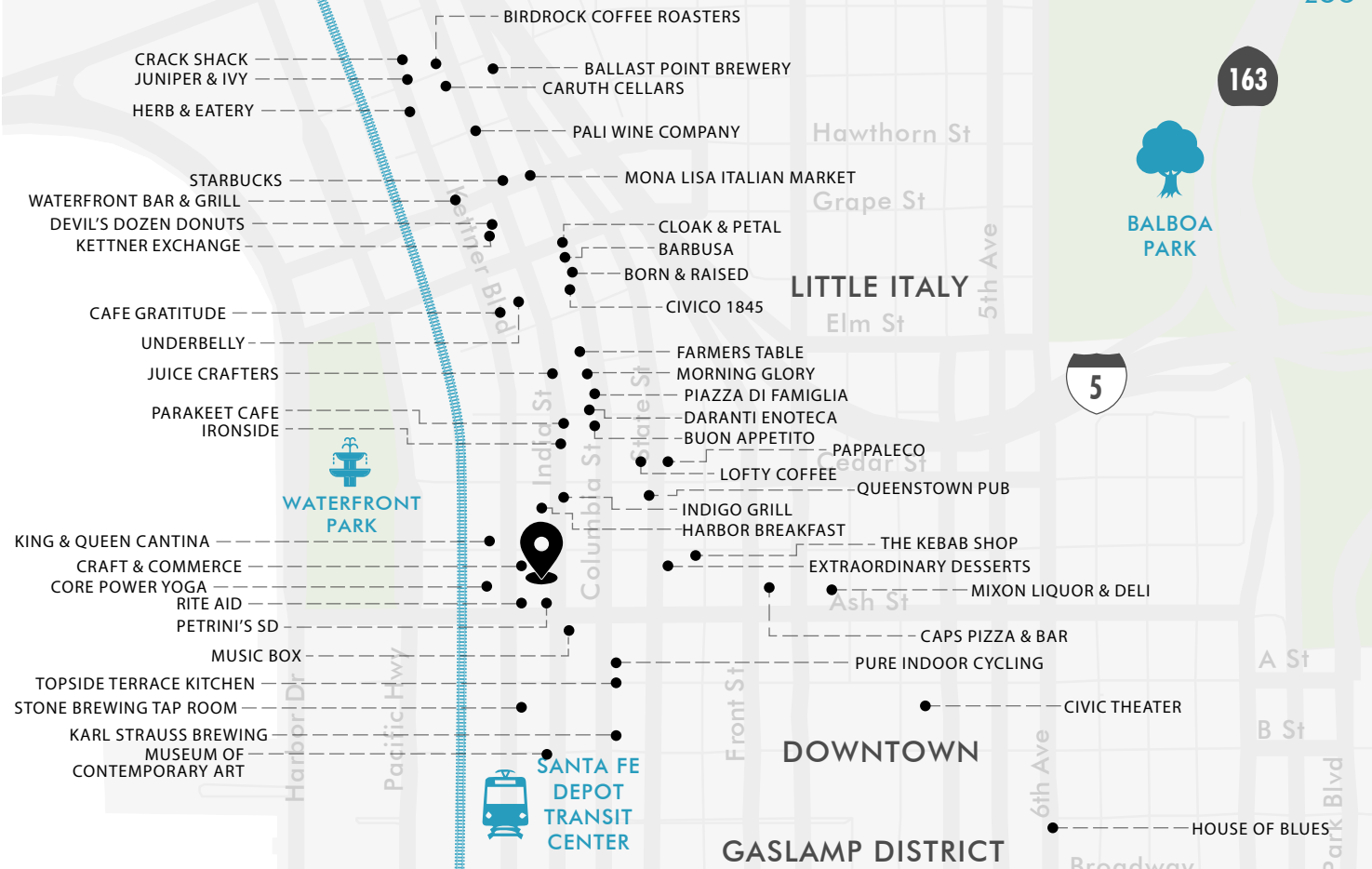


ENCINITAS

45 Min.



 SAN DIEGO INT'L AIRPORT



163

· RECENT RENOVATIONS ·



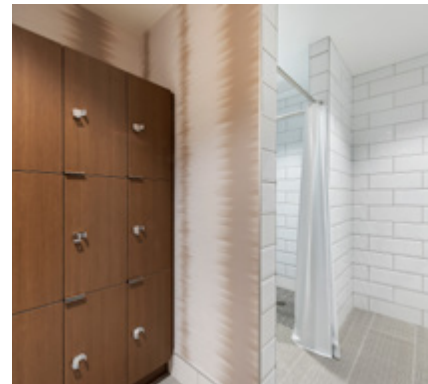
Fresh, modern first floor lobby



New shower, locker & changing room facilities



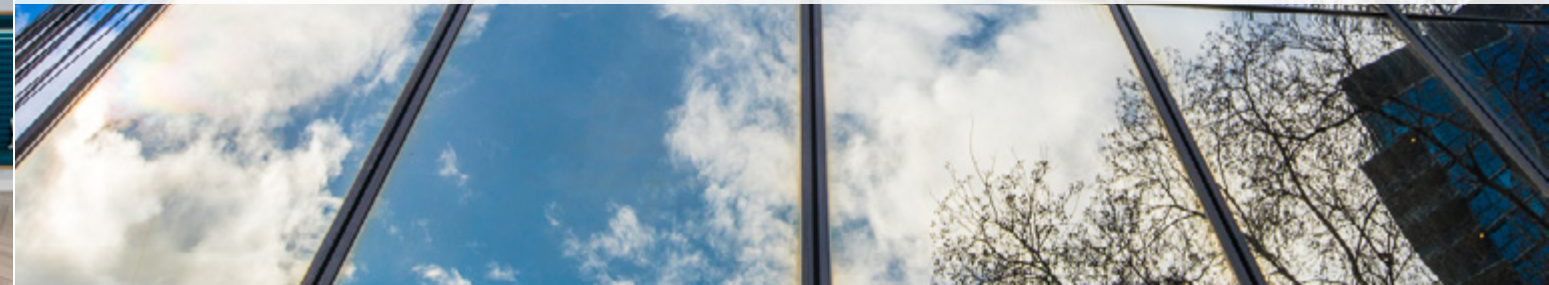
Expansive tenant lounge area



Gemini Rosemont Commercial Real Estate is a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For nearly 30 years, Gemini Rosemont has applied a hands-on asset management approach by our best-in-class property management professionals to recognize and respond to our tenant's changing needs in real time. Exceeding our tenant's expectations is mission critical for both our on-site and off-site teams.

For more information, please visit www.GeminiRosemont.com.





AVAILABILITIES

View the website at WWW.610WESTASH.COM

Suite	RSF	Virtual Tour	Description
703	2,217		Available Now.
801	5,689		Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area.
905	2,462		Available Now.
1101**	5,916		Bay views. Large open area and perimeter private offices.
1104**	2,875		3 interior offices, large open area and open kitchen.
1503	2,308		New spec suite. 2 private offices along the window, conference room, kitchenette/break area and open area.

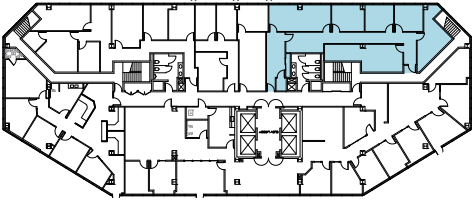
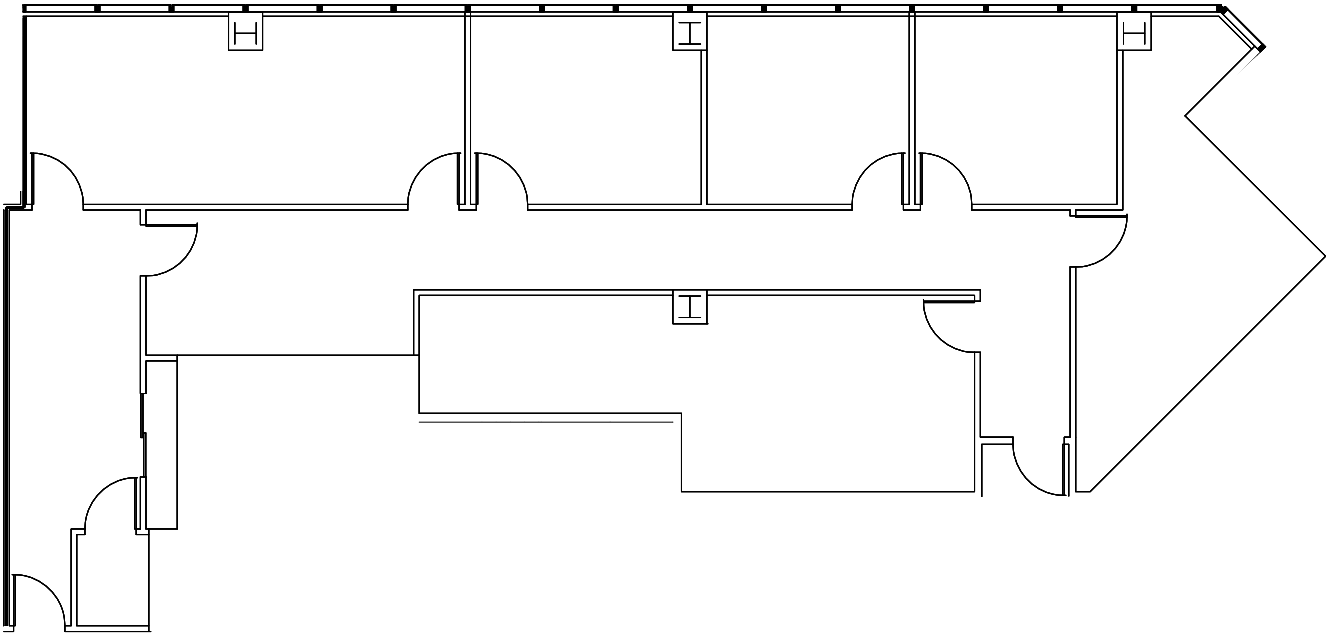
***Suites 1101 & 1104 are contiguous for up to 8,791 SF*



SUITE 703
(AS-BUILT)

RSF: 2,217
RATE: Negotiable

DESCRIPTION:
Available now

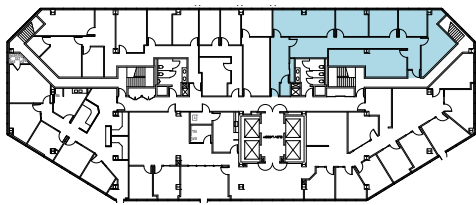
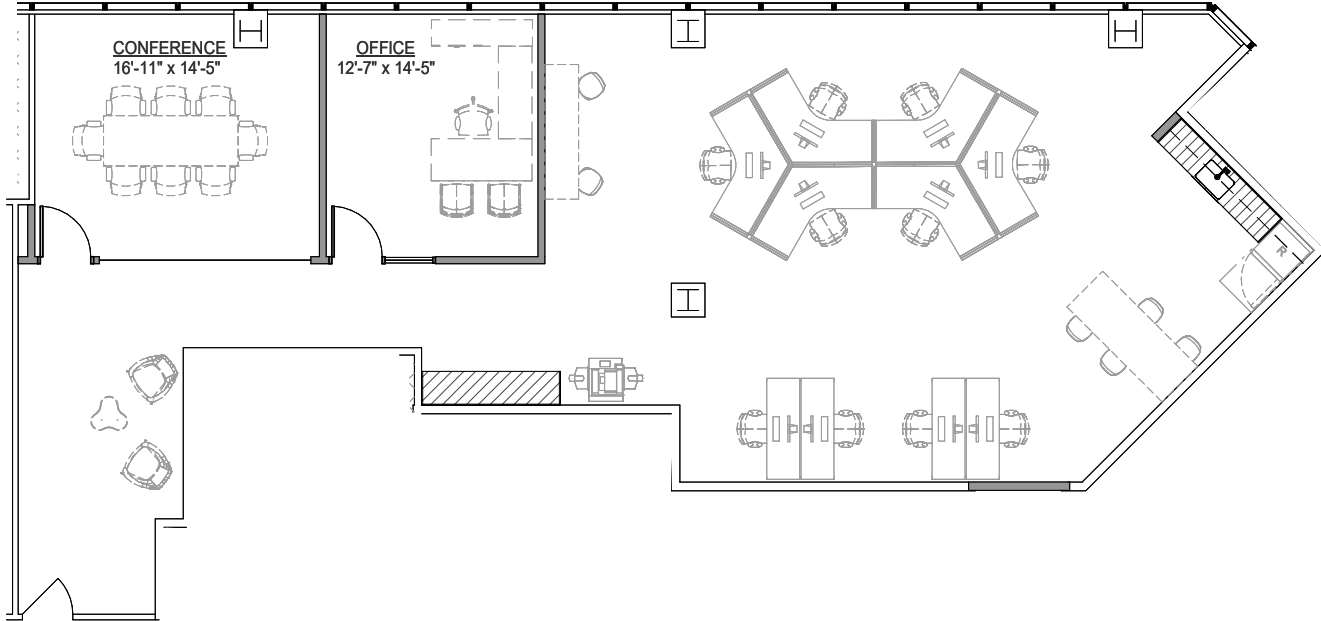




SUITE 703 (HYPOTHETICAL)

RSF: 2,217
RATE: Negotiable

DESCRIPTION:
Available now

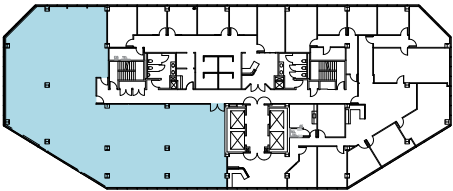
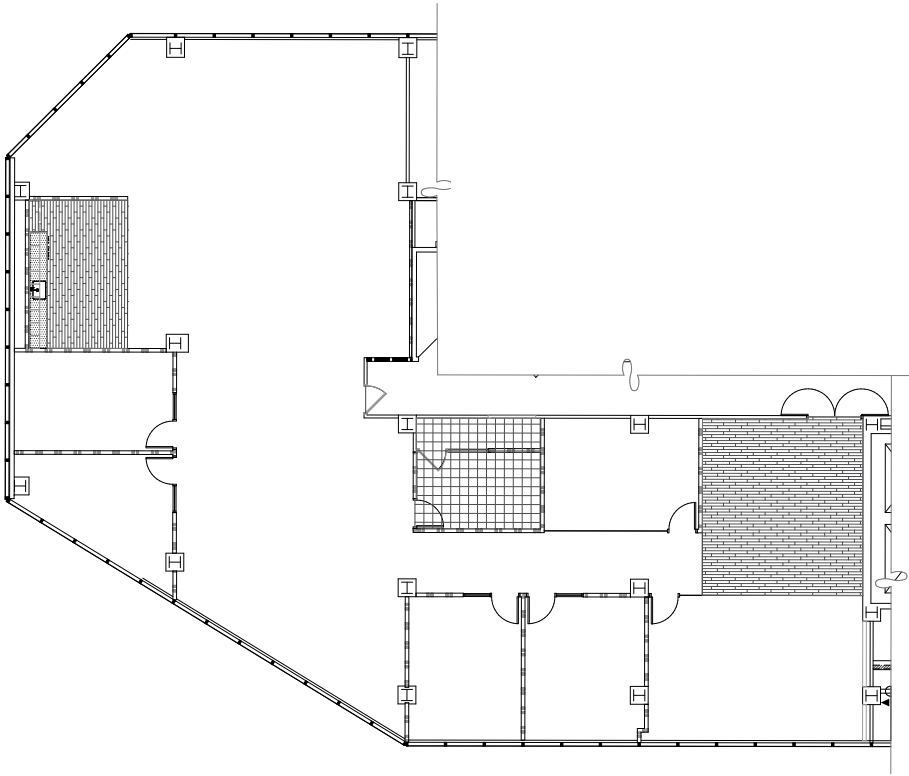




SUITE 801 (AS-BUILT)

RSF: 5,689
RATE: Negotiable

DESCRIPTION:
Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area.



VIRTUAL TOUR

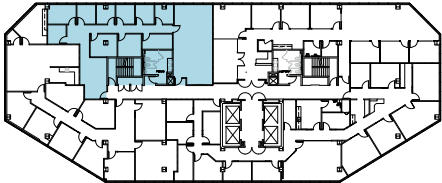
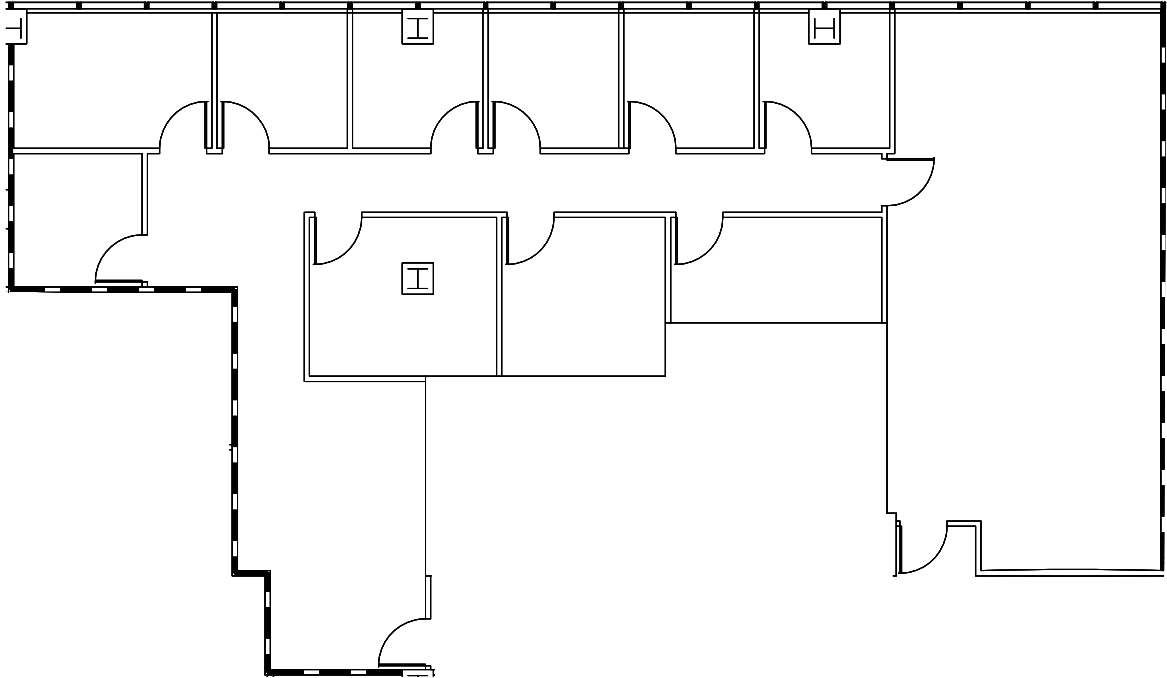




SUITE 905 (AS-BUILT)

RSF: 2,462
RATE: Negotiable

DESCRIPTION:
Available now

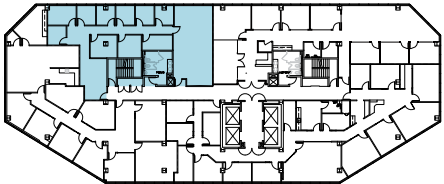
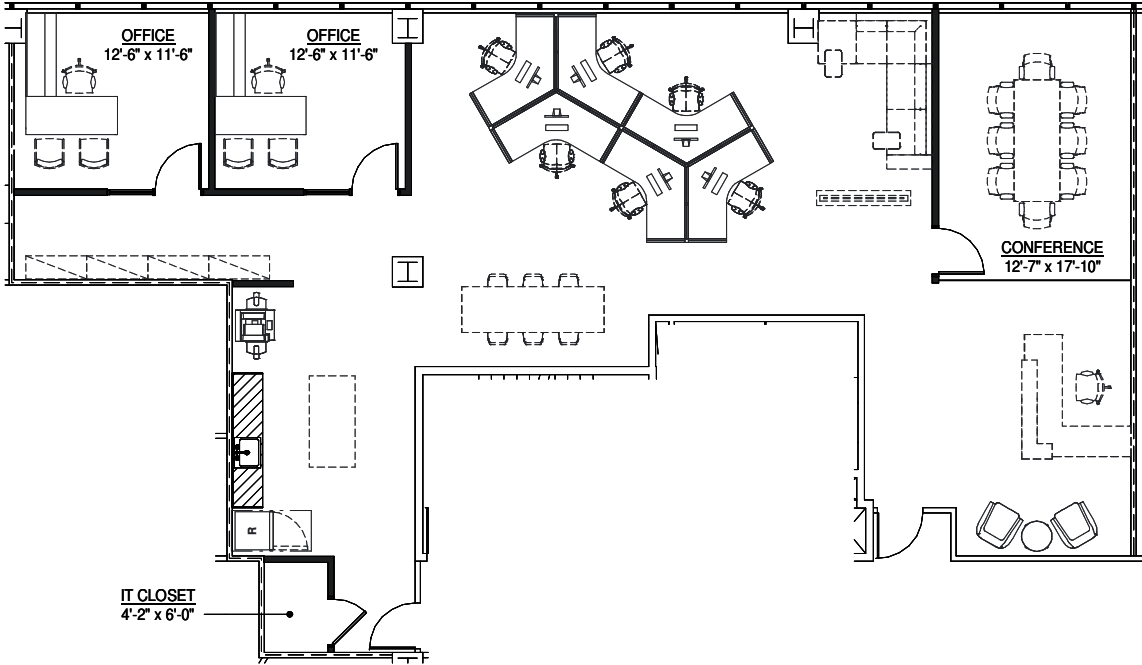




SUITE 905 (HYPOTHETICAL)

RSF: 2,462
RATE: Negotiable

DESCRIPTION:
Available now



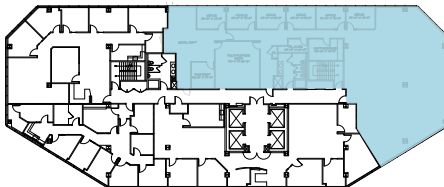
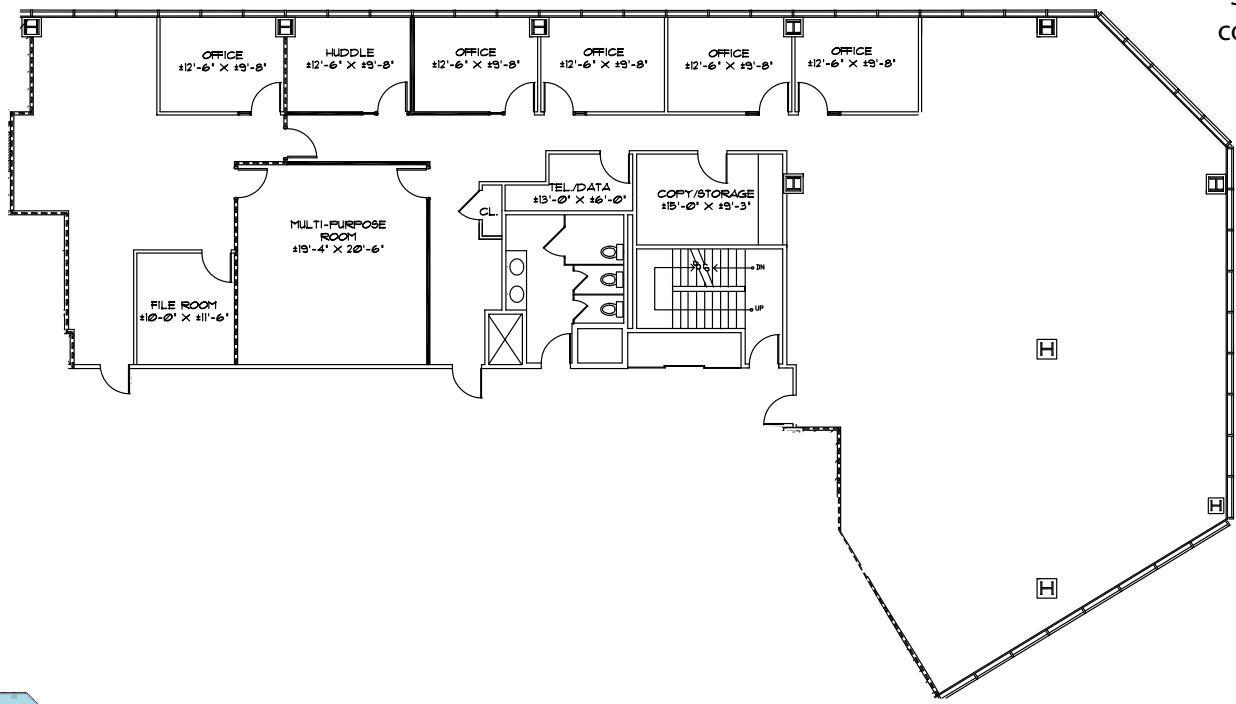


SUITE 1101
(AS-BUILT)

RSF: 5,916
RATE: Negotiable

DESCRIPTION:
Vacant. Bay views. Large open area and perimeter private offices.

*Suites 1101 & 1104 are contiguous for up to 8,791 SF.



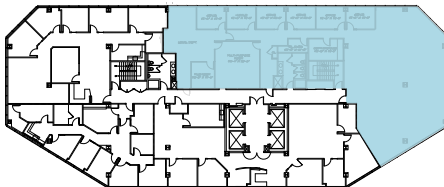
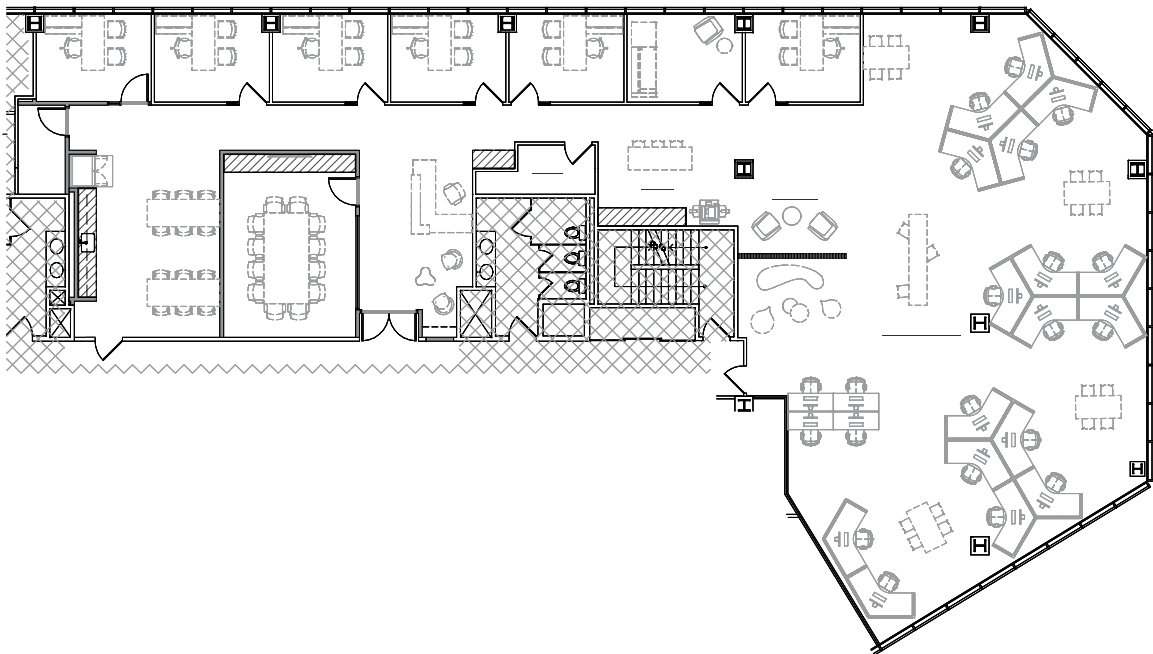


SUITE 1101 (HYPOTHETICAL)

RSF: 5,916
RATE: Negotiable

DESCRIPTION:
Vacant. Bay views. Large open area and perimeter private offices.

*Suites 1101 & 1104 are contiguous for up to 8,791 SF.



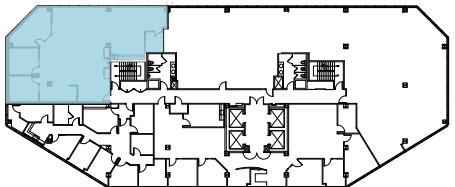
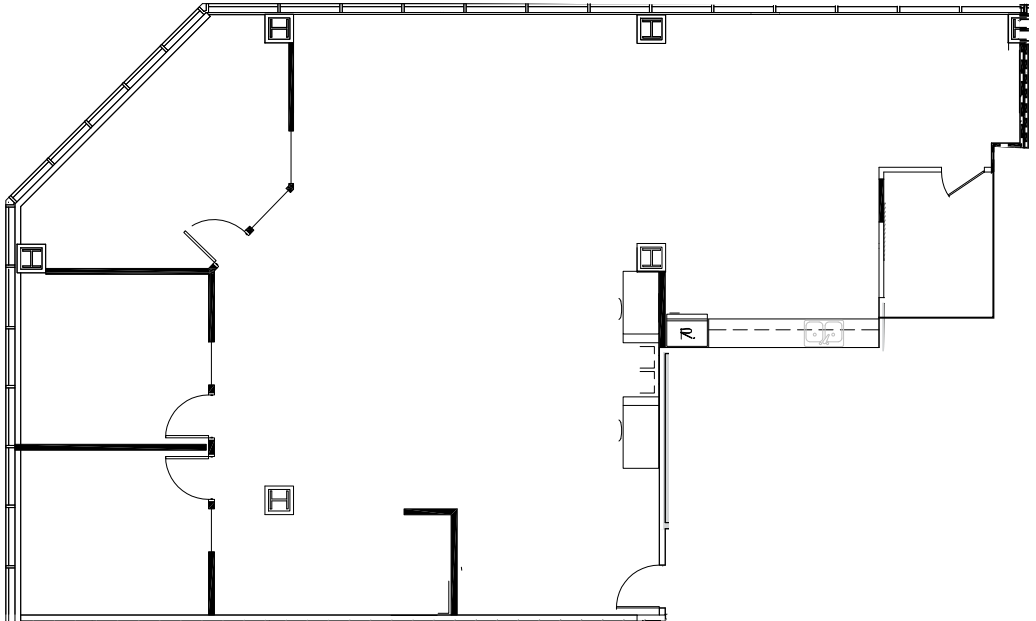


SUITE 1104 (AS-BUILT)

RSF: 2,875
RATE: Negotiable

DESCRIPTION:
Vacant. 3 interior offices, large open area and open kitchen.

*Suites 1101 & 1104 are contiguous for up to 8,791 SF.



VIRTUAL TOUR

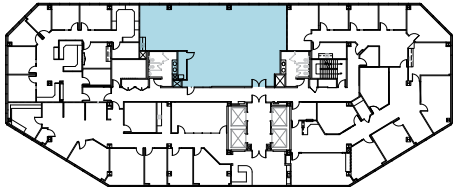
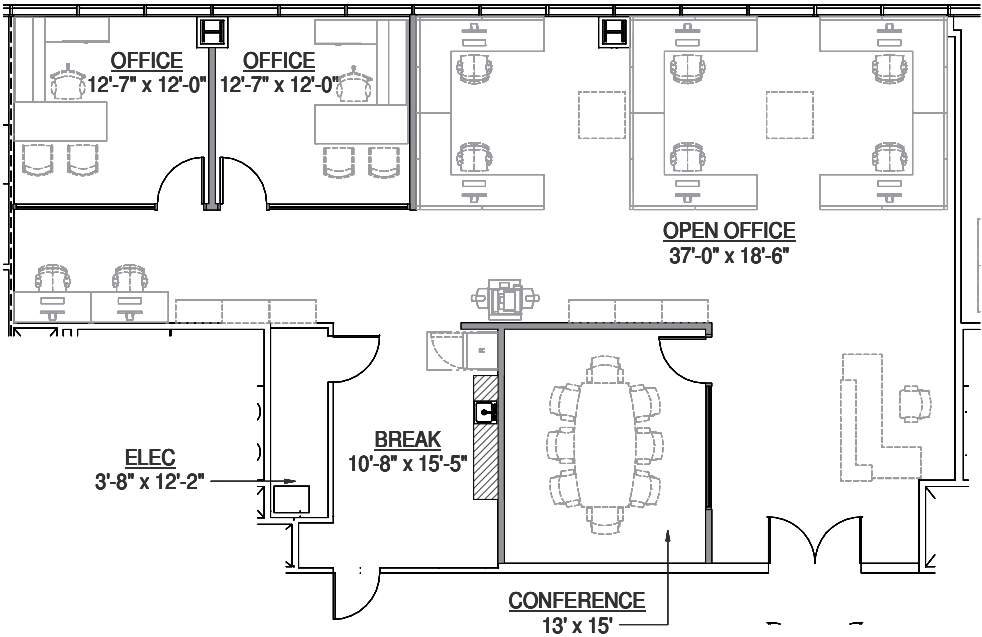




SUITE 1503 (AS-BUILT)

RSF: 2,308
RATE: Negotiable

DESCRIPTION:
New spec suite.
2 private offices along the window, conference room, kitchenette/break area and open area.



VIRTUAL TOUR



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