



EMERALD PLAZA

It's Good For Business.





SAN DIEGO'S PREMIER MIXED-USE OFFICE ENVIRONMENT

Emerald Plaza is an incredible 30 story office tower and 27 story hotel connected by a 100 foot glass atrium. It is San Diego's only mixed-use business center comprising office, hotel, retail and restaurant space. Simply put, these iconic towers offer more on-site amenities and services than any other office building in San Diego, including:

- Attached to the 4-Diamond Westin Hotel
- Adjacent to multiple courthouses
- On-site conference rooms for large (50+) and small gatherings
- On-site management
- Shared amenities including in-suite food service
- Private outdoor patios with spectacular views (select suites)

EMERALD PLAZA AVAILABILITIES

SUITE	RSF	ASKING RATE	VIEW	DESCRIPTION
400	18,038	Negotiable	360	Call to Show. Full floor opportunity with 3 outdoor, private patios. Interconnecting stairwell that can provide an additional full floor totaling 36,974 RSF.
500	18,936	Negotiable	360	Call to Show. Full floor opportunity. Interconnecting stairwell that can provide additional full floor totaling 36,974 RSF.
740	4,506	Negotiable	South & East	Shell condition.
920	2,254	\$2.00/SF	South	Law firm buildout that includes 5 window-lined offices, conference room and a small kitchenette.
1040	2,008	Negotiable	West	Currently in 2nd generation condition. Hypothetical spec suite to include reception, 3 private offices, 1 conference room, break room, and workstations.
1150	4,107	Negotiable	North	Efficient layout with double-door entry off elevator lobby, conference room and open area.
1250	1,394 - 3,214	\$2.00/SF	South	2nd generation space with 5 private window-lined offices, conference room and break area.
1320	1,637	Negotiable	North	<i>Available 9/1/2026.</i> Former spec suite with 4 private window-lined offices and a break room.
1340	3,992	Negotiable	South	Currently being used as a conferencing center with break room and assembly area. Divisible.
1430	7,515	Negotiable	South & West	Shell space. Divisible to 2,000 RSF with ocean views.
1550	9,892	Negotiable	South & East	Deposition build out with production room. Divisible to 2,000 RSF.
1750	2,175	\$2.00/SF	South & East	Spec suite. Move in ready space with server room, kitchen, 1 private window-lined office, conference room and open area.
1820	1,791	Negotiable	South	Former spec suite with 3 perimeter private offices, conference room, and break room.
1950	5,216	Negotiable	South & West	<i>Available 12/1/2026.</i> Former law firm spec suite with reception, private offices along the windowline, conference rooms, storage room, and break room.
2200	11,031	Negotiable	360	<i>Available 2/1/2028.</i> Full floor opportunity with panoramic 360-degree views, private elevator lobby, and efficient law firm buildout.



SUITE 400

RSF: 18,038

RATE: Negotiable

DESCRIPTION:

Call to Show. Full floor opportunity with 3 outdoor, private patios. Interconnecting stairwell that can provide an additional full floor totaling 36,974 RSF.

Patio 1

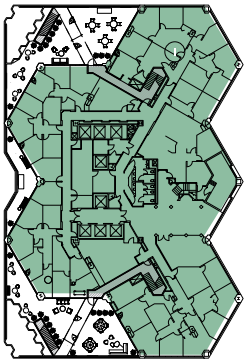
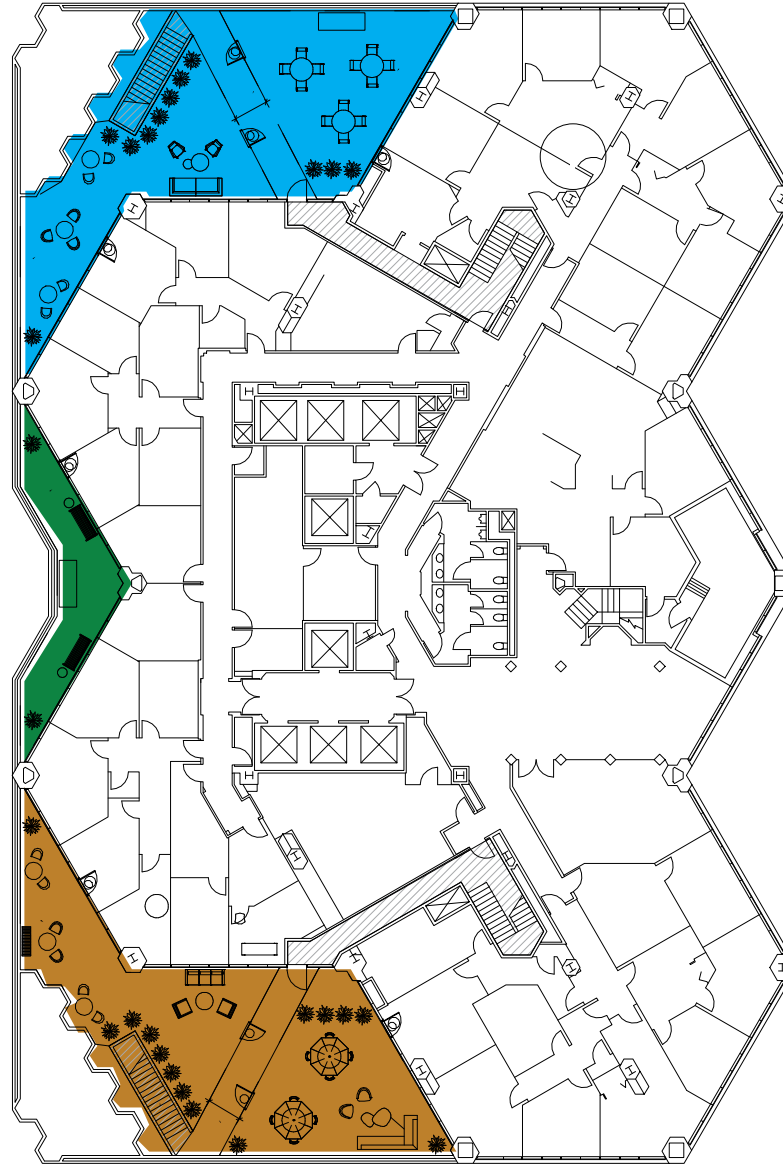
- Approximately 1,578 SF
- Approximately 94 occupants

Patio 2

- Approximately 742 SF
- Approximately 34 occupants

Patio 3

- Approximately 1,582 SF
- Approximately 94 occupants





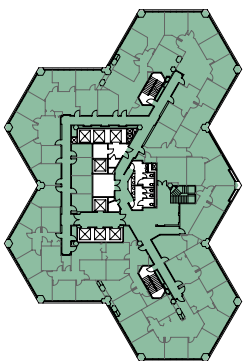
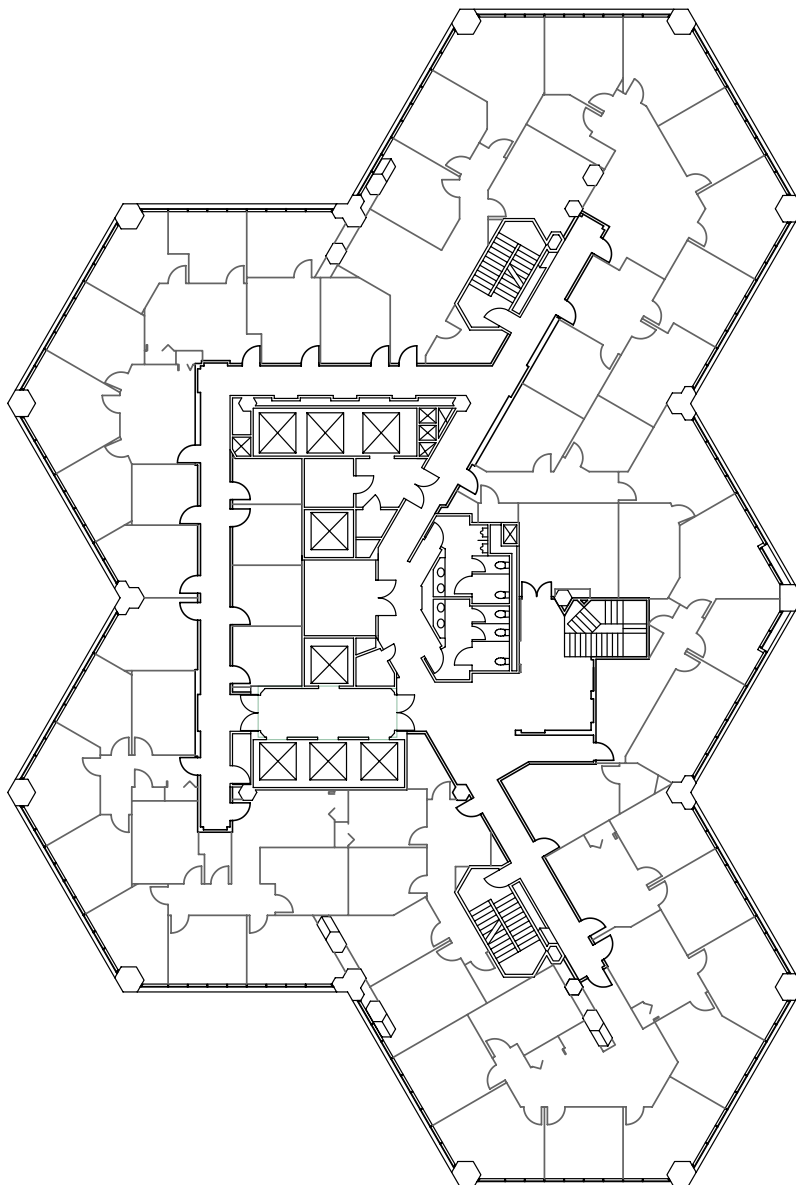
SUITE 500

RSF: 18,936

RATE: Negotiable

DESCRIPTION:

Call to Show. Interconnecting stairwell that can provide additional full floor totaling 36,974 RSF.





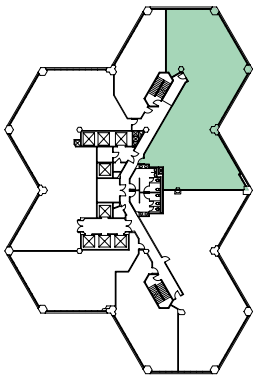
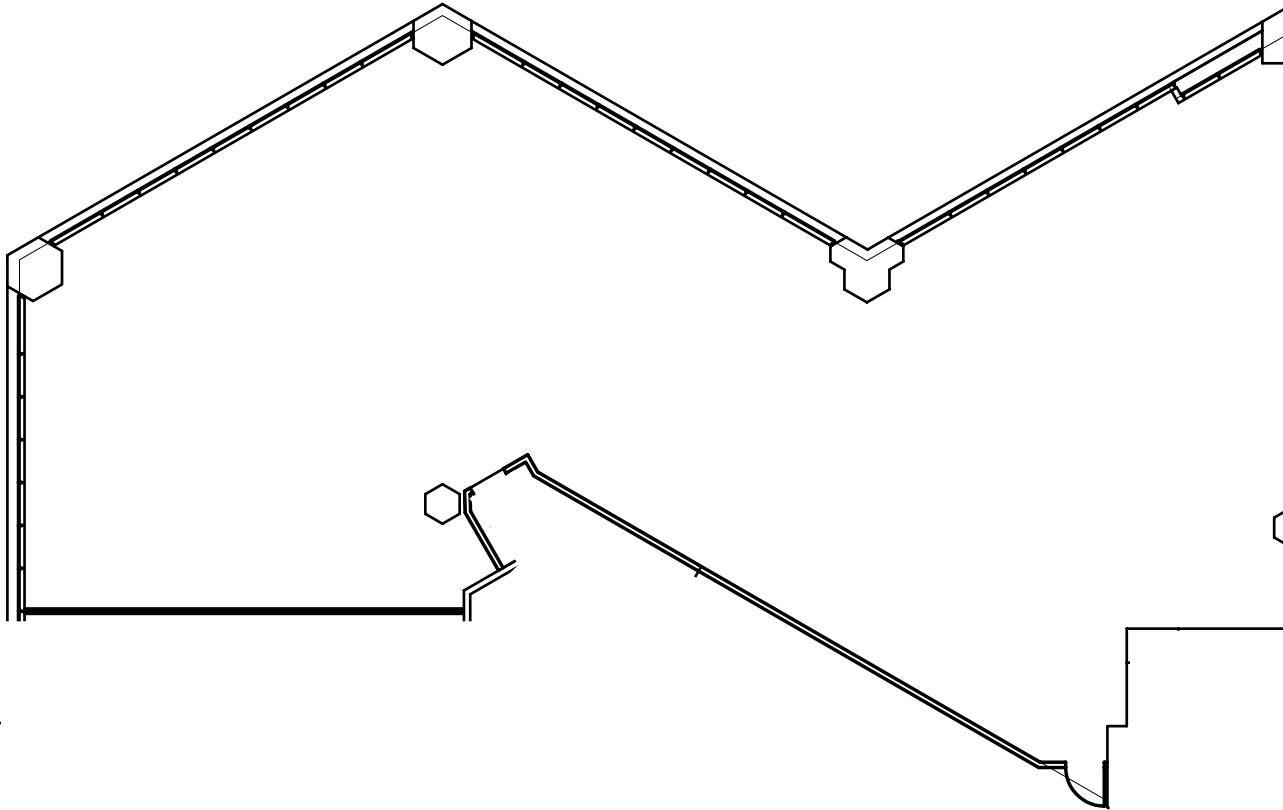
SUITE 740

RSF: 4,506

RATE: Negotiable

DESCRIPTION:

Shell condition.





SUITE 920

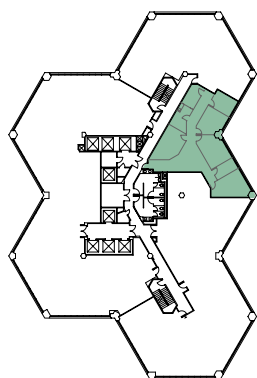
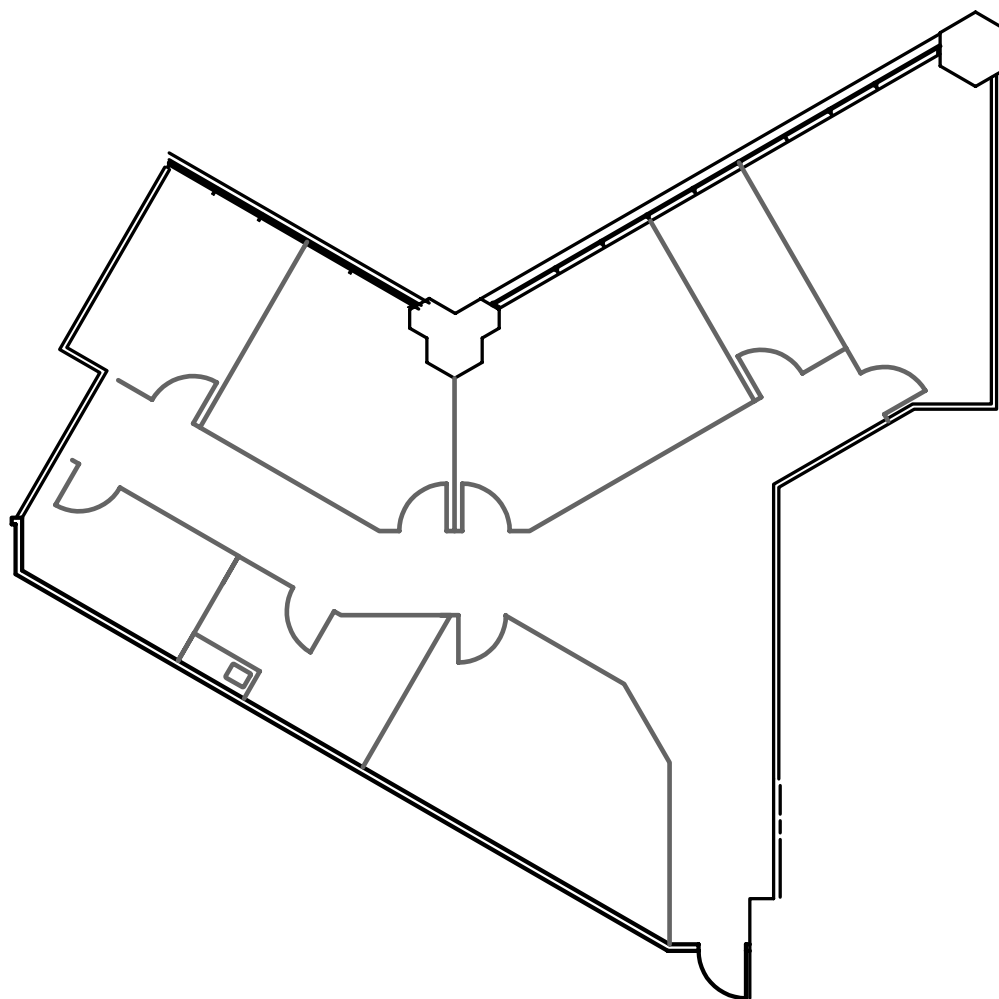
RSF: 2,254

RATE: **\$2.00/RSF**

DESCRIPTION:

Law firm buildout that includes 5 window-lined offices, conference room and a small kitchenette.

VIRTUAL TOUR:



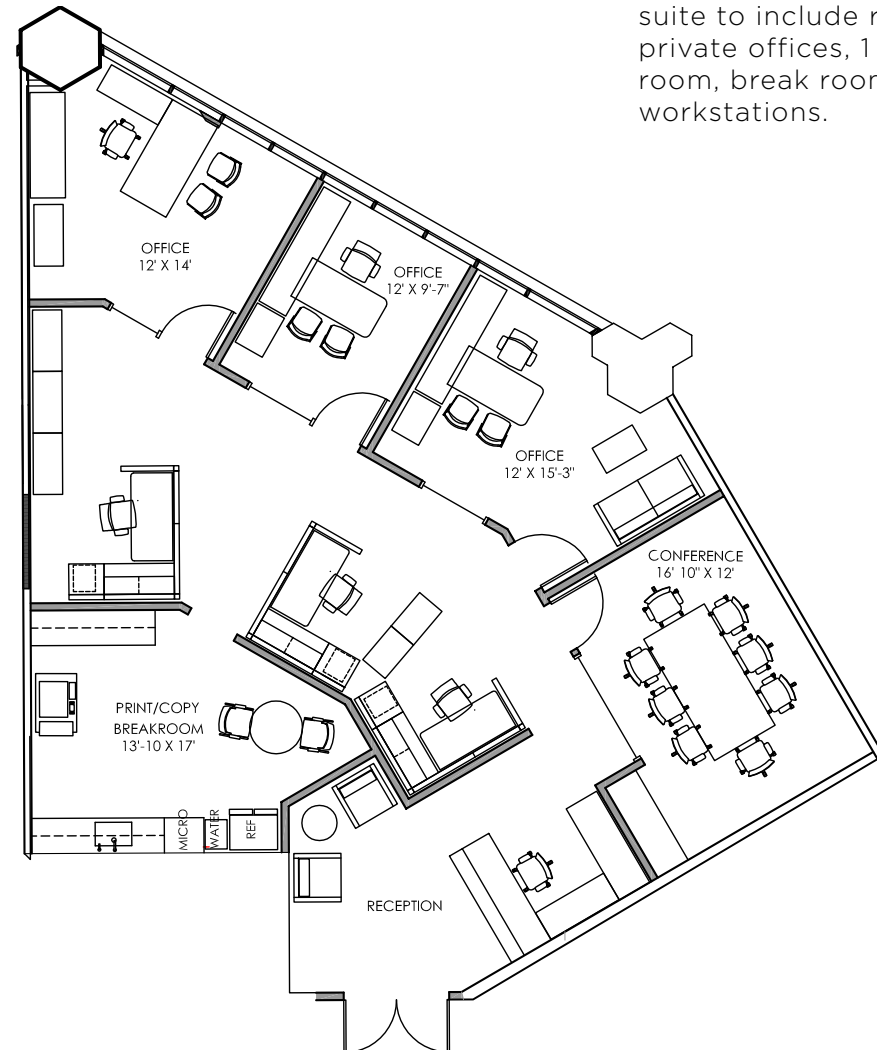
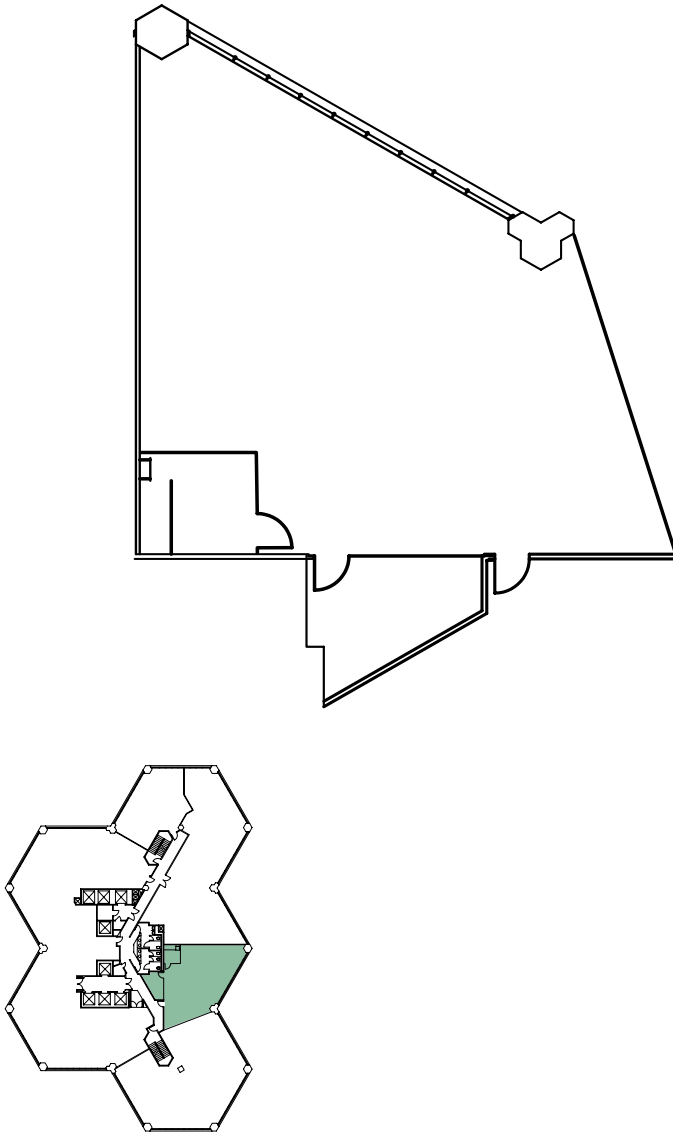
SUITE 1040

RSF: 2,008

RATE: Negotiable

DESCRIPTION:

Currently in 2nd generation condition. Hypothetical spec suite to include reception, 3 private offices, 1 conference room, break room, and workstations.



HYPOTHETICAL PLAN



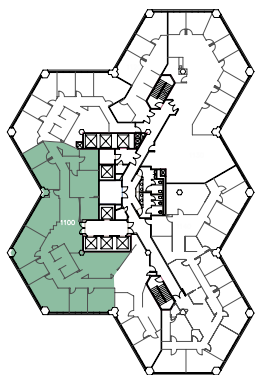
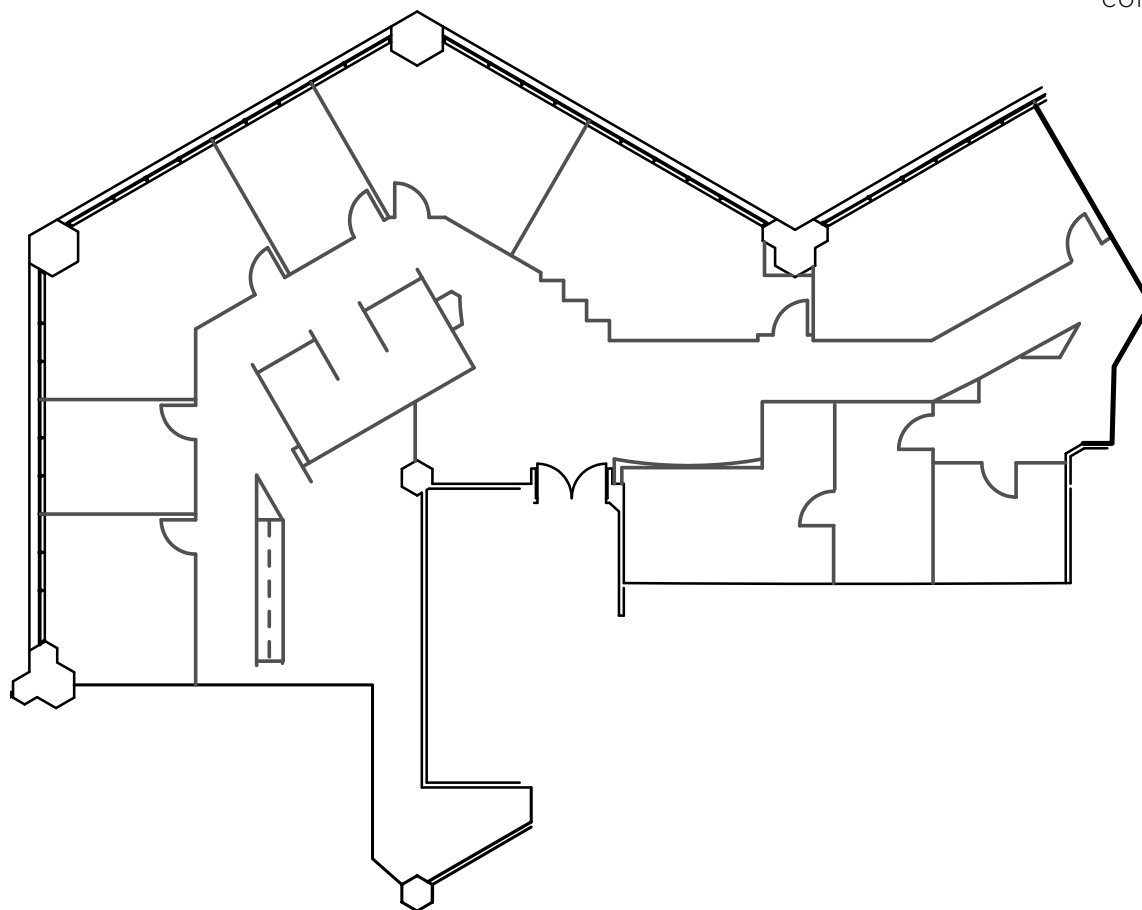
SUITE 1150

RSF: 4,107

RATE: Negotiable

DESCRIPTION:

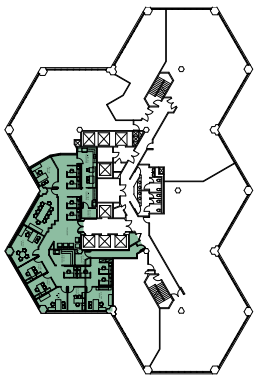
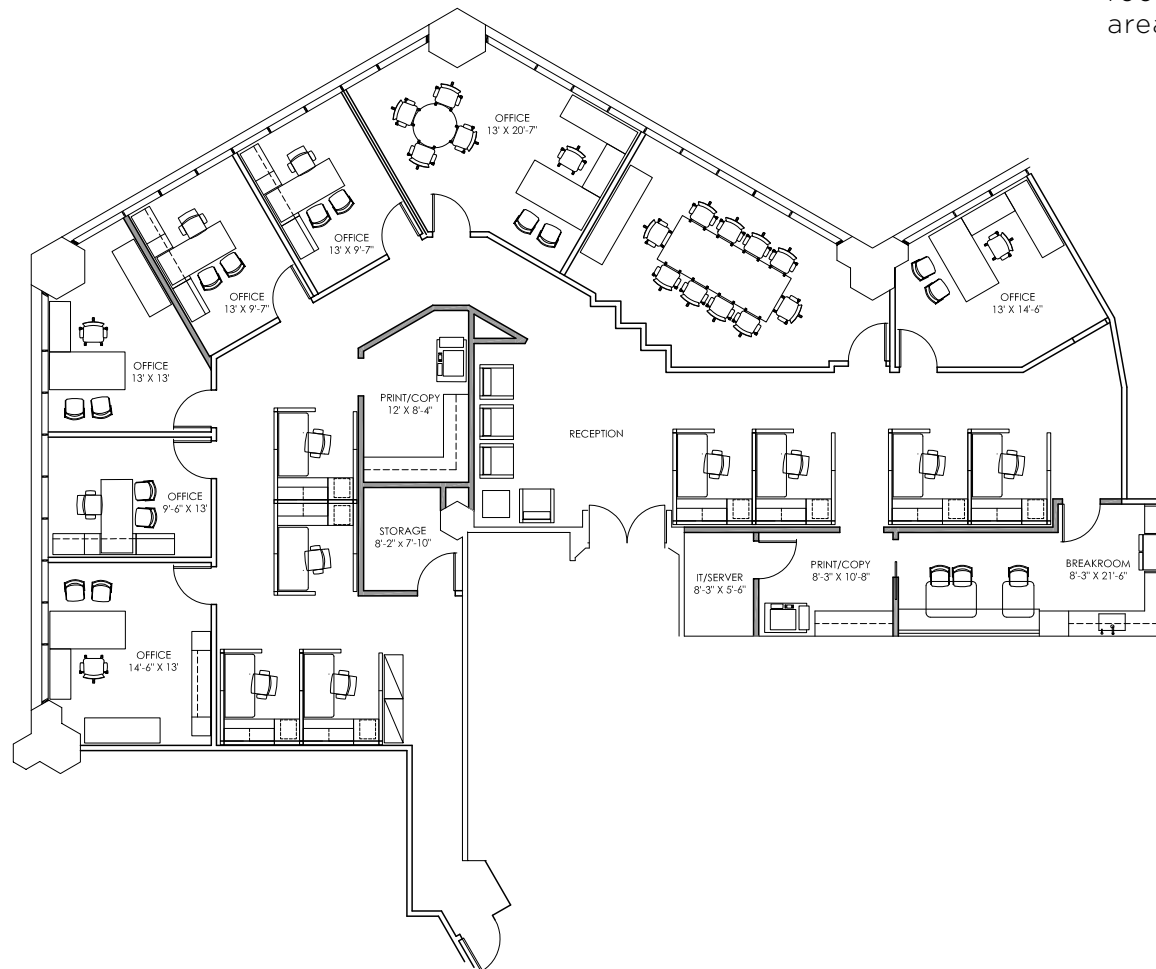
Efficient layout with double-door entry off elevator lobby, conference room and open area.



RSF: 4,107
RATE: Negotiable

HYPOTHETICAL SPEC SUITE PLAN

DESCRIPTION:
Hypothetical spec suite with 7 private offices, conference room, break room, reception area, and private workstations.



SUITE 1250

RSF: 1,394 - 3,214

RATE: **\$2.00/RSF**

DESCRIPTION:

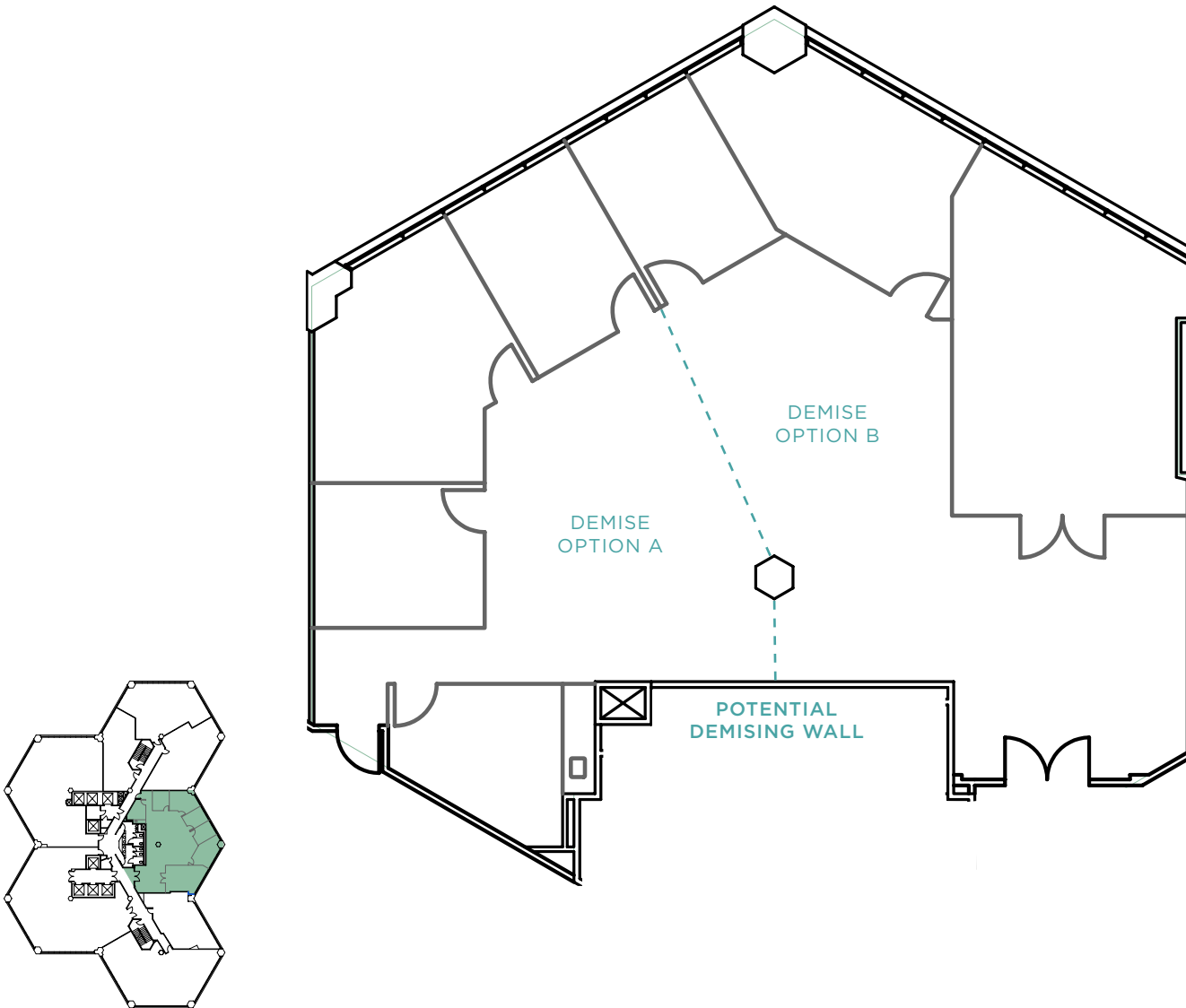
2nd generation space with 5 private window-lined offices, conference room and break area.

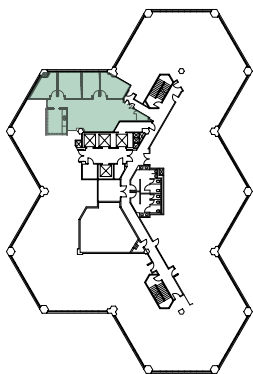
VIRTUAL TOUR:



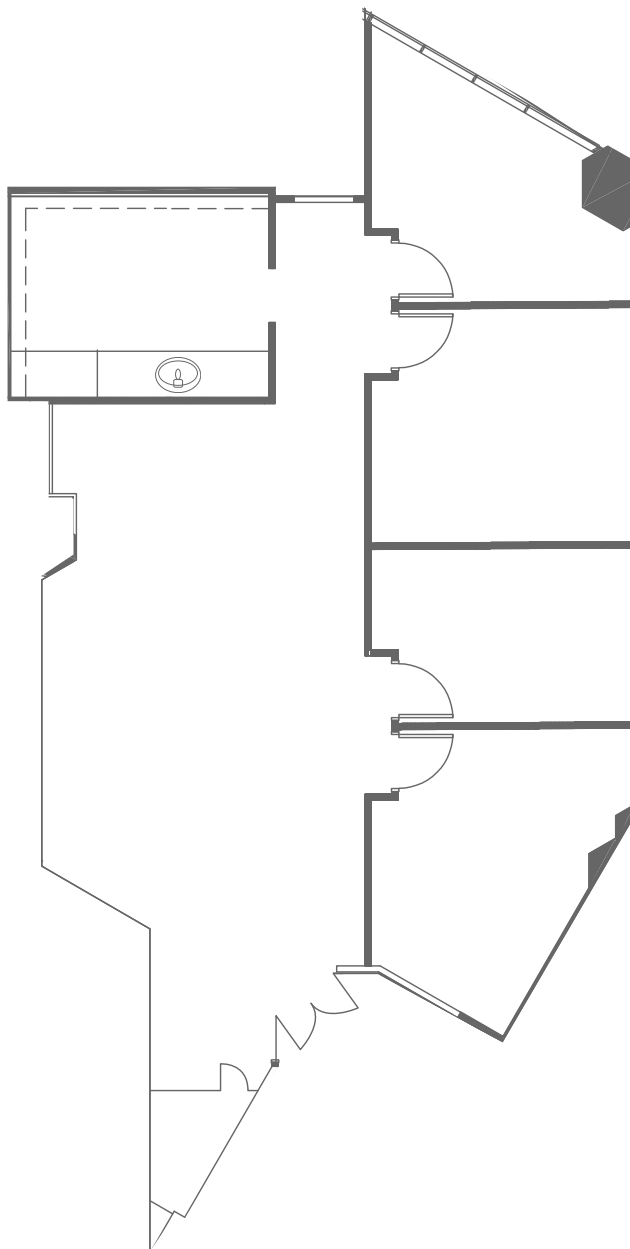
DEMISE OPTION A
1,394 RSF

DEMISE OPTION B
1,820 RSF





402 W. BROADWAY



SUITE 1320

RSF: 1,637

RATE: Negotiable

DESCRIPTION:

Available 9/1/2026. Former spec suite with 4 private window-lined offices and a break room.



CBRE

SUITE 1340

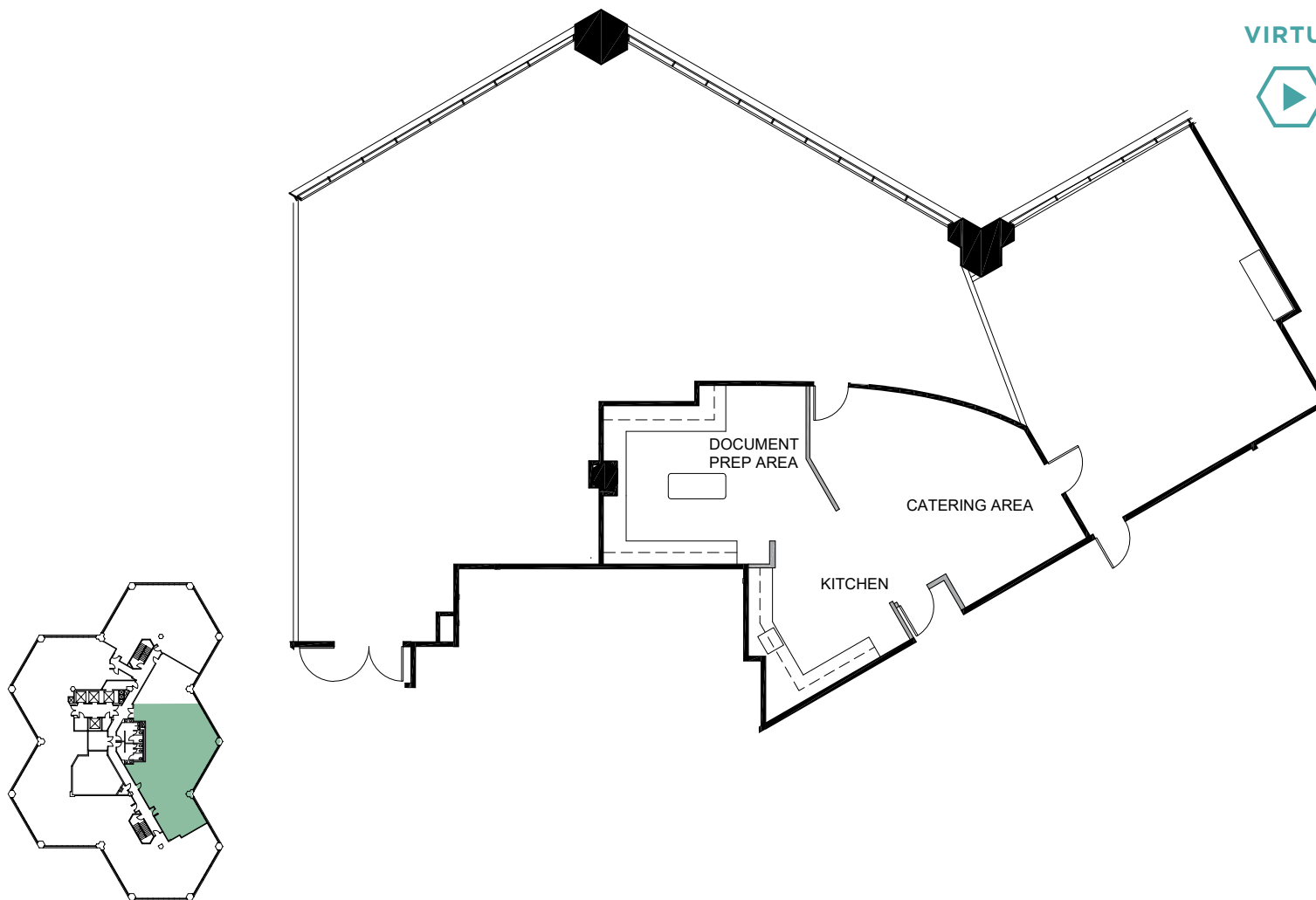
RSF: 3,992

RATE: Negotiable

DESCRIPTION:

Currently being used as a conferencing center with break room and assembly area. Divisible.

VIRTUAL TOUR:





SUITE 1430

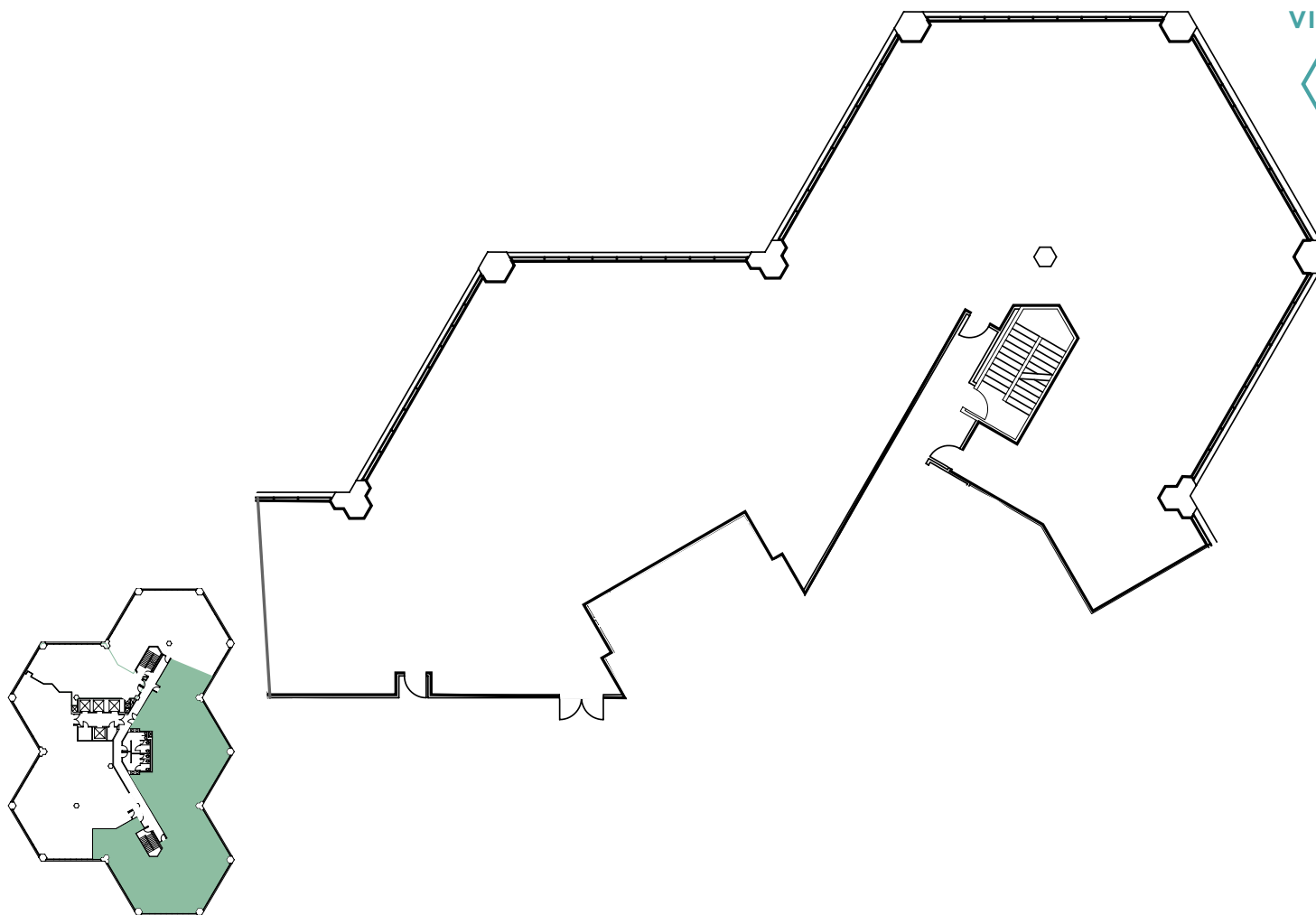
RSF: 7,515

RATE: Negotiable

DESCRIPTION:

Shell space. Divisible to 2,000 RSF with ocean views.

VIRTUAL TOUR:





SUITE 1550

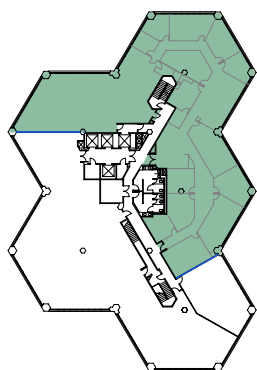
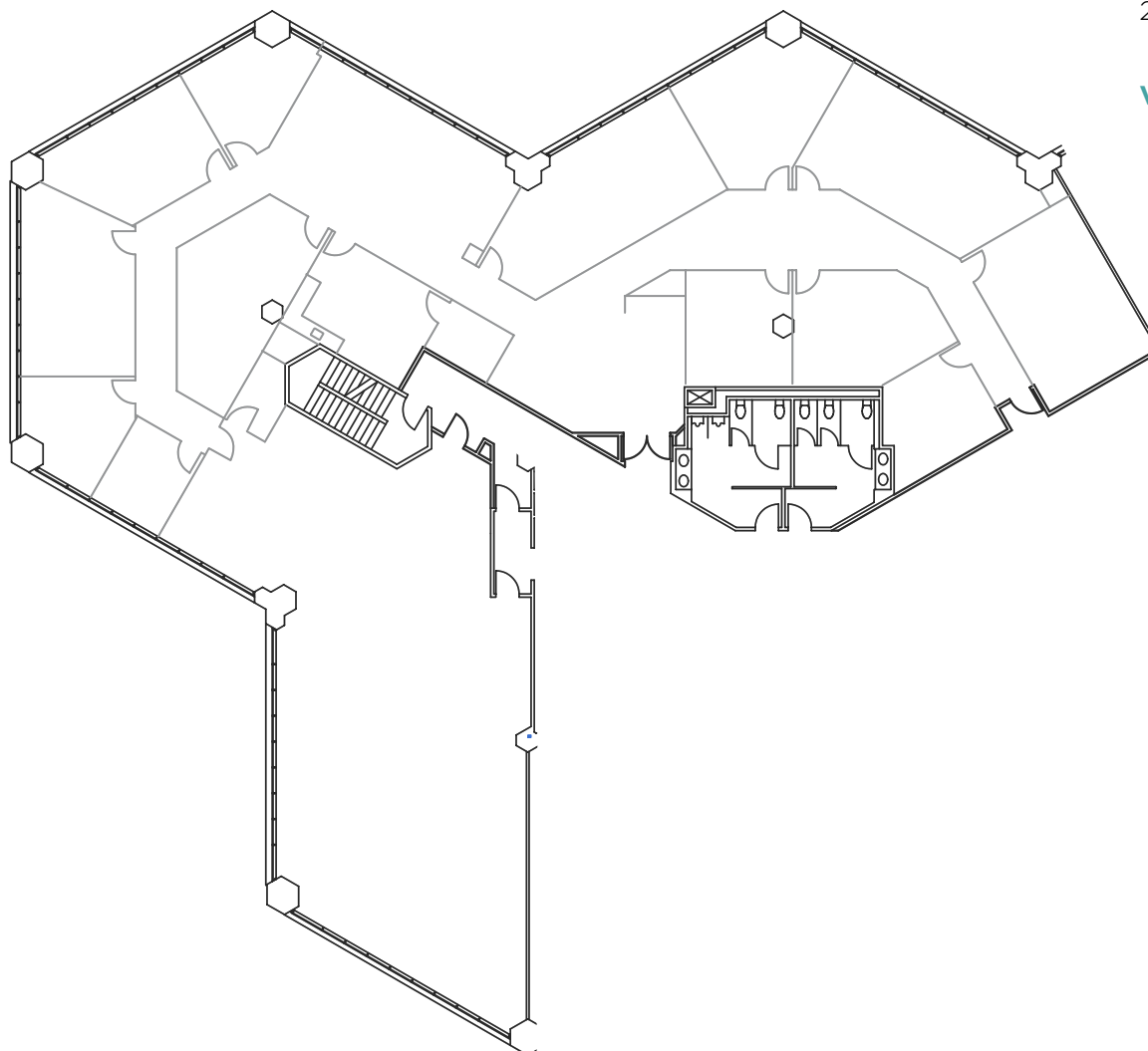
RSF: 9,892

RATE: Negotiable

DESCRIPTION:

Deposition build out with production room. Divisible to 2,000 RSF.

VIRTUAL TOUR:



SUITE 1750

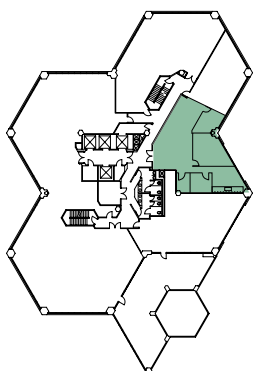
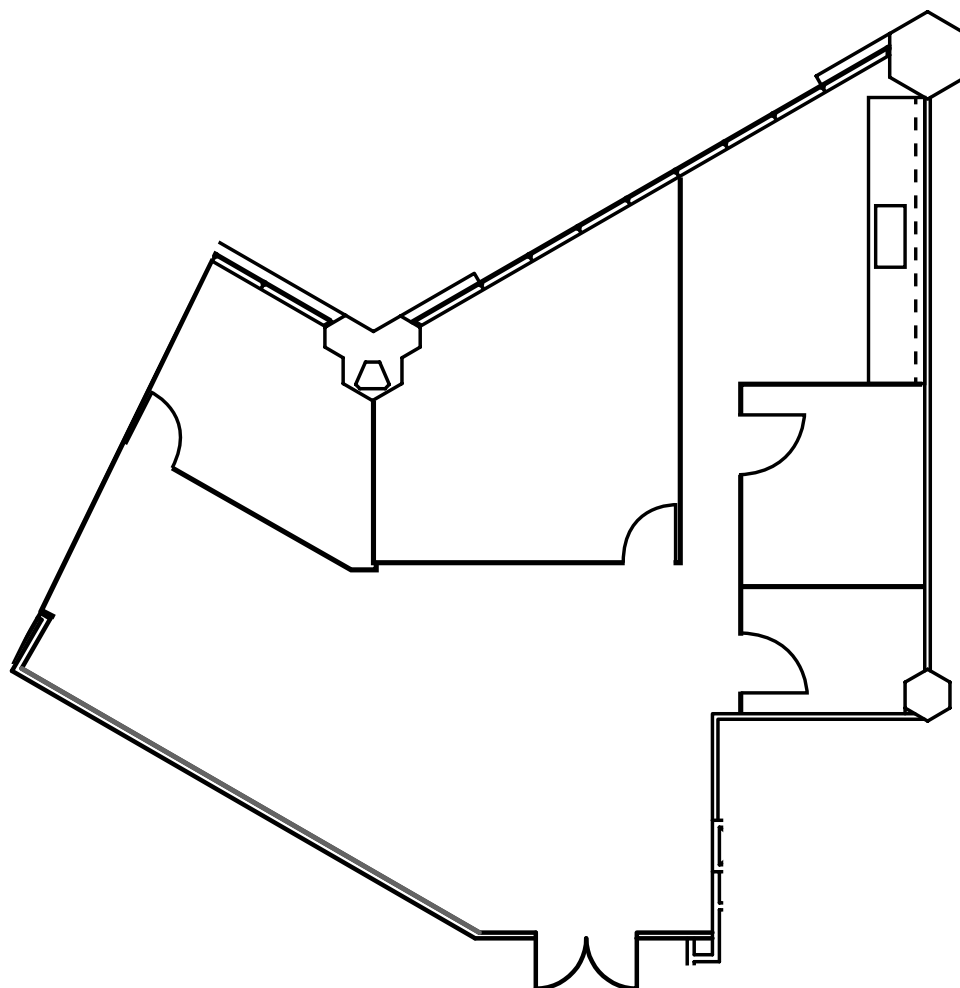
RSF: 2,175

RATE: **\$2.00/RSF**

DESCRIPTION:

Spec suite. Move in ready space with server room, kitchen, 1 private window-lined office, conference room and open area.

VIRTUAL TOUR:





SUITE 1820

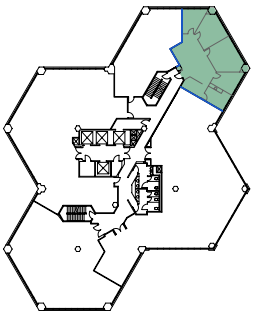
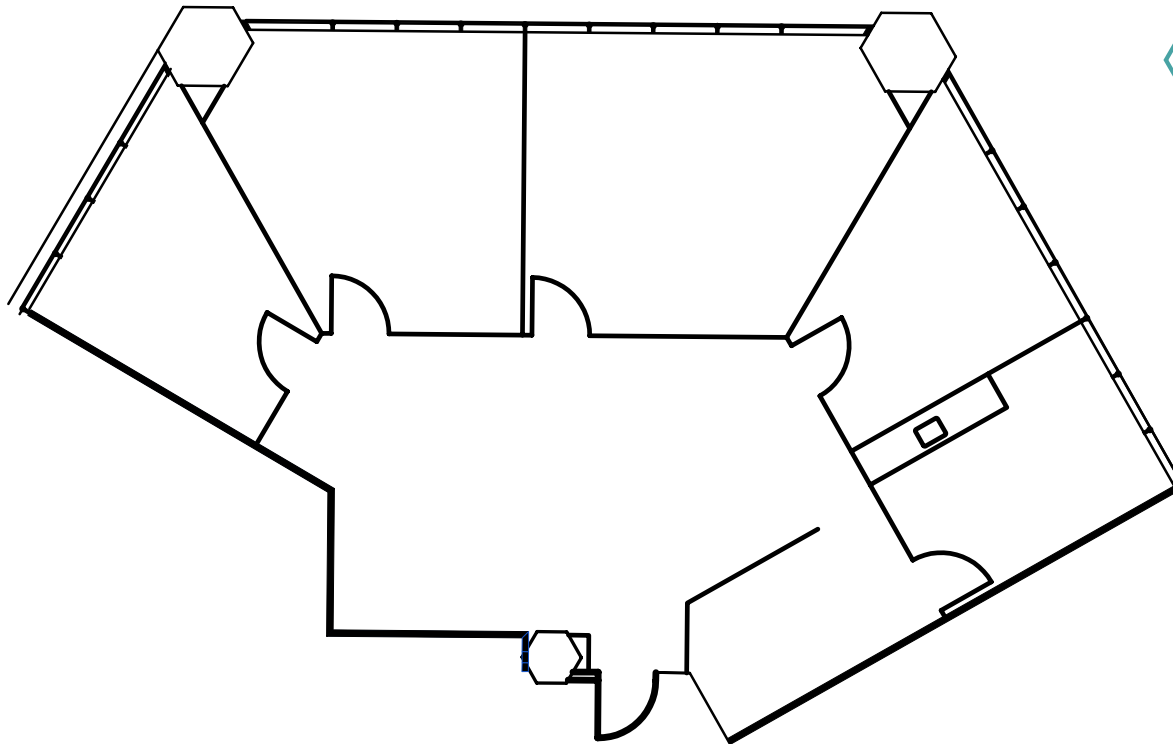
RSF: 1,791

RATE: Negotiable

DESCRIPTION:

Former spec suite with 3 perimeter private offices, conference room, and break room.

VIRTUAL TOUR:





SUITE 1950

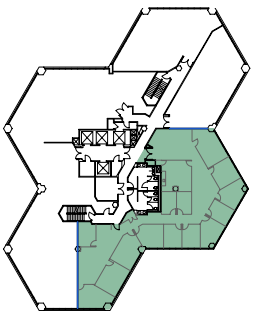
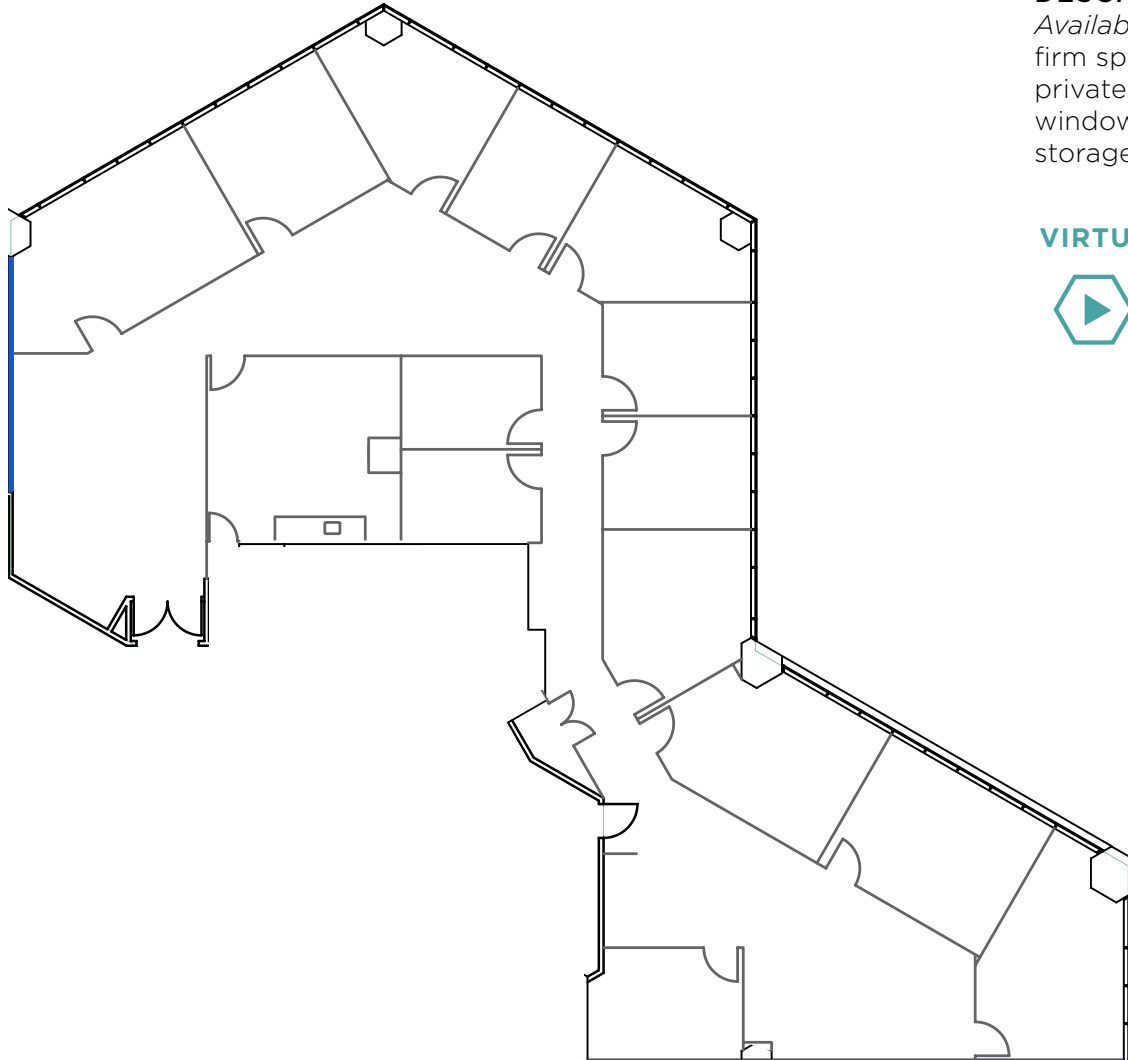
RSF: 5,216

RATE: Negotiable

DESCRIPTION:

Available 12/1/2026. Former law firm spec suite with reception, private offices along the windowline, conference rooms, storage room, and break room.

VIRTUAL TOUR:





SUITE 2200

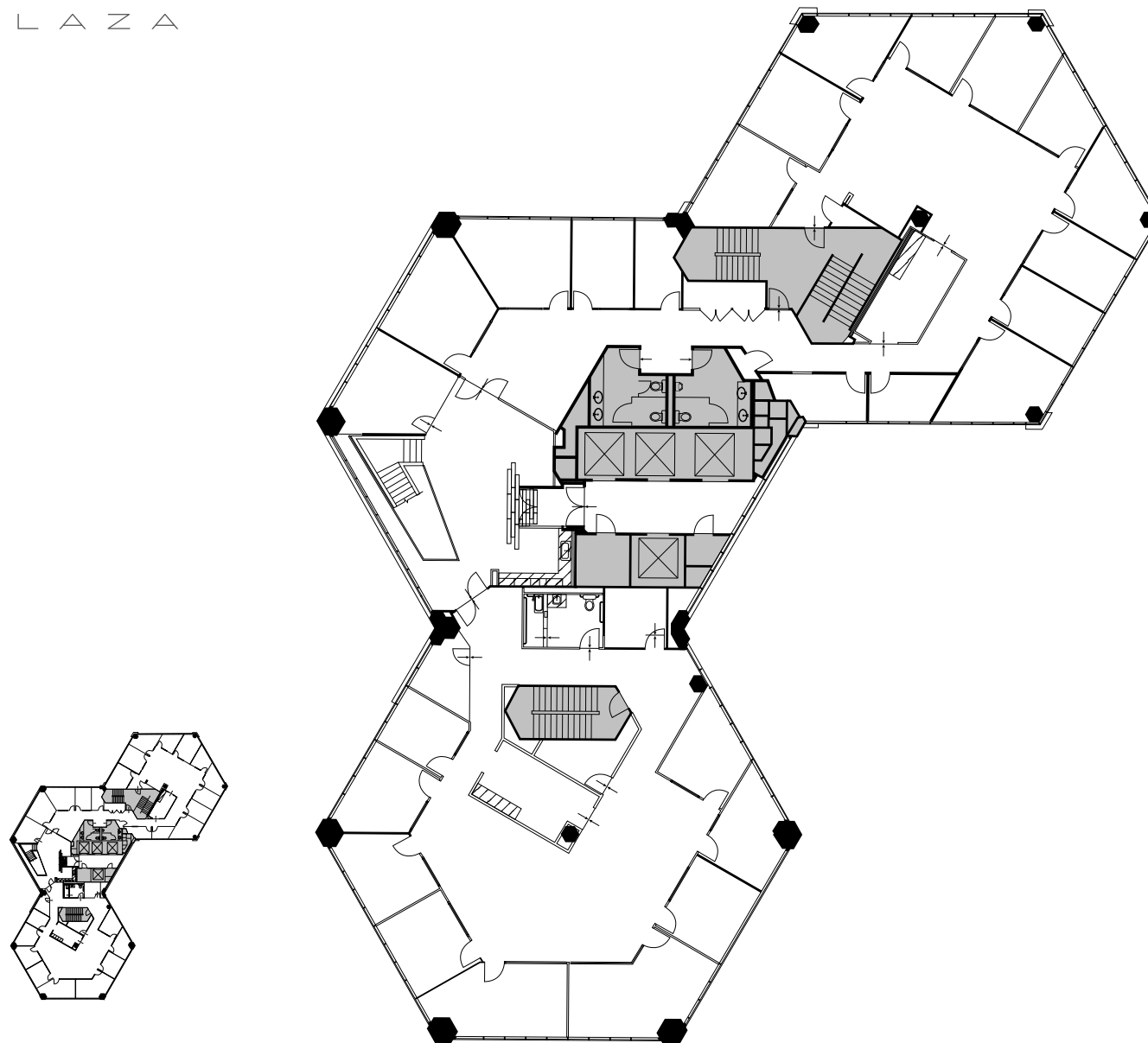
RSF: 11,031

RATE: Negotiable

DESCRIPTION:

Available 2/1/2028. Full floor opportunity with panoramic 360-degree views, private elevator lobby, and efficient law firm buildout.

VIRTUAL TOUR:

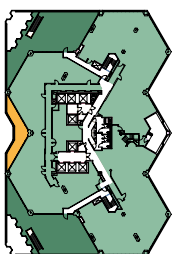




AVAILABILITIES

<u>1 - 2K SF</u>	<u>2 - 3K SF</u>	<u>3 - 4K SF</u>	<u>4 - 5K SF</u>	<u>5 - 6K SF</u>	<u>7 - 8K SF</u>	<u>8 - 9K SF</u>	<u>9 - 10K SF</u>	<u>> 10K SF</u>
1,394 SF (#1250 - Demise Option A)	2,008 SF (#1040)	3,001 SF (#910)	4,107 SF (#1150)	5,216 SF (#1950)	7,515 SF (#1430)		9,892 SF (#1550)	18,038 SF (#400)
1,637 SF (#1320)	2,175 SF (#1750)	3,202 SF (#1730)	4,506 SF (#740)	5,922 SF (#1500)				18,936 SF (#500)
1,791 SF (#1820)	2,254 SF (#920)	3,214 SF (#1250)						11,031 SF (#2200)
		3,992 SF (#1340)						

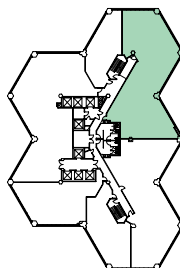
AVAILABILITIES



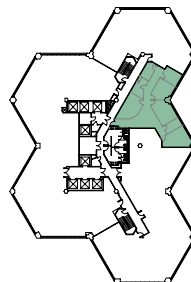
#400
18,038 RSF



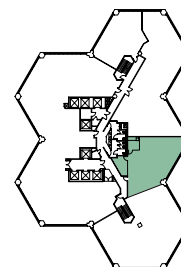
#500
18,936 RSF



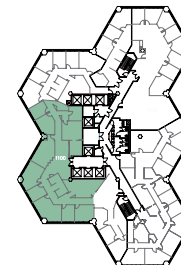
#740
4,506 RSF



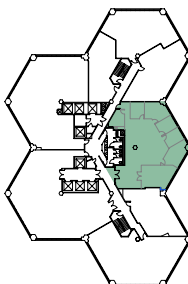
#920
2,254 RSF



#1040
2,008 RSF



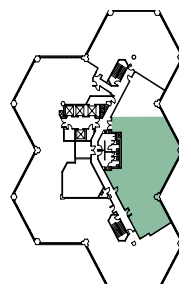
#1150
4,107 RSF



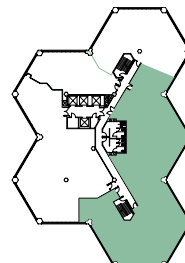
#1250
3,214 RSF



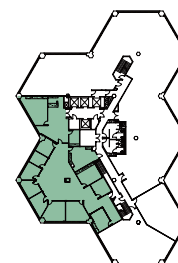
#1320
1,637 RSF



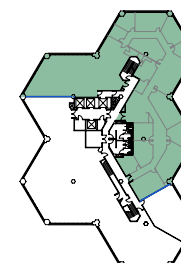
#1340
3,992 RSF



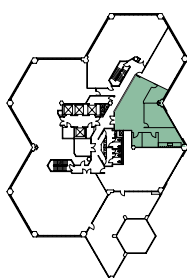
#1430
7,515 RSF
Divisible to 2,000 RSF



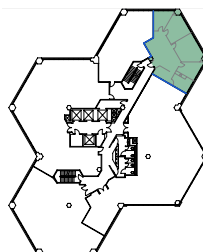
#1500
5,922 RSF



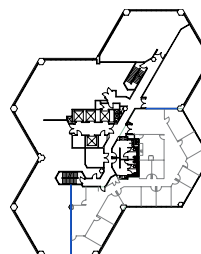
#1550
9,892 RSF
Divisible to 2,000 RSF



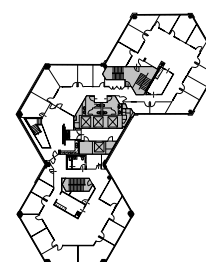
#1750
2,175 RSF



#1820
1,791 RSF



#1950
5,216 RSF



#2200
11,031 RSF



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