

# 225<sup>^</sup>XYZ

BROADWAY

*from legacy  
to landmark*

225 BROADWAY | SAN DIEGO, CA 92101

XYZ  
RENT

CRUZAN

CUSHMAN &  
WAKEFIELD



*designed to the*

# HIGHEST POWER

Rising 22 stories above the heart of Downtown San Diego, 225 Broadway is a striking architectural landmark designed by the legendary Robert Mosher. With its iconic silhouette and bold mid-century modernism, it adds unmistakable character to the city's skyline.

Boasting sweeping views of Downtown San Diego and a generous set of refined amenities, 225 Broadway is more than just an office building — it's a statement.

From lifestyle and wellness-driven features to seamless accessibility and efficient, future-ready design, 225 Broadway offers everything today's workforce demands — and more.



 362,018 SF | 22 STORIES

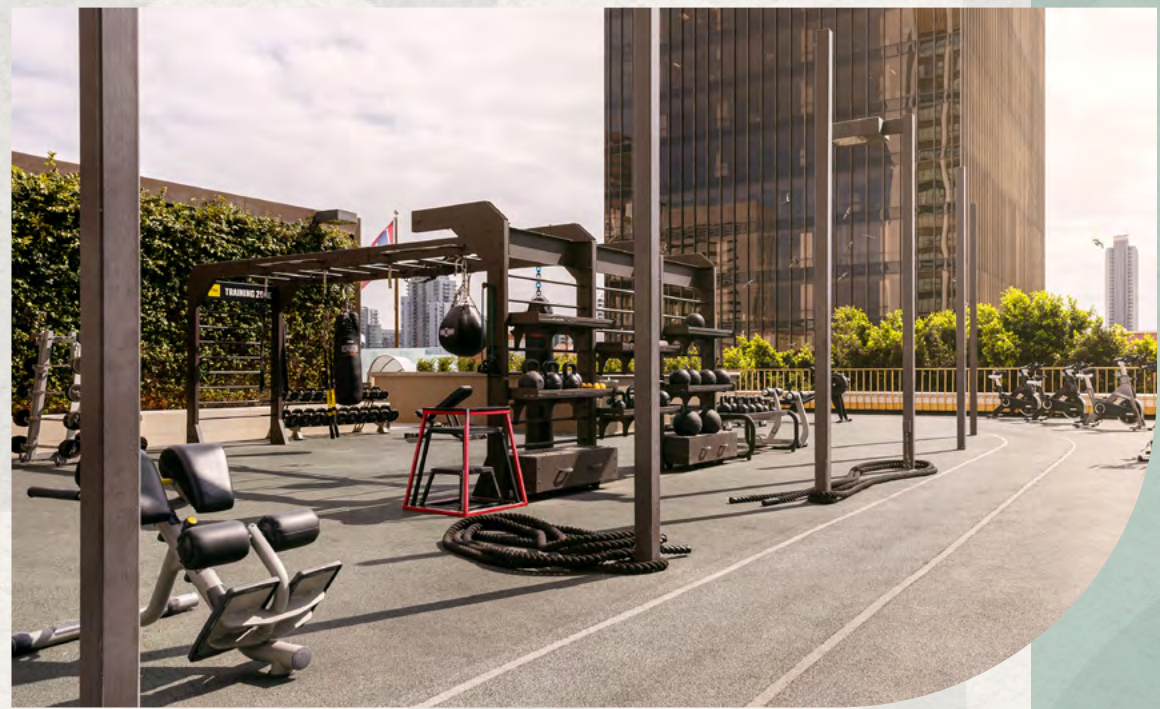


# THE EXECUTIVE EXPERIENCE, REDEFINED

- ✦ New tenant lounge and conference center (coming 2026)
- ✦ Expansive outdoor plaza and seating areas
- ✦ Prominent signage opportunities
- ✦ 1.5/1,000 RSF covered and secure parking
- ✦ Panoramic views of Downtown San Diego and the ocean with floor-to-ceiling windows throughout
- ✦ Modern lobby and arrival experience
- ✦ On-site dining and adjacent food and beverage options
- ✦ On-site property management and security
- ✦ Multiple walkable transit options
- ✦ Walking distance to the city's most popular restaurants, hotels, and retail

Exclusive access to AquaVie Luxury Fitness & Wellness Club



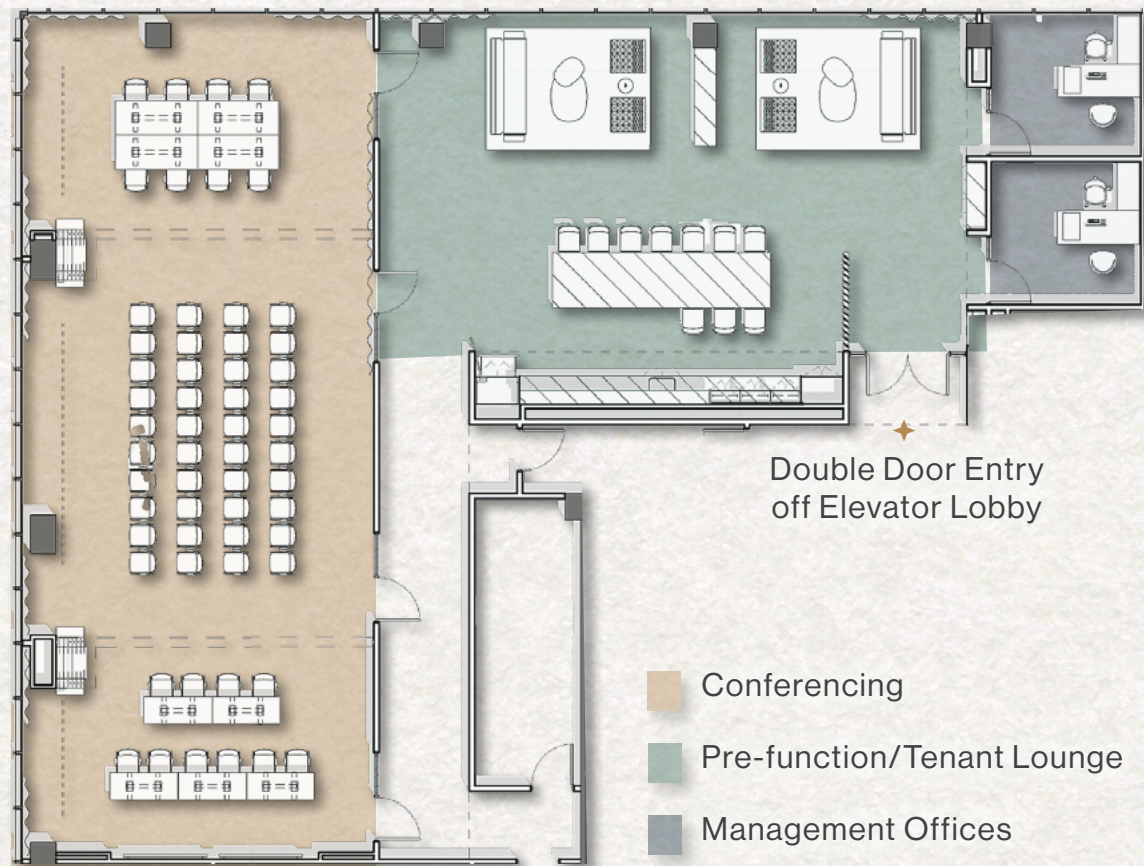


*exclusive access to*

# AQUAVIE

## LUXURY FITNESS & WELLNESS CLUB

- ✦ 40,000 SF fitness facility with indoor/outdoor workout areas featuring top-of-the-line equipment from Technogym and Peloton
- ✦ Massage and skincare services provided at the AquaVie Spa
- ✦ Rooftop Junior Olympic-size lap pool, hot tub, and poolside bar
- ✦ Fire pits and lounge with Wi-Fi for both work and leisure
- ✦ Rooftop cardio and strength training equipment and 1/10th mi track
- ✦ Luxury locker rooms with sauna and steam room access
- ✦ Group X classes (Barre, HIIT, Yoga, Spin, and more)



*tailored meetings*

## TIMELESS HOSPITALITY

TENANT AMENITY FLOOR | COMING 2026

Marrying the building's architectural heritage with forward-thinking design, the 5<sup>th</sup> floor Tenant Lounge & Conferencing Center will embody an exclusive experience crafted for today's dynamic corporate needs. This jewel-box amenity space—with rich finishes, warm lighting, and lounge-style comfort will serve as the hub of 225 Broadway.

- ✦ Elegant pre-function lounge ideal for tenant gatherings, corporate meetings, or a serene workspace away from the office
- ✦ Flexible conferencing room with bi-fold walls for seamless reconfiguration to accommodate intimate boardroom setups, larger event formats, and everything in between
- ✦ State-of-the-art technology, including high-speed Wi-Fi, one-touch teleconferencing, and seamless screen sharing

*the heartbeat of*  
**SAN DIEGO**

Surrounded by San Diego's most dynamic districts, 225 Broadway offers walkable access to the Gaslamp Quarter, Petco Park, the Civic/Core neighborhood, and the waterfront. With premier hotels nearby and proximity to city government offices and courthouses, the location keeps you connected to what matters most.

JUST STEPS AWAY FROM ALL  
 SAN DIEGO HAS TO OFFER:

160+  
 RESTAURANTS

20+  
 COFFEE SHOPS

15+  
 FITNESS CENTERS

12+  
 HOTELS



99 WALK SCORE  
 91 BIKE SCORE  
 82 TRANSIT SCORE

SAN DIEGO BAY

WALKABLE  
 AMENITIES:

- 
- 
- 
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- 
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- 
- 
- 
-



*modern, turn-key  
spec suites available*

FIND THE SUITE THAT

# SUITS YOUR STYLE

## AVAILABILITIES

SUITE	RSF	TOUR	STATUS	SUITE NOTES
<b>120</b>	5,518 SF		Vacant	<b>Spec Suite</b> 1st floor spec suite with 5 interior private offices, 2 huddle rooms or 2 additional offices, phone room, 7 conference rooms, open kitchen area, copy/storage room, 2 in-suite bathrooms and open area. Suite offers high-ceilings with abundant natural light and its own private entrance.
<b>140</b>	3,067 SF		Vacant	<b>Spec Suite</b> 1st floor creative spec suite with 1 large conference room, 3 private offices, open kitchen area, print/copy room and in-suite restroom. Suite features high ceilings and private street-level entry.
<b>510</b>	1,187 SF			
<b>520</b>	2,612 SF			
<b>530</b>	2,017 SF		Vacant	<b>Furnished Spec Suites - Flexible Lease Terms</b> Coming Soon – amenity floor with tenant lounge, catering kitchen, conference center, and multiple furnished spec suites.
<b>540</b>	1,485 SF			
<b>550</b>	1,484 SF			
<b>560</b>	2,186 SF			
<b>700</b>	16,191 SF		60 Days Notice	<b>Creative Spec Suite</b> Creative plan with high ceilings, reception, 12 perimeter offices, 5 interior offices, 2 conference rooms, large open area, kitchen, lounge, & storage/IT room.
<b>1200</b>	11,714 SF		Vacant	Former law firm space with reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, and open office.
<b>1360</b>	1,367 SF		Vacant	Open office.
<b>1450</b>	5,263 SF		Vacant	Open reception/lounge, open kitchen area, large conference room, 3 private offices, 2 phone rooms, server/storage, and large open area.
<b>1600</b>	6,751 SF		Vacant	Reception, 1 large conference room, 12 private offices, and storage/IT room. Contiguous up to 11,524 SF with Suite 1650.
<b>1650</b>	4,773 SF		Vacant	<b>2<sup>nd</sup> Gen Spec Suite</b> 2 medium conference rooms or large offices, 5 private offices, large kitchen/break room, and open office. Contiguous up to 11,524 SF with Suite 1600.
<b>1740</b>	1,054 SF		Vacant	2 perimeter offices and small open space.
<b>2100</b>	15,702 SF	-	Available Aug-26	Former law firm space with dense build-out.
<b>2200</b>	16,234 SF		Available Aug-26	<b>Creative Spec Suite</b> Creative plan with high ceilings, reception, 3 offices, 3 conference rooms, 1 breakout/phone room, large open area, kitchen, breakroom lounge, storage/IT room + former law firm space with dense build-out.

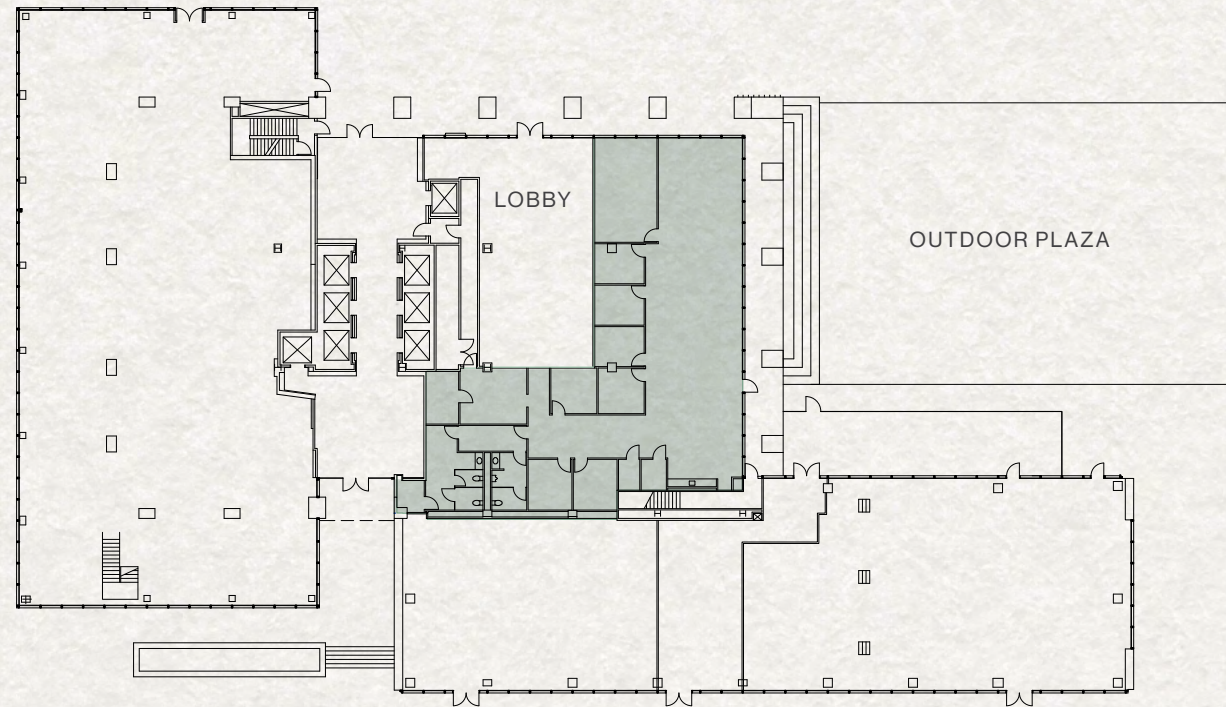
**21st/22nd Floor - Top two floors of building contiguous for up to 31,936 SF**

first floor

# SUITE 120

5,518 SF | AVAILABLE NOW

1st floor spec suite with 5 interior private offices, 2 huddle rooms or 2 additional offices, phone room, 7 conference rooms, open kitchen area, copy/storage room, 2 in-suite bathrooms and open area. Suite offers high-ceilings with abundant natural light and its own private entrance.

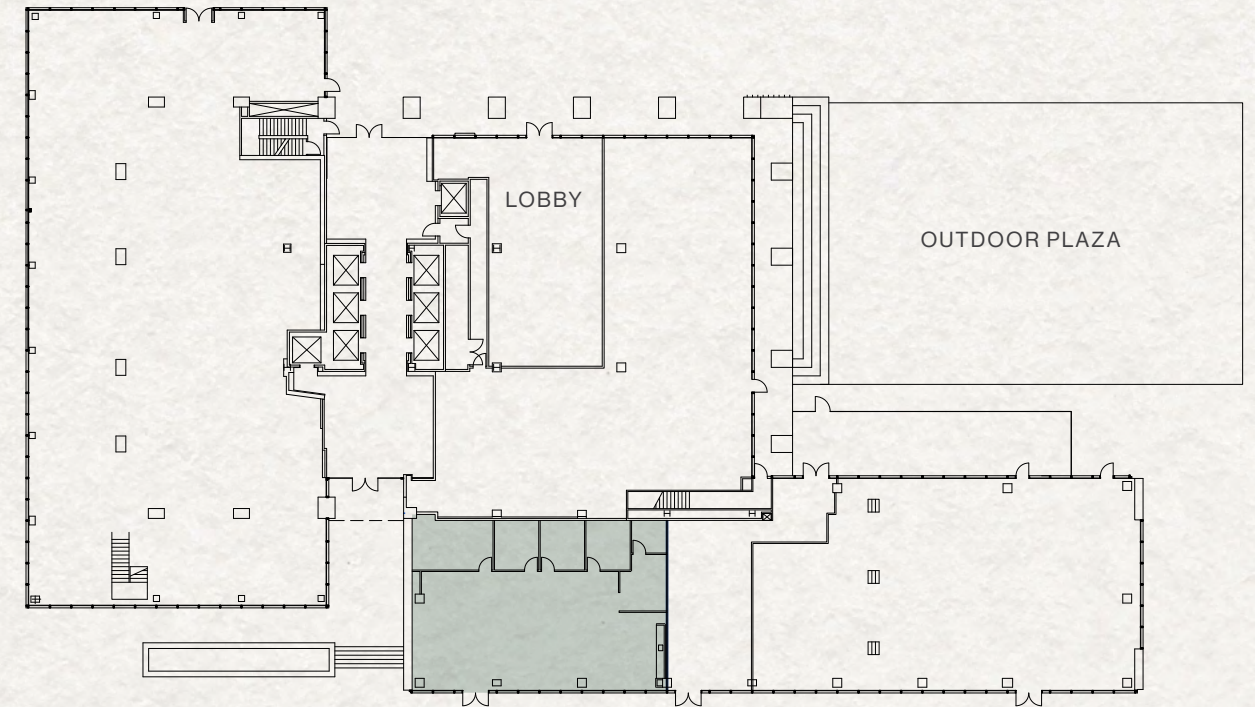


first floor

# SUITE 140

3,067 SF | AVAILABLE NOW

1st floor creative spec suite with 1 large conference room, 3 private offices, open kitchen area, print/copy room and in-suite restroom. Suite features high ceilings and private street-level entry.

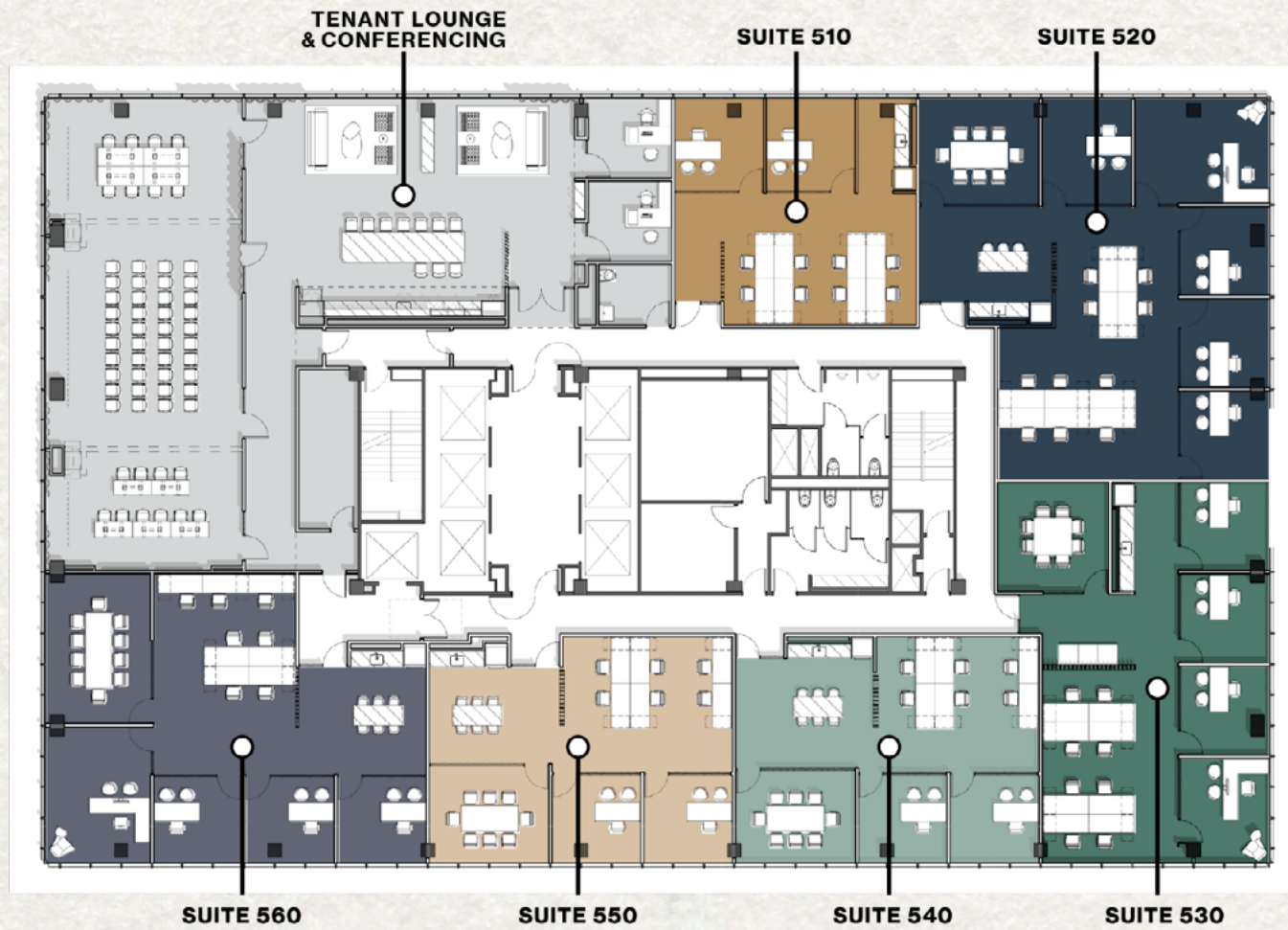


*fifth floor*

# SPEC SUITES

1,485 SF - 2,612 SF | COMING SOON

Amenity floor with tenant lounge, catering kitchen, conference center, and multiple furnished spec suites ranging from 1,485 SF - 2,612 SF.



TENANT LOUNGE & CONFERRING

SUITE 510 | 1,187 SF

SUITE 520 | 2,612 SF

SUITE 530 | 2,017 SF

SUITE 540 | 1,485 SF

SUITE 550 | 1,484 SF

SUITE 560 | 2,186 SF



SUITES 510, 530 & 550



CC-1  
POLISHED CONCRETE

CPT-1  
CARPET TILE  
SHAW CONTRACT | VIBRANT NATIVE

SUITES 520, 540 & 560

*classic finishes*

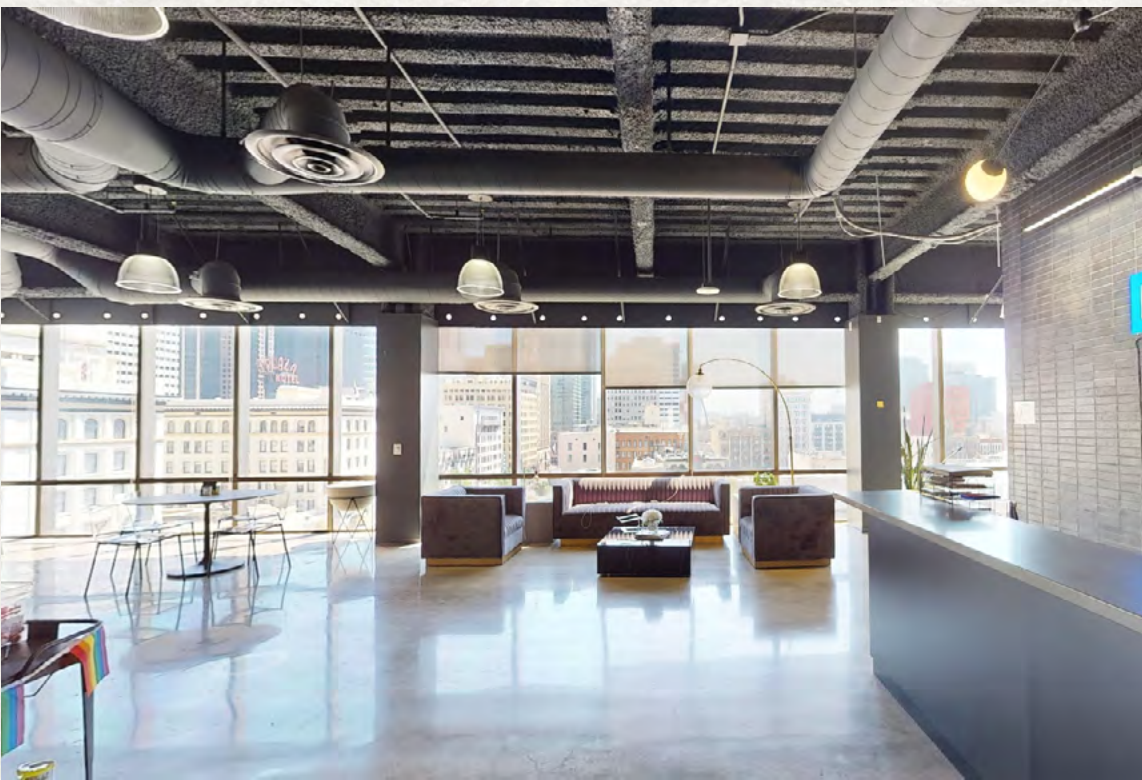
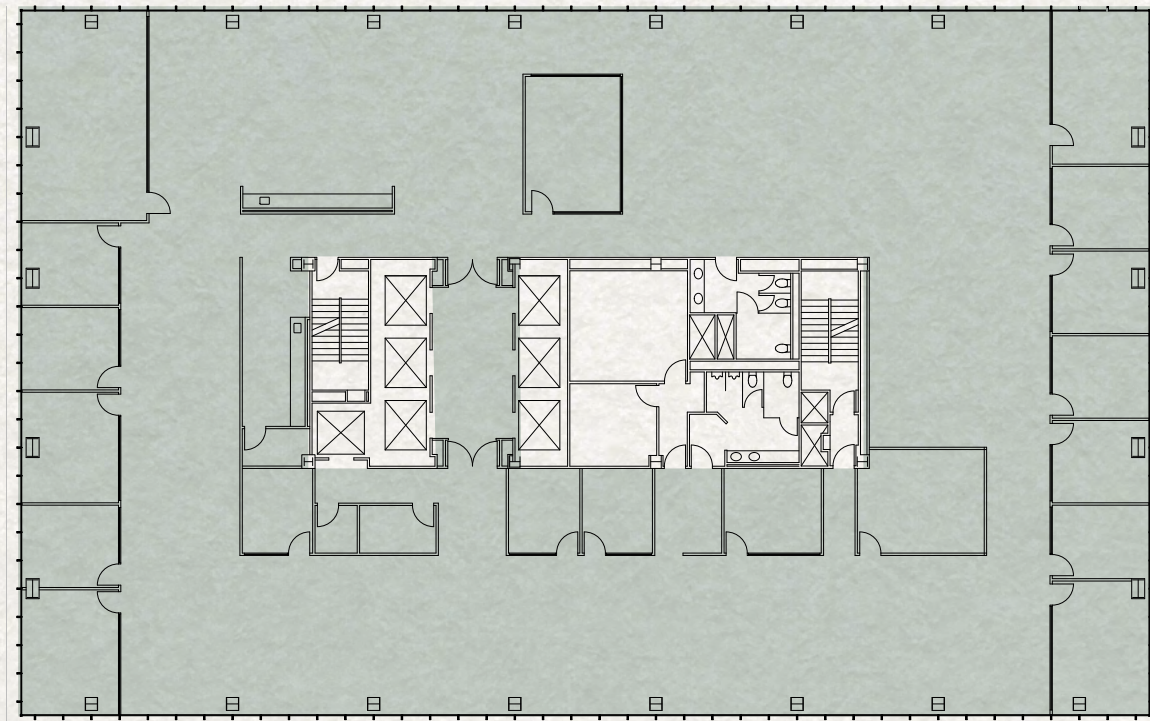
ROOTED IN A DEEP RESPECT FOR THE BUILDING'S ORIGINAL ARCHITECTURE

seventh floor

# SUITE 700

16,191 SF | 60 DAYS NOTICE

Creative plan with high ceilings, reception, 12 perimeter offices, 5 interior offices, 2 conference rooms, large open area, kitchen, lounge, & storage/IT room.

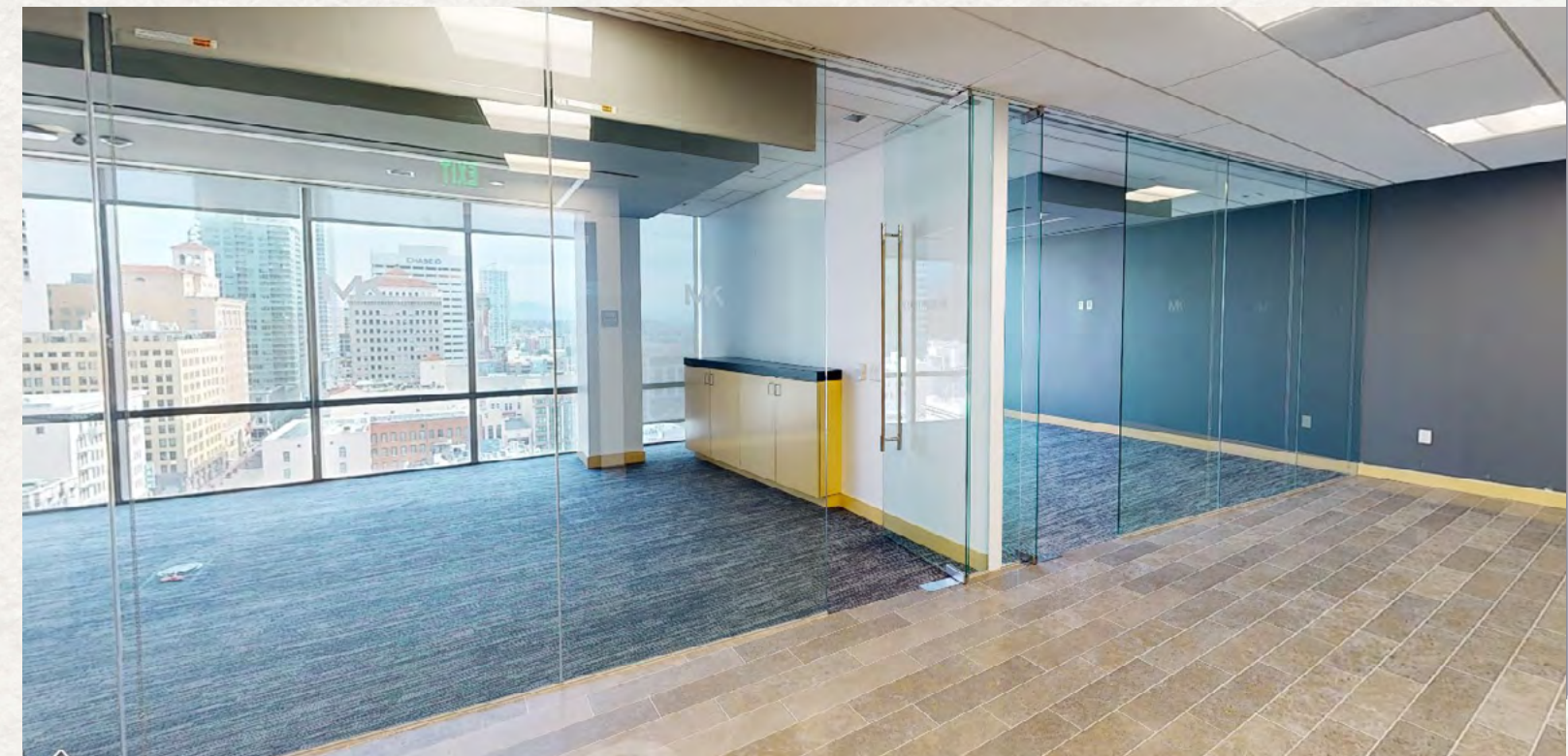
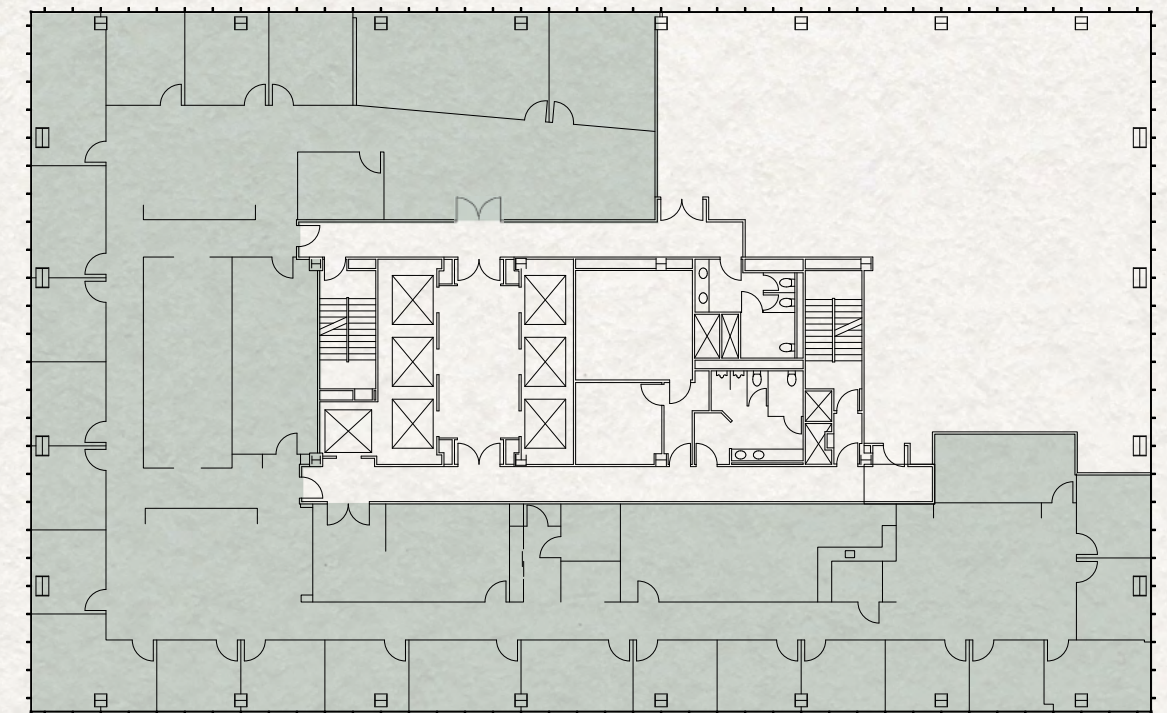


twelfth floor

# SUITE 1200

11,714 SF | AVAILABLE NOW

Former law firm office with reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, and open office.

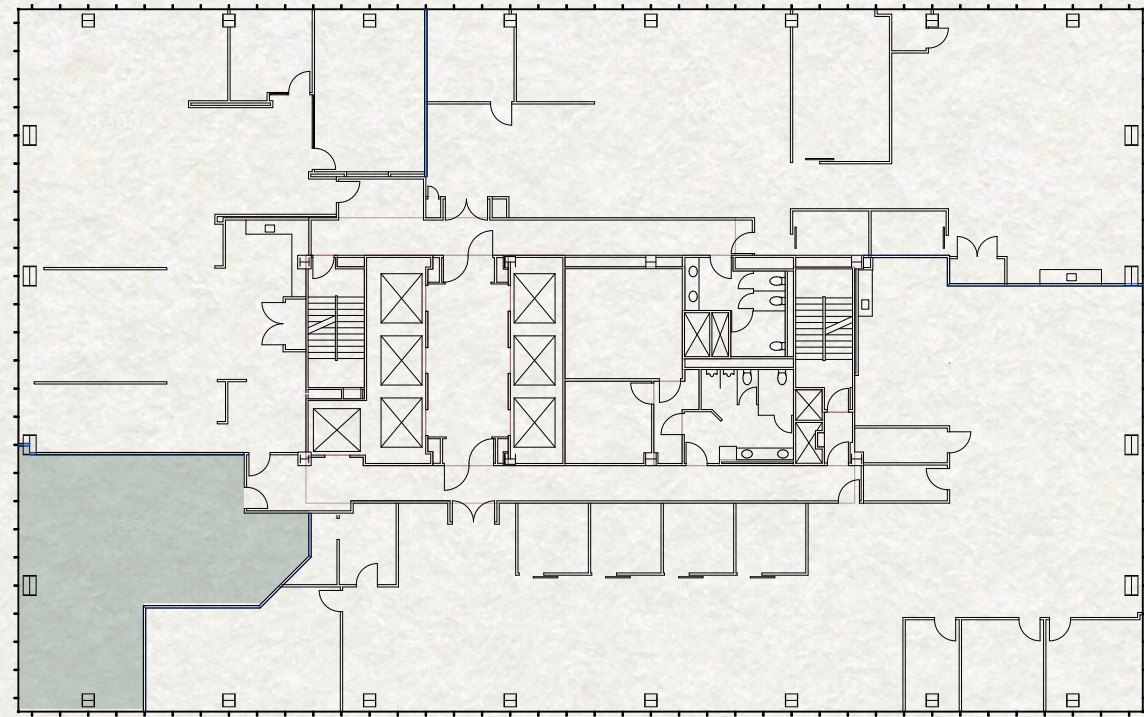


*thirteenth floor*

# SUITE 1360

1,367 SF | AVAILABLE NOW

Open office

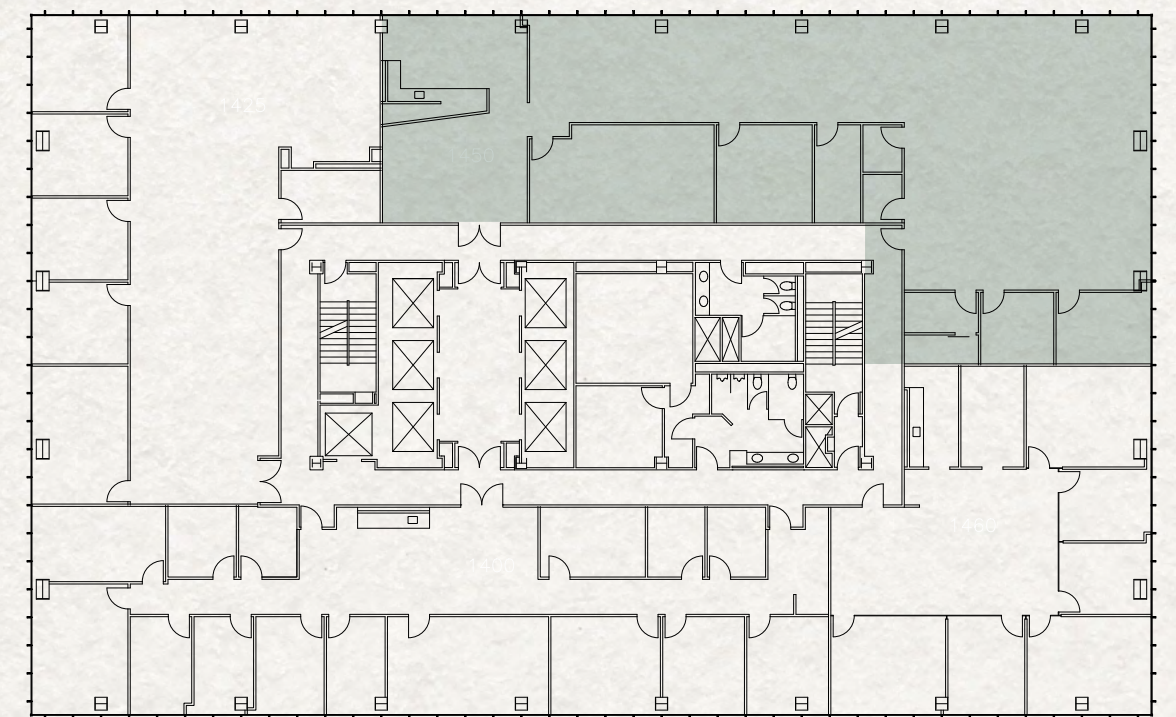


*fourteenth floor*

# SUITE 1450

5,263 SF | AVAILABLE NOW

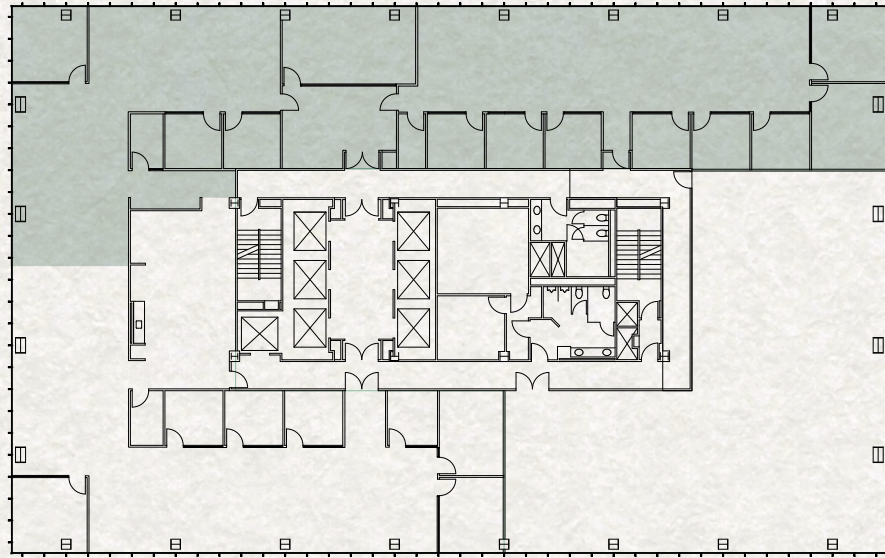
Open reception/lounge, open kitchen area, large conference room, 3 private offices, 2 phone rooms, server/storage, and large open area.



*sixteenth floor*  
SUITE 1600

6,962 SF | AVAILABLE NOW

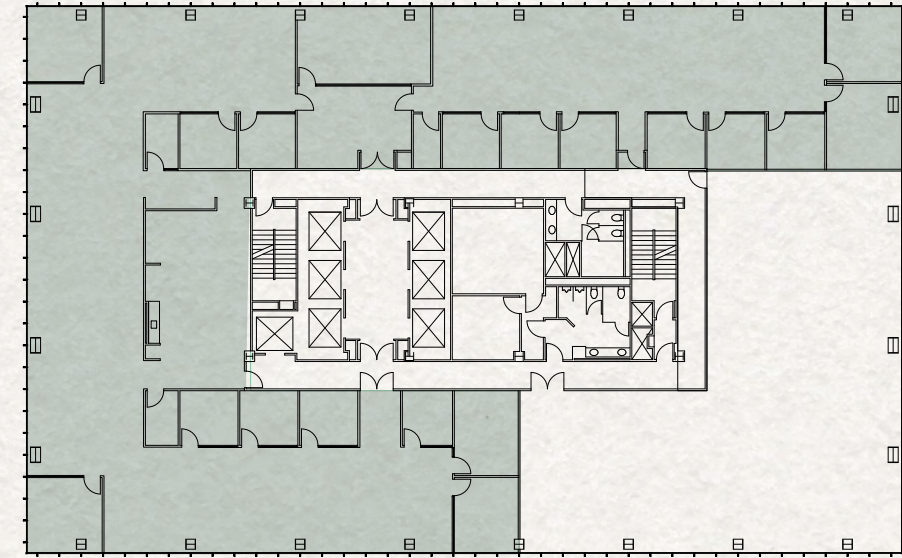
Reception, 1 large conference room, 12 private offices, and storage/IT room.  
Contiguous up to 11,359 SF with Suite 1650.



*sixteenth floor*  
SUITE 1600  
& 1650

11,359 SF | AVAILABLE NOW

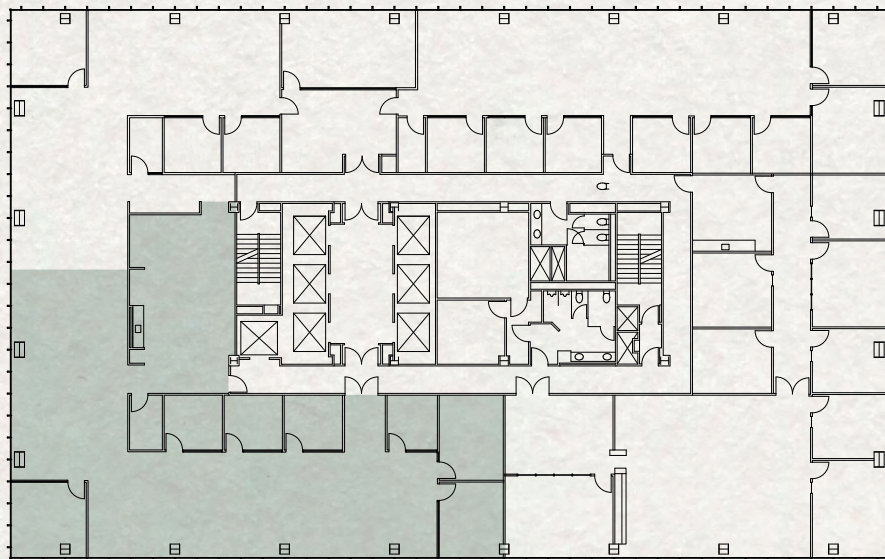
Reception, large conference room, 2 medium conference rooms or large offices, 17 private offices, large kitchen/break room, open office and storage/IT room.



*sixteenth floor*  
SUITE 1650

4,397 SF | AVAILABLE NOW

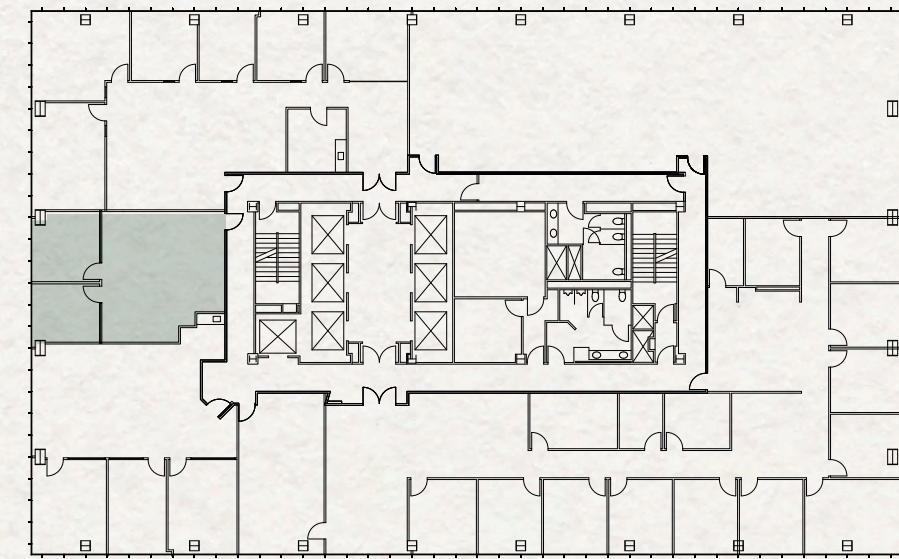
2 medium conference rooms or large offices, 5 private offices, large kitchen/break room, and open office. Contiguous up to 11,359 SF with Suite 1600.



*seventeenth floor*  
SUITE 1740

1,054 SF | AVAILABLE NOW

2 perimeter offices and small open space.



225<sup>th</sup> AVENUE  
BROADWAY

TENANT NAME

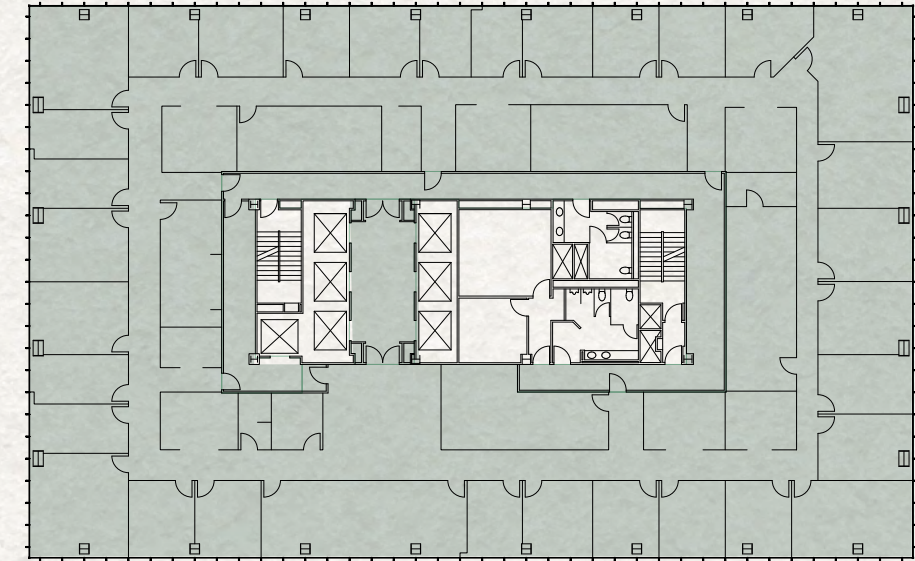
unbelievable  
top floor views

21st & 22nd  
contiguous to 31,936 SF

twenty first floor

15,702 SF | AVAILABLE AUG-

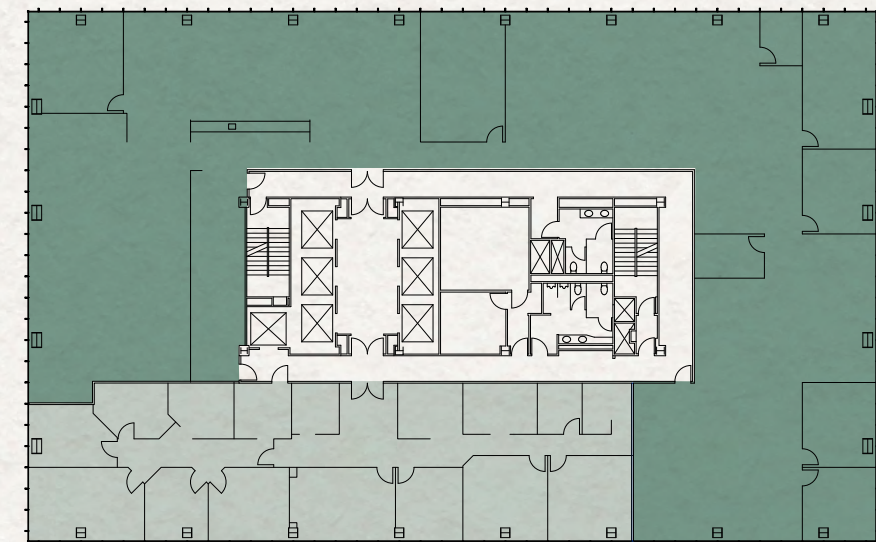
Former law firm space with dense build-out.



twenty second floor

16,234 SF | AVAILABLE AUG-26

Creative plan with high ceilings, reception, 3 offices, 3 conference rooms, breakout/phone room, large open area, kitchen, lounge, storage/IT room + former law firm space with dense build-out.





225<sup>^</sup>XYZ  
BROADWAY

*spaces tailored*  
TO IMPRESS



225<sup>^</sup>XYZ  
BROADWAY

225 BROADWAY  
SAN DIEGO, CA 92101

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XYZ  
RENT

CRUZAN

CUSHMAN &  
WAKEFIELD

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