

ONE10 PLAZA

W E L C O M E T O T H E S O L I T A D I S T R I C T



Welcome to The SOLITA District

∨
**SOLITA
DISTRICT**

ONE10
PLAZA

ONE10 PLAZA is the Gateway to Little Italy – ideally situated in San Diego’s **SOLITA District (South of Little Italy)**, the 18-story building is steps away from top restaurants, cafés, and retail on India Street, and walking distance to San Diego’s courthouses. The 345,856 square foot building has prime ingress and egress from the I-5 freeway and boasts prime views of the San Diego Bay.

ONE10 PLAZA recently underwent significant renovations, including a new lobby, new fitness center with spa-like showers and lockers, a new tenant lounge with conference rooms and an adjoining outdoor terrace.



Welcome to the
SOLITA DISTRICT
(South of Little Italy),
a 5 minute walk to the Heart of Little Italy.

ONE10
PLAZA

∨
LITTLE ITALY

∨
SOLITA DISTRICT



THE NEIGHBORHOOD



1 minute drive to freeway 1-5



5 minute walk to heart of Little Italy (or .5 Miles)



4 minute walk to courthouses



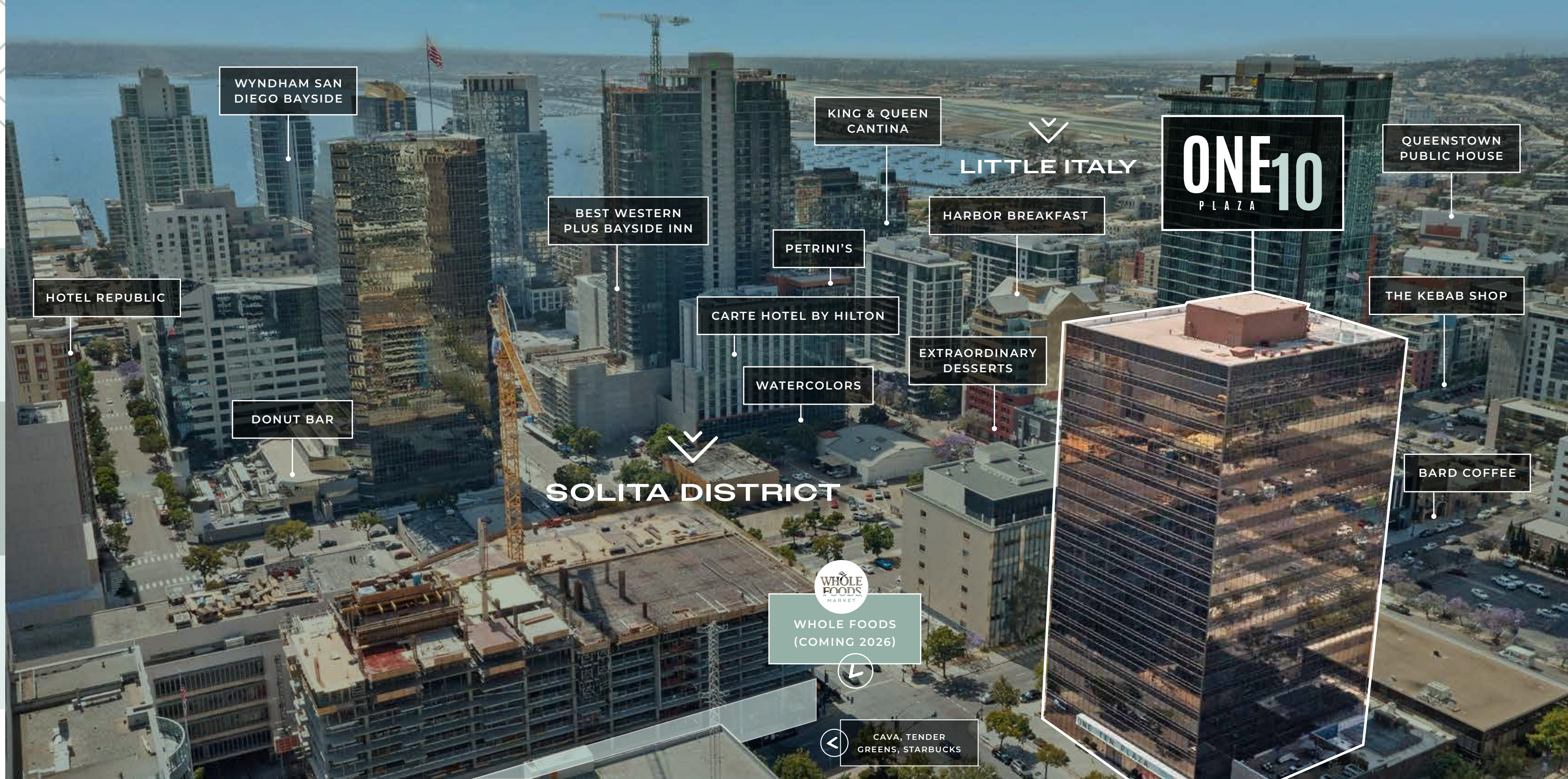
8 minutes from the San Diego Airport



10 restaurants within a 5 minute walk



18 hotels within a 1 mile radius



WYNDHAM SAN DIEGO BAYSIDE

KING & QUEEN CANTINA

LITTLE ITALY

ONE 10 PLAZA

QUEENSTOWN PUBLIC HOUSE

BEST WESTERN PLUS BAYSIDE INN

HARBOR BREAKFAST

HOTEL REPUBLIC

PETRINI'S

THE KEBAB SHOP

CARTE HOTEL BY HILTON

EXTRAORDINARY DESSERTS

DONUT BAR

WATERCOLORS

BARD COFFEE

SOLITA DISTRICT



WHOLE FOODS (COMING 2026)



CAVA, TENDER GREENS, STARBUCKS

LATEST & GREATEST

in the SOLITA District

WHOLE FOODS MARKET

201 WEST A STREET

High-end grocery store beloved
by health-conscious individuals
Opening 2026 right across the street



CAVA

1011 UNION STREET

Mediterranean-focused, healthy, fast-
casual restaurant located walking distance
from One Ten Plaza

SIMONE LITTLE ITALY

1401 UNION STREET

Luxury high-rise residences
Delivered in 2024 located
right next to One Ten Plaza





ONE10
PLAZA



TENANT LOUNGE



FITNESS CENTER



RENOVATED LOBBIES



CONFERENCING CENTER



OUTDOOR TENANT LOUNGE



HIGHLIGHTS



Tenant Amenity Lounge



Outdoor Deck with Lounge Seating



Fitness Center with Showers & Lockers



Conferencing Center



Renovated Lobby



Ideal Ingress /Egress



AVAILABILITIES

SUITE #	SIZE	DESCRIPTION	VIRTUAL TOUR
SUITE 600	3,039	<i>Available 7/1/2026.</i> Reception area, 4 private offices, conference room, and break room.	VIEW TOUR
SUITE 650	4,020	Former spec suite with reception, 7 perimeter private offices, conference room, and open area for workstations.	
SUITE 670	2,230	Second generation space with 4 private offices, open area and break room.	VIEW TOUR
SUITE 700	5,084	Current build-out includes 11 private offices, a conference room, break room, and open area for workstations. Contiguous with Suite 710 to 7,001 RSF.	VIEW TOUR
SUITE 710	1,917	Space is currently in shell condition. Contiguous with Suite 700 to 7,001 RSF.	
SUITE 825	2,116	Corner suite in shell condition with views to the north and east.	
SUITE 900	11,359	<i>Available 5/1/2026.</i> Space is currently in second generation condition.	
SUITE 1000	5,322	Double door entry off elevator lobby. Primarily open office area with northern and western views. Contiguous with suites 1050 & 1075 to 15,034 RSF.	VIEW TOUR
SUITE 1050	5,032	Double door entry off the elevator lobby with multiple window-lined offices, a break room, and open area for workstations. Contiguous with suites 1000 & 1050 to 15,034 RSF.	VIEW TOUR



AVAILABILITIES

SUITE #	SIZE	DESCRIPTION	VIRTUAL TOUR
SUITE 1075	4,680	Efficient layout with 9 private window-lined offices, conference room, open area and break room. Contiguous with suites 1000 & 1050 to 15,034 RSF.	VIEW TOUR
SUITE 1250	7,275	Current build-out includes 17 private offices, a conference room, break room, storage, and open area for workstations.	VIEW TOUR
SUITE 1400	17,464	2nd generation build-out. Contiguous to 83,254 RSF	VIEW TOUR
SUITE 1500	17,464	2nd generation build-out. Contiguous to 83,254 RSF	VIEW TOUR
SUITE 1600	17,464	Shell condition. Contiguous to 83,254 RSF	
SUITE 1700	17,464	2nd generation build out. Space has great views of the San Diego Bay, Coronado Bridge, and Balboa Park. 2nd generation condition with mostly open area for workstations, and private offices. Contiguous to 83,254 RSF.	VIEW TOUR
SUITE 1800	13,398	Top floor of the building with great West facing views of the San Diego Bay and Coronado Bridge. 2nd generation condition with mix of private offices and open area for workstations with multiple conference rooms. Contiguous to 83,254 RSF	VIEW TOUR

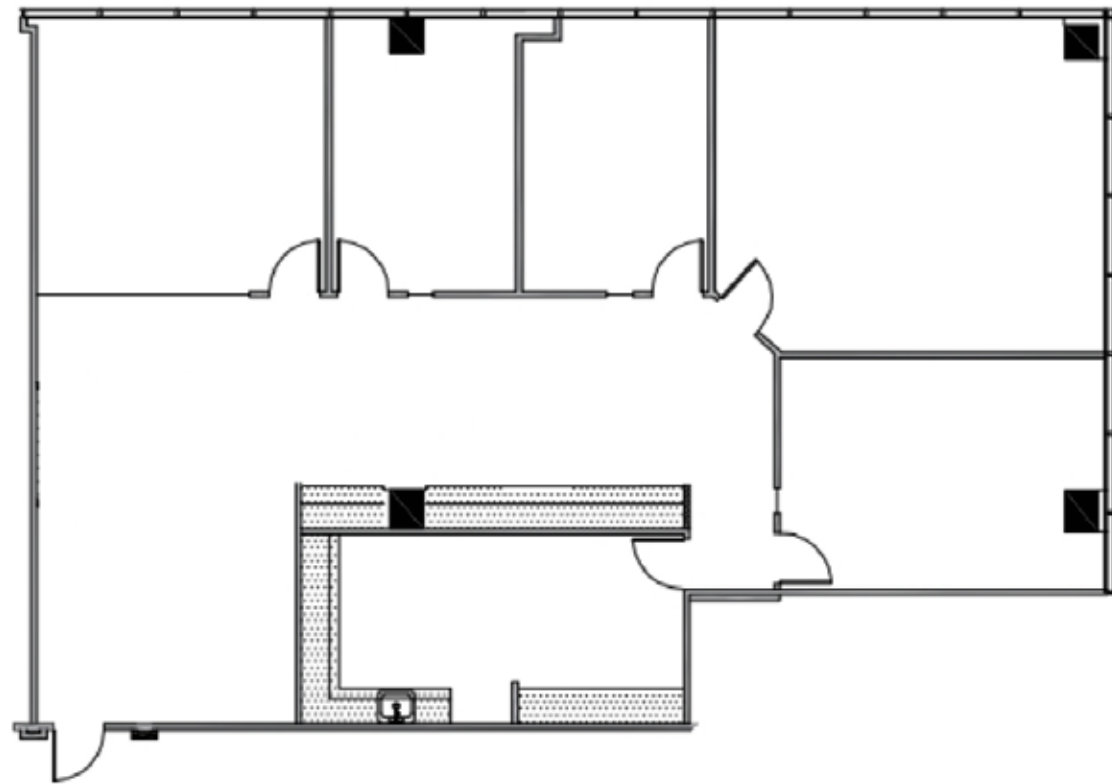
FLOOR PLAN

SUITE 600

RSF: 3,039

DESCRIPTION: Available 7/1/2026. Reception area, 4 private offices, conference room, and break room.

VIRTUAL TOUR

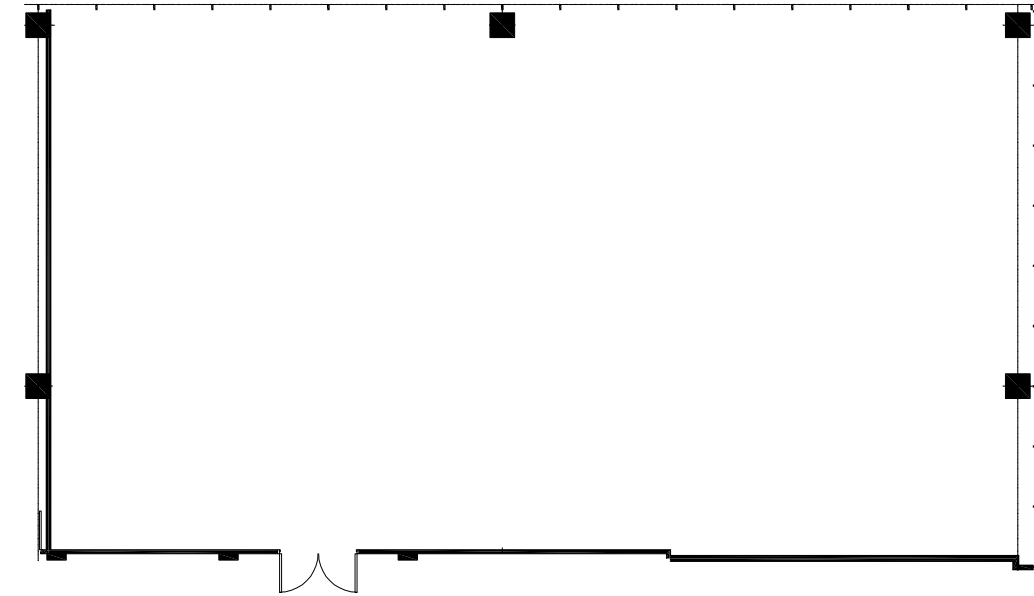


FLOOR PLAN

SUITE 650

RSF: 4,020

DESCRIPTION: Former spec suite with reception, 7 perimeter private offices, conference room, and open area for workstations.



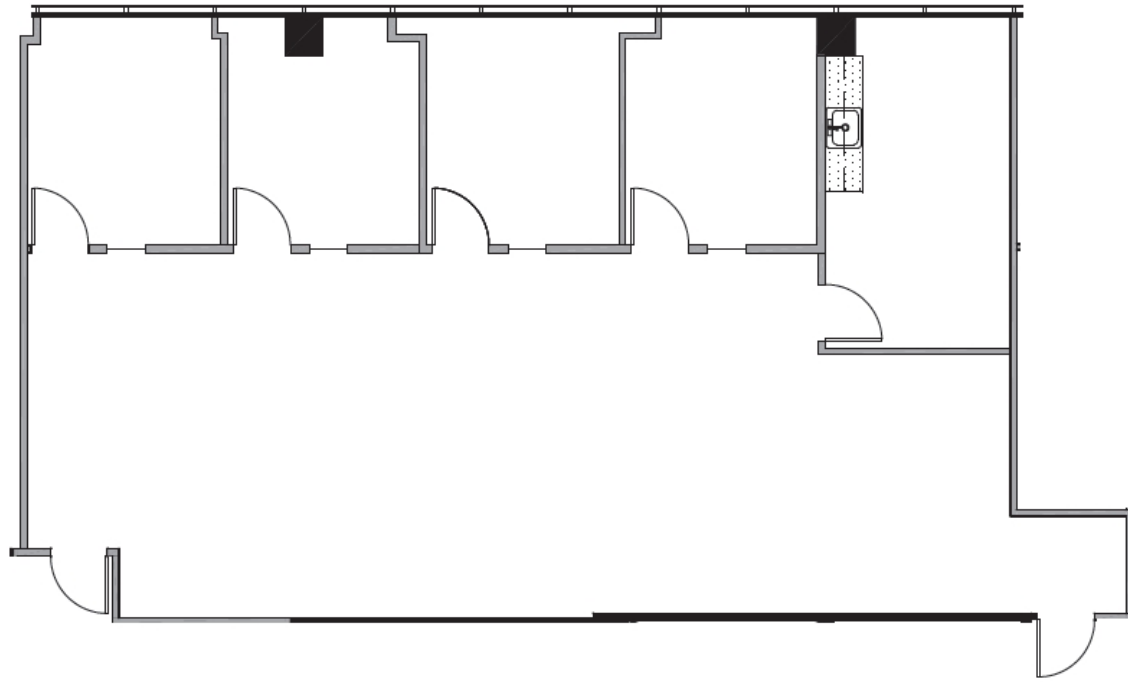
FLOOR PLAN

SUITE 670

RSF: 2,230

DESCRIPTION: Second generation space.
4 private offices, open area and break room.

VIRTUAL TOUR



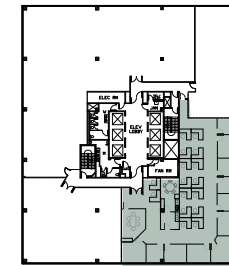
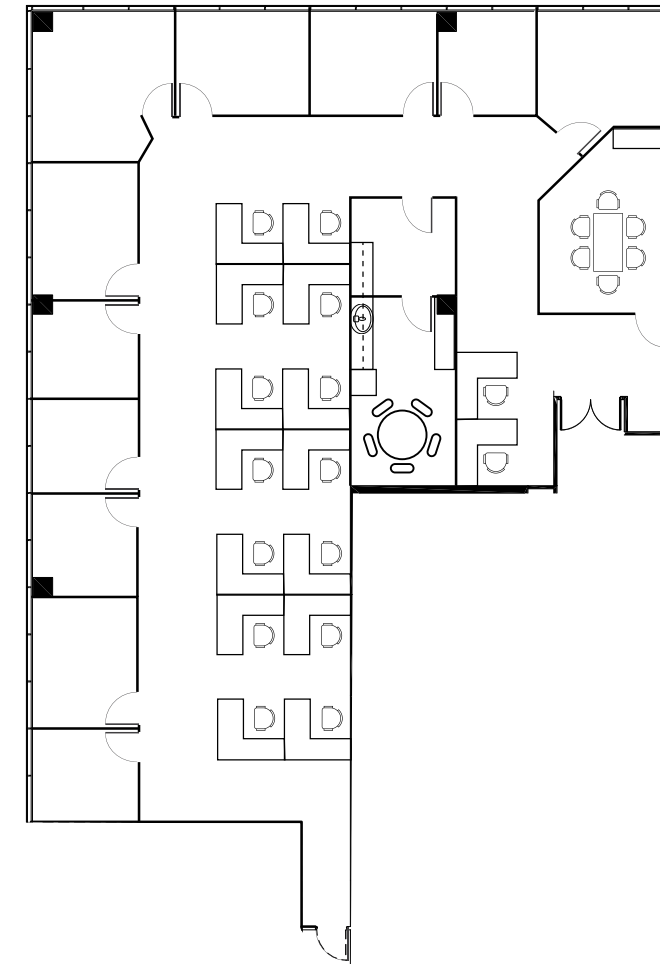
FLOOR PLAN

SUITE 700

RSF: 5,084

DESCRIPTION: Current build-out includes 11 private offices, a conference room, break room, and open area for workstations. Contiguous with Suite 710 to 7,001 RSF.

VIRTUAL TOUR

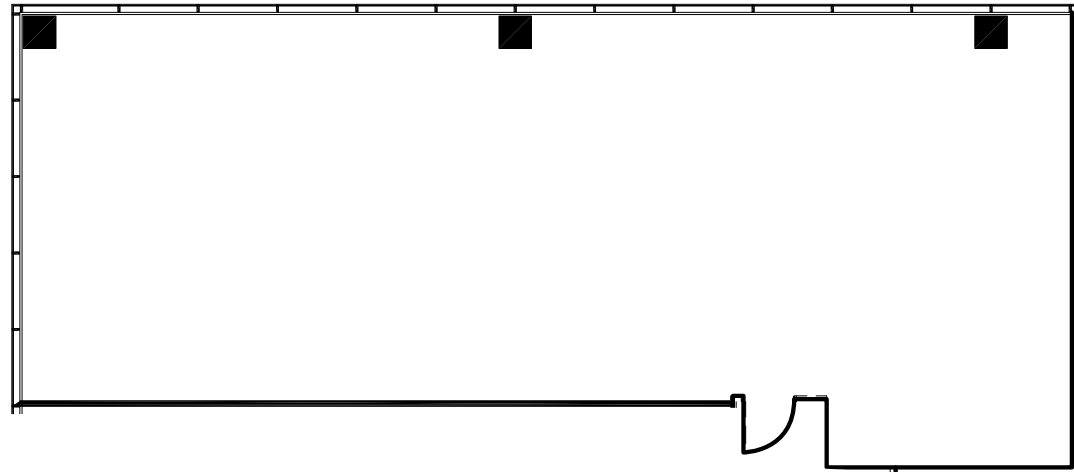
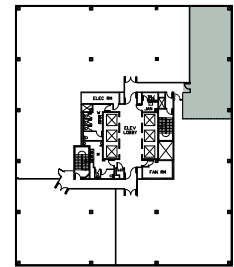


FLOOR PLAN

SUITE 710

RSF: 1,917

DESCRIPTION: Space is currently in shell condition.
Contiguous with Suite 700 to 7,001 RSF.

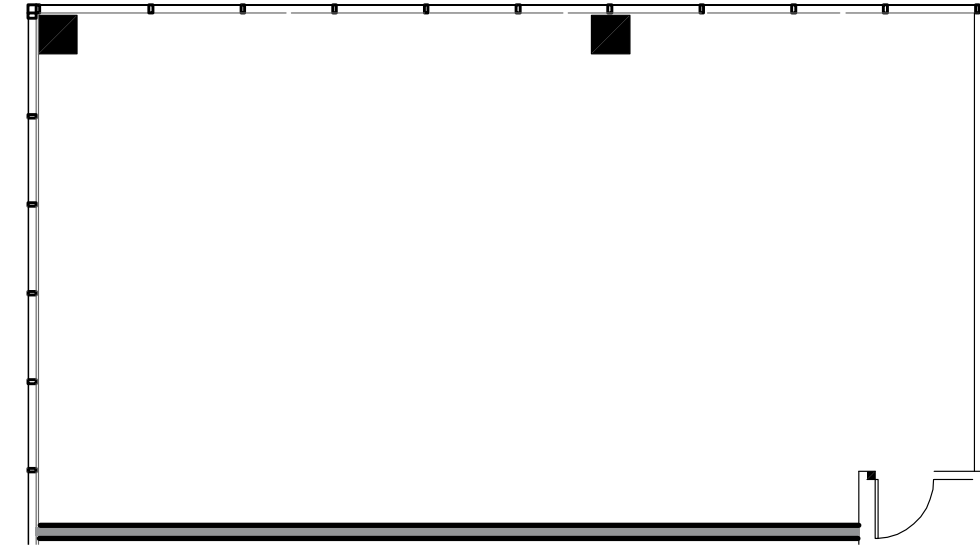
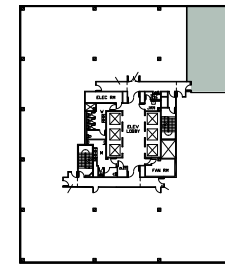


FLOOR PLAN

SUITE 825

RSF: 2,116

DESCRIPTION: Corner suite in shell condition with views to the north and east.

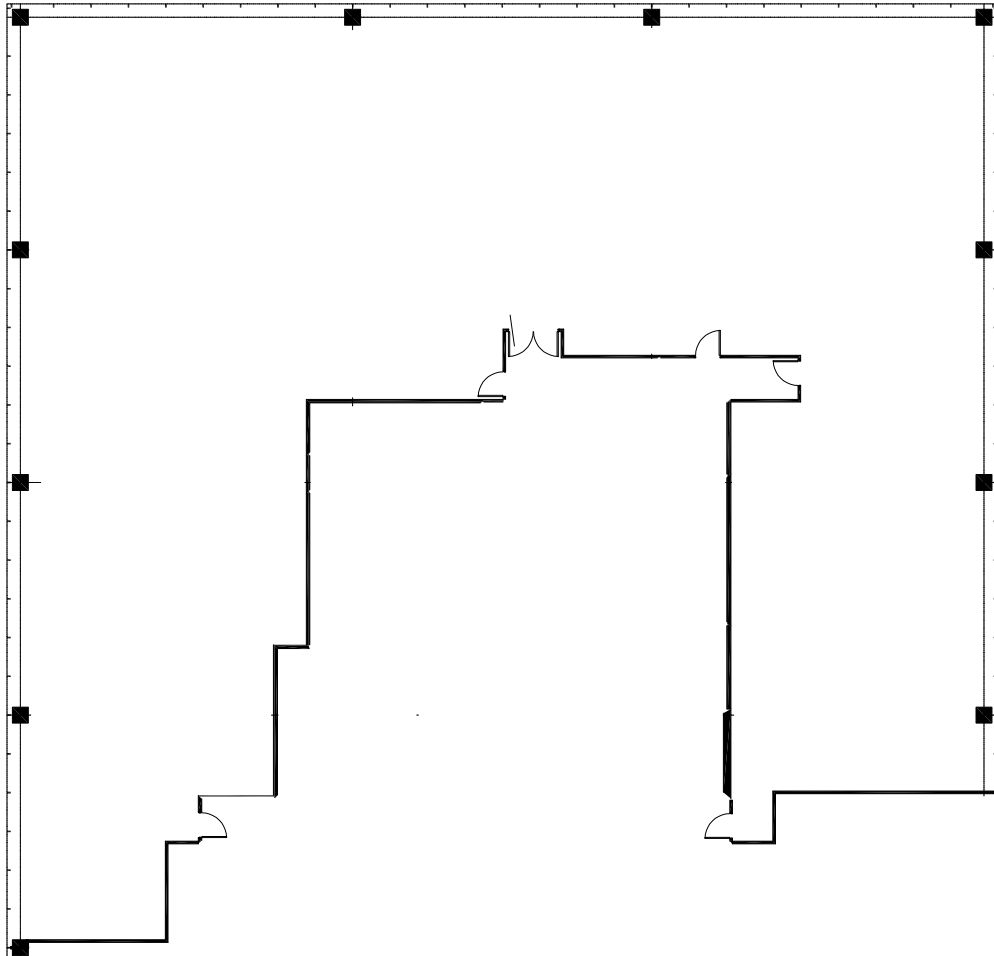
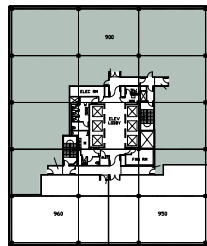


FLOOR PLAN

SUITE 900

RSF: 11,359

DESCRIPTION: Available 5/1/2026. Space is currently in second generation condition.



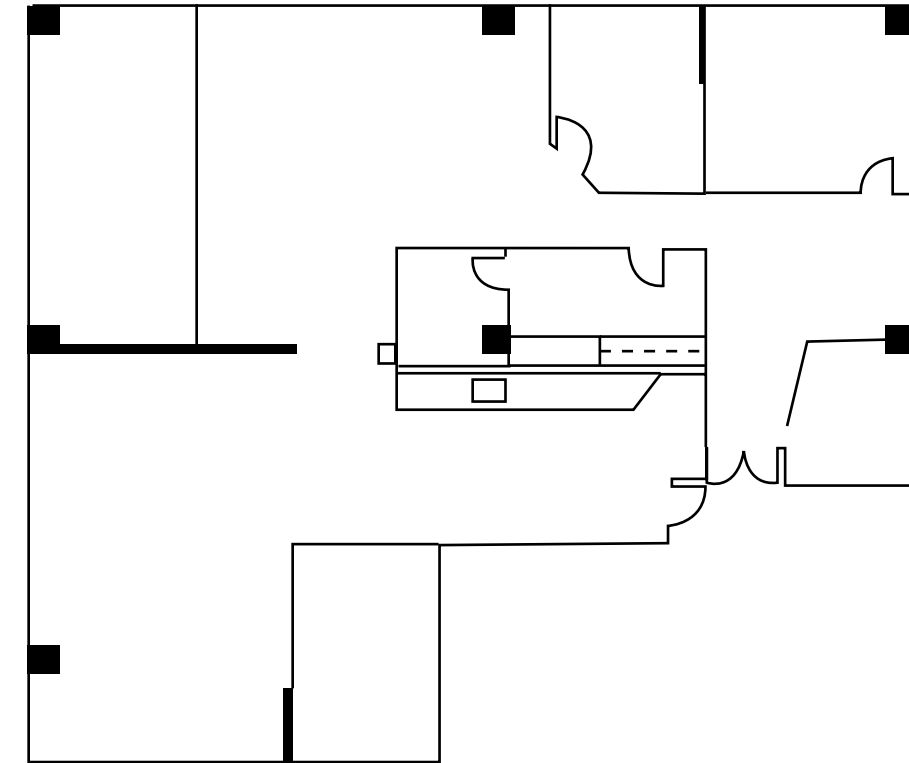
FLOOR PLAN

SUITE 1000

RSF: 5,322

DESCRIPTION: Double door entry off elevator lobby. Primarily open office area with northern and western views. Contiguous with suites 1050 & 1075 to 15,034 RSF.

[VIRTUAL TOUR](#)



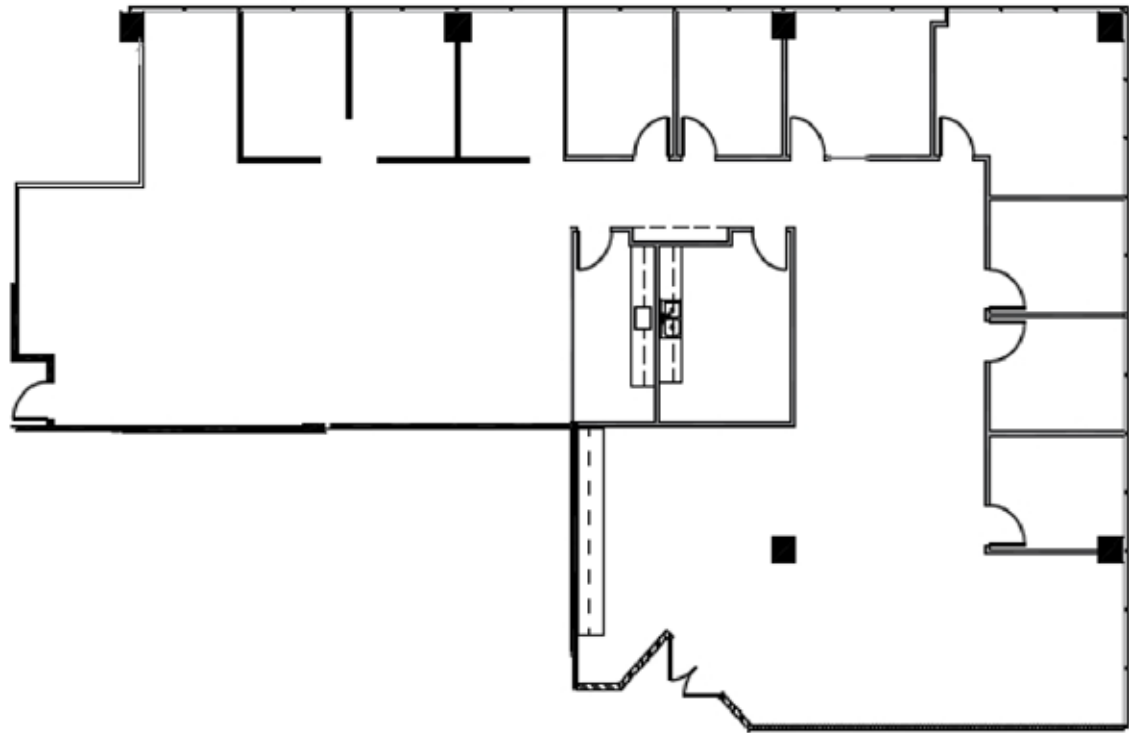
FLOOR PLAN

SUITE 1050

RSF: 5,032

DESCRIPTION: Double door entry off the elevator lobby with multiple window-lined offices, a break room, and open area for workstations. Contiguous with suites 1050 & 1075 to 15,034 RSF.

VIRTUAL TOUR



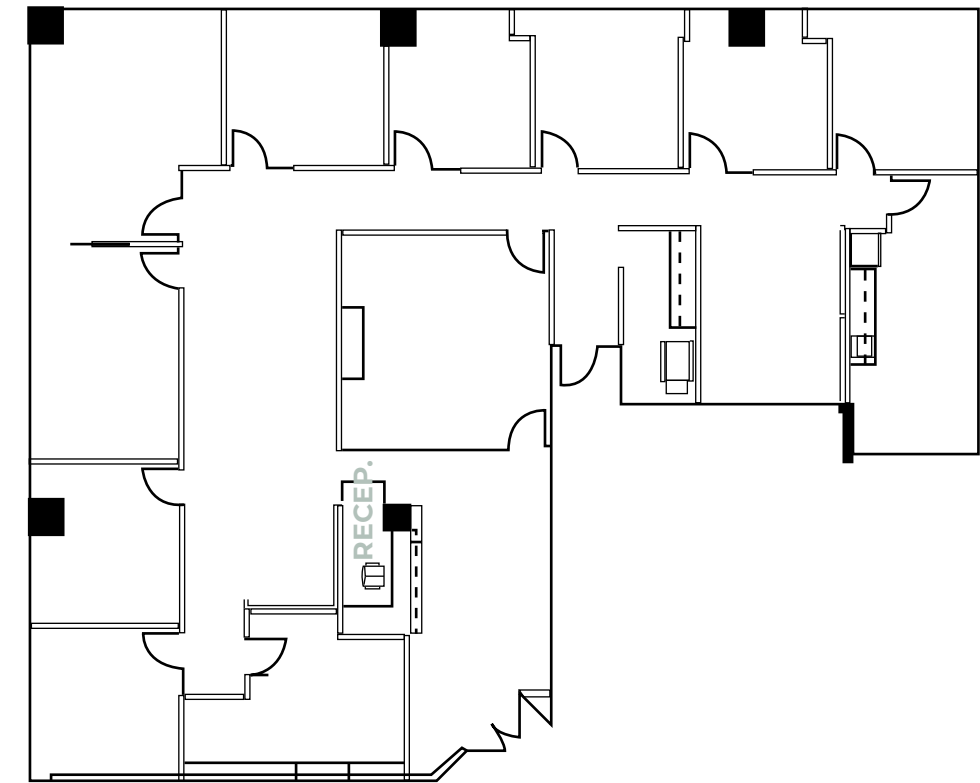
FLOOR PLAN

SUITE 1075

RSF: 4,680

DESCRIPTION: Efficient layout with 9 private window-lined offices, conference room, open area and break room. Contiguous with suites 1000 & 1050 to 15,034 RSF.

VIRTUAL TOUR



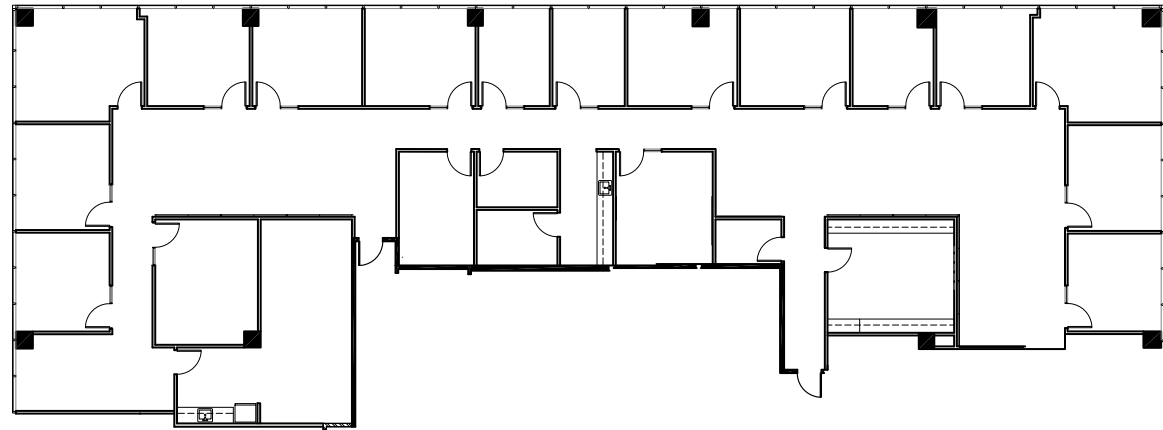
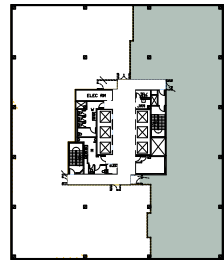
FLOOR PLAN

SUITE 1250

RSF: 7,275

DESCRIPTION: Current build-out includes 17 private offices, a conference room, break room, storage, and open area for workstations.

VIRTUAL TOUR



FLOOR PLAN

SUITE 1400

RSF: 17,464

DESCRIPTION: 2nd generation build-out.
Contiguous to 83,254

VIRTUAL TOUR



FLOOR PLAN

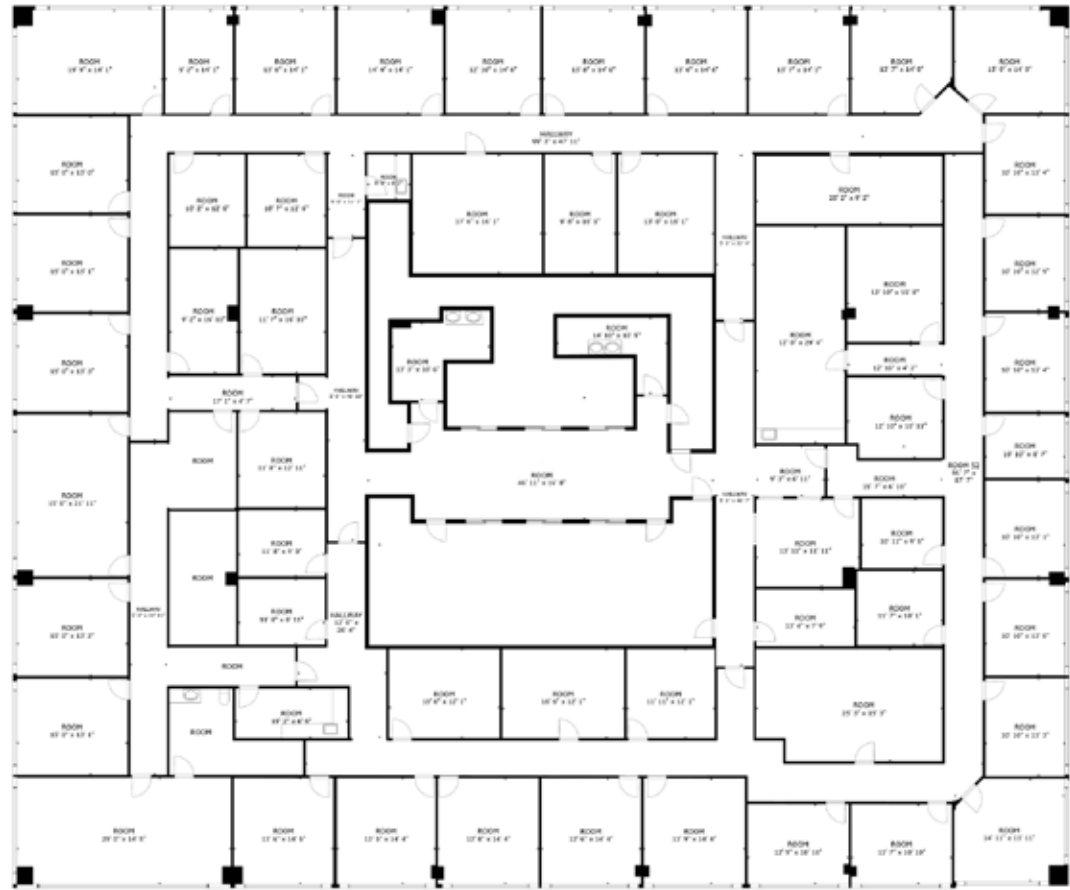
SUITE 1500

RSF: 17,464

DESCRIPTION: 2nd generation build-out.

Contiguous to 83,254 RSF.

VIRTUAL TOUR



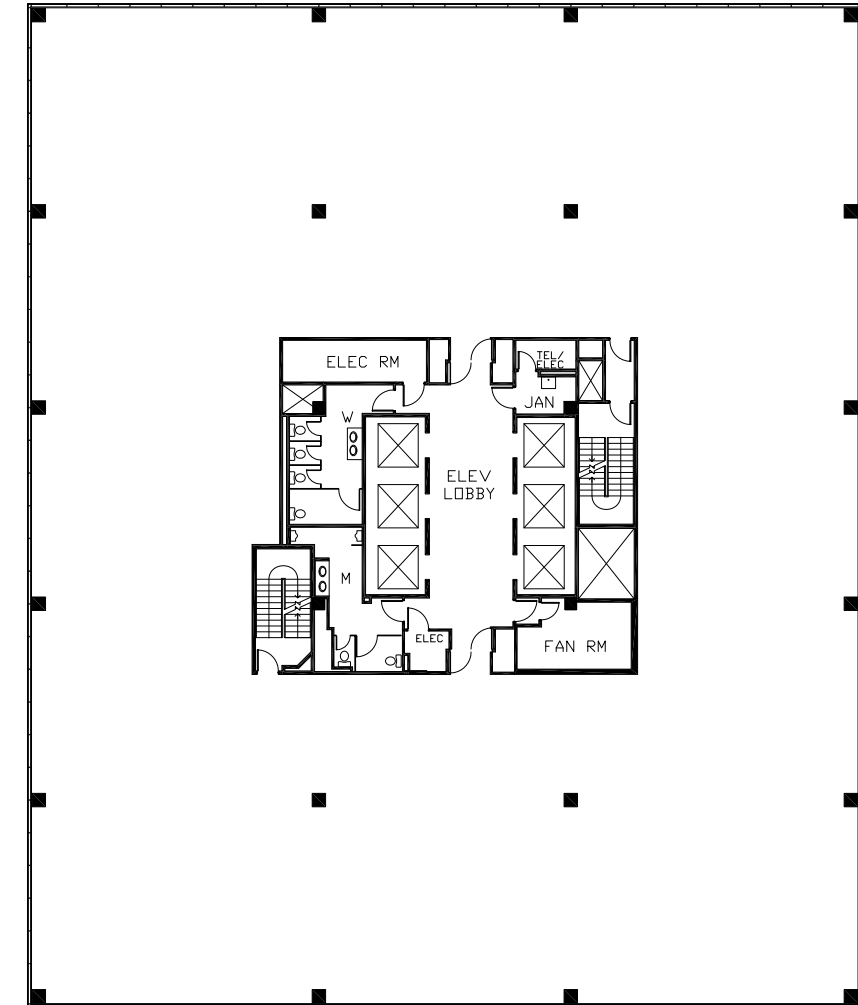
FLOOR PLAN

SUITE 1600

RSF: 17,464

DESCRIPTION: Shell condition.

Contiguous to 83,254 RSF.



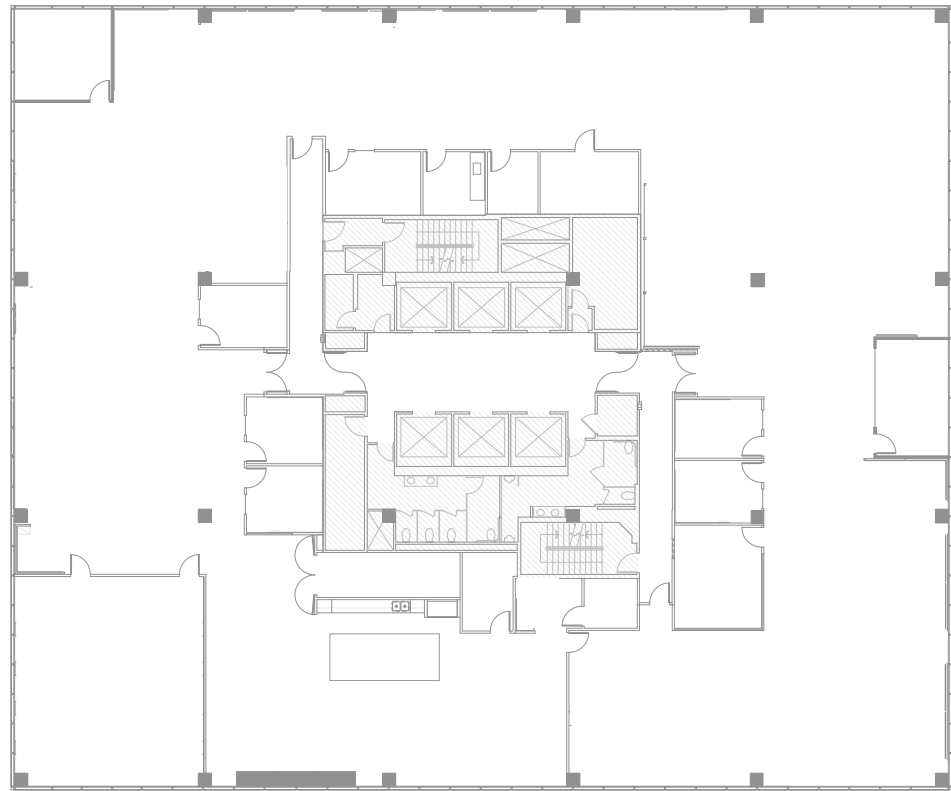
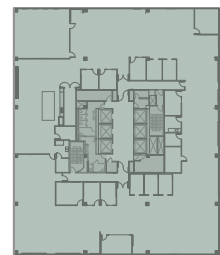
FLOOR PLAN

SUITE 1700

RSF: 17,464

DESCRIPTION: Space has great views of the San Diego Bay, Coronado Bridge, and Balboa Park. 2nd generation condition with mostly open area for workstations, and private offices. Contiguous to 83,254 RSF.

VIRTUAL TOUR



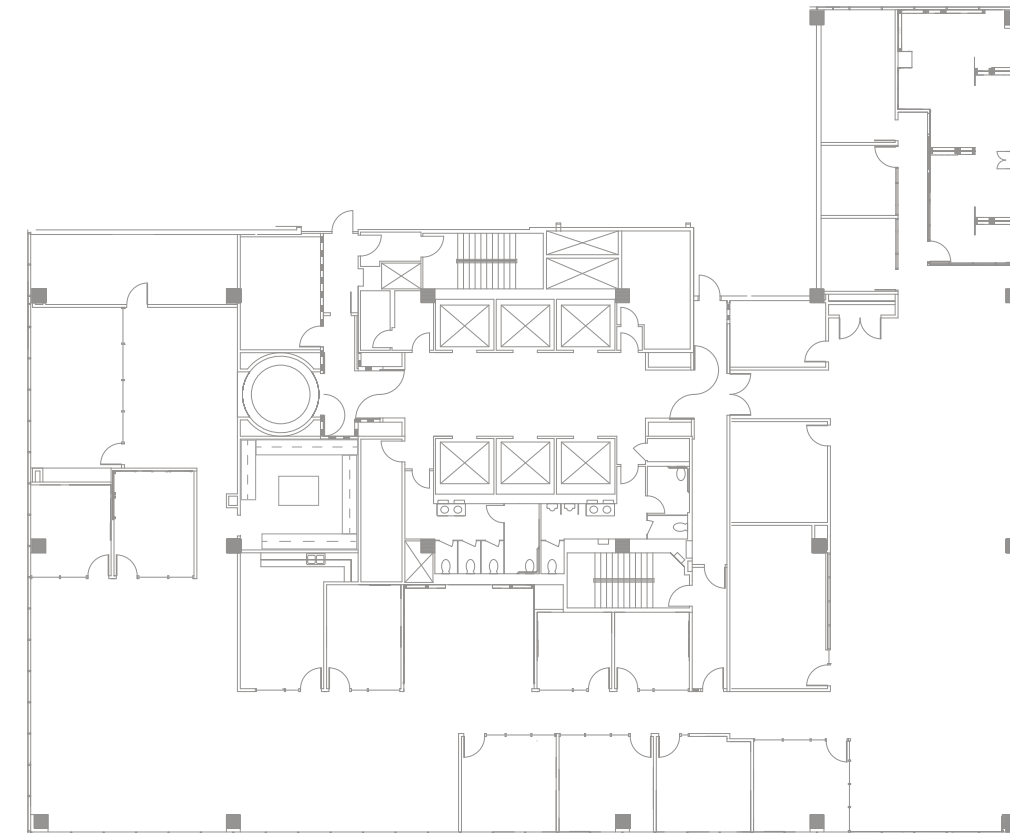
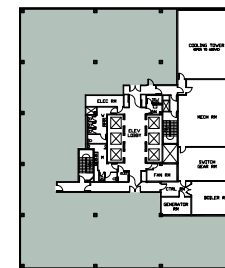
FLOOR PLAN

SUITE 1800

RSF: 13,398

DESCRIPTION: Top floor of the building with great West facing views of the San Diego Bay and Coronado Bridge. 2nd generation condition with mix of private offices and open area for workstations with multiple conference rooms. Contiguous to 83,254 RSF.

VIRTUAL TOUR



ONE10

PLAZA



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