

225[^]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





225[^]XYZ
BROADWAY

THE EXECUTIVE EXPERIENCE, REDEFINED

- ✦ New tenant lounge and conference center
- ✦ 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 Coming Soon - Dua Cento
- ✦ 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





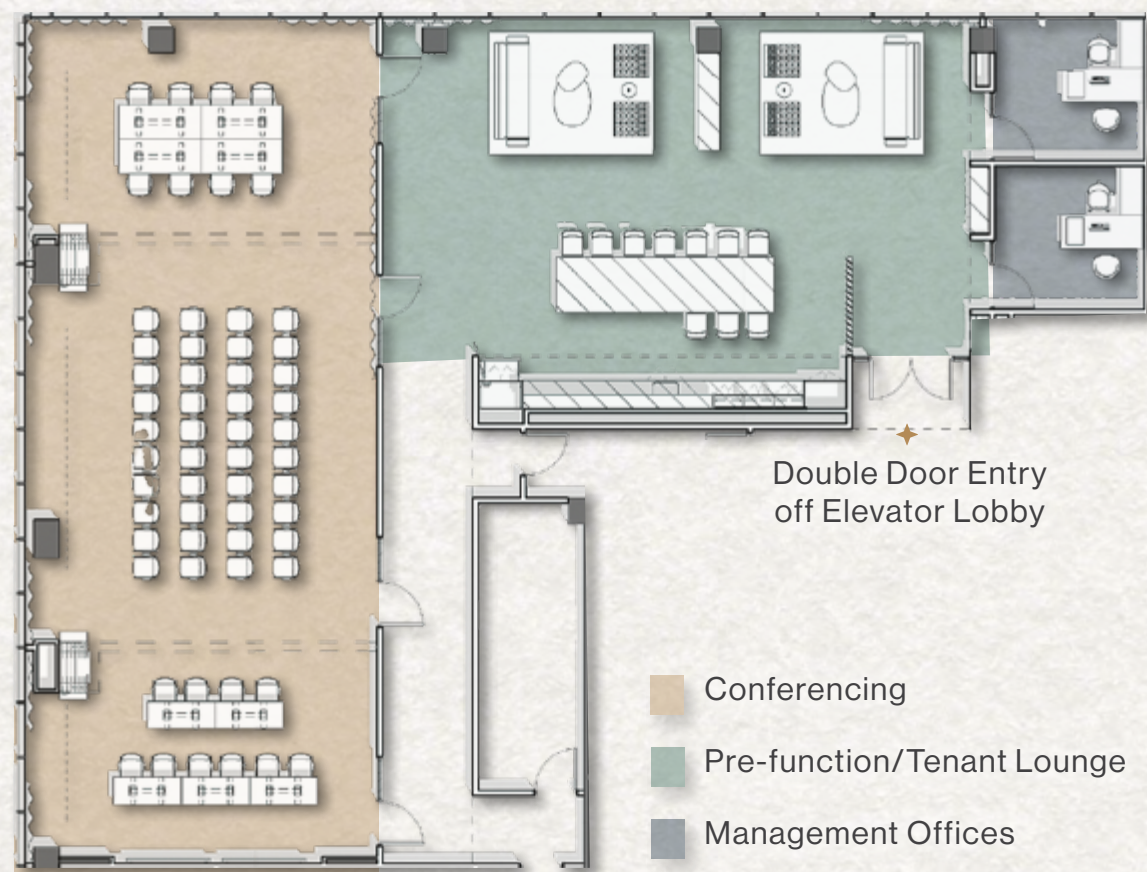
exclusive access to

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

Marrying the building's architectural heritage with forward-thinking design, the 5th 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



WALKABLE
AMENITIES:

AQUAVIE

Panera
BREAD™

DUNKIN'
DONUTS

Mendocino
Farms

BLUE BOTTLE
COFFEE

WHOLE
FOODS
MARKET

Dobsons

STARBUCKS

tender greens

CAVA



modern, turn-key
spec suites available

FIND THE SUITE THAT

SUITS YOUR STYLE

AVAILABILITIES

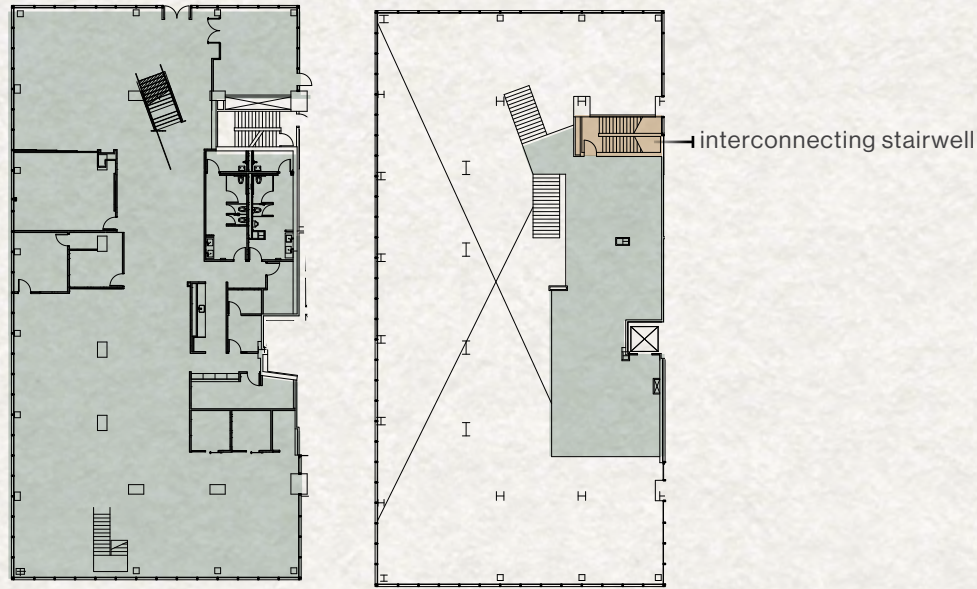
SUITE	RSF	TOUR	STATUS	SUITE NOTES
100	14,119 SF	-	Available Apr-27	Prime ground floor premises with a 2,387 SF mezzanine and interconnecting stairwell to the 2nd floor. <i>Contiguous with Suite 200 for 25,648 SF</i>
140	3,067 SF		Vacant	Spec Suite 1st floor creative spec suite with 1 large conference room, 3 private offices, open kitchen area, print/copy room and in-suite restroom. Suite features high ceilings and private street-level entry.
200	11,529 SF	-	Available Apr-27	Full floor opportunity with interconnecting stairwell to the 1st floor. <i>Contiguous with Suite 100 for 25,648 SF</i>
510	1,187 SF		Vacant	Furnished Spec Suites - Flexible Lease Terms Coming Soon – amenity floor with tenant lounge, catering kitchen, conference center, and multiple furnished spec suites.
520	2,612 SF			
530	2,017 SF			
540	1,485 SF			
550	1,484 SF			
560	2,186 SF			
700	16,191 SF		60 Days Notice	Creative Spec Suite Creative plan with high ceilings, reception, 12 perimeter offices, 5 interior offices, 2 conference rooms, large open area, kitchen, lounge, & storage/IT room.
1200	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.
1360	1,367 SF		Vacant	Open office.
1475	2,287 SF		Vacant	2 private offices, storage/IT area and open office.
1600	6,466 SF		Vacant	Reception, 1 large conference room, 12 private offices, and storage/IT room.
1740	1,054 SF		Vacant	2 perimeter offices and small open space.
2100	15,702 SF	-	90 Days Notice	Former law firm space with dense build-out.
2200	16,234 SF		Available Aug-26	Creative Spec Suite 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 100

14,119 SF | AVAILABLE APR-27

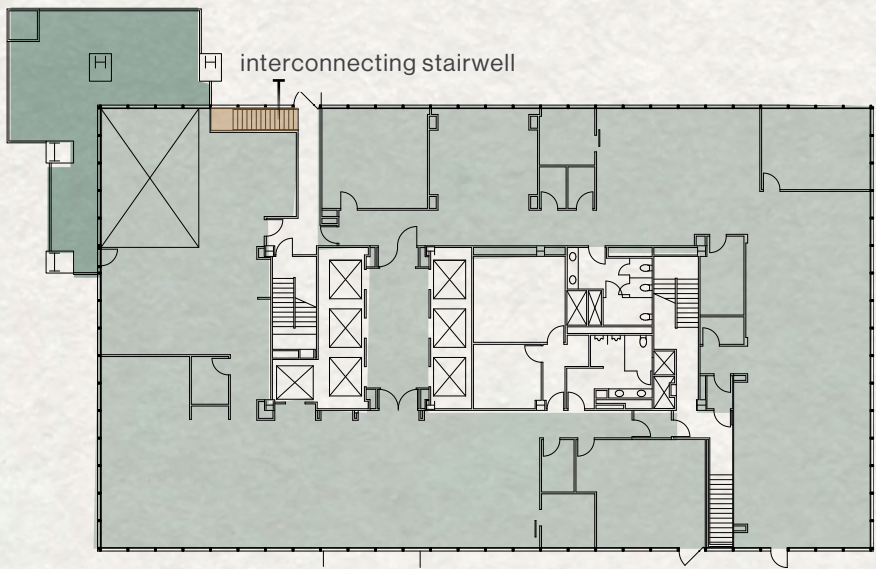
Prime ground floor premises with a 2,387 SF mezzanine and interconnecting stairwell to the 2nd floor.



second floor
SUITE 200

11,529 SF | AVAILABLE APR-27

Full floor opportunity with interconnecting stairwell to the 1st floor.

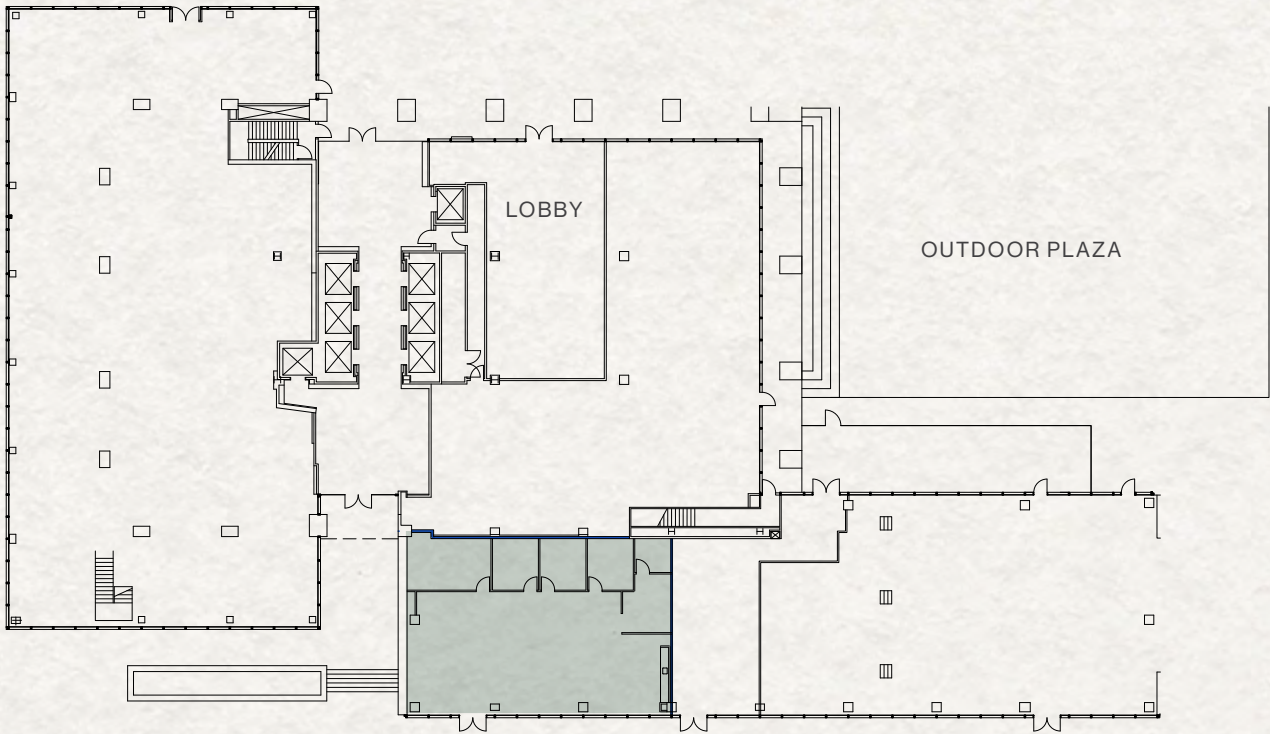


◆ Suites 100 & 200 contiguous for up to 25,648 SF

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.

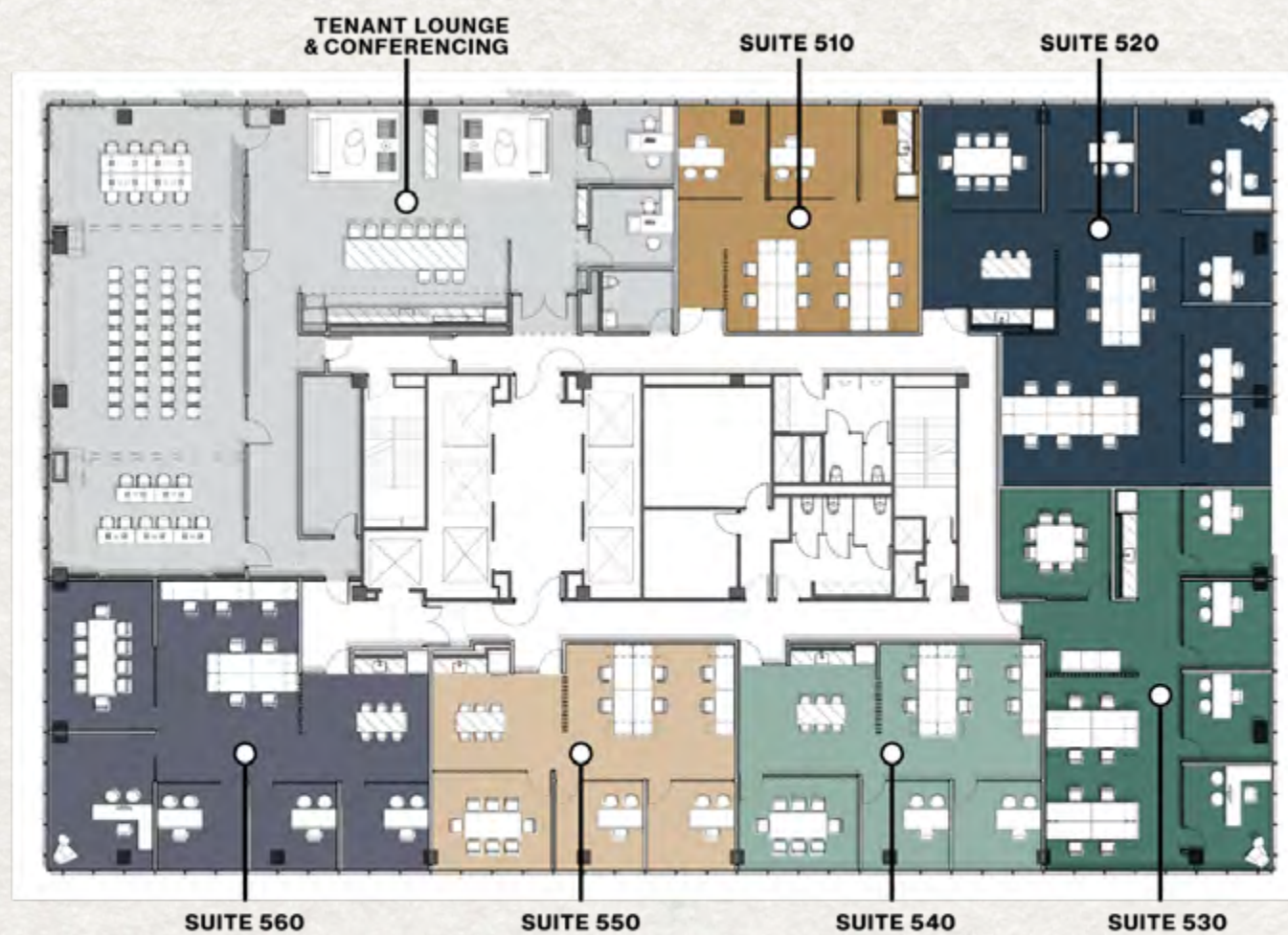


fifth floor

SPEC SUITES

1,187 SF - 2,612 SF | COMING SOON

Amenity floor with tenant lounge, catering kitchen, conference center, and multiple furnished spec suites ranging from 1,187 SF - 2,612 SF.



TENANT LOUNGE & CONFERRING

SUITE 510 | 1,187 SF

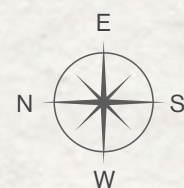
SUITE 520 | 2,612 SF

SUITE 530 | 2,017 SF

SUITE 540 | 1,485 SF

SUITE 550 | 1,484 SF

SUITE 560 | 2,186 SF



classic finishes

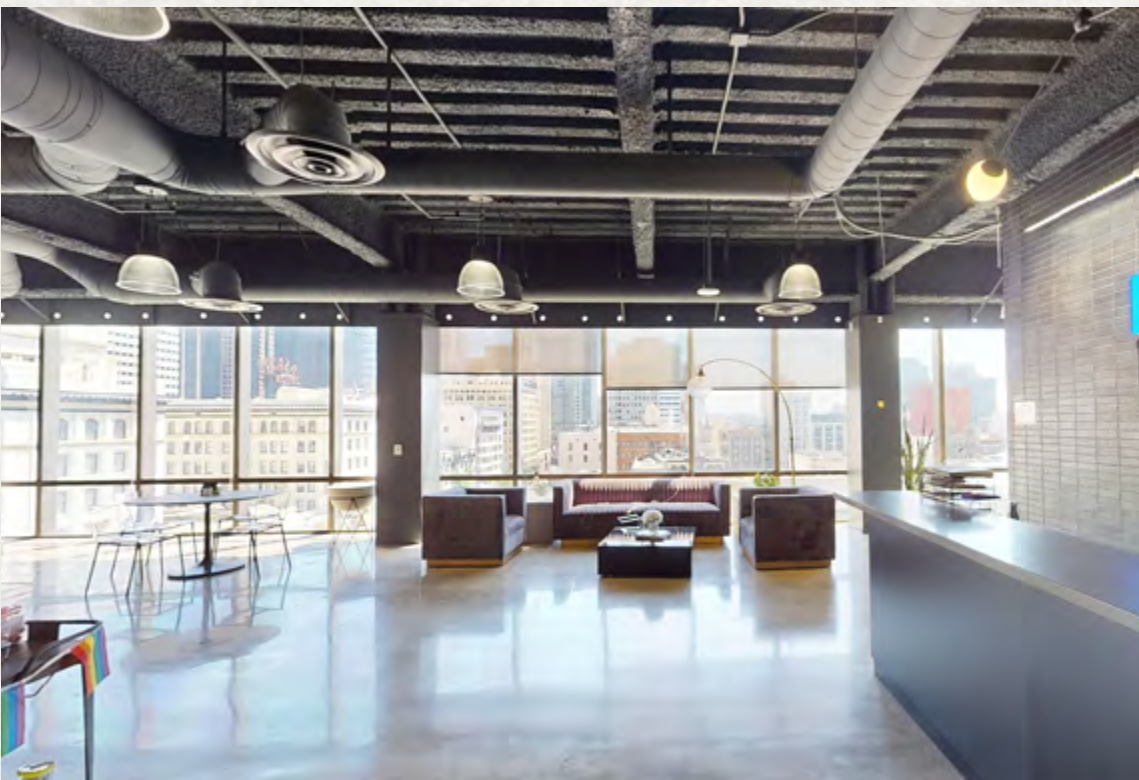
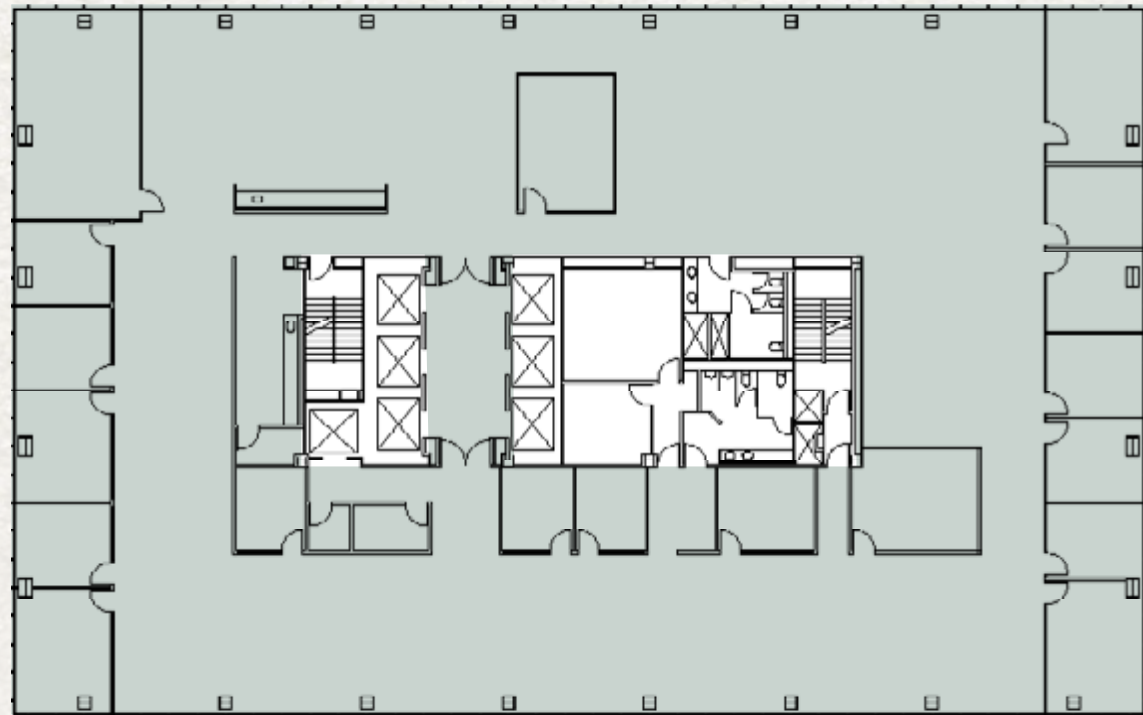
ROOTED IN A DEEP RESPECT FOR THE BUILDING'S ORIGINAL ARCHITECTURE

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.

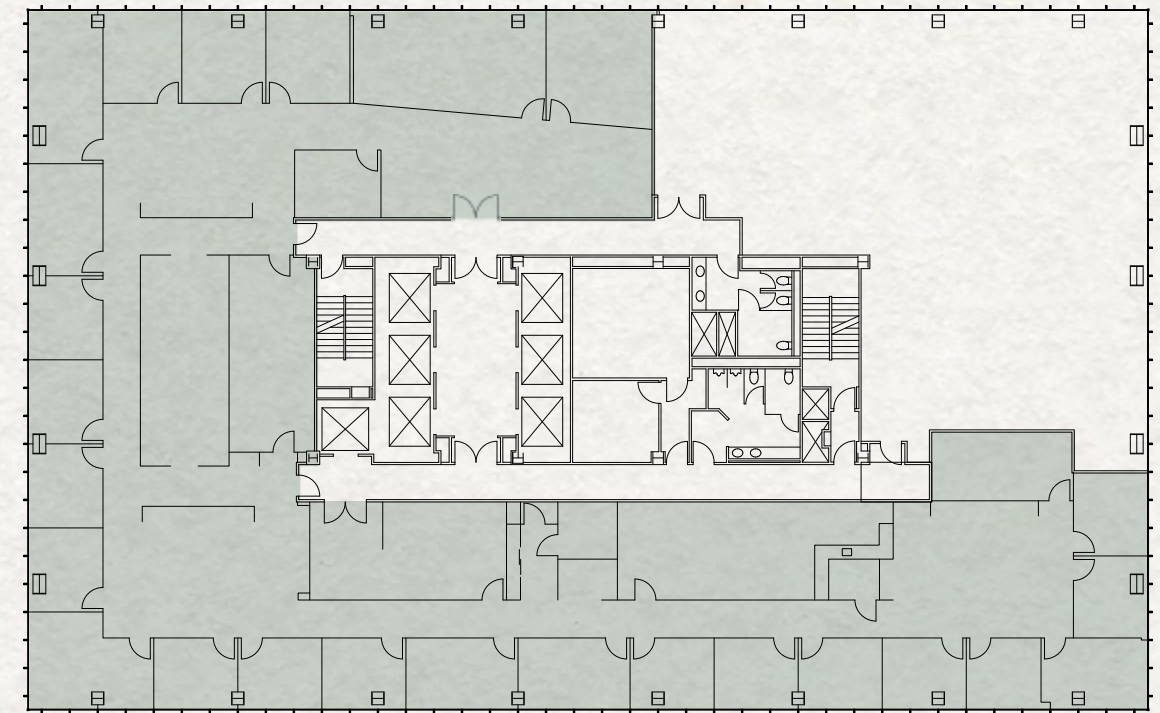


twelfth floor

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.

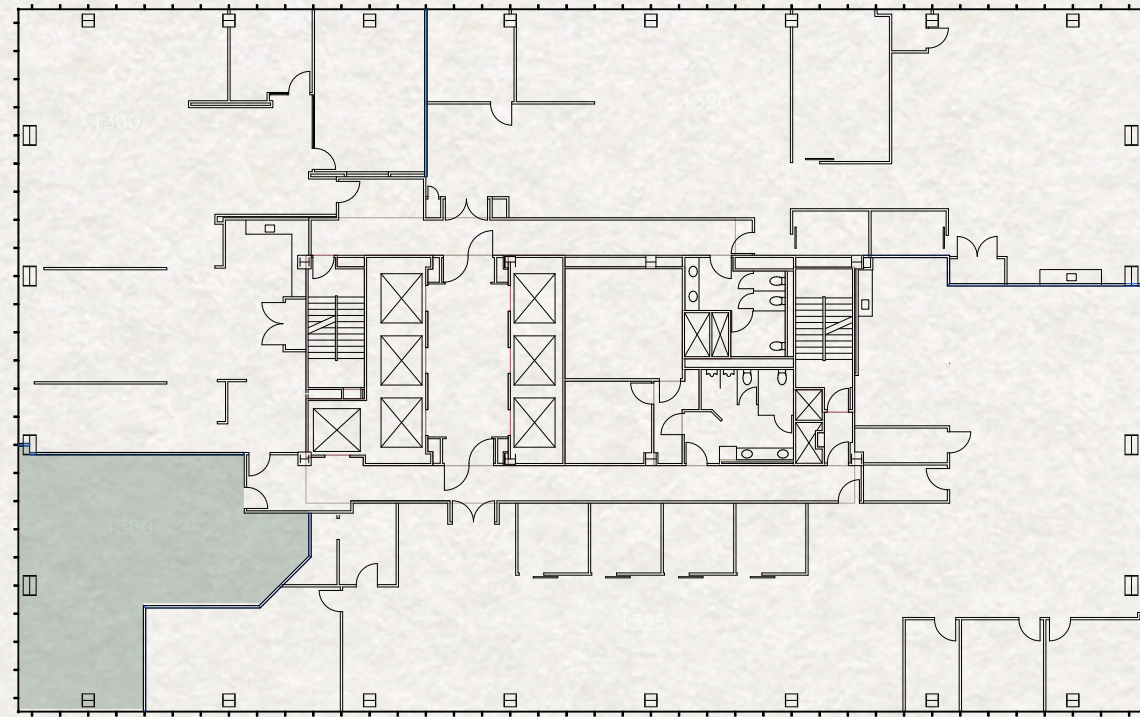


thirteenth floor

SUITE 1360

1,367 SF | AVAILABLE NOW

Open office

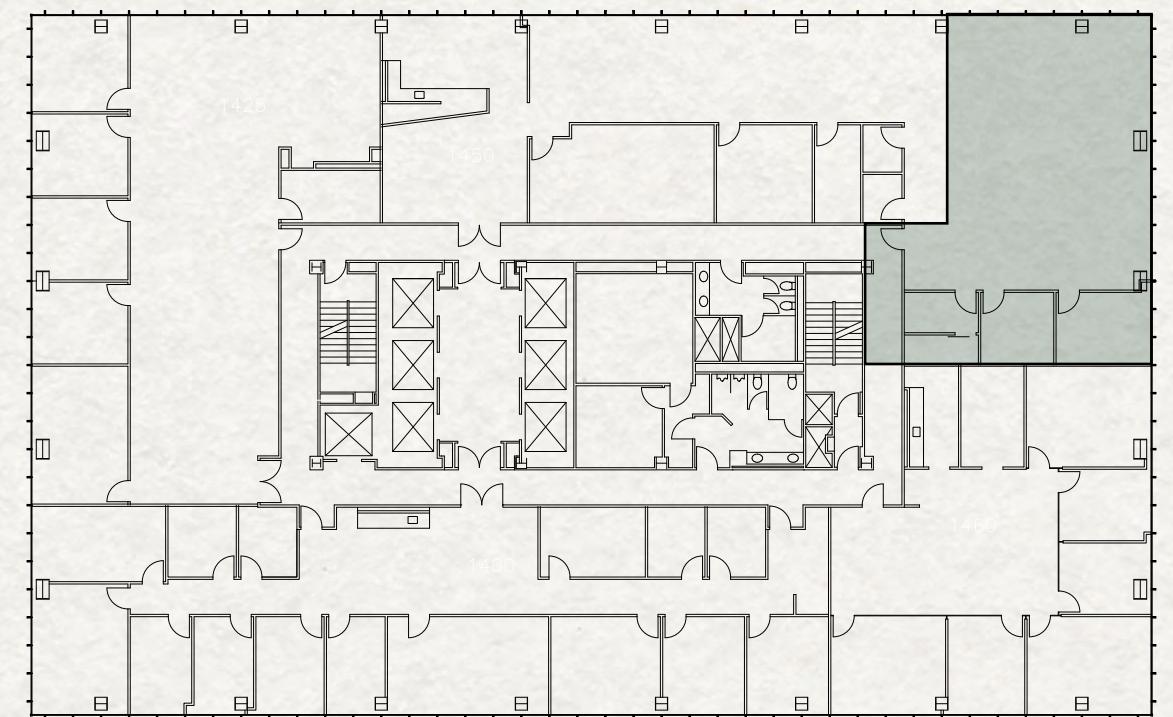


fourteenth floor

SUITE 1475

2,287 SF | AVAILABLE NOW

2 private offices, storage/IT area and open office.

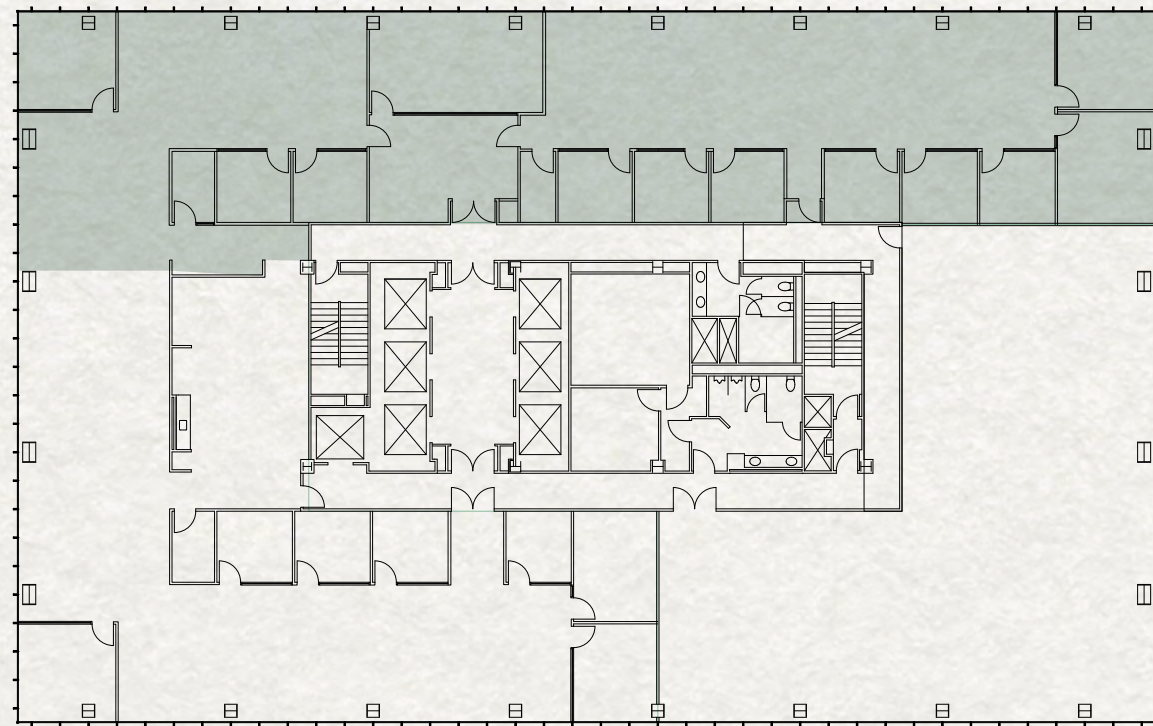


sixteenth floor

SUITE 1600

6,466 SF | AVAILABLE NOW

Reception, 1 large conference room, 12 private offices, and storage/IT room.

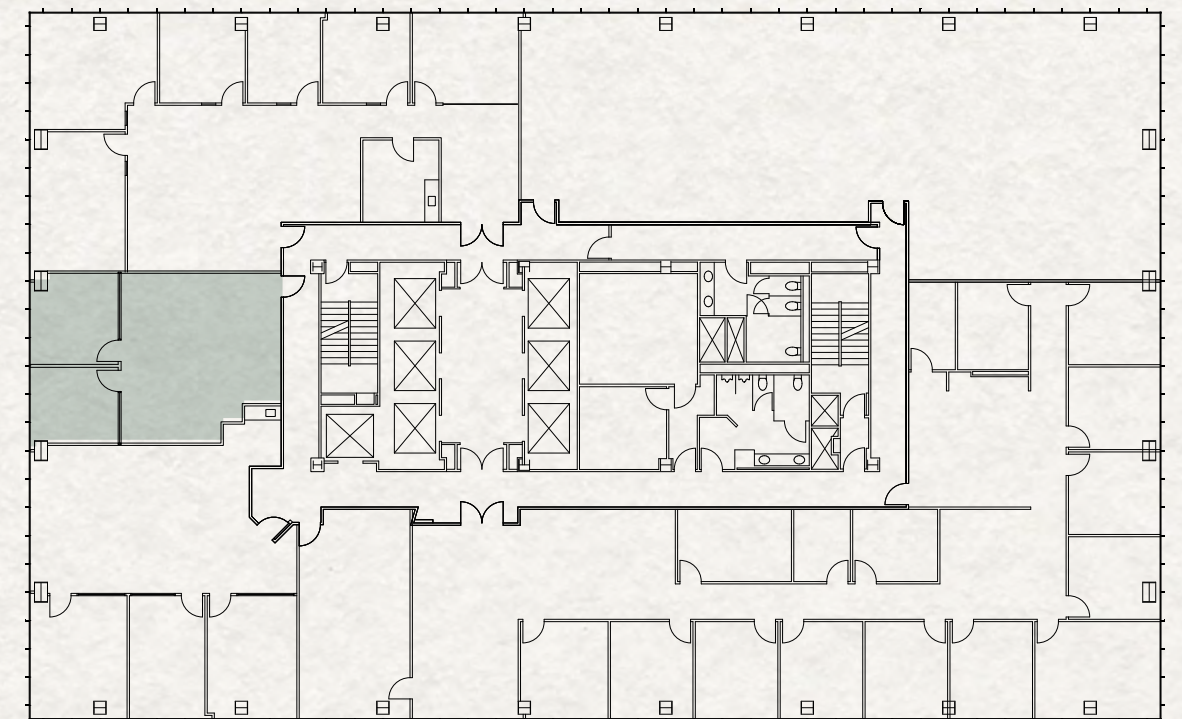


seventeenth floor

SUITE 1740

1,054 SF | AVAILABLE NOW

2 perimeter offices and small open space.



225th XYZ
BROADWAY

TENANT NAME

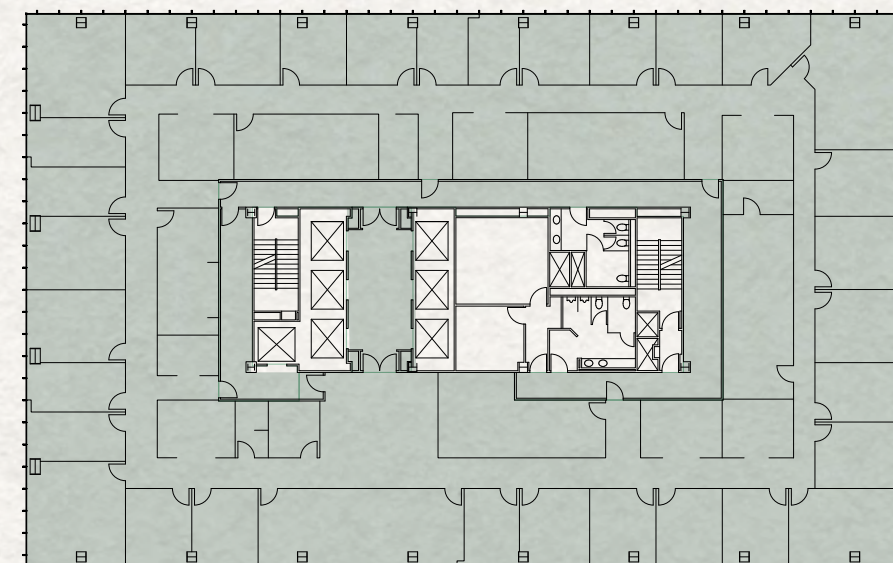
unbelievable
top floor views

21st & 22nd
contiguous to 31,936 SF

twenty first floor

15,702 SF | 90 DAYS NOTICE

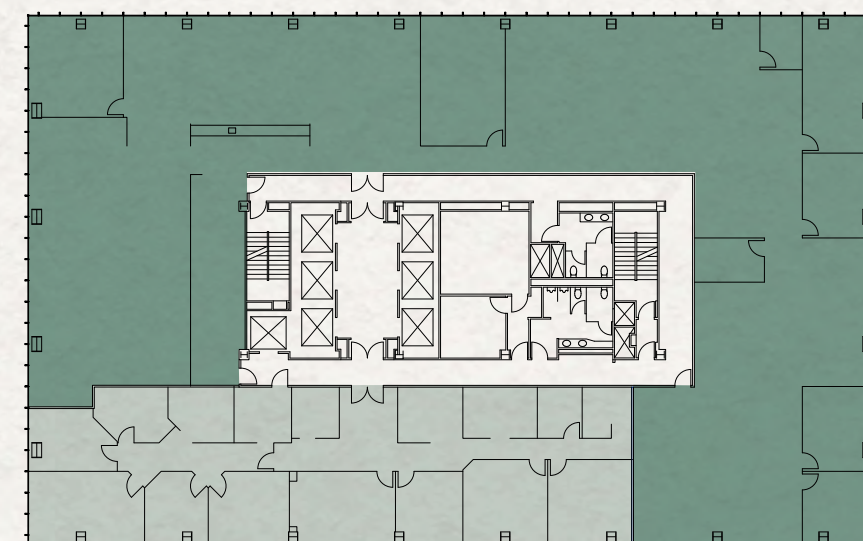
Former law firm space with dense build-out.



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[^]XYZ
BROADWAY

spaces tailored
TO IMPRESS



225[^]XYZ
BROADWAY

225 BROADWAY
SAN DIEGO, CA 92101

DEREK HULSE

+1 858 334 4005
derek.hulse@cushwake.com
CA LIC 01740180

CONNOR WIECK

+1 858 546 5487
connor.wieck@cushwake.com
CA LIC 02007940

NICOLAS BOURDETTE

+1 858 625 5279
nick.bourdette@cushwake.com
CA LIC 02199505

XYZ
RENT

CRUZAN

 CUSHMAN &
WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-06.23.2026