

# 655

WEST BROADWAY

San Diego, CA 92101





655  
WEST BROADWAY

COPA  
VIDA

# Welcome.

Let us help you create the best first impression from the moment your team steps through the front door.

Newly renovated lobby includes:

- One of the largest Living Green Walls in San Diego
- Massive multimedia wall
- New elevator cabs & lobbies
- Revitalized design + modern seating



VIEW VIRTUAL TOUR OF  
**LOBBY**

**Updated Lobby**

## Connect Here.

You need space to conduct that big presentation, but not just any space will do. Meet in the state-of-the-art conference center with mezzanine and Oblong system. Afterwards, enjoy some coffee and a quick bite at Coffee N' Talk.

Mezzanine & Oblong system capabilities:

- Multi-surface interaction
- Flexible screen configurations and interactive canvases
- Spatial wands focus attention, saves content and allows you to interact with any screen from anywhere in the room
- Connect up to 10 video streams including video conferencing and screen sharing
- Password-protect your workspace
- Multi-location collaboration with real-time interaction

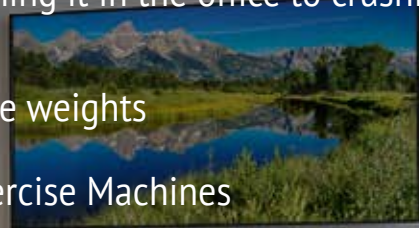


VIEW VIRTUAL TOUR OF  
**CONFERENCE  
CENTER**

**1<sup>ST</sup> FLOOR - IQ SMARTCENTER**

## Work it Out.

Skip the dreaded home workouts and take advantage of the newly constructed and fully stocked fitness center at 655 West Broadway! Forget the crowds, lines and the monthly payments when you seamlessly transition from crushing it in the office to crushing it in the gym.



- Free weights
- Exercise Machines
- Treadmills
- Stationary Bikes
- Group Classroom
- Weight Racks
- Showers & Lockers
- TRX
- Ellipticals

## Unwind A Bit.

Look, you've had a busy day. Maybe you just need a space where you can clear your head before getting back on that project. Or maybe the workday is finally over, but you're not ready to go home yet. Well, have we got a space for you! Best of all it's conveniently located right above or below your office! You won't have to go far to feel far from it all. Settle into that oversized chair. Put your feet up on that comfy couch or bring out your inner beast and battle some colleagues at ping pong. Totally your call.

- Arcade games
- Ping pong
- Air hockey
- Foosball
- Skee-ball
- Basketball arcade games
- Bean bag toss
- Wifi available
- (2) Huddle rooms
- 10-person conference room



VIEW VIRTUAL TOUR OF  
**DECK & AMENITY  
LOUNGE**

# Enjoy The Great Outdoors.

In this case, it's not just what's on the inside that counts. Not when you have a world-class indoor-outdoor amenity deck. Now you and your team can enjoy spectacular views of downtown, the Harbor and Coronado. Soak up the great weather San Diego offers year-round on an incredibly expansive outdoor patio right off the tenant amenity lounge. There are numerous areas to escape for some quiet time alone, or places you'll want to enjoy with coworkers and friends. This outdoor retreat features:

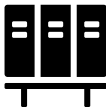
- Free WiFi
- Both open-air and covered seating
- Incredible views of the ocean and the Coronado bridge
- Firepit with intimate seating
- Outdoor conference room table with large multiple flat screen monitors
- Outdoor bar area/kitchen
- Amphitheater stairs/seating

  
VIEW VIRTUAL TOUR OF  
**DECK & AMENITY  
LOUNGE**

# Get Ready To Be Floored.

655 West Broadway is already talked about for its location at the center of San Diego’s law and business district. It is home to large businesses, startups, and is close to public transportation, restaurants, and the vibrant districts of The Gaslamp and Little Italy. However, a business office that offers so much will soon become known for something truly extraordinary. Now you can have your own private office suite, but also have access to a half-floor dedicated to collaboration, relaxation, rejuvenation, inspiration and just plain fun. The best of both worlds meet right here.

## What’s not to love?

|                                                                                                                      |                                                                                                                                             |                                                                                                                                |                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <br>1.9/1000 Parking Ratio          | <br>Outdoor Area                                           | <br>Immediate Access To Public Transportation | <br>EV Charging Stations        |
| <br>Car Wash & Detailing Services | <br>Dedicated 24/7 Onsite Security & Property Management | <br>Coffe 'N' Talk (Coffee, Tea, Food)     | <br>Renovated Locker Rooms    |
| <br>Conference Center             | <br>Arcade/Game Room                                     | <br>Bike Storage                            | <br>Banking (Bank of America) |

# In The Middle Of It All.

Amid cutting-edge environment, tech companies, transportation, night life, food, culture, parks, Pacific Ocean sunsets.

The best San Diego has to offer, all in one place.

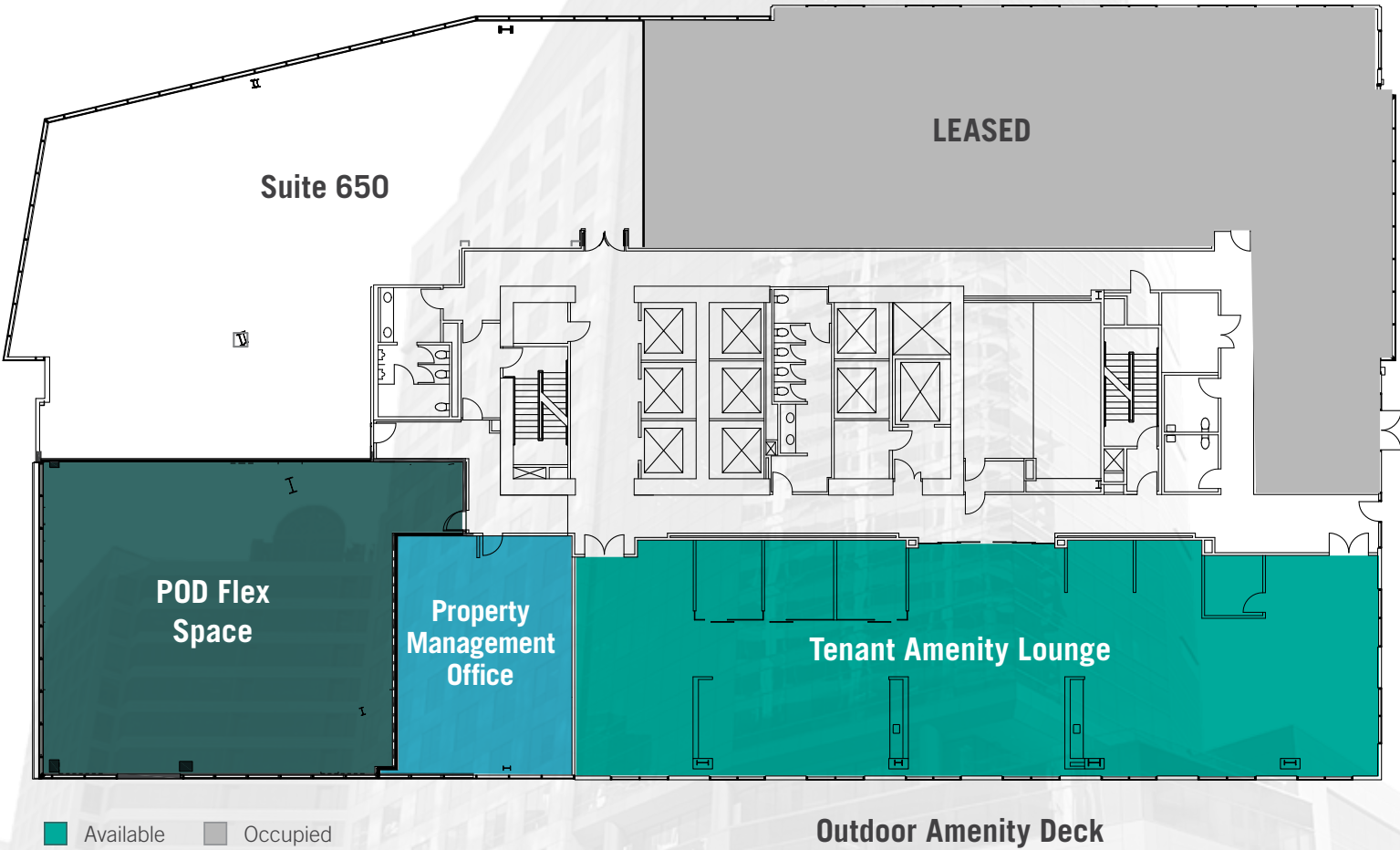
# availability

| SUITE | RSF            | AVAILABLE | DESCRIPTION                                                                                                                                                                                                                                                                                           | VIRTUAL TOUR                                                                          |
|-------|----------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 650   | 6,270          | Vacant    | Shell space with direct double-door entry off elevator lobby. Suite is on the same floor as the tenant amenity lounge and outdoor deck.                                                                                                                                                               |                                                                                       |
| 880   | 3,764          | Vacant    | 2nd generation, corner office space with bay views. Current build out includes a reception area, 3 large executive offices on the windowline, 1 large training room on the windowline, 1 large interior office, 1 small interior office, reception, open area, small kitchenette, and storage closet. |    |
| 950   | 5,450          | Vacant    | In spec suite condition. Current build out includes 4 interior offices, conference room, break room, and large open office area.                                                                                                                                                                      |    |
| 1050  | 6,000 - 12,002 | Vacant    | Double-door entry off the elevator lobby. Second generation space with a combination of private offices and open area. Suite has views to the north, east and south. Divisible to 6,000 SF.                                                                                                           |    |
| 1160  | 2,552          | 1/1/2027  | <b>Creative Spec Suite</b> with open ceiling and views of the San Diego Bay. Current build out includes reception, 3 private offices, open break room, conference room, and open area for workstations.                                                                                               |   |
| 1180  | 1,354          | Vacant    | <b>Spec Suite.</b> Open office and break room with 3 private windowlined offices.                                                                                                                                                                                                                     |  |

# availability

## About Suite 650 | 6,270 RSF

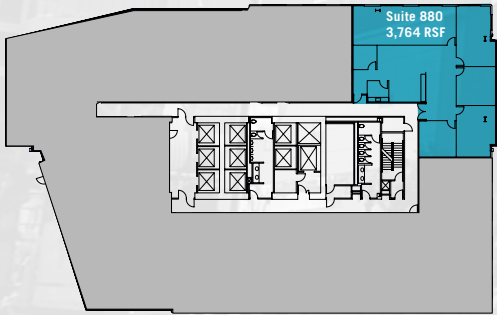
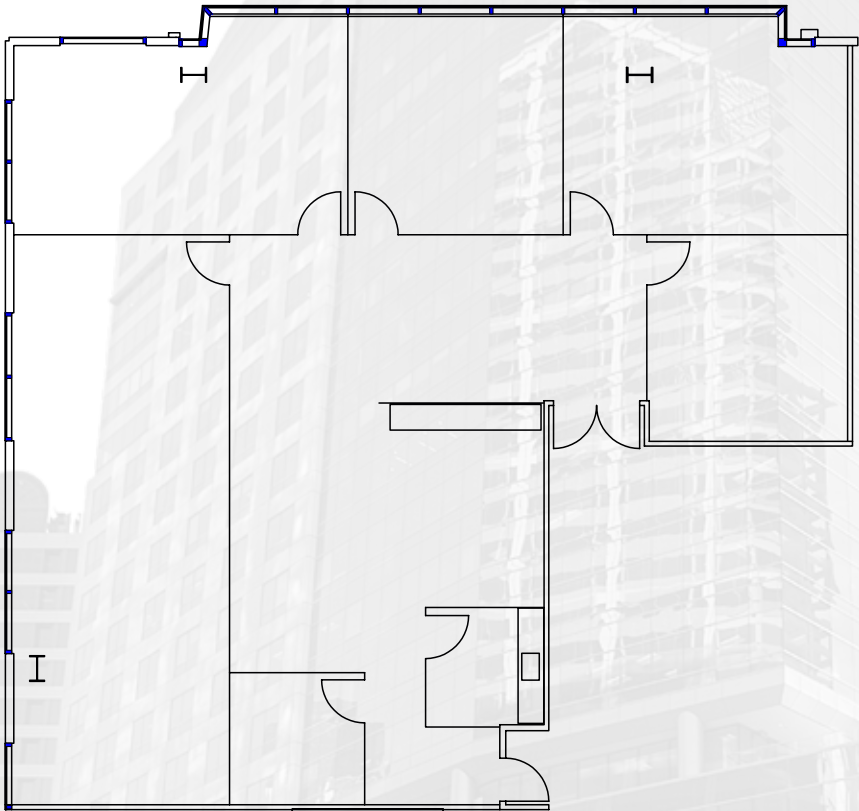
Shell space with direct double-door entry off elevator lobby. Suite is on the same floor as the tenant amenity lounge and outdoor deck.



# availability

## About Suite 880 | 3,764 RSF

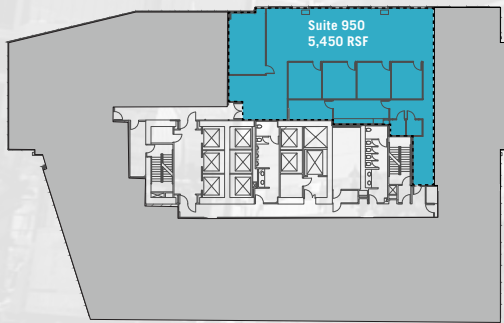
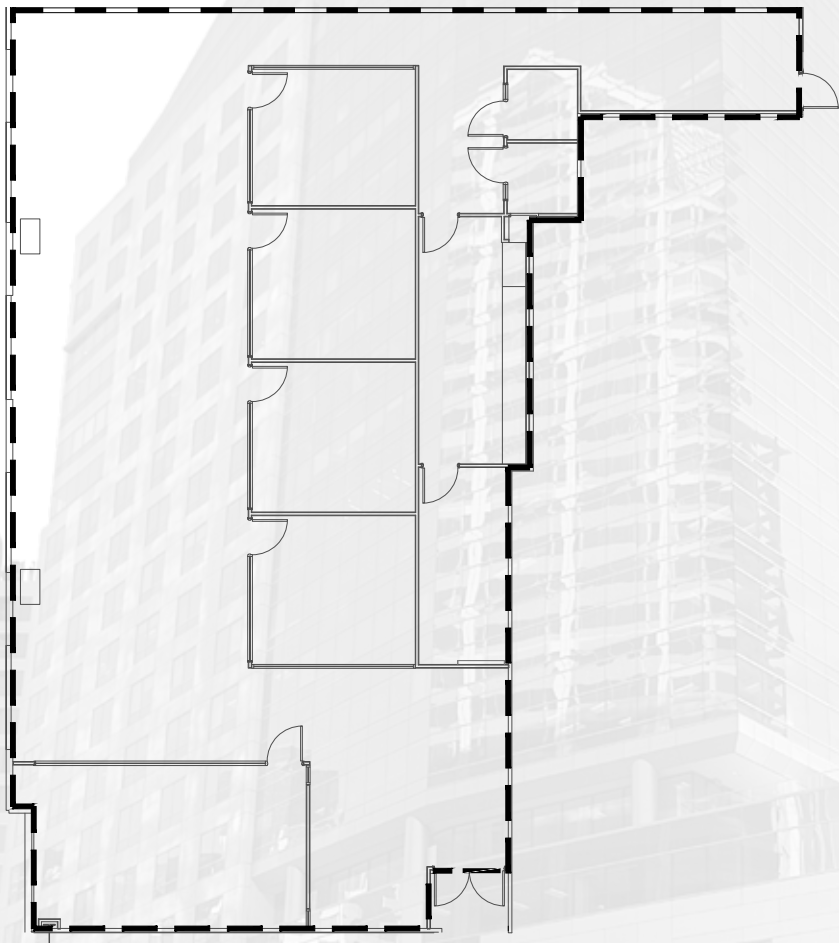
2nd generation, corner office space with bay views. Current build out includes a reception area, 3 large executive offices on the windowline, 1 large training room on the windowline, 1 large interior office, 1 small interior office, reception, open area, small kitchenette, and storage closet.



# availability

## About Suite 950 | 5,450 RSF

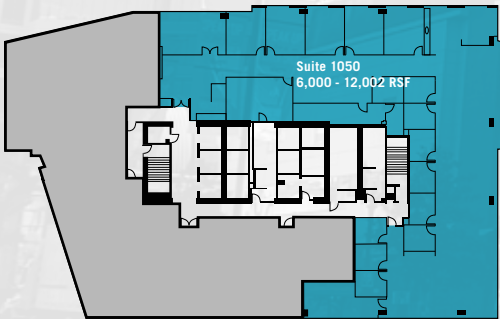
In spec suite condition. Current build out includes 4 interior offices, conference room, break room, and large open office area.



# availability

## About Suite 1050 | 6,000 - 12,002 RSF

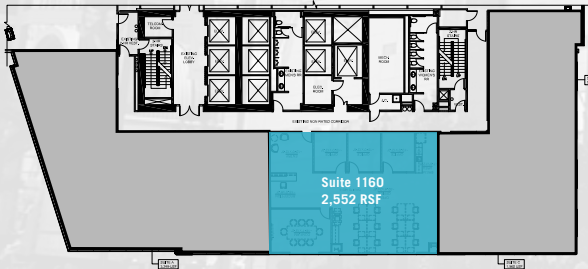
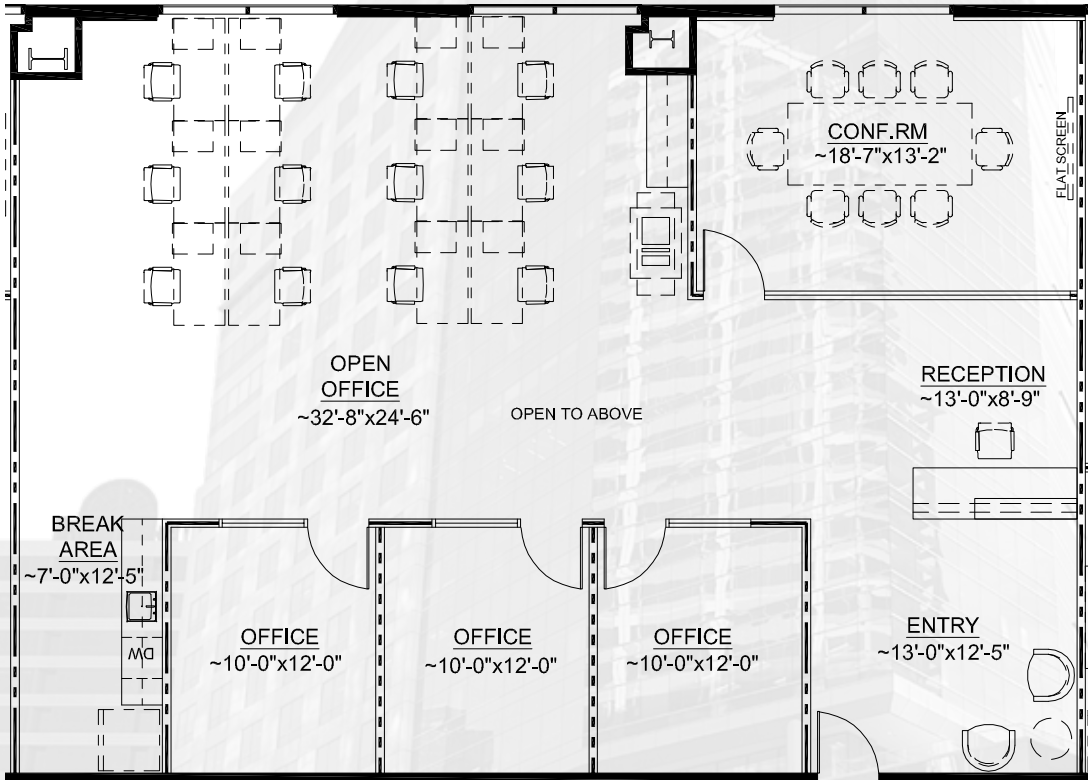
Double-door entry off the elevator lobby. Second generation space with a combination of private offices and open area. Suite has views to the north, east and south. Divisible to 6,000 SF.



# availability

## About Suite 1160 | 2,552 RSF

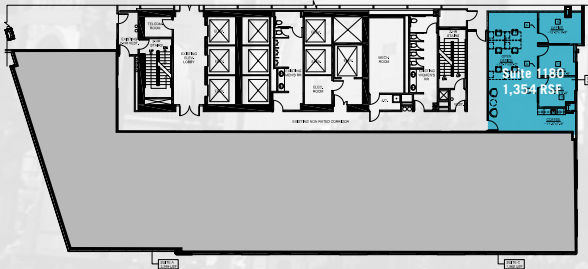
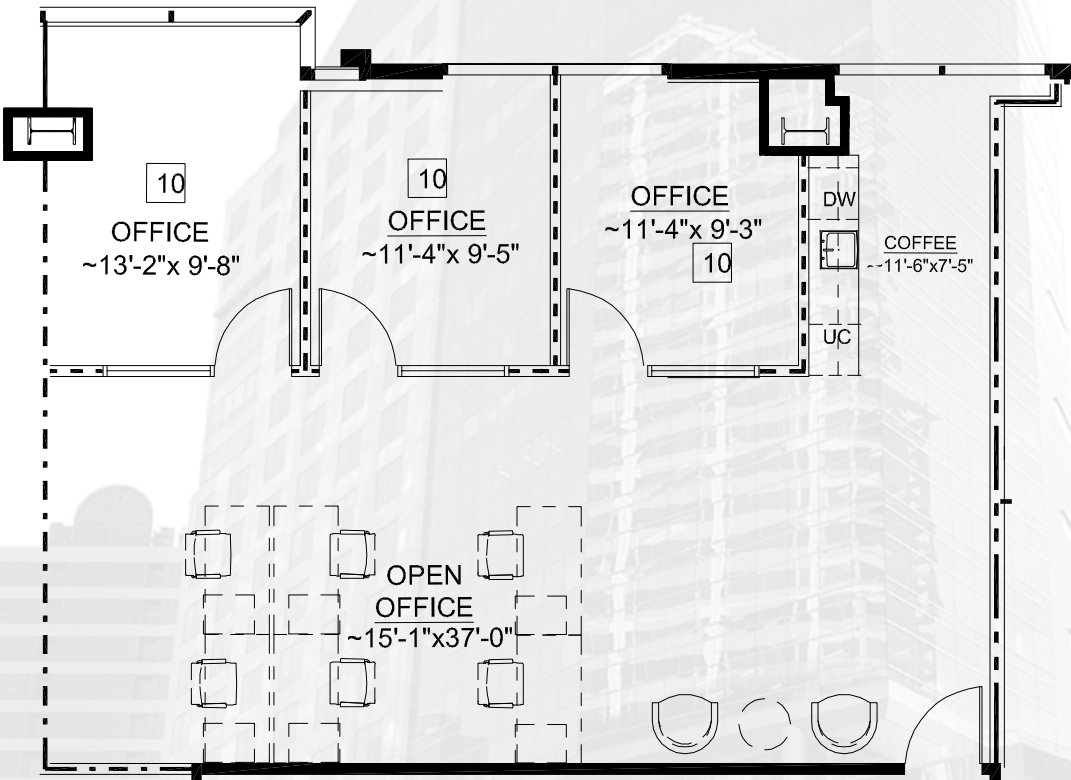
Available 1/1/2027. **Creative Spec Suite** with open ceiling and views of the San Diego Bay. Current build out includes reception, 3 private offices, open break room, conference room, and open area for workstations.



# availability

## About Suite 1180 | 1,354 RSF

**Spec Suite.** Open office and break room with 3 private windowlined offices.





# 655

## WEST BROADWAY

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