



west

DOWNTOWN SAN DIEGO



A new icon on the skyline that's perfect for the evolution of America's finest city

STANDING TALL ON WEST BROADWAY IN THE HEART OF SAN DIEGO'S VIBRANT DOWNTOWN CORE, WEST IS WHERE ASPIRATION MEETS OPPORTUNITY. THIS PREMIER 37-STORY TOWER INCLUDES A MIX OF:

Office (289K SF)

Retail (10K SF)

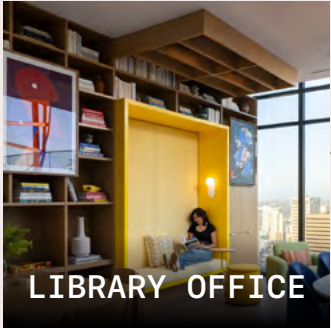
Residential (431 units)

5 levels of underground parking

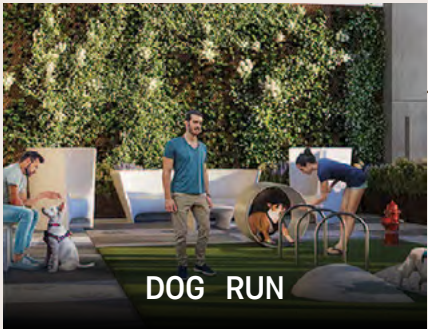
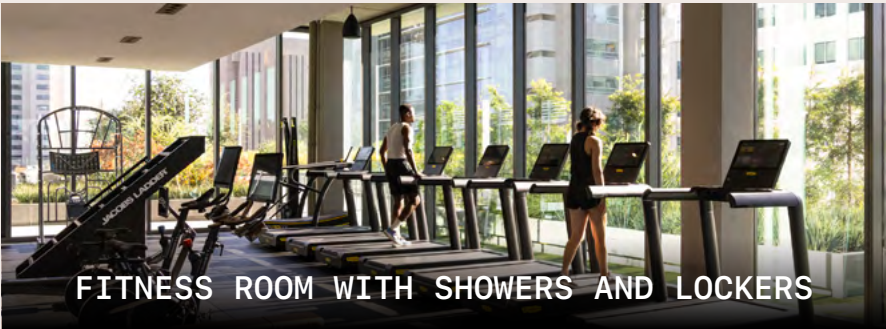


Where work & play merge

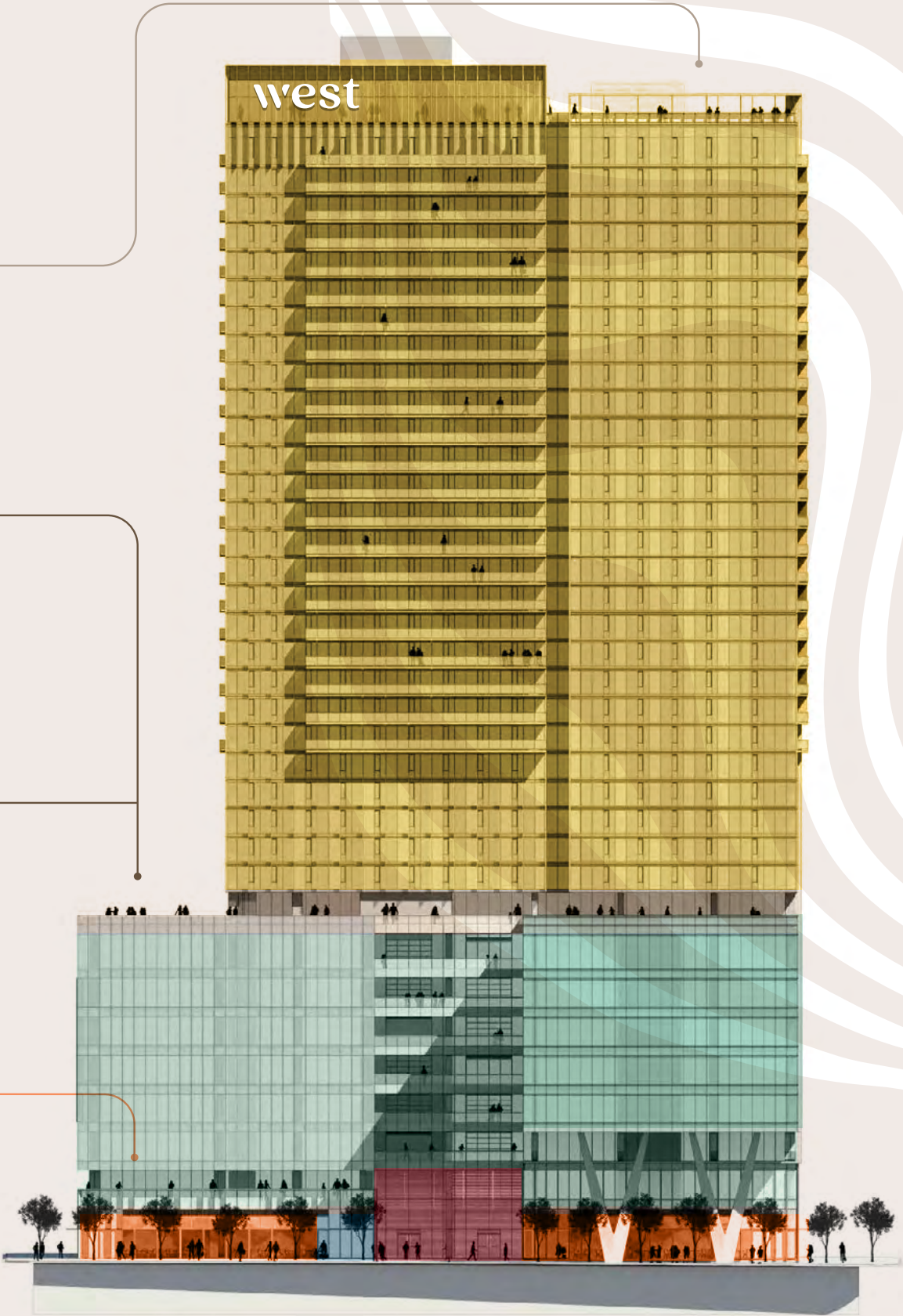
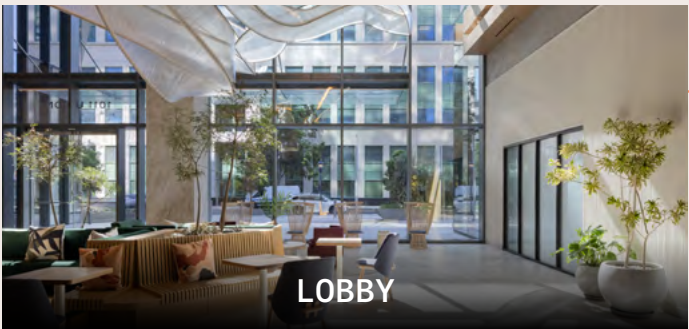
37th floor



9th floor



Ground Floor



Elevate Your First Impression A Lobby That Means Business

A WELCOMING AND ENERGIZED
LOBBY WARMED BY THE SUN

Indoor/outdoor dining
and lounge areas

Direct access to building parking

Tenant engagement services

24/7 security & on-site
management office

Ground floor retail and dining
options including café



Skyline Sanctuary Work Elevated

INSPIRING AMENITY SPACE FOR EVENTS,
MEETING WITH CO-WORKERS AND WARMING
SUNNY SPIRITS; CELEBRATING THE INDOOR/
OUTDOOR ALL SEASON APPEAL OF THE CITY

Indoor/outdoor meeting spaces

Green roof space with outdoor
seating and exceptional views

Hospitality, social club
& workspace in one

Conference room w/
flexible set-up options

Communal seating to
accommodate a variety of events

Dog run with specialty pet turf,
seating, shade and dog wash



Fitness Fusion Office to Oasis

BALANCING WORK AND WELLNESS IN A
LUXURIOUS FITNESS ENVIRONMENT

Tech-enabled high-end
strength & cardio machines

Luxe finishes create a
club-like experience

Virtual studio offering immersive
on-demand classes

Resort quality shower facilities,
lockers and changing rooms

Opportunity for bootcamp,
crossfit & yoga classes

Outdoor workout deck



In the Heart of It All

STEPS AWAY FROM ALL SAN DIEGO HAS TO OFFER

160

RESTAURANTS

20

COFFEE SHOPS

1

BLOCK TO
TROLLEY STOP

20+

FITNESS CENTERS
NEARBY

4

BLOCKS TO SANTA
FE DEPOT TRANSIT
CENTER

2

MINUTE WALK TO
CIVIC CENTER PLAZA/
CITY HALL

10+

HOTELS WITHIN
2 MILES

5

BLOCKS TO LITTLE
ITALY



San Diego's New Work Canvas

AN OPEN AND BRIGHT CONTEMPORARY WORK ENVIRONMENT THAT EXPRESSES THE SAN DIEGO EXPERIENCE AND THE SPIRIT OF WEST

Reflecting the ongoing evolution of San Diego as a commercial hub teaming with highly-educated tech talent, our office spaces are truly state-of-the-art. Sustainable, connected, and collaborative by design, these expandable spaces offer expansive views and empower people in the heart of downtown.

±289,000 RSF

OFFICE SPACE
BUILT IN 2024

±41,000 RSF

LARGE FLOOR PLATES

1.5/1,000 USF

PARKING RATIO

±600,000 RSF

FUTURE GROWTH ON
ADJACENT BLOCK
(SCALABILITY)

13'6"–15'6"

FLOOR-TO-FLOOR
HEIGHT

FLOORS 2–8

OFFICE SPACE



SUITE 800

VACANT – 41,652 RSF

SUITE 700

VACANT – 41,589 RSF

SUITE 600

VACANT – 41,589 RSF

SUITE 500

VACANT – 41,589 RSF

SUITE 200

VACANT – 10,111 RSF

Suite 200 Spec Plans

DESIGNED FOR A DYNAMIC
WORKPLACE EXPERIENCE

The layout is presented featuring a versatile combination of workstations, standard offices, a collaboratvie lounge, phone booths, a wellness room and reception area.

10,111 RSF

TOTAL SF

5.5/1,000

RSF

3

PRIVATE OFFICES

52

WORK STATIONS

3

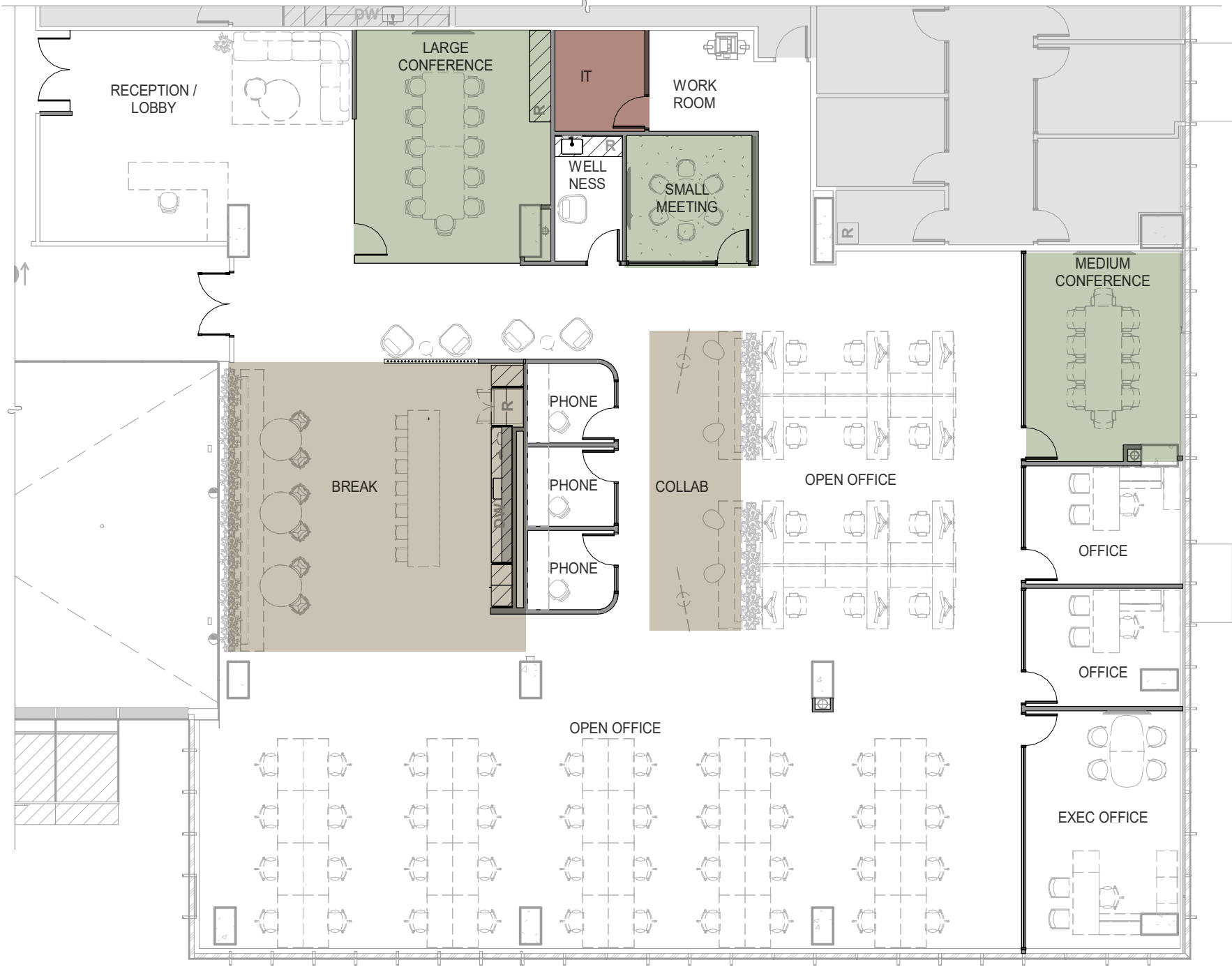
MEETING ROOMS

1

CORE/ SUPPORT

1

BREAK ROOM



LEGEND

- MEETING ROOMS
- AMENITY / BREAK / COLLAB
- CORE / SUPPORT
- DEMISING WALL

Suite 525

HIGHLIGHTS

10,111 RSF
TOTAL SF

5.5/1,000
RSF

3
PRIVATE OFFICES

52
WORK STATIONS

3
MEETING ROOMS

1
CORE/ SUPPORT

1
BREAK ROOM



LEGEND

- MEETING ROOMS
- AMENITY / BREAK / COLLAB
- CORE / SUPPORT
- DEMISING WALL

Multi-Tenant Hypothetical

DESIGNED TO OPTIMIZE FUNCTIONAL SPACE AND PROVIDE TENANT PRIVACY

The layout is efficiently arranged to house four distinct office suites ranging from $\pm 6,216$ RSF - $17,777$ RSF. Each suite offers a floor plan to meet unique business needs.

SUITE A

- 52 WORKSTATIONS
- 7 OFFICES
- 9 MEETING ROOMS
- 1 BREAKROOM

SUITE B

- 12 WORKSTATIONS
- 10 PRIVATE OFFICES
- 3 MEETING ROOMS
- 1 BREAKROOM

SUITE C

- 32 WORKSTATIONS
- 5 PRIVATE OFFICES
- 2 MEETING ROOMS
- 1 BREAKROOM

SUITE D

- 33 WORKSTATIONS
- 2 PRIVATE OFFICES
- 1 MEETING ROOM
- 1 BREAKROOM



Traditional Hypothetical

DESIGNED TO BALANCE INDIVIDUAL PRODUCTIVITY AND COLLABORATIVE WORK

The layout features a mix of workstations, standard and spacious corner offices, with 80% of the workspace dedicated to workstations. Large and medium-sized conference rooms are strategically placed, along with collaborative areas for gatherings.

41,589 RSF

TOTAL SF

5.3/1,000

RSF

43

PRIVATE OFFICES

178 (6'X8')

WORK STATIONS

9

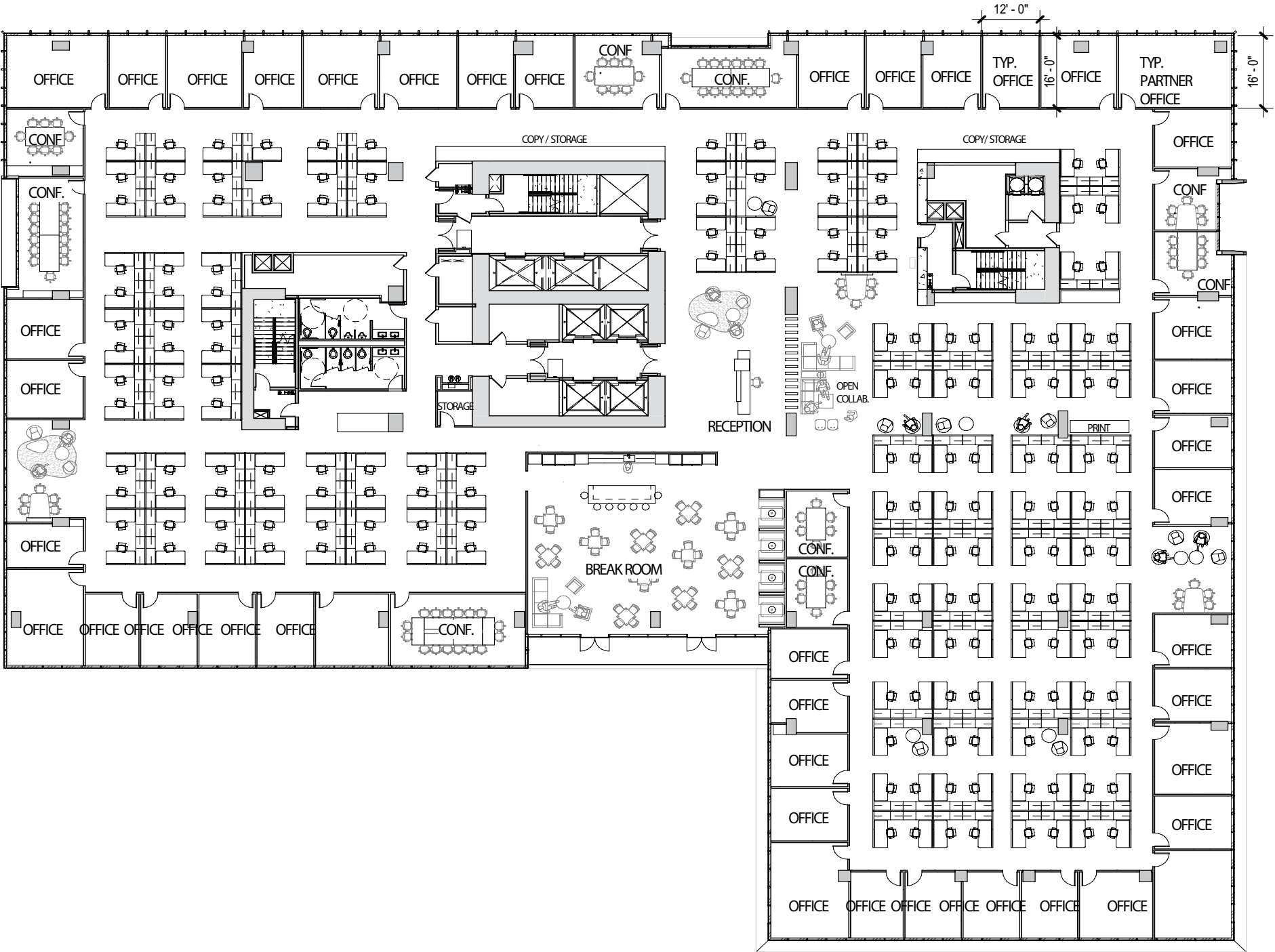
MEETING ROOMS

3

COLLABORATION AREAS

1

BREAK ROOM



As Built

TYPICAL FLOOR PLATE SIZE 41,589 SF

Floors 5-8 can be combined for up to 166,356 RSF.

41,589 RSF

AVERAGE FLOOR SF

4

CONTIGIOUS FLOORS

166,356 RSF

TOTAL CONTIGIOUS SF AVAILABLE

SHELL

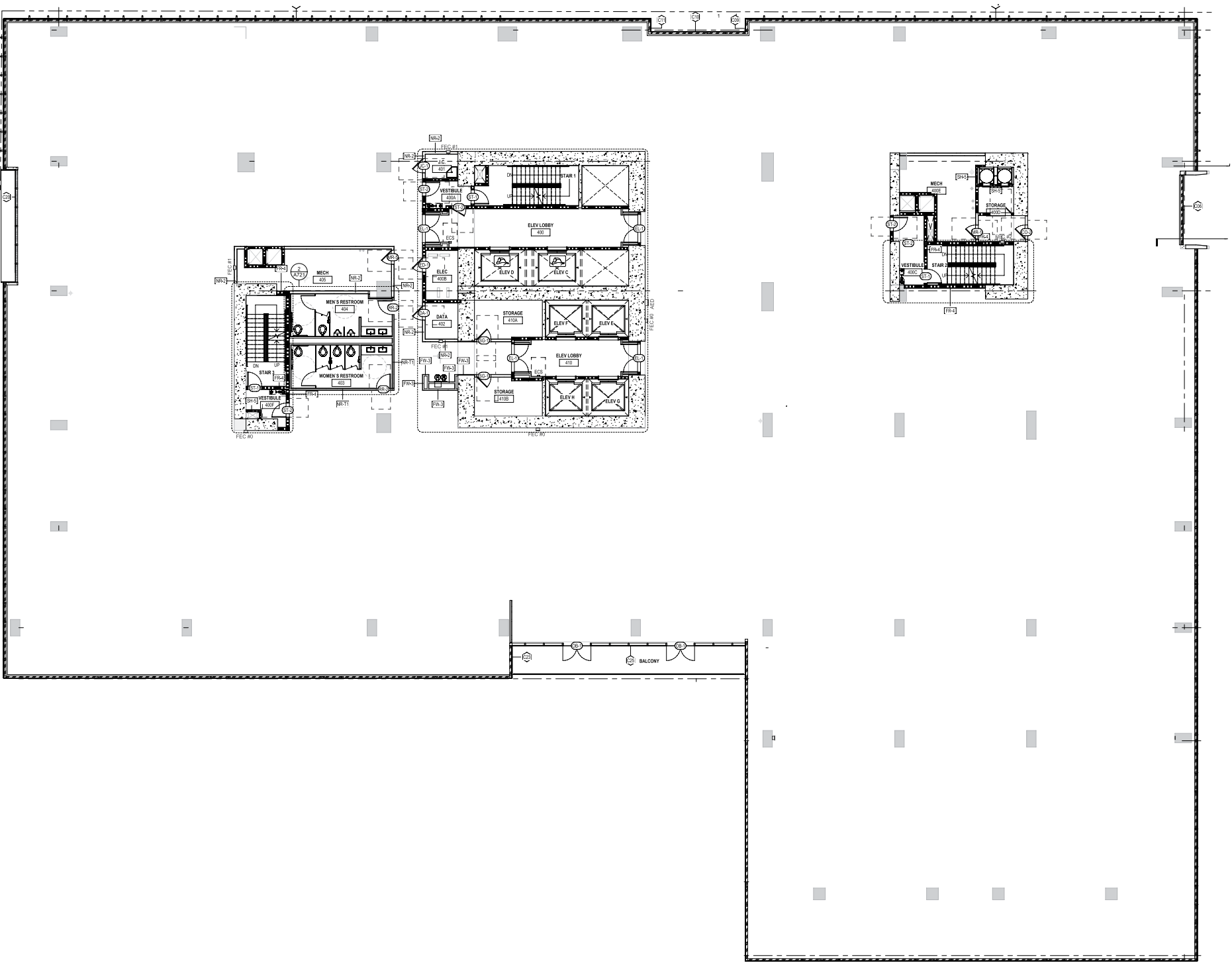
CURRENT CONDITION

FINISHED

RESTROOM CONDITION

4

HIGH SPEED ELEVATORS



Hybrid Hypothetical

DESIGNED TO ACCOMMODATE A FLEXIBLE
WORKFORCE, BLENDING TRADITIONAL
AND CREATIVE WORK ENVIRONMENTS

The layout features a mix of open workspaces
and standard private offices, with 83% of
workspace dedicated to workstations and hot-
desking areas to support various work styles
along with collaboration areas for gatherings.

41,589 RSF

TOTAL SF

5.5/1,000

RSF

38

PRIVATE OFFICES

192 (6'X7')

WORK STATIONS

9

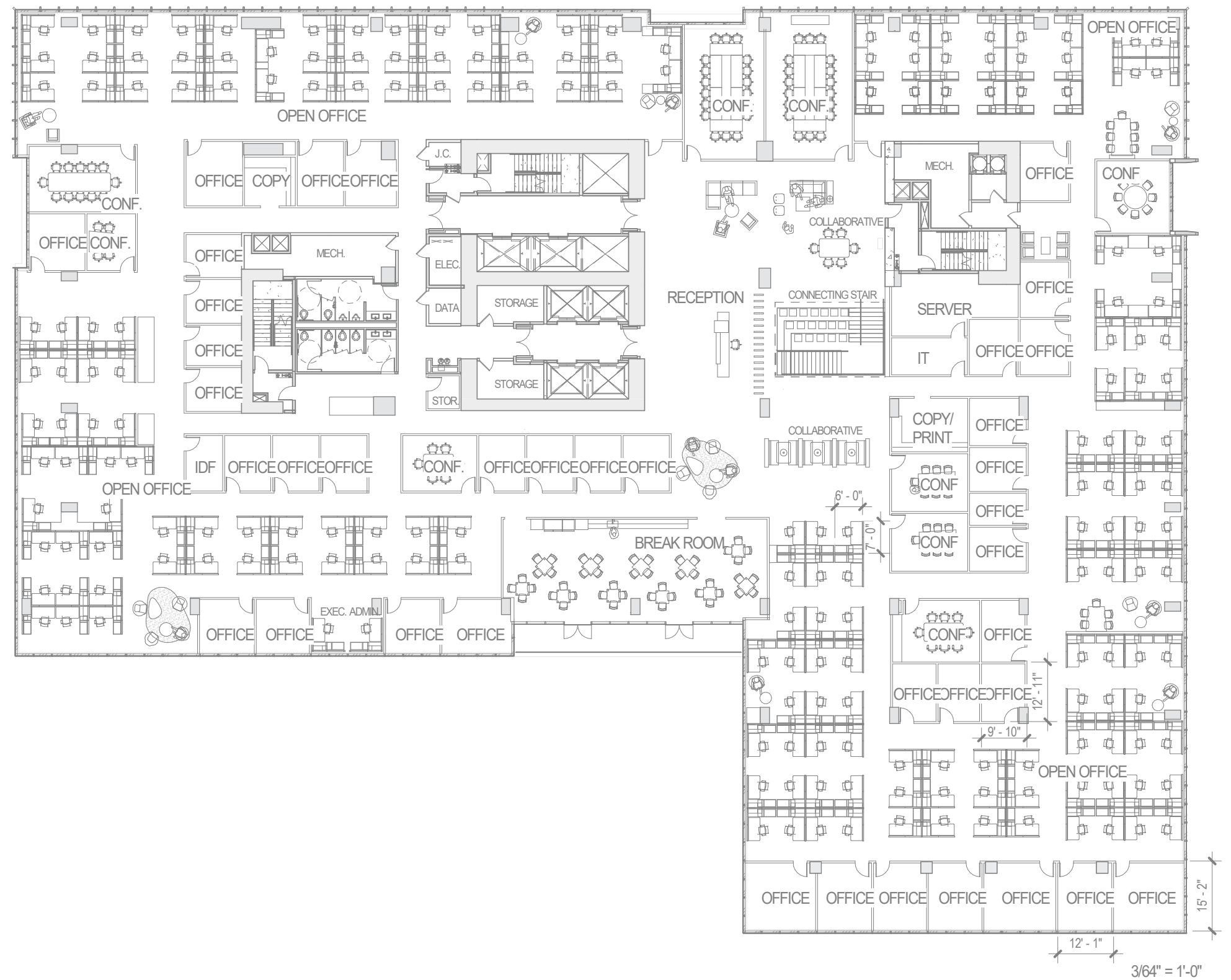
MEETING ROOMS

2

COLLABORATION AREAS

1

BREAK ROOM







LEASING:



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MANAGEMENT:**



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at WORK**
A LOWE COMPANY

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