

PROCOPIO TOWER

525

B STREET

SAN DIEGO, CA 92101

CBRE



## 22 FLOOR OFFICE **HIGH RISE** IN DOWNTOWN **SAN DIEGO**

**525 B Street** is a Class A, 22-story, 450,000 SF building conveniently located in the heart of Downtown's financial district. The building has a newly renovated lobby and fitness center, with on-site conferencing, a cafe, convenience store, and the largest parking lot along the B Street corridor.



## ON-SITE AMENITIES



New on-site gym



New on-site lockers and showers



State-of-the-art conference center



CVS Pharmacy, Starbucks, and FedEx | Kinko's



Immediate access to fifth avenue trolley stop





## THE NEIGHBORHOOD



**1 minute**  
drive to I-5 Freeway



**10 minute**  
walk to Little Italy  
(1 mile)



**7 minute**  
walk to courthouses



**10 minutes**  
to the San Diego Airport



**20+ restaurants**  
within a 5 minute walk



**Walking distance**  
to numerous hotels



# AVAILABILITIES

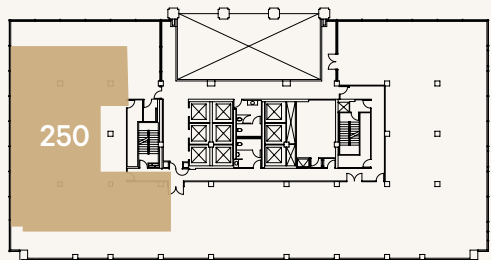
SUITE	RSF	DESCRIPTION	VIRTUAL TOUR
250	6,850 SF	Available 3/1/2026. Former spec suite with with 6 private offices, conference room, and open area for workstations.	
300	19,691 RSF	Full floor opportunity.	
600	19,653 RSF	Full floor opportunity. Suites 500, 600, & 700 are contiguous for a total of 58,331 RSF.	
700	18,984 RSF	Full floor opportunity. Suites 500, 600, & 700 are contiguous for a total of 58,331 RSF.	
910	1,672 RSF	Second generation space. Suites 910 & 950 are contiguous up to 13,486 RSF.	
950	11,814 RSF	Second generation space. Suites 910 & 950 are contiguous up to 13,486 RSF.	
1010	2,828 RSF	Available now. <b>Brand new spec suite</b> with 2 private window-lined offices, interior IT/storage room, open break area and open area for workstations.	▶
1020	5,385 RSF	Available now. 2nd generation office space.	
1050	7,736 RSF	Available now. 2nd generation office space with incredible southern views.	▶
1100	19,117 RSF	Available now. Full floor opportunity with incredible panoramic views.	▶
1200	19,117 RSF	Available now. Full floor opportunity.	
1400	6,120 RSF	Available now. Currently in white-box condition. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF. South East Views.	
1410	1,691 RSF	Former spec suite with 3 private offices and a break area.	
1430	5,960 RSF	Available now. <b>Newly constructed creative spec suite</b> with open ceiling modern finishes/lighting fixtures. Current build-out includes conference room, 7 private offices, and open area for workstations. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF.	▶
1470	4,597 RSF	Available now. <b>Newly constructed spec suite</b> with open ceiling, large conference room, open concept break room, 5 private offices, and open area for workstations. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF.	▶
1500	19,823 RSF	Available now. Full floor opportunity with double-door entry off lobby. 360 degree views including San Diego Bay, Coronado Bridge, and Balboa Park.	
1625	3,082 RSF	Available now. Suites 1625 & 1650 are contiguous for a total of 9,947 RSF	
1650	6,865 RSF	Available now. Corner office suite with 8 private offices, 2 conference rooms, open break area and open area for workstations.	▶
1650	5,676 RSF	Available within 30 days. Former spec suite with 5 private window-lined offices, conference room, open break area and open area for workstations.	



# 2<sup>ND</sup> FLOOR

## SUITE 250 - 6,850 RSF

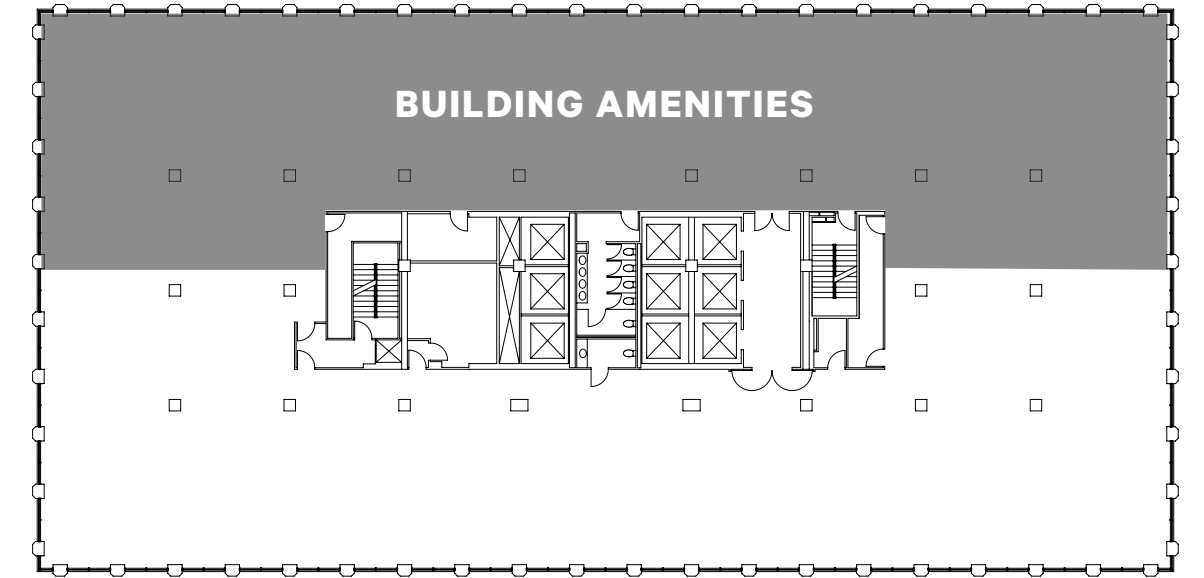
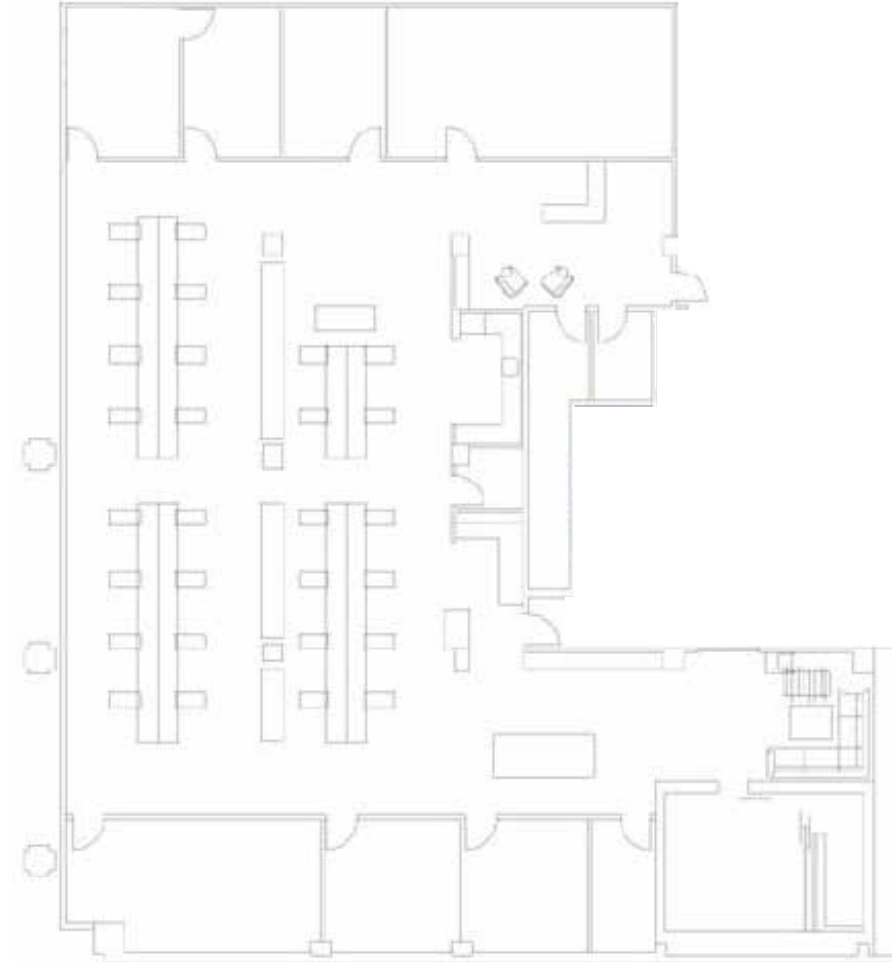
Available 3/1/2026.  
Former spec suite with 6 private offices, conference room, and open area for workstations.



# 3<sup>RD</sup> FLOOR

## SUITE 300 - 19,691 RSF

Full floor opportunity.

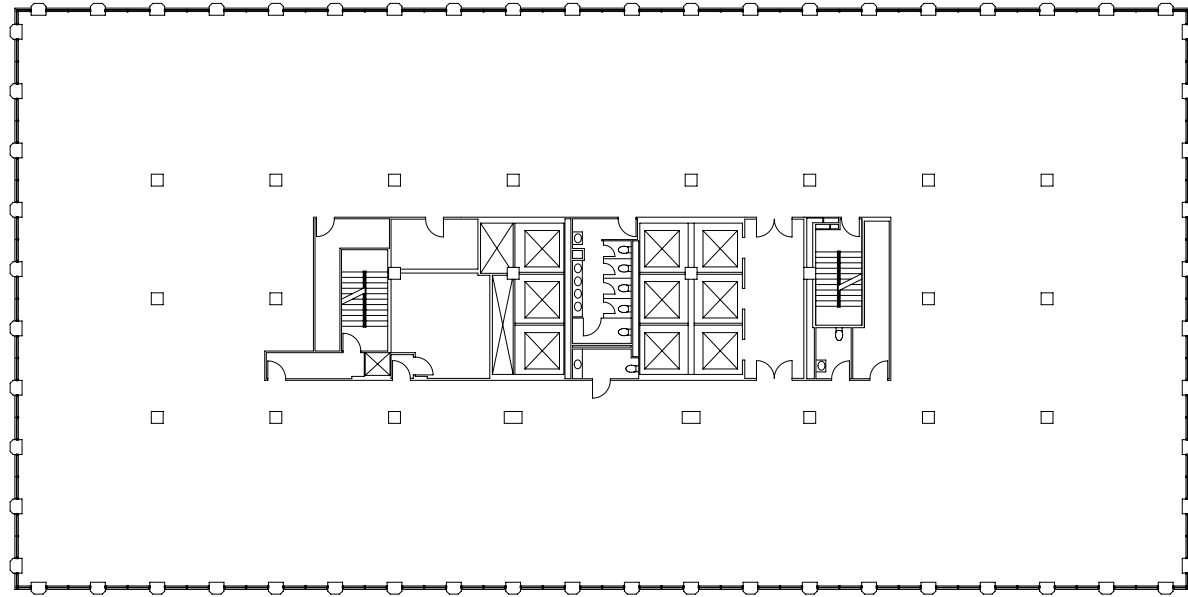


# 6<sup>TH</sup> FLOOR

## SUITE 600 - 19,653 RSF\*

Full floor opportunity.  
Suites 500, 600, & 700 are  
contiguous for a total of  
58,331 RSF.

*\*Suites 500, 600, & 700 are contiguous  
for a total of 58,331 RSF*

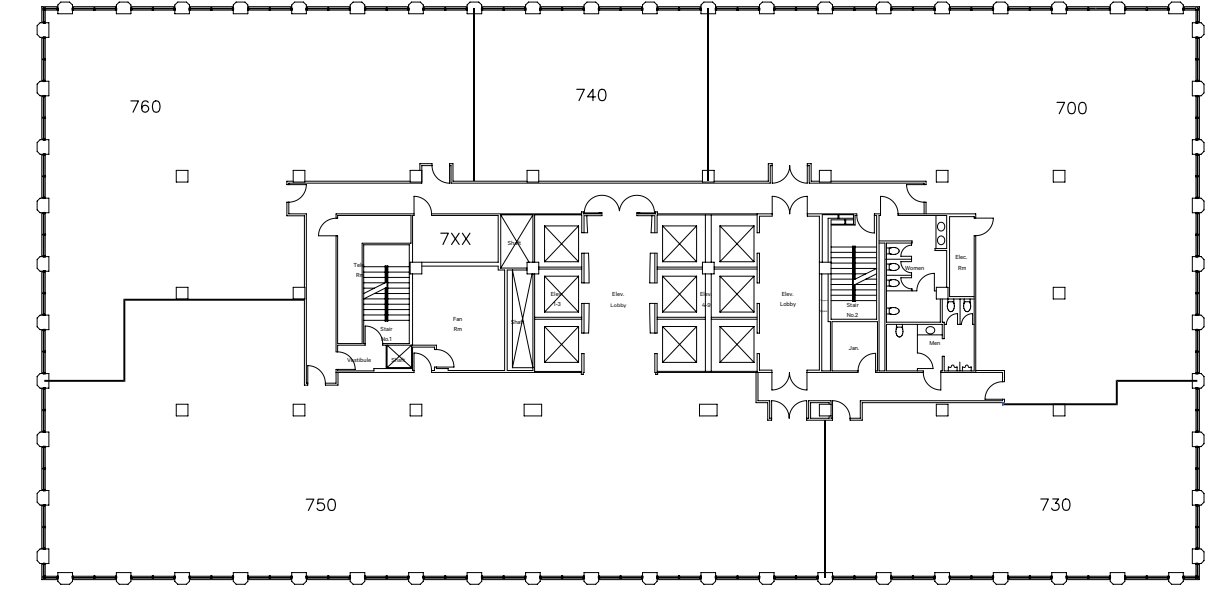


# 7<sup>TH</sup> FLOOR

## SUITE 700 - 18,984 RSF\*

Full floor opportunity.  
Suites 500, 600, & 700 are  
contiguous for a total of  
58,331 RSF.

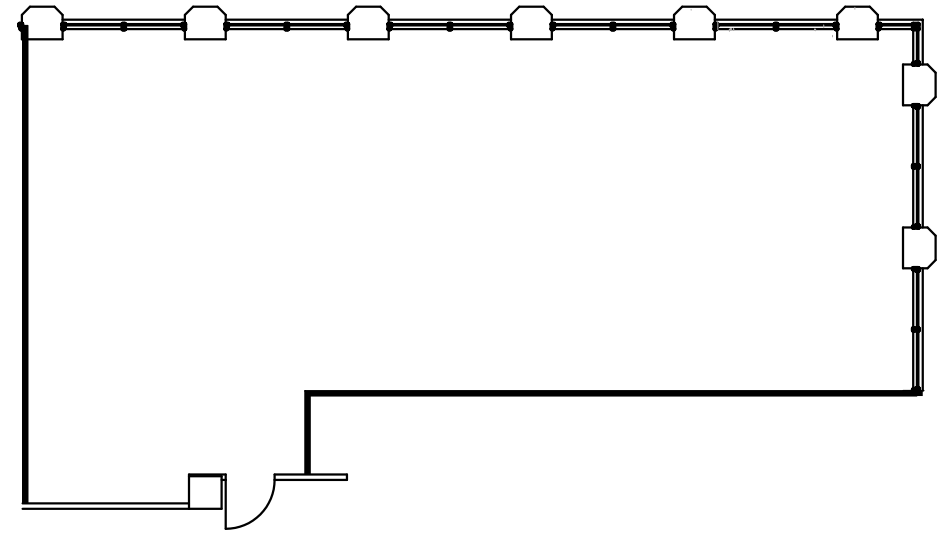
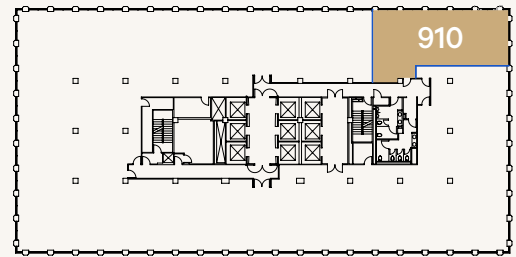
*\*Suites 500, 600, & 700 are contiguous for  
a total of 58,331 RSF*



# 9<sup>TH</sup> FLOOR

## SUITE 910 - 1,672 RSF\*

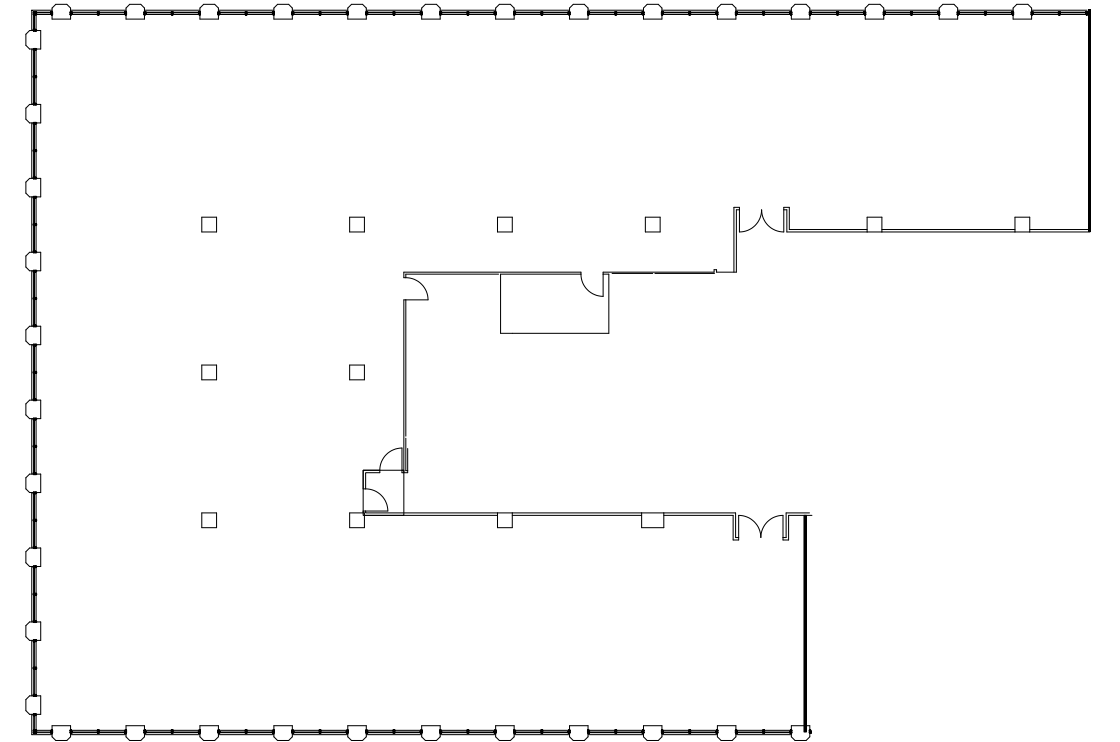
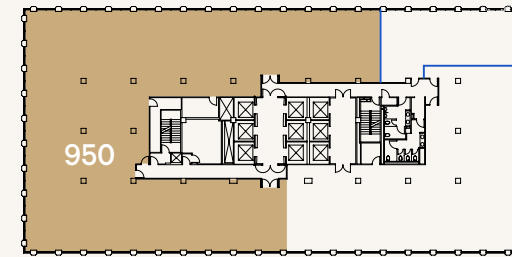
Second generation space.  
Suites 910 & 950 are  
contiguous up to 13,486 RSF.



# 9<sup>TH</sup> FLOOR

## SUITE 950 - 11,814 RSF\*

Second generation space.  
Suites 910 & 950 are  
contiguous up to 13,486 RSF.

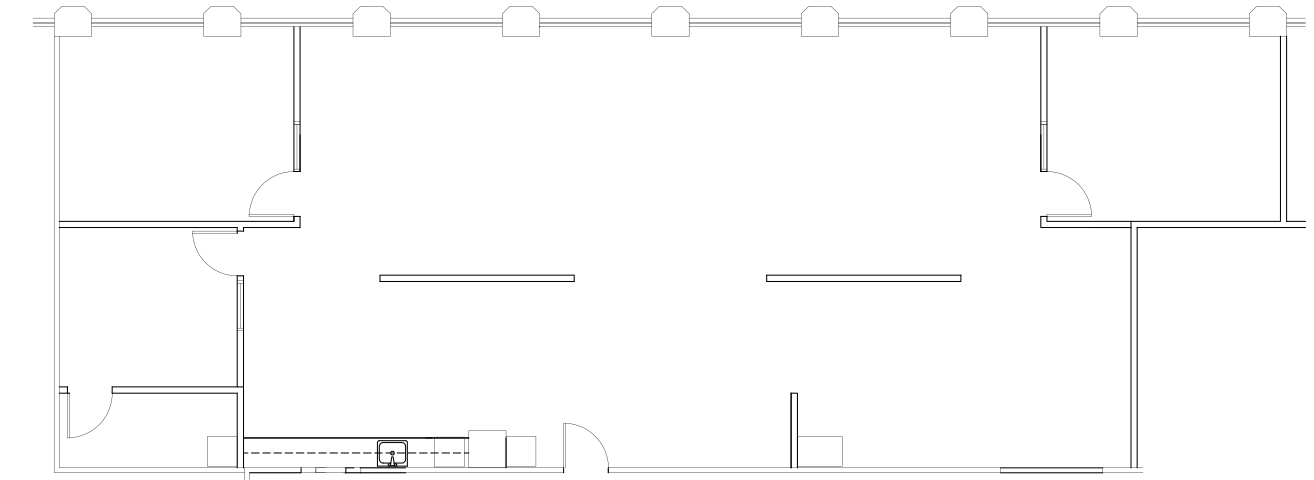
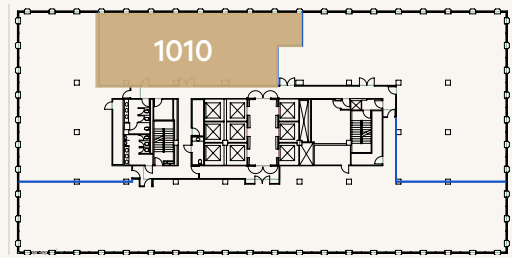


# 10<sup>TH</sup> FLOOR

## SUITE 1010 - 2,828 RSF

Available now. **Brand new spec suite** with 2 private window-lined offices, interior IT/storage room, open break area and open area for workstations.

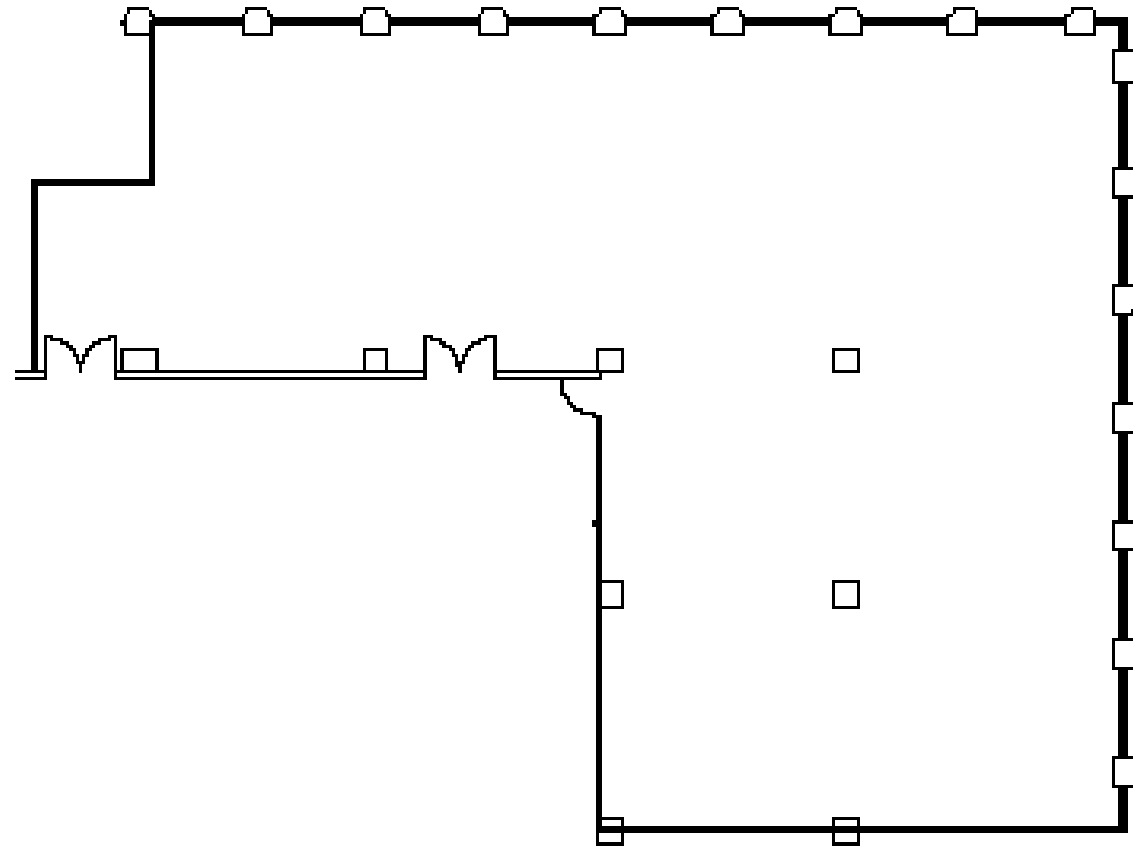
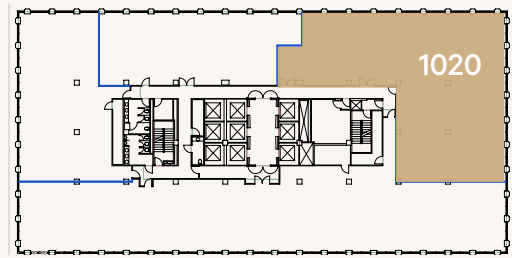
VIRTUAL TOUR 



# 10<sup>TH</sup> FLOOR

## SUITE 1020 - 5,385 RSF

Available now. 2nd generation office space.

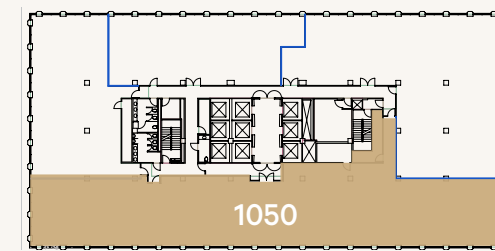


# 10<sup>TH</sup> FLOOR

## SUITE 1050 - 7,736 RSF

Available now. 2nd generation office space with incredible southern views.

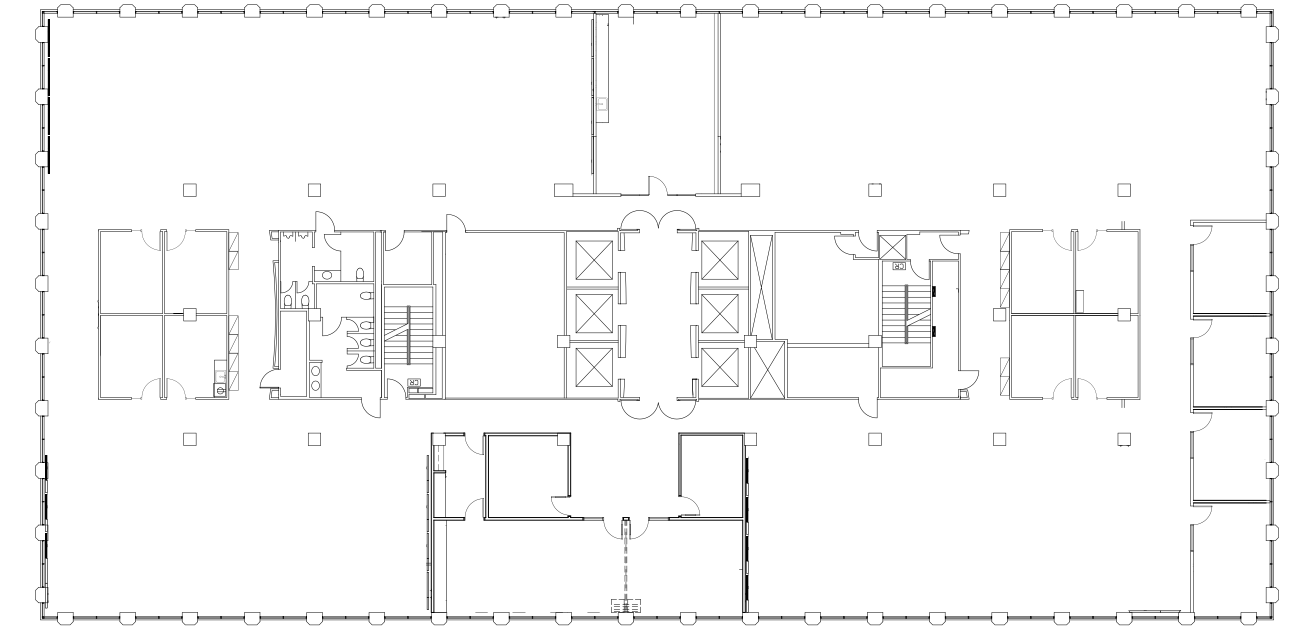
VIRTUAL TOUR 



# 11<sup>TH</sup> FLOOR

**SUITE 1100 - 19,117 RSF**  
Full floor opportunity.

VIRTUAL TOUR 

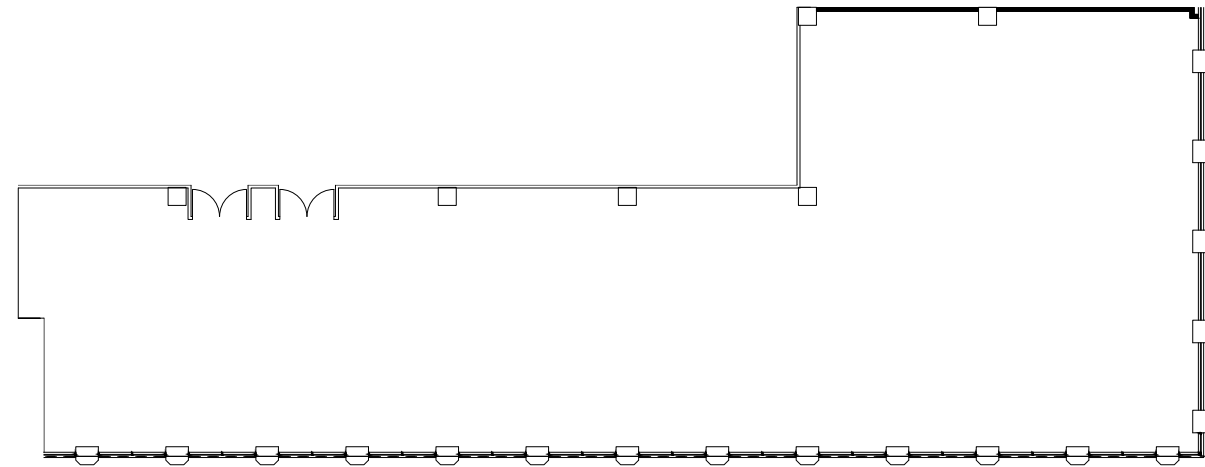
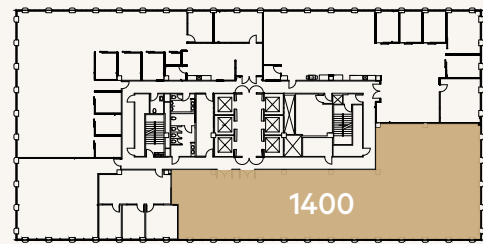


# 14<sup>TH</sup> FLOOR

## SUITE 1400 - 6,120 RSF

Available now. Currently in white-box condition. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF. South East Views.

*\*Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF*

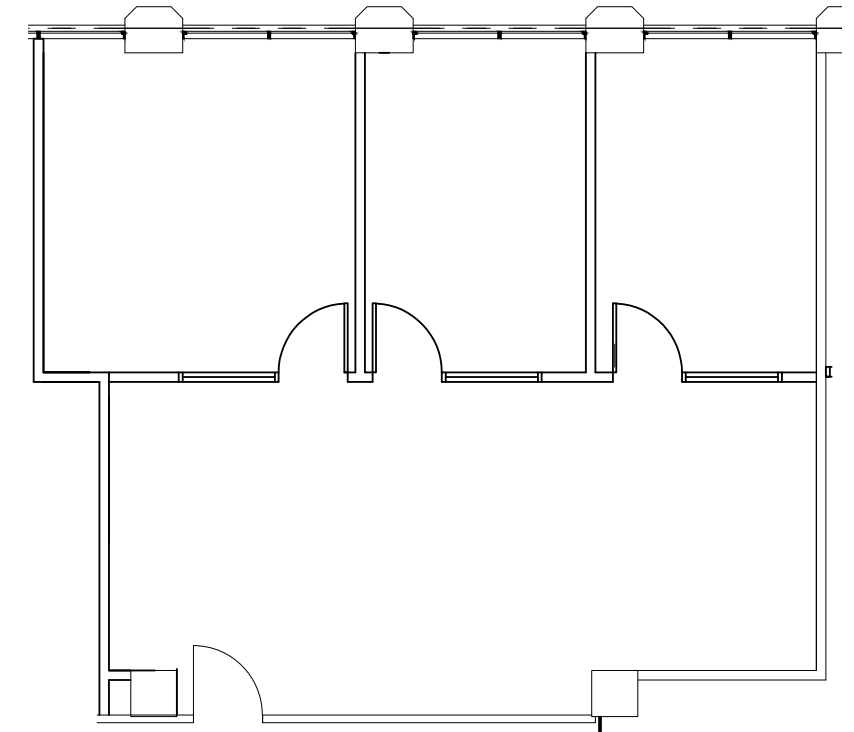
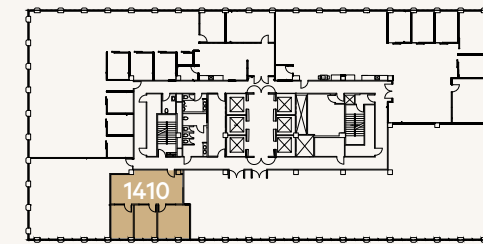


# 14<sup>TH</sup> FLOOR

## SUITE 1410 - 1,691 RSF

Former spec suite with 3 private offices and a break area.

*\*Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF*

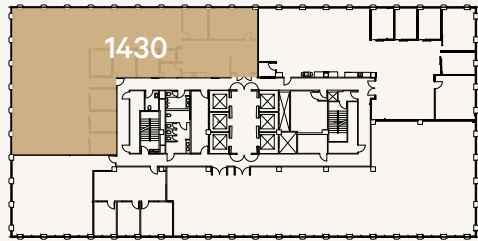


# 14<sup>TH</sup> FLOOR

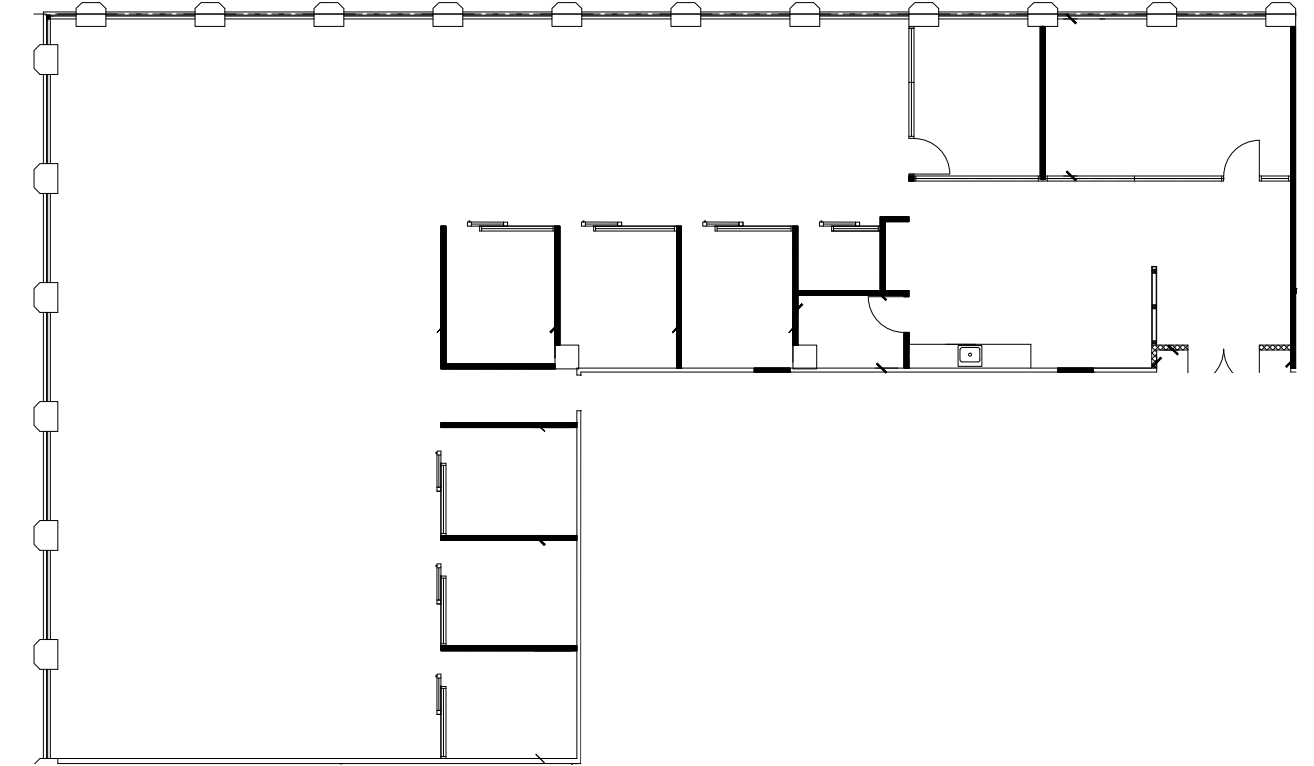
## SUITE 1430 - 5,960 RSF

Available now. **Newly constructed creative spec suite** with open ceiling modern finishes/lighting fixtures. Current build-out includes conference room, 7 private offices, and open area for workstations. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF.

VIRTUAL TOUR 



\*Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF



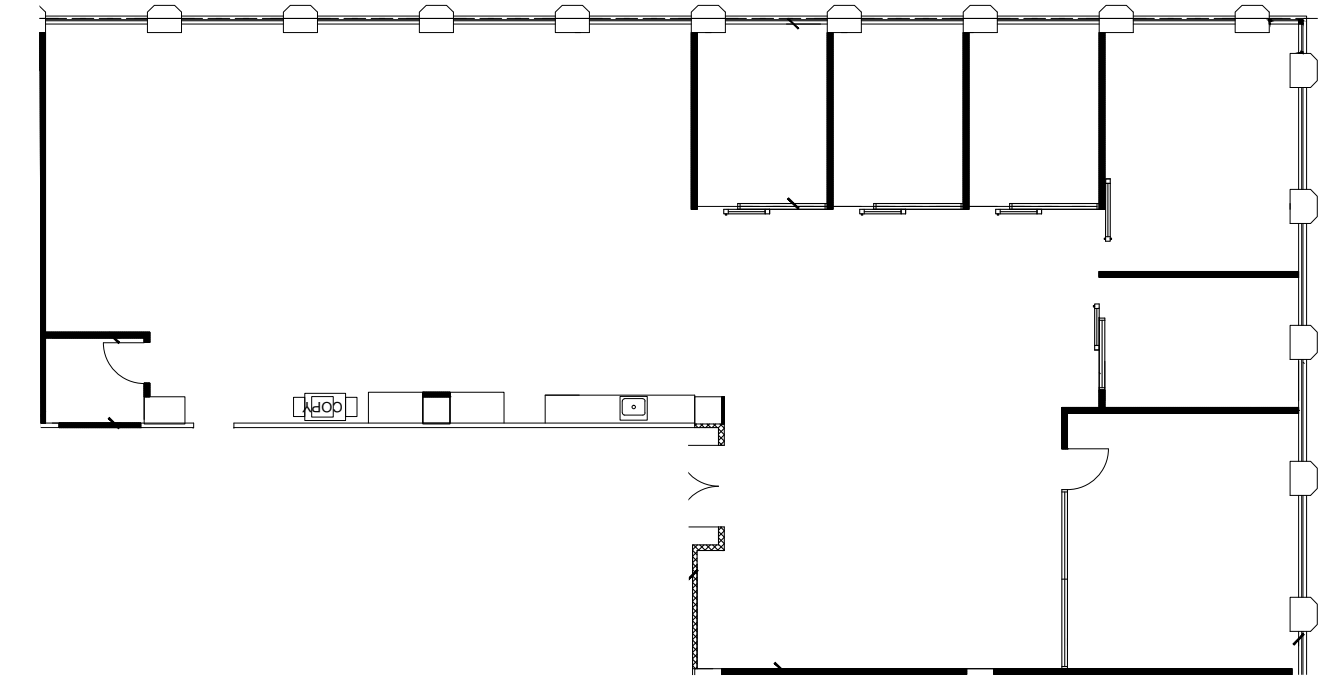
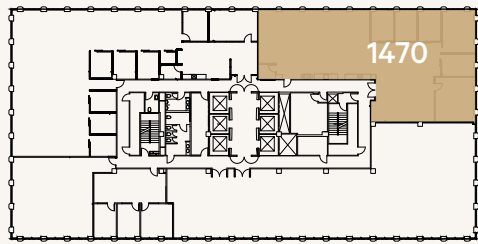
# 14<sup>TH</sup> FLOOR

## SUITE 1470 - 4,597 RSF

Available now. **Newly constructed spec suite** with open ceiling, large conference room, open concept break room, 5 private offices, and open area for workstations. Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF.

VIRTUAL TOUR 

*\*Suites 1400, 1410, 1430 & 1470 are contiguous for a total of 18,368 RSF*

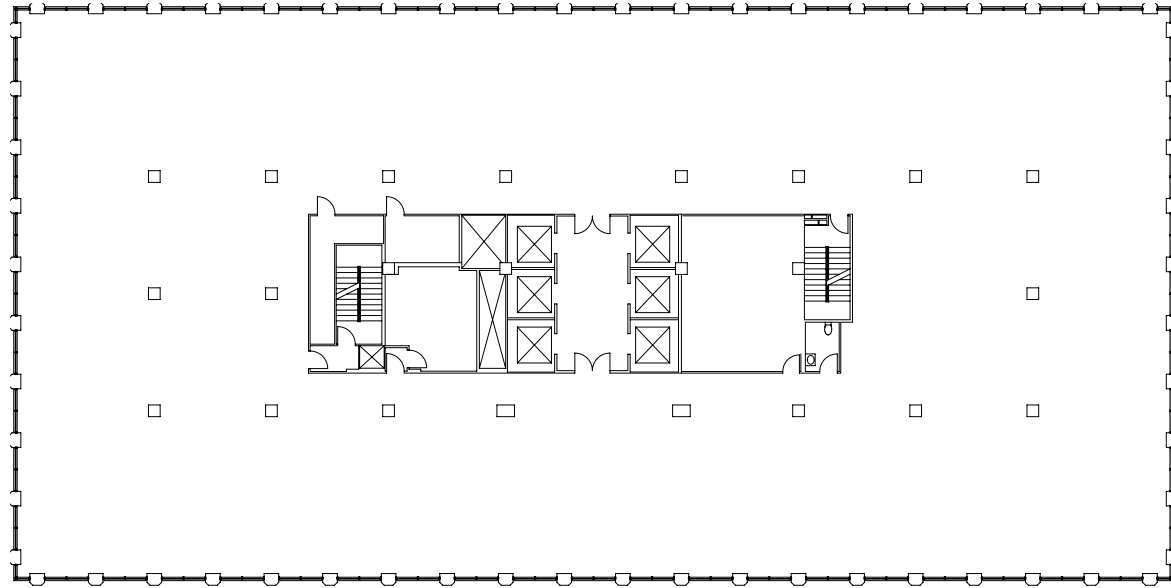


# 15<sup>TH</sup> FLOOR

## SUITE 1500 - 19,823 RSF

Available now. Full floor opportunity with double-door entry off lobby. 360 degree views including San Diego Bay, Coronado Bridge, and Balboa Park.

VIRTUAL TOUR 

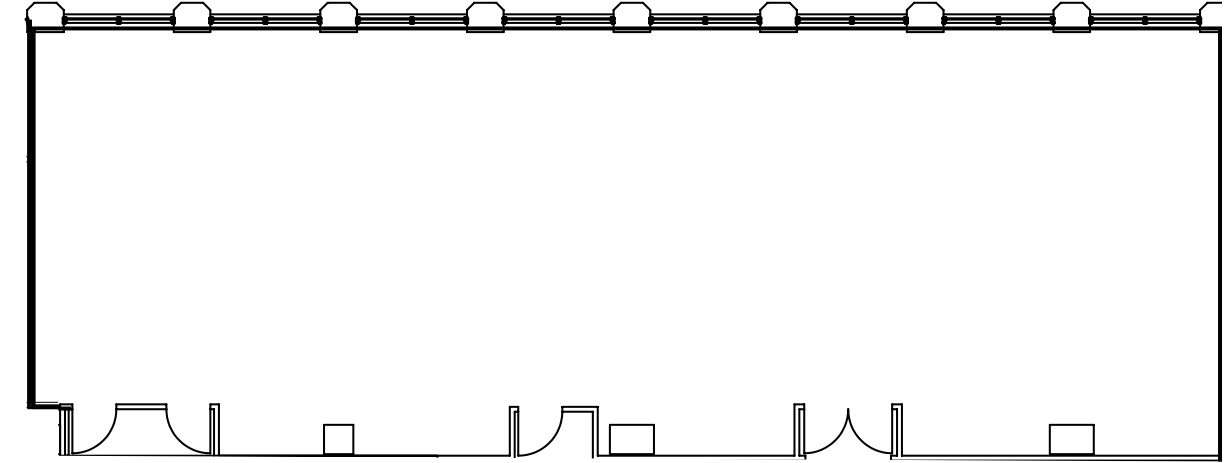
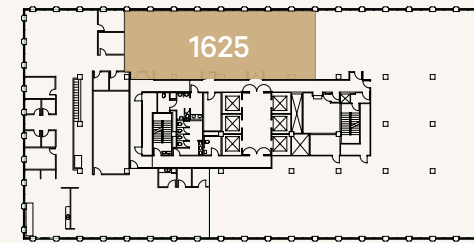


# 16<sup>TH</sup> FLOOR

## SUITE 1625 - 3,082 RSF

Available now. Suites 1625 & 1650 are contiguous for a total of 9,947 RSF.

*\*Suites 1625 & 1650 are contiguous for a total of 9,947 RSF.*



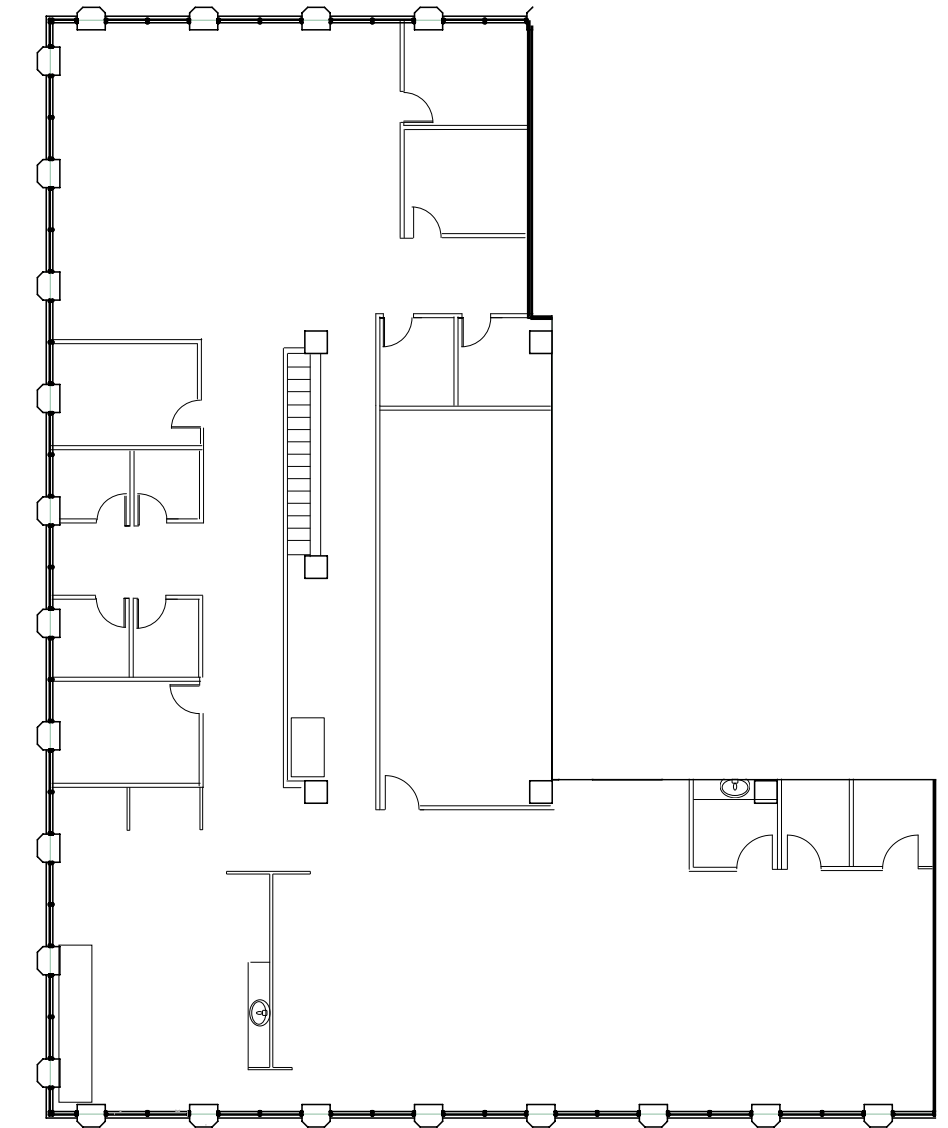
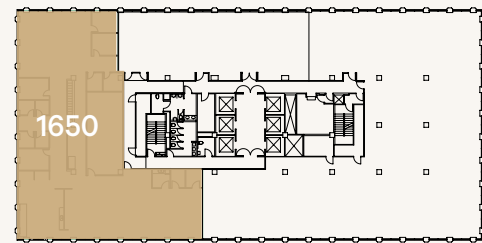
# 16<sup>TH</sup> FLOOR

## SUITE 1650 - 6,865 RSF

Available now. Corner office suite with 8 private offices, 2 conference rooms, open break area and open area for workstations.

VIRTUAL TOUR 

*\*Suites 1625 & 1650 are contiguous for a total of 9,947 RSF.*

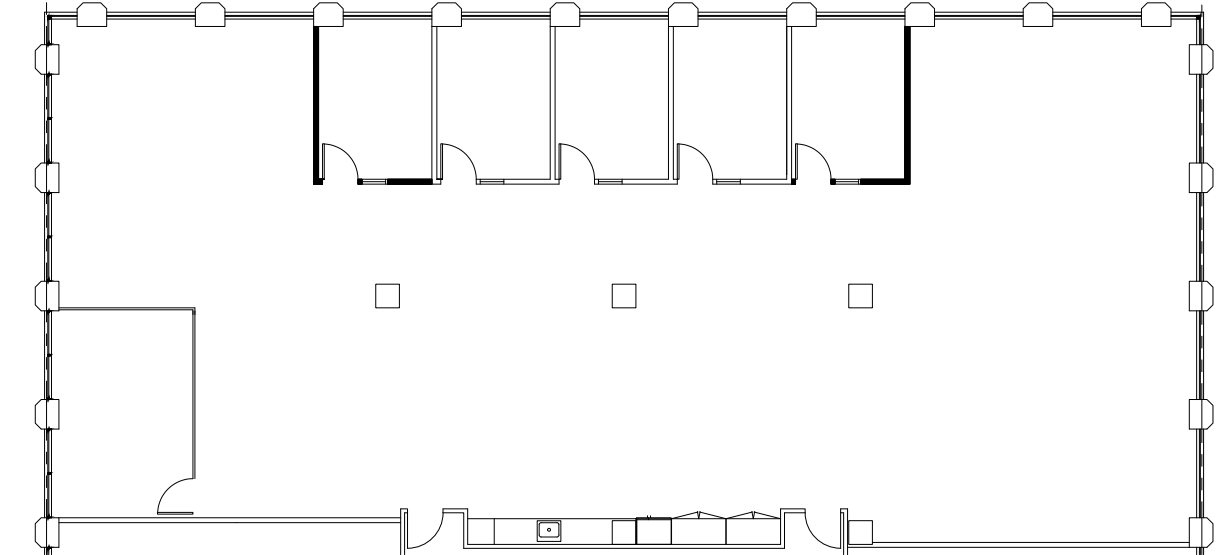
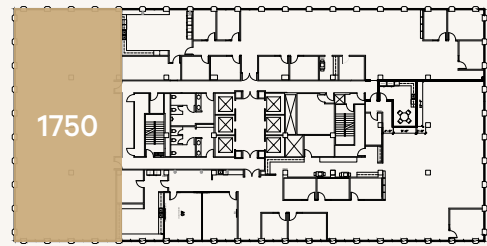


# 17<sup>TH</sup> FLOOR

## SUITE 1750 - 5,676 RSF

Available within 30 days.  
Former spec suite with 5 private window-lined offices, conference room, open break area and open area for workstations.

*\*Suites 1625 & 1650 are contiguous for a total of 9,947 RSF.*



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