

# 225<sup>^</sup>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



# 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



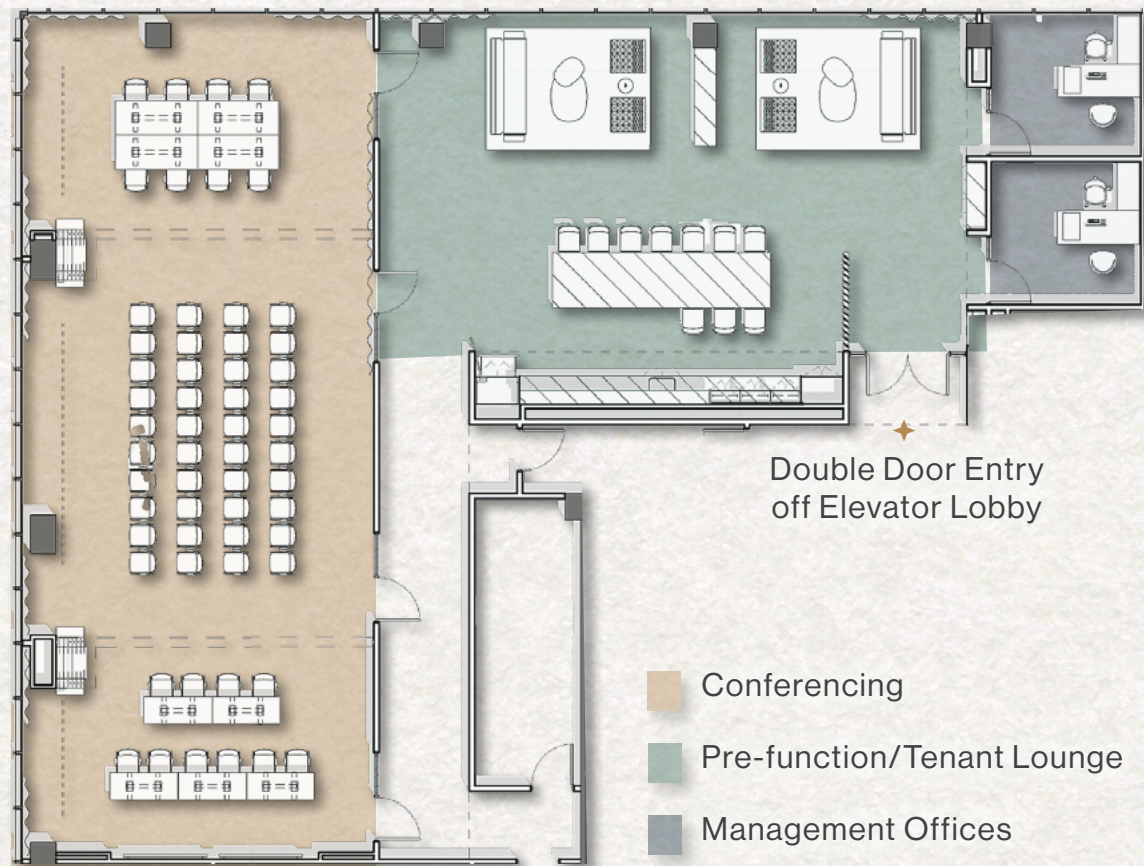


*exclusive access to*

# 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 5<sup>th</sup> 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



99 WALK SCORE  
 91 BIKE SCORE  
 82 TRANSIT SCORE

WALKABLE  
 AMENITIES:





modern, turn-key  
spec suites available

FIND THE SUITE THAT

# SUITS YOUR STYLE

## AVAILABILITIES

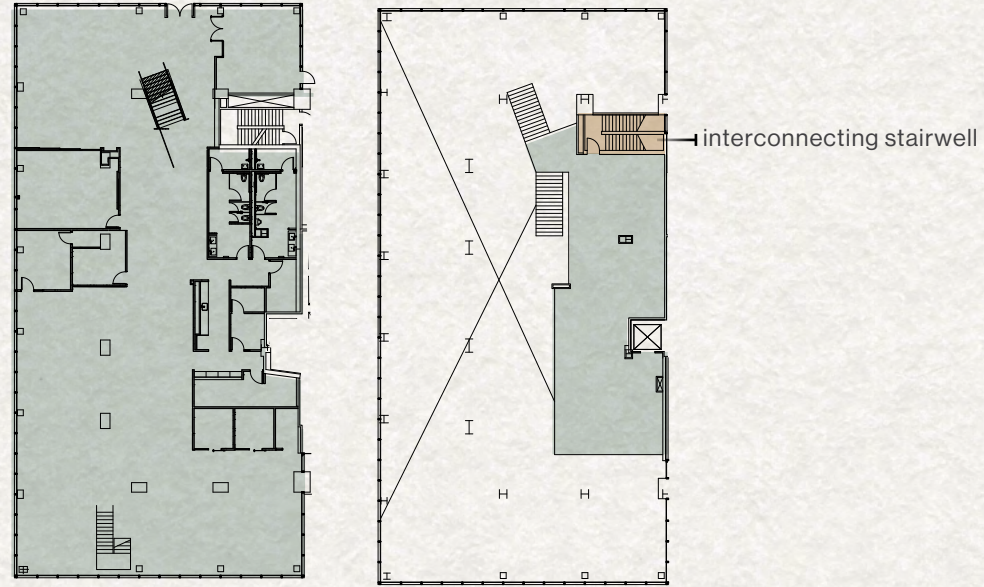
SUITE	RSF	TOUR	STATUS	SUITE NOTES
100	14,119 SF	-	Available Apr-27	Prime ground floor premises with a 2,387 SF mezzanine and interconnecting stairwell to the 2nd floor. <i>Contiguous with Suite 200 for 25,648 SF</i>
140	3,067 SF	▶	Vacant	<b>Spec Suite</b> 1st floor creative spec suite with 1 large conference 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	<b>Furnished Spec Suites - Flexible Lease Terms</b> 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	<b>Creative Spec Suite</b> 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	-	Available Aug-26	Former law firm space with dense build-out.
2200	16,234 SF	▶	Available Aug-26	<b>Creative Spec Suite</b> 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

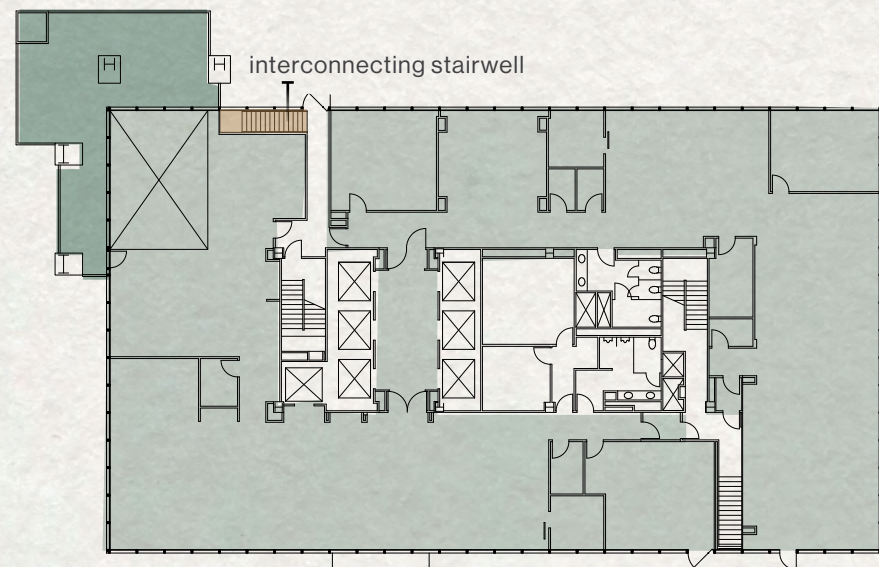
Prime ground floor premises with a 2,387 SF mezzanine and interconnecting stairwell to the 2nd floor.



*second floor*  
**SUITE 200**

11,529 SF | AVAILABLE APR-27

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

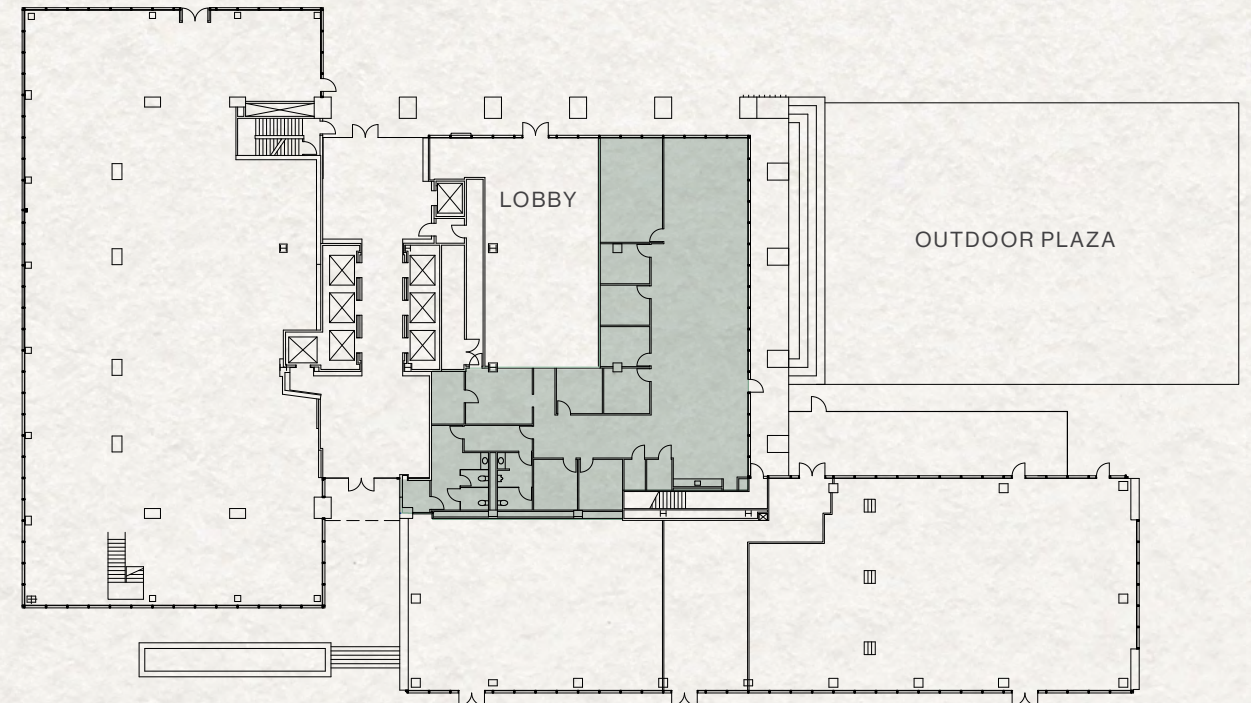


◆ Suites 100 & 200 contiguous for up to 25,648 SF

*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.

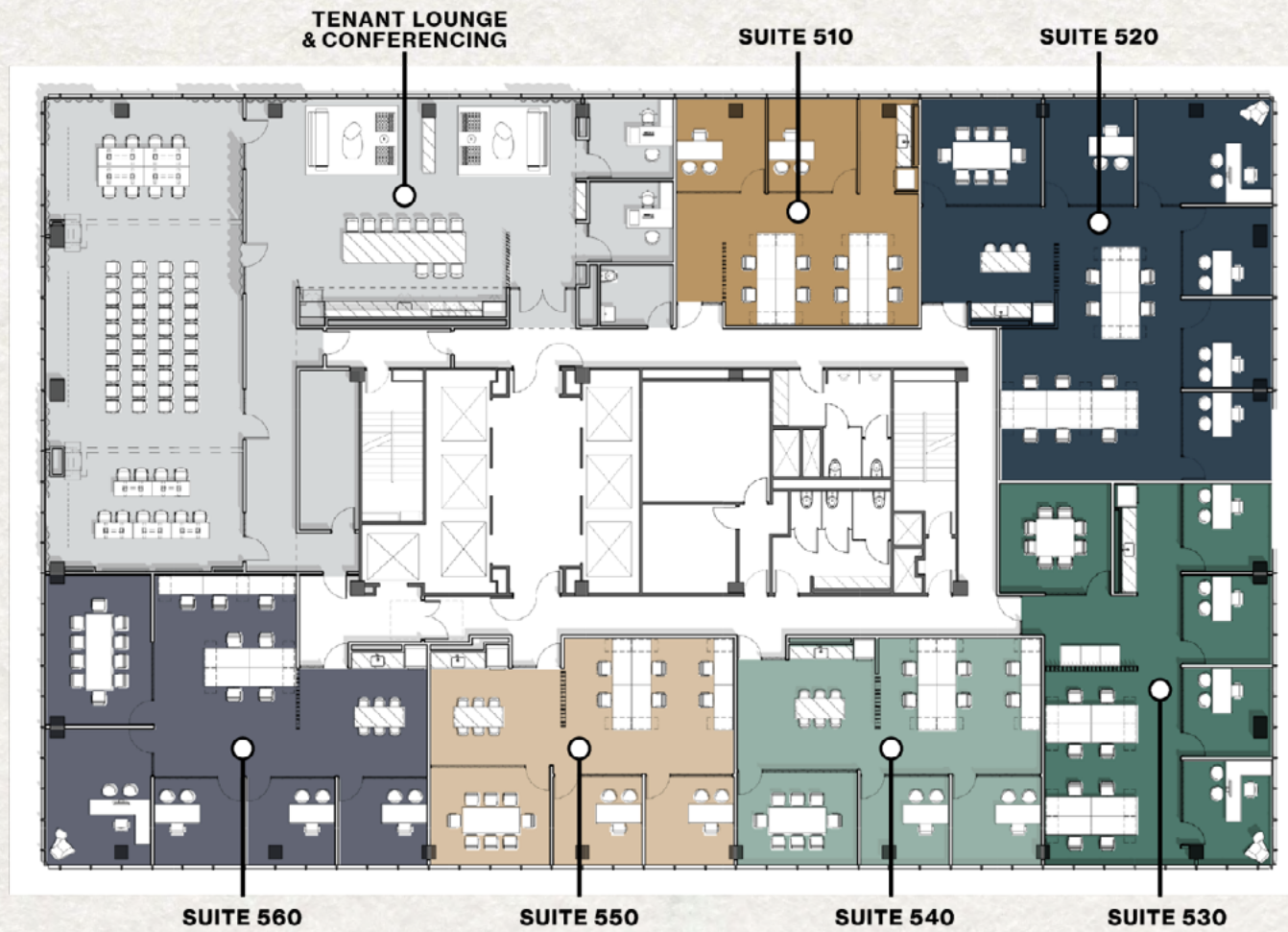


*fifth floor*

# 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

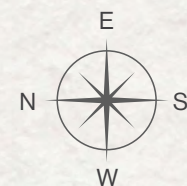
SUITE 520 | 2,612 SF

SUITE 530 | 2,017 SF

SUITE 540 | 1,485 SF

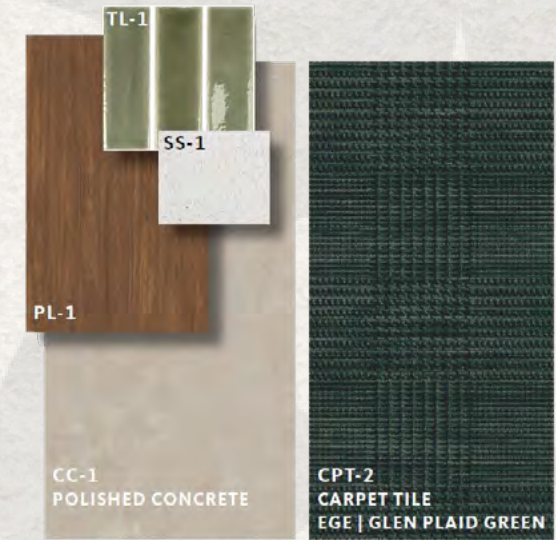
SUITE 550 | 1,484 SF

SUITE 560 | 2,186 SF



CPT-1  
CARPET TILE  
INTERFACE | STITCH IN TIME

SUITES 510, 530 & 550



CPT-1  
CARPET TILE  
SHAW CONTRACT | VIBRANT NATIVE

SUITES 520, 540 & 560

*classic finishes*

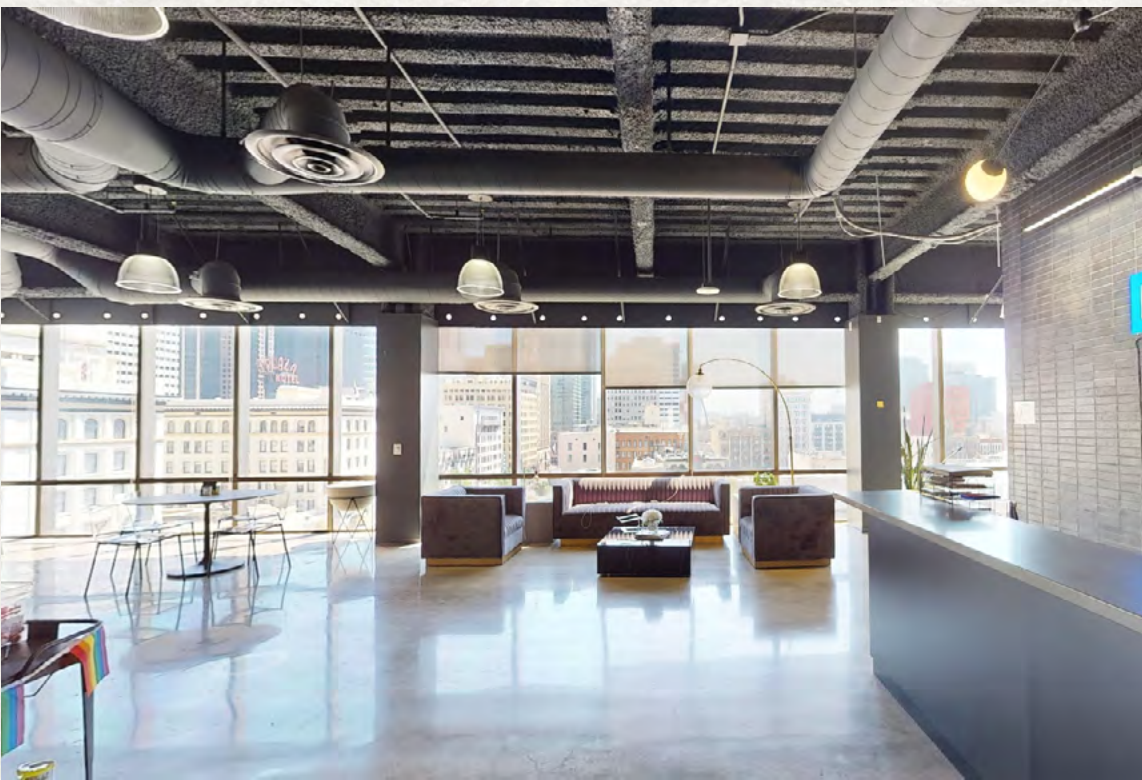
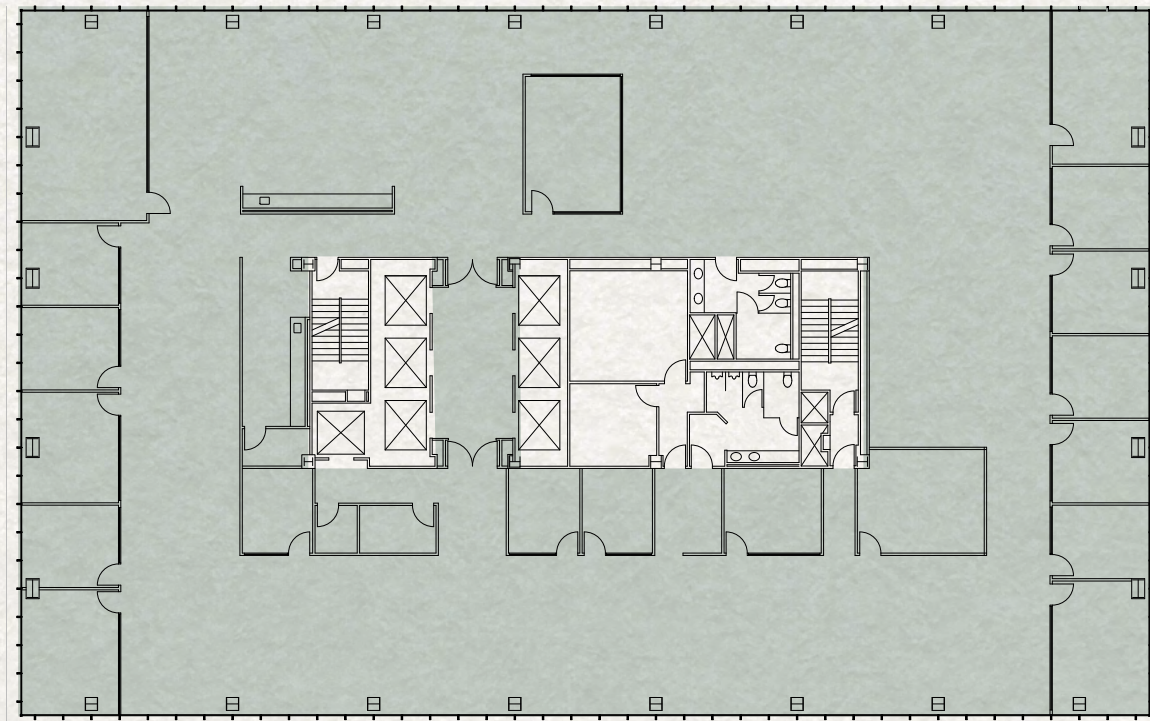
ROOTED IN A DEEP RESPECT FOR THE BUILDING'S ORIGINAL ARCHITECTURE

*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.

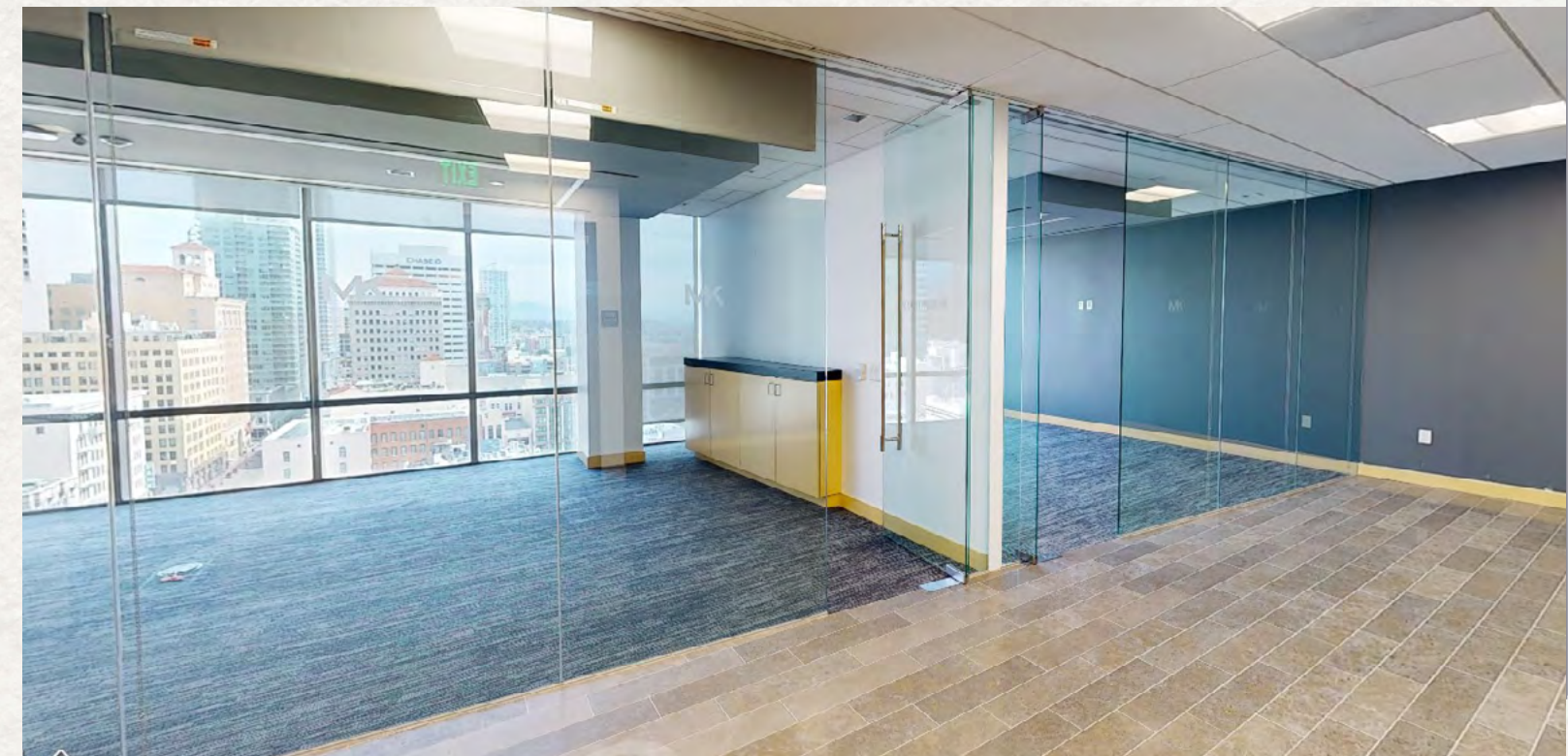
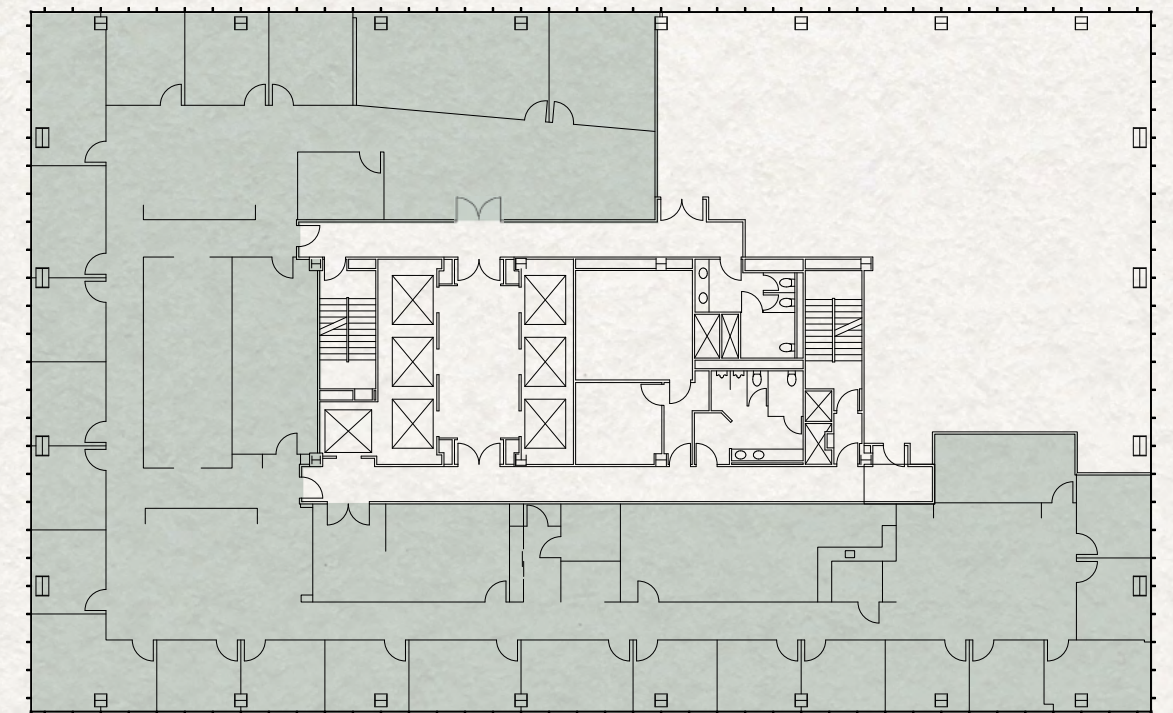


*twelfth floor*

# 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.

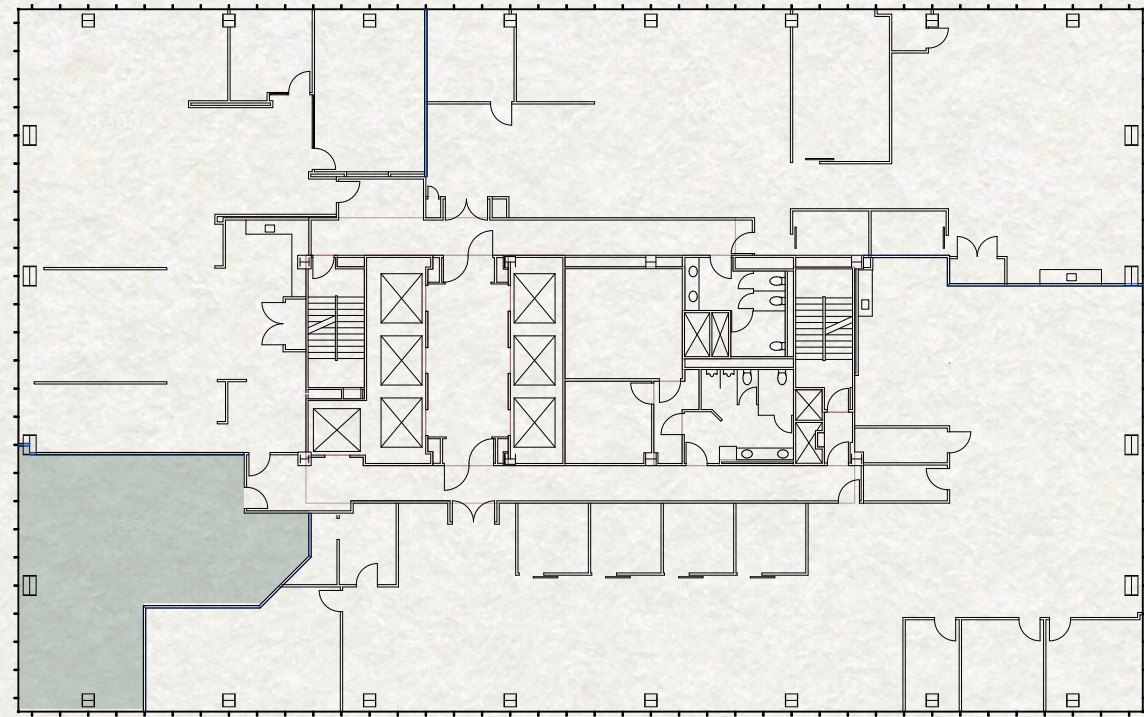


*thirteenth floor*

# SUITE 1360

1,367 SF | AVAILABLE NOW

Open office

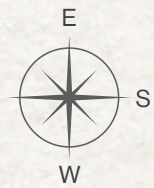
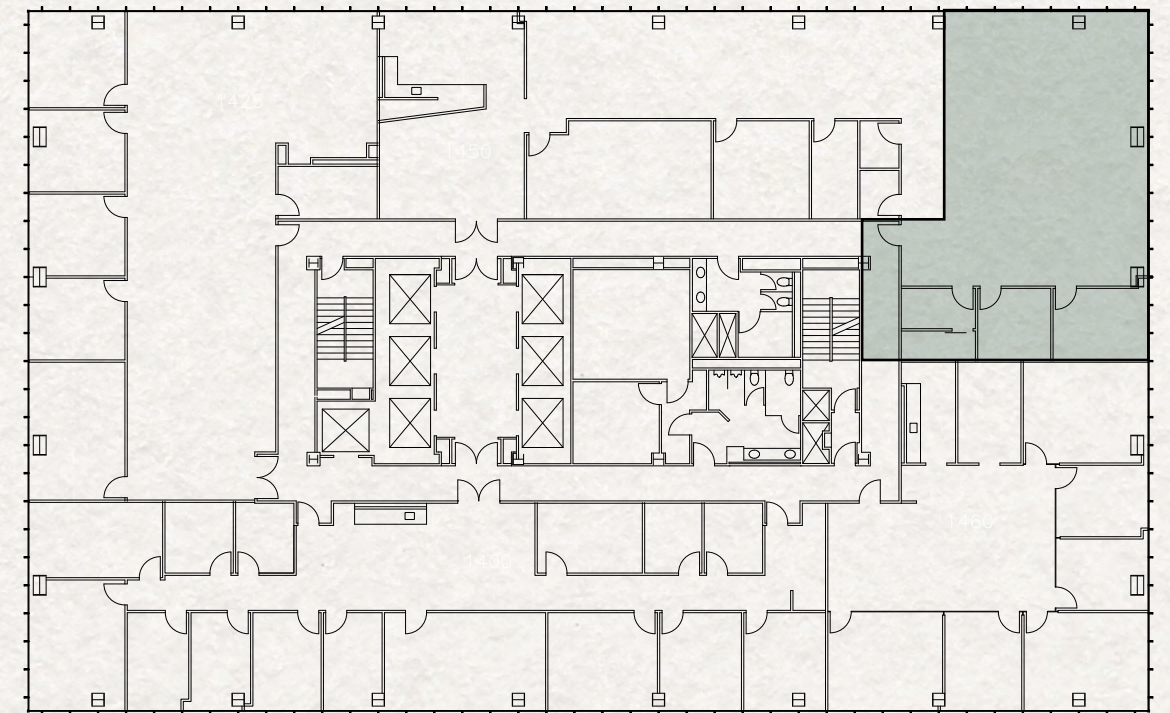


*fourteenth floor*

# SUITE 1475

2,287 SF | AVAILABLE NOW

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

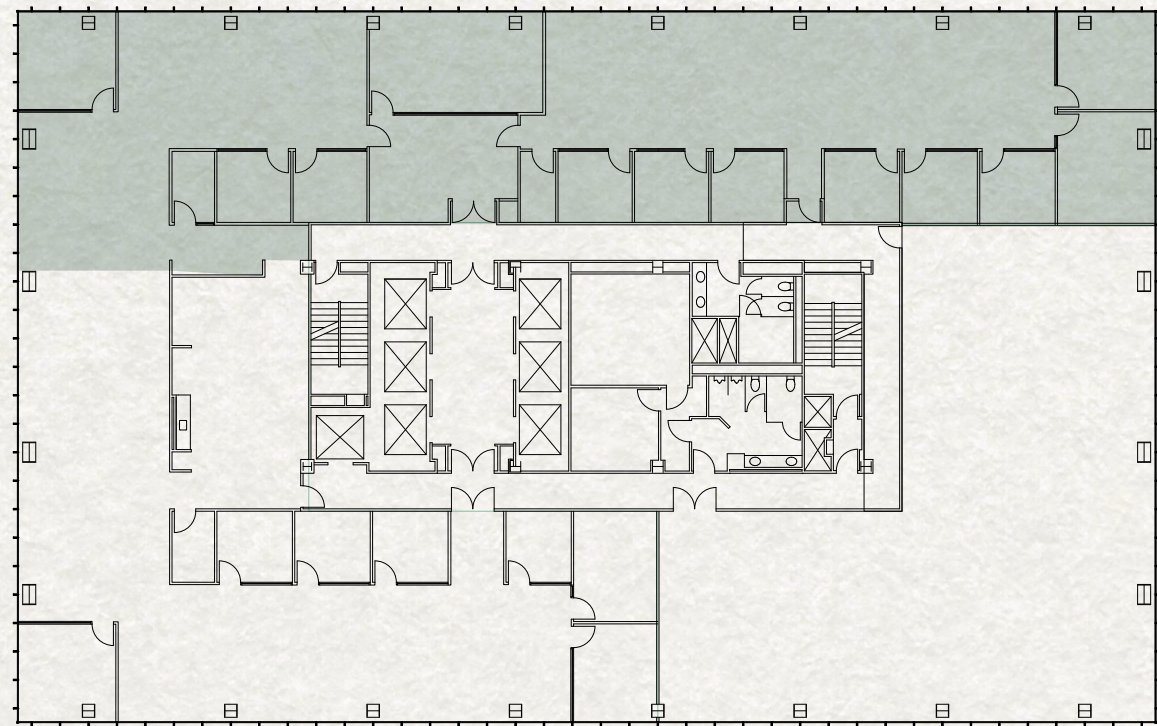


sixteenth floor

# SUITE 1600

6,466 SF | AVAILABLE NOW

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

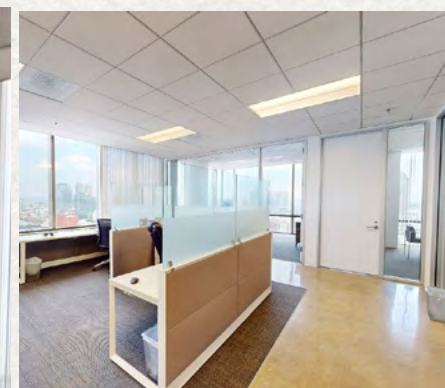
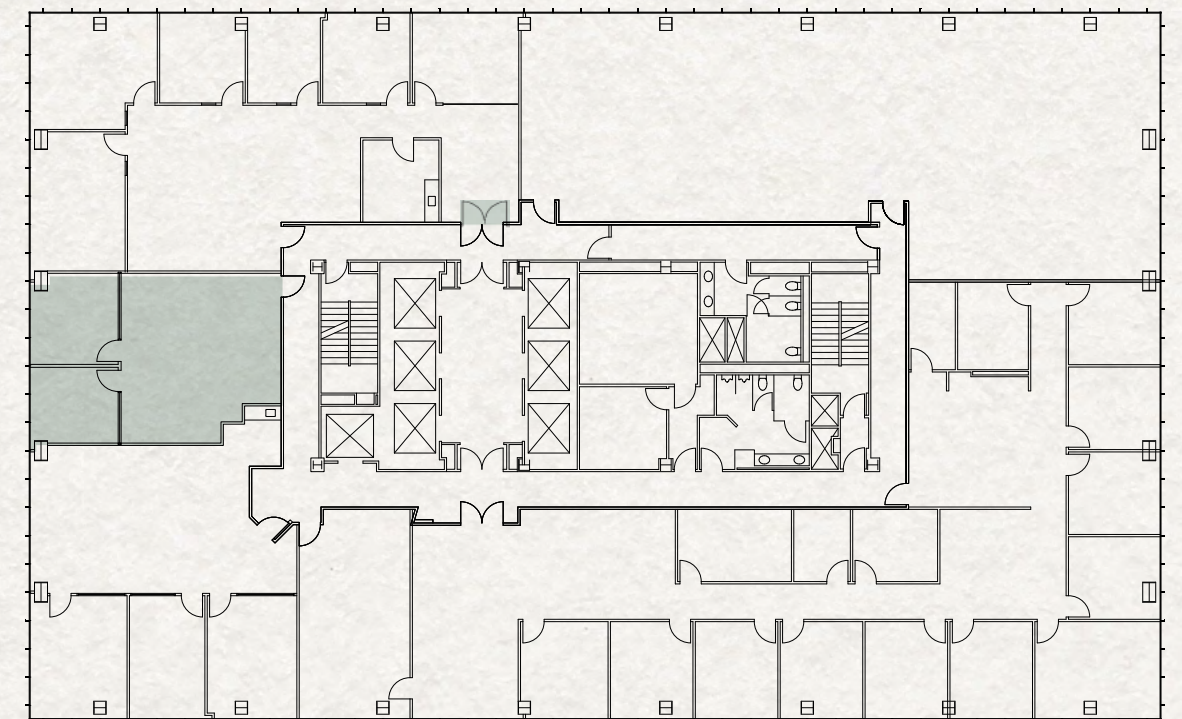


seventeenth floor

# SUITE 1740

1,054 SF | AVAILABLE NOW

2 perimeter offices and small open space.



225<sup>th</sup> XYZ  
BROADWAY

TENANT NAME

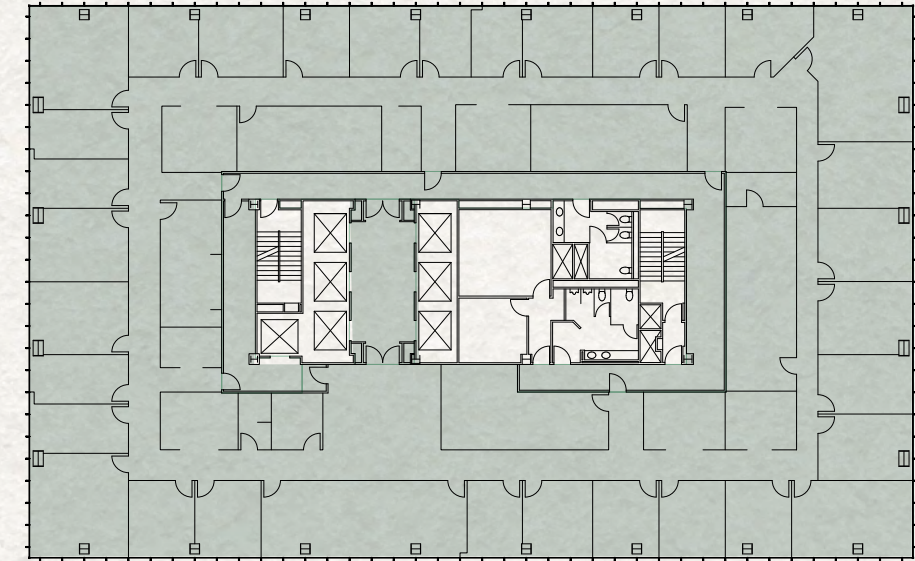
unbelievable  
top floor views

21st & 22nd  
contiguous to 31,936 SF

*twenty first floor*

15,702 SF | AVAILABLE AUG-26

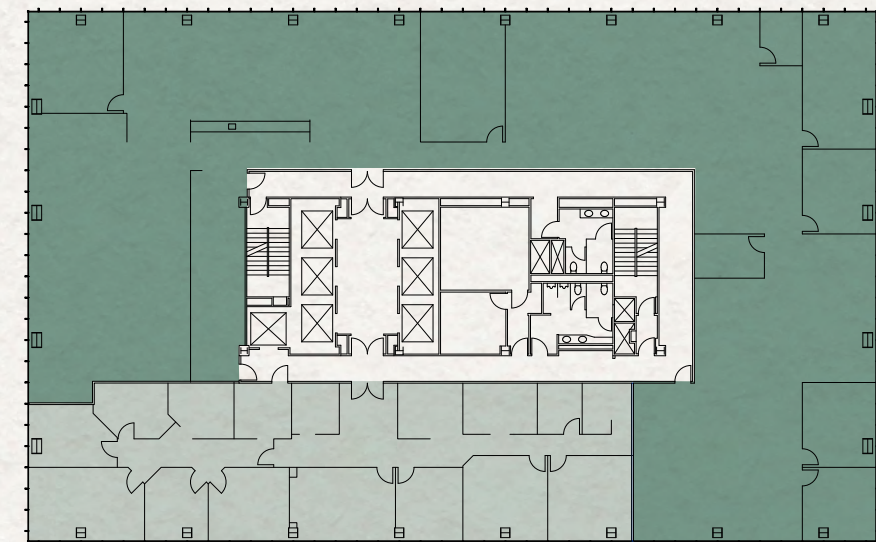
Former law firm space with dense build-out.



*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<sup>^</sup>XYZ  
BROADWAY

*spaces tailored*  
TO IMPRESS



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BROADWAY

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XYZ  
RENT

CRUZAN

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WAKEFIELD

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