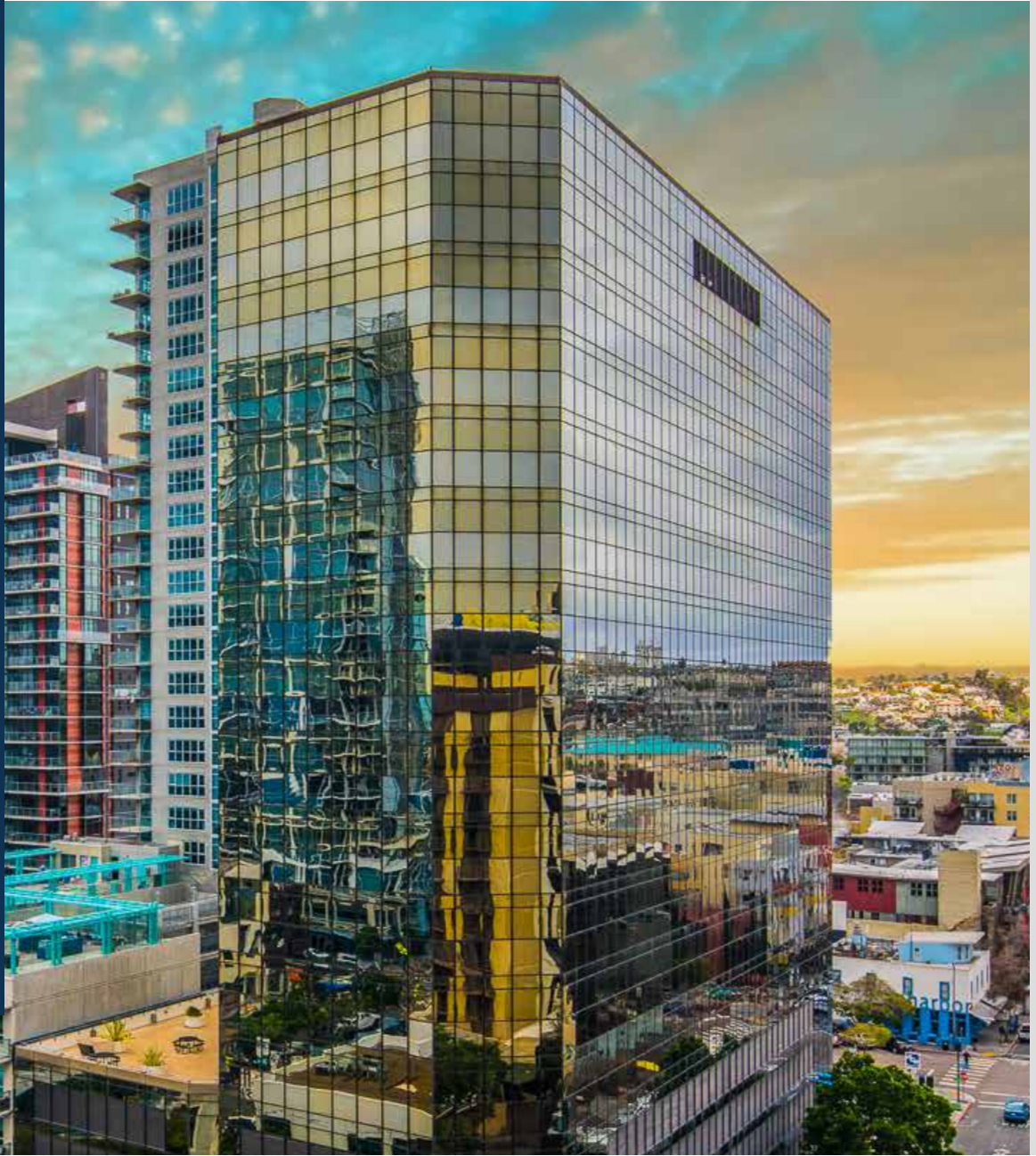
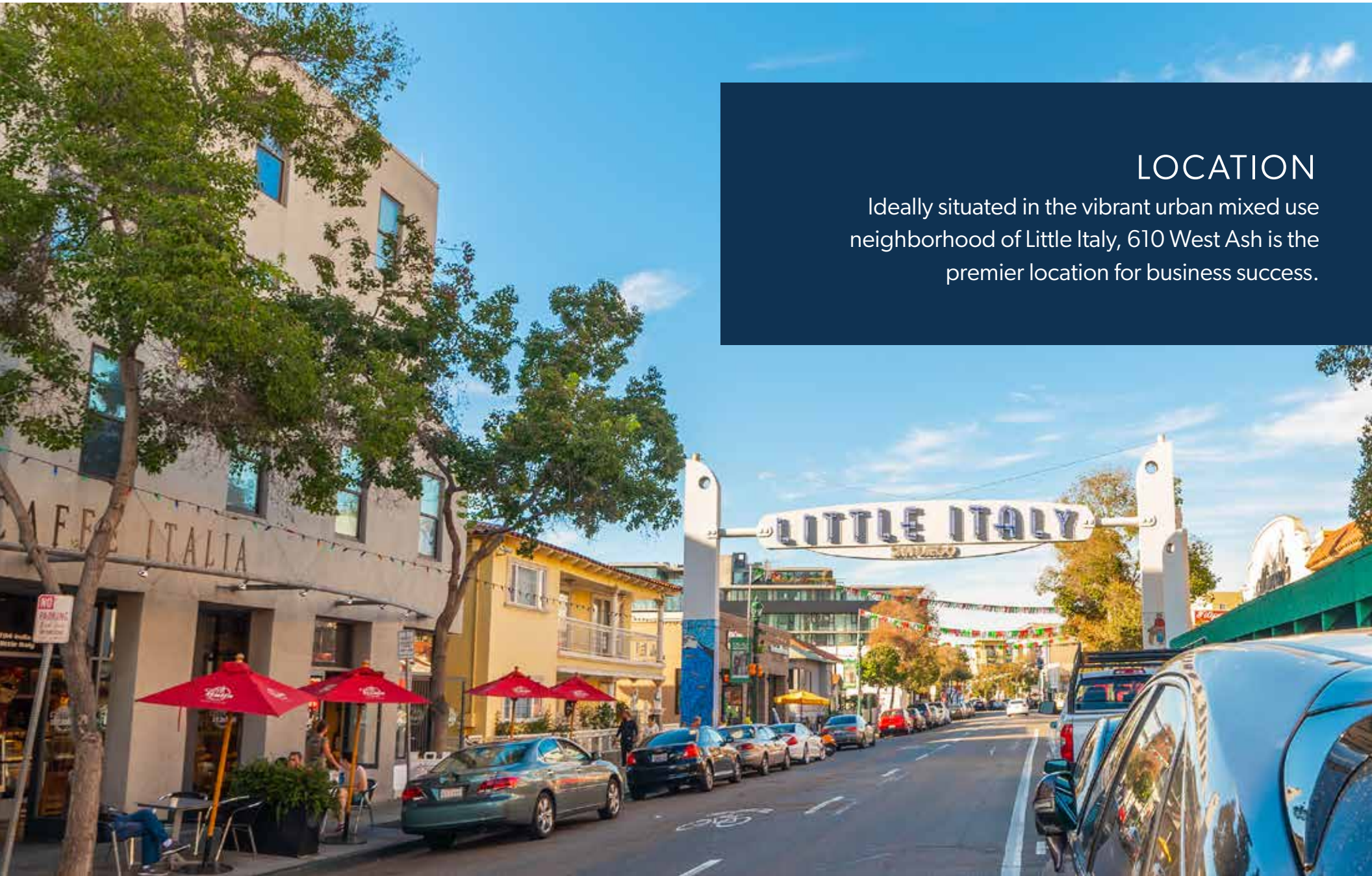


610

WEST ASH
AT LITTLE ITALY

CBRE





LOCATION

Ideally situated in the vibrant urban mixed use neighborhood of Little Italy, 610 West Ash is the premier location for business success.

RECENT RENOVATIONS



Fresh, Modern
First Floor Lobby



New Shower, Locker &
Changing Room Facilities



Expansive Tenant
Lounge Area





NOW OPEN: CAPRI CAFE

Get ready for a taste bud explosion! Capri Cafe is coming to town serving up a delightful selection of sweet and savory treats. This is one spot you won't want to miss!



Capri Cafe - Now Open!

LOCAL AMENITIES



Steps To Coaster
& Trolley



Short Walk To Restaurants,
Bars, Retail & Museums



Walk Score
of 98/100



Capri Cafe Located On-Site

PROPERTY HIGHLIGHTS



Fitness Center,
Shower, Locker and
Changing Facilities
On-Site



Complimentary Bike
Sharing Program &
Secured Bike Locker



Excellent Parking:
2 Per 1,000 SF



Tenant Fitness Center

BUILDING TOP SIGNAGE AVAILABE

High Visibility, High Impact: Welcome Thousands Daily


- Approximately 280 planes arriving into the San Diego Airport daily


Your Name
Here





TRAVEL TIMES

 **4 MIN**
Train station

 **5 MIN**
Gaslamp

 **5 MIN**
Airport

 **10 MIN**
Coronado
Island

 **20 MIN**
UTC District

 **25 MIN**
Del Mar

 **45 MIN**
Encinitas


**SAN DIEGO
INT'L AIRPORT**



CRACK SHACK
JUNIPER & IVY

STARBUCKS
WATERFRONT BAR & GRILL
DEVIL'S DOZEN DONUTS
KETTNER EXCHANGE

ROMAN WOLVES
UNDERBELLY
POP POPS PALETA
PARAKEET CAFE
IRONSIDE

KING & QUEEN CANTINA
CRAFT & COMMERCE
CORE POWER YOGA
RITE AID

PETRINI'S SD
MUSIC BOX
TOPSIDE TERRACE KITCHEN
STONE BREWING TAP ROOM
KARL STRAUSS BREWING
MUSEUM OF CONTEMPORARY ART



Laurel St
**BANKERS
HILL**

BIRDROCK COFFEE ROASTERS
BALLAST POINT BREWERY
CARUTH CELLARS

Hawthorn St
PALI WINE COMPANY

Grape St
MONA LISA ITALIAN MARKET

**LITTLE
ITALY**

CLOAK & PETAL
BARBUSA
BORN & RAISED
CIVICO 1845

FARMERS TABLE
MORNING GLORY
PIAZZA DI FAMIGLIA
DARANTI ENOTECA

BUON APPETITO
PAPPALECO
LOFTY COFFEE
QUEENSTOWN PUB

ALLEGRO RESTAURANT
HARBOR BREAKFAST
THE KEBAB SHOP
EXTRAORDINARY DESSERTS
MIXON LIQUOR & DELI

PURE INDOOR CYCLING
CIVIC THEATER

DOWNTOWN

GASLAMP DISTRICT



163

A St

B St

HOUSE OF BLUES

Broadway

Park Blvd

Front St

6th Ave

Ash St

Cedar St

Elm St

Grape St

Hawthorn St

Laurel St

Kettner Blvd

India St





Columbia St

State St




Pacific Hwy

Carlson Dr

AVAILABILITIES

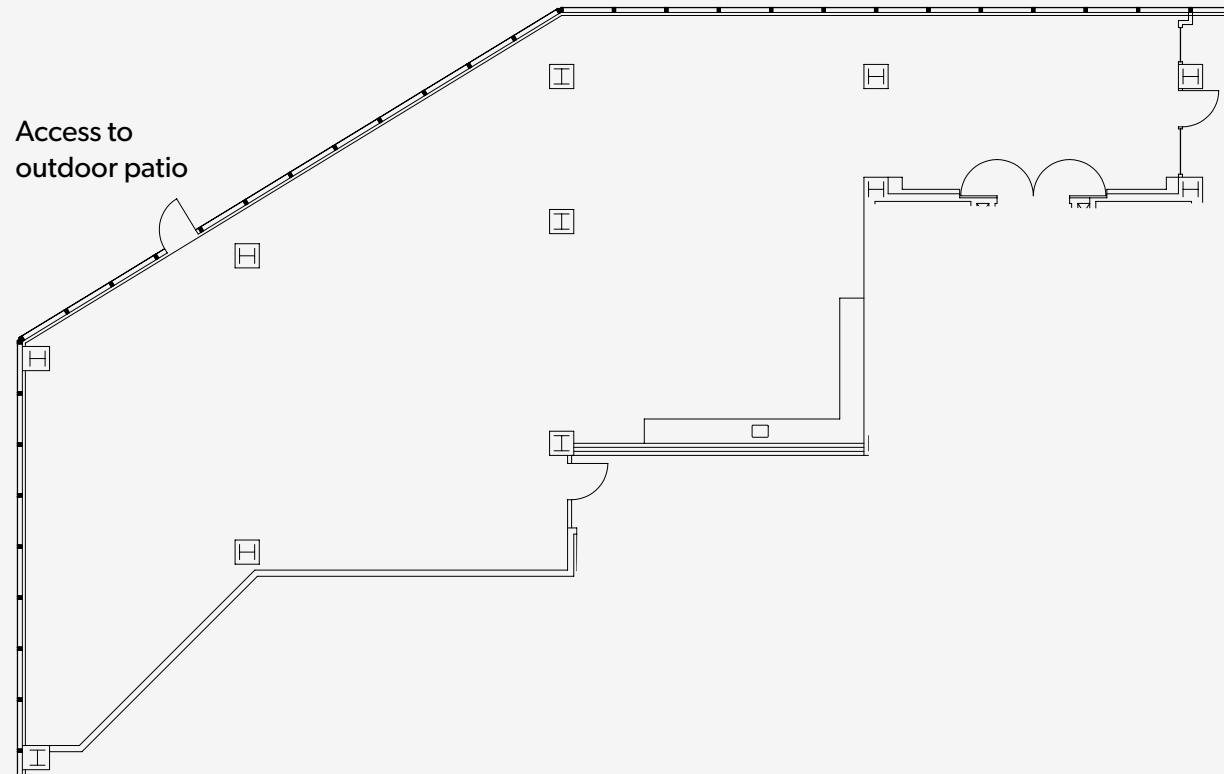
SUITE	RSF	AVAILABILITY	DESCRIPTION	VIRTUAL TOUR
700	6,684	Available Now	Double-door entry off the elevator lobby. Mostly open space with open concept kitchen area and access to large outdoor balcony. Adjacent to tenant fitness center.	
701	4,150	Available Now	Second generation space with access to large outdoor patio. Current build-out includes 4 window-lined private offices, a conference room, break room and storage. Adjacent to tenant fitness center.	
703	2,140	Available Now	Currently in second-gen condition. Hypothetical build-out to include private office, conference room, and open workstations.	
705	487	Available Now	Currently in second generation condition. Open buildout with room for separate workstations.	
706	1,952	Available Now	Former spec suite with creative build-out that includes reception, 2 private offices, 1 conference room, and open area for workstations.	
801	5,775	Available Now	Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area. Northern views.	
805	2,801	Available Now	Open area with renovated kitchenette and storage.	
905	2,500	Available Now	Second generation office with a mixture of window-lined and interior private offices. Suites 905 & 912 are contiguous for up to 6,367 SF.	
912	3,867	Available Now	Former spec suite with reception, open area for workstation, 3 private offices and an open break room. Suites 905 & 912 are contiguous for up to 6,367 SF.	

AVAILABILITIES

SUITE	RSF	AVAILABILITY	DESCRIPTION	VIRTUAL TOUR
1101	6,005	Available Now	Incredible bay views. Current build out includes private offices along the window-line and open area for workstations. Suites 1101 & 1104 are contiguous for up to 8,924 SF.	
1104	2,919	Available Now	Former spec suite with 3 interior offices, large open area and open break area. Suites 1101 & 1104 are contiguous for up to 8,924 SF.	
1400	3,925	Available Now	Former spec suite with bay views, high open ceilings, and double door entry off the elevator lobby. Current buildout includes 3 private offices, 1 conference room, open break area, and open area for workstations. Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.	
1401	3,484	5/1/2026	First generation build out with interior private offices, conference room, break area, and workstations. Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.	
1402	2,602	Available Now	Double-door entry off the elevator lobby, 6 private offices, a break room, and open area for workstations. Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.	
1503	2,343	Available Now	Brand new spec suite with 2 private offices along the window, conference room, break area and open area.	
1700	14,392	Available Now	Full floor opportunity with a mixture of private and windowlined offices. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.	
1800	14,388	Available Now	Full floor opportunity with a mixture of private offices and open area for workstations. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.	
1900	14,381	Available Now	Full floor opportunity with mixture of private windowlined and interior offices. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.	
2000	11,683	Available Now	Full floor opportunity. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.	

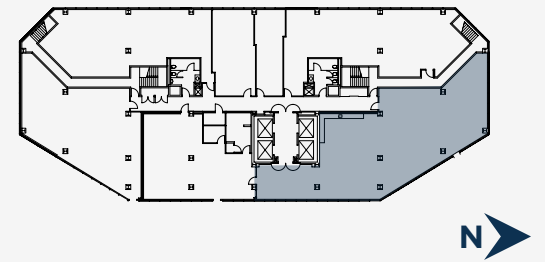
SUITE 700

(AS-BUILT)



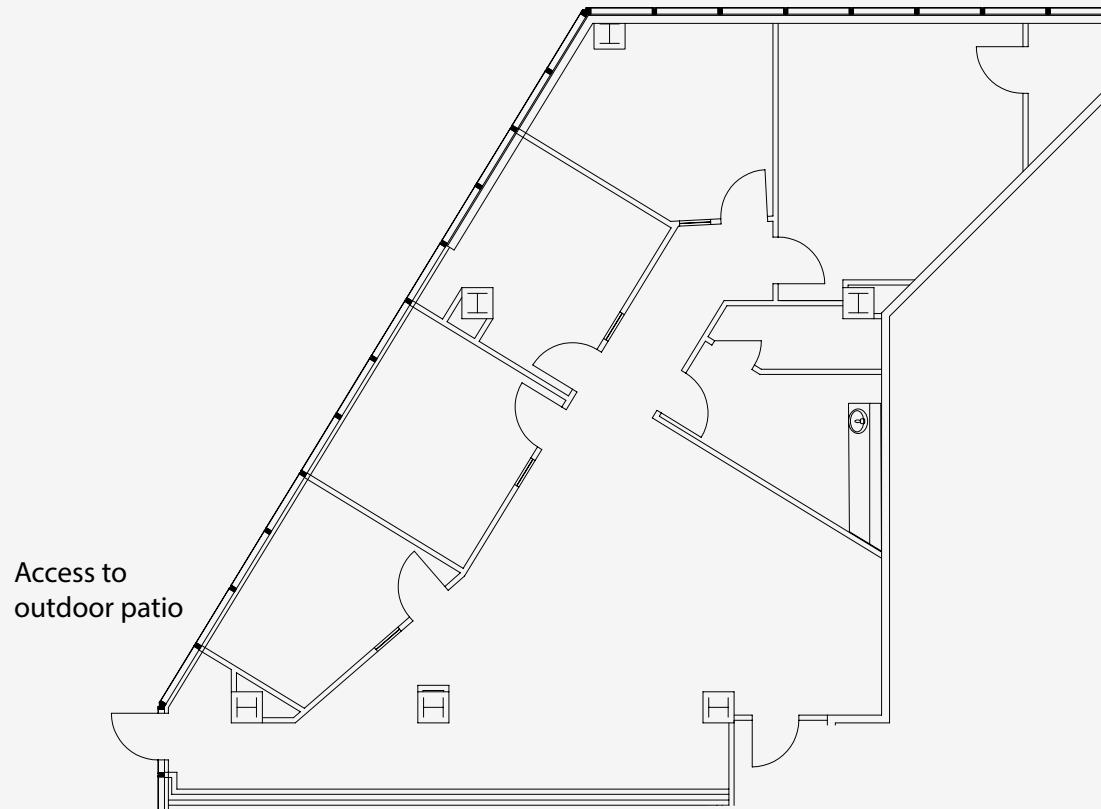
RSF: 6,684
RATE: Negotiable

DESCRIPTION: Double-door entry off the elevator lobby. Mostly open space with open concept kitchen area and access to large outdoor balcony. Adjacent to tenant fitness center.



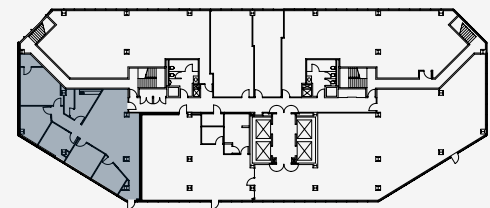
SUITE 701

(AS-BUILT)



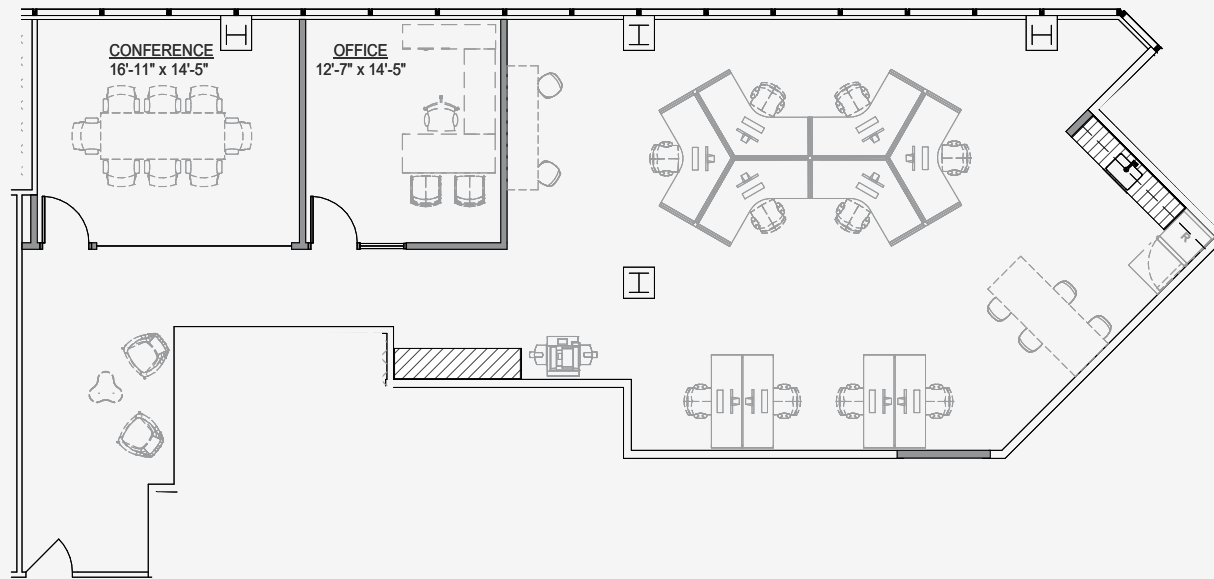
RSF: 4,150
RATE: Negotiable

DESCRIPTION: Second generation space with access to large outdoor patio. Current build-out includes 4 window-lined private offices, a conference room, break room and storage. Adjacent to tenant fitness center.



SUITE 703

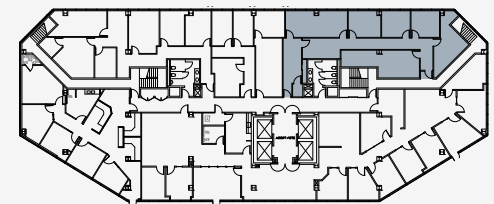
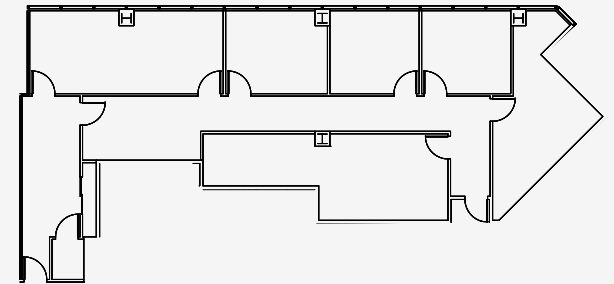
HYPOTHETICAL



RSF: 2,140
RATE: Negotiable

DESCRIPTION: Currently in second-gen condition. Hypothetical build-out to include private office, conference room, and open workstations.

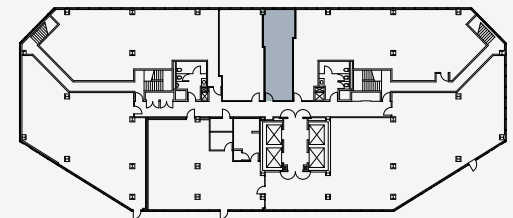
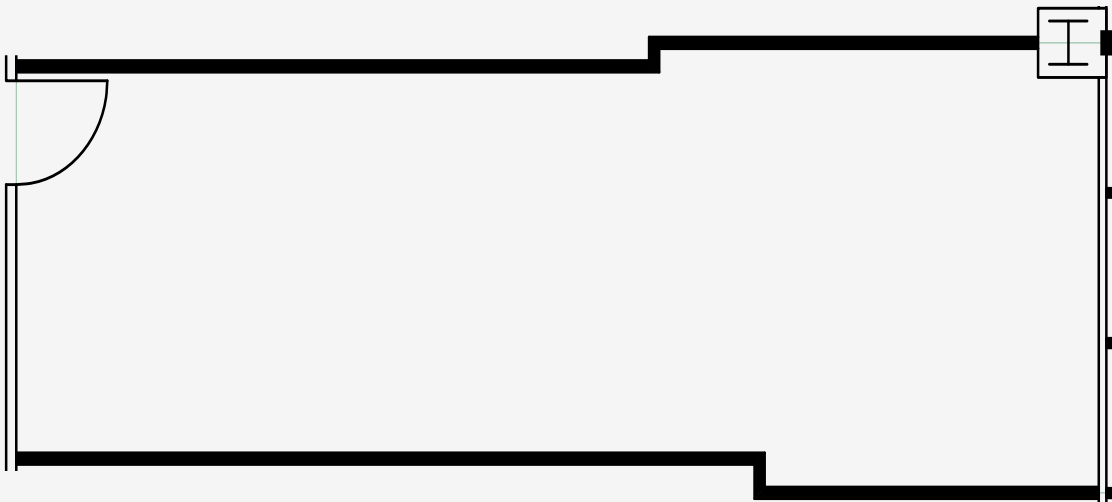
AS-BUILT



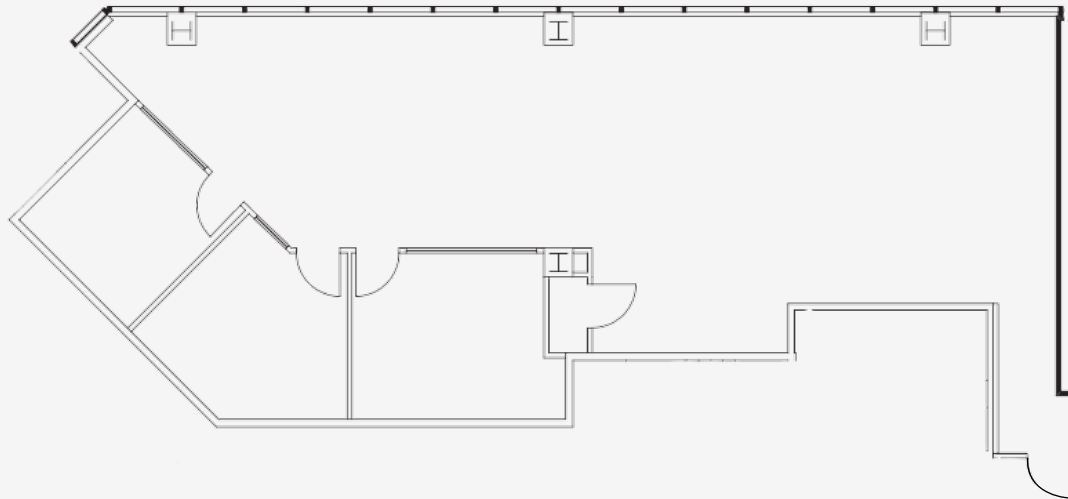
SUITE 705

RSF: 487
RATE: Negotiable

DESCRIPTION: Currently in second generation condition. Open buildout with room for separate workstations.

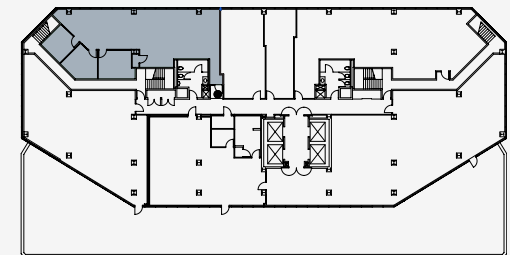


SUITE 706



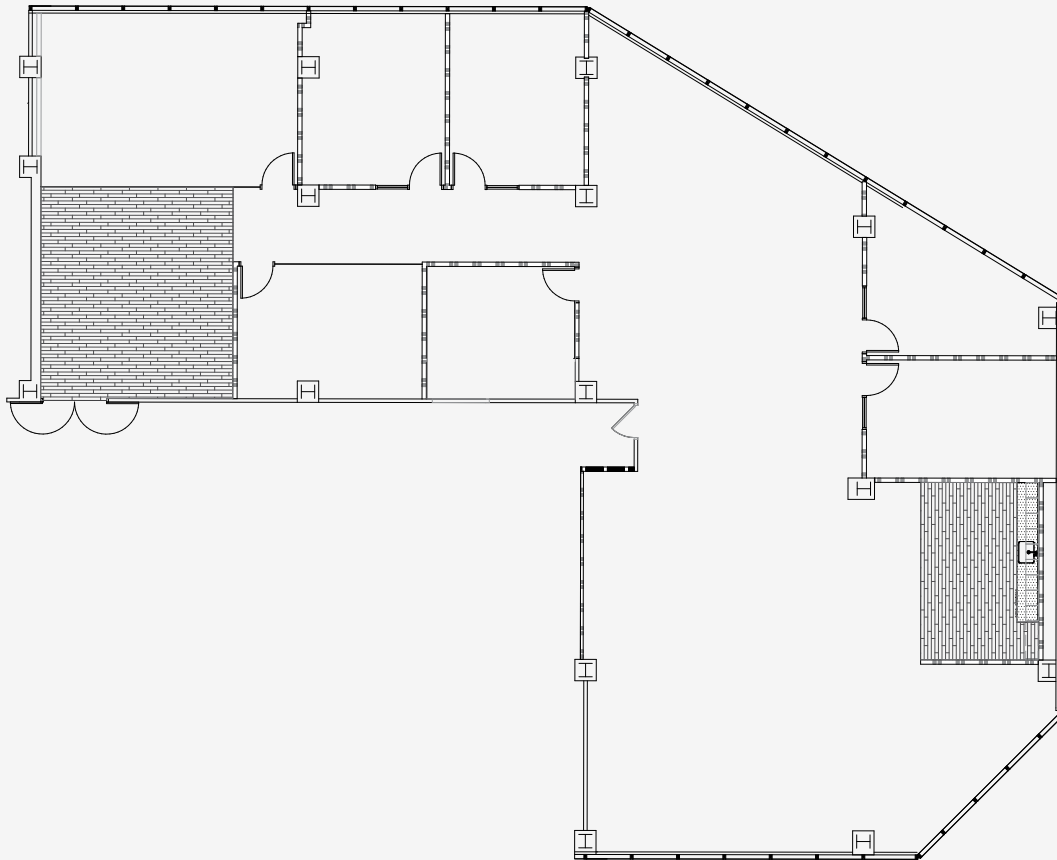
RSF: 1,952
RATE: Negotiable

DESCRIPTION: Former spec suite with creative build-out that includes reception, 2 private offices, 1 conference room, and open area for workstations.



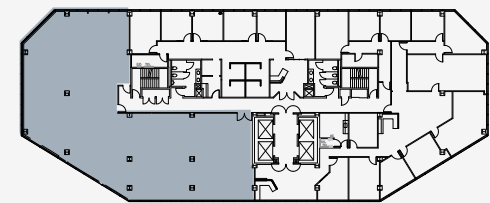
SUITE 801

(SPEC SUITE)



RSF: 5,775
RATE: Negotiable

DESCRIPTION: Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area. Northern views.

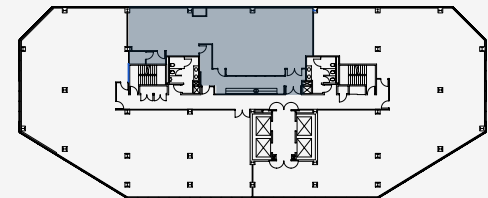
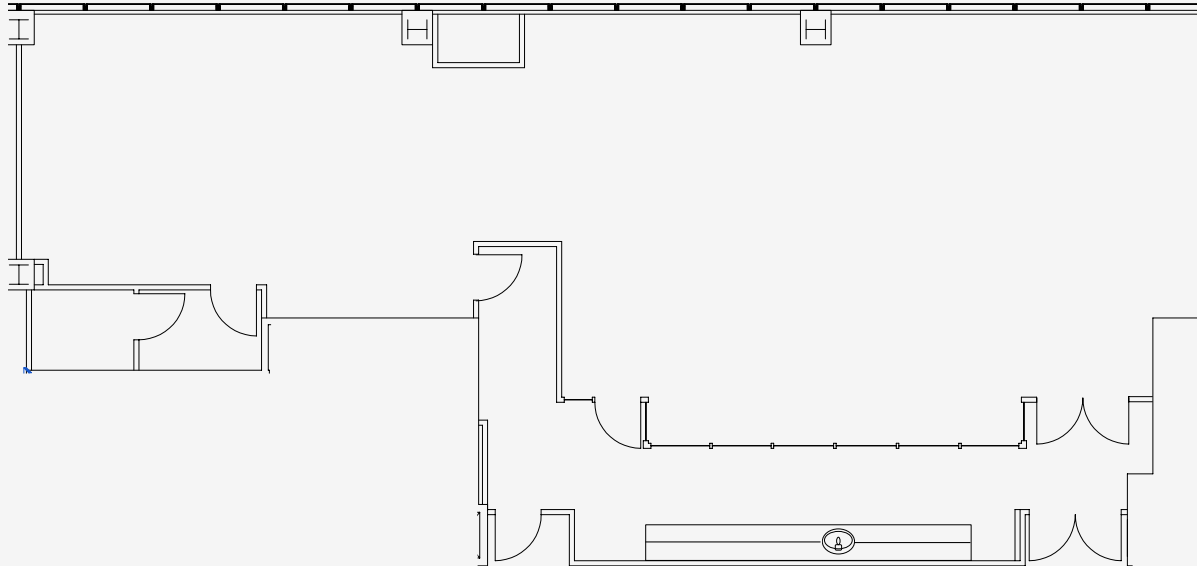


SUITE 805

(AS-BUILT)

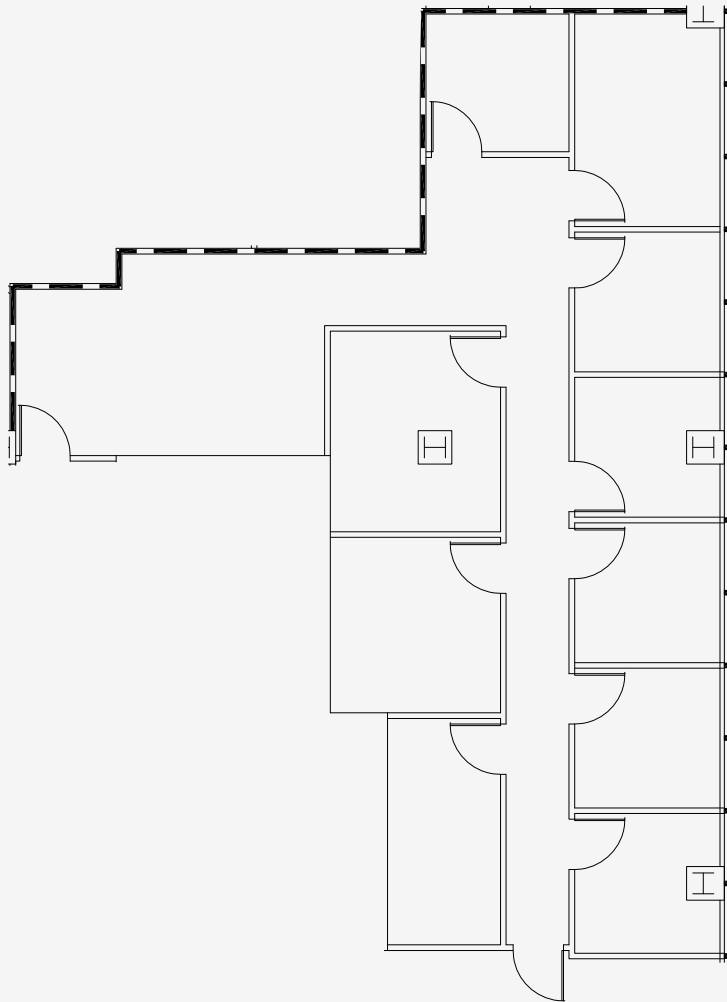
RSF: 2,801
RATE: Negotiable

DESCRIPTION: Open area with renovated kitchenette and storage.



SUITE 905

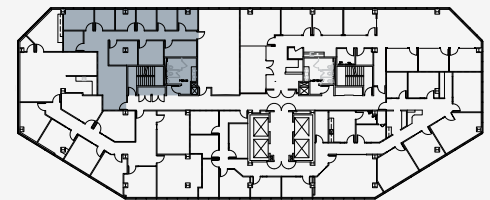
(AS-BUILT)



RSF: 2,500
RATE: Negotiable

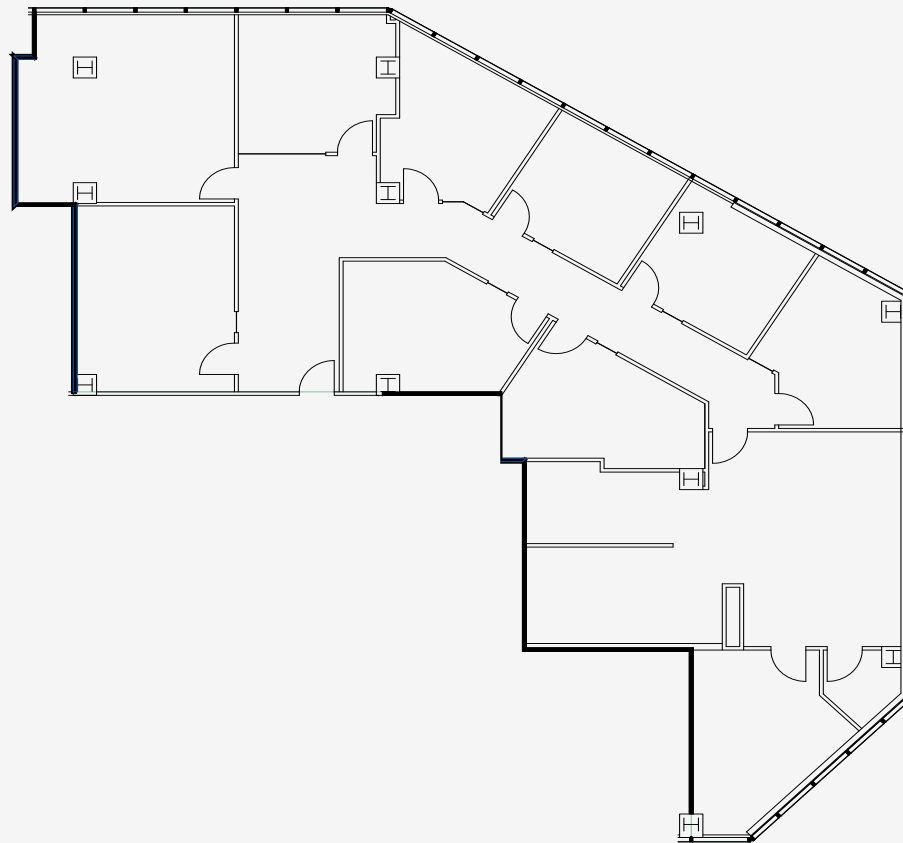
DESCRIPTION: Second generation office with a mixture of window-lined and interior private offices.

**Suites 905 & 912 are contiguous for up to 6,367 SF.*



SUITE 912

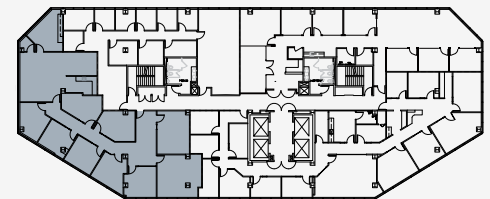
(AS-BUILT)



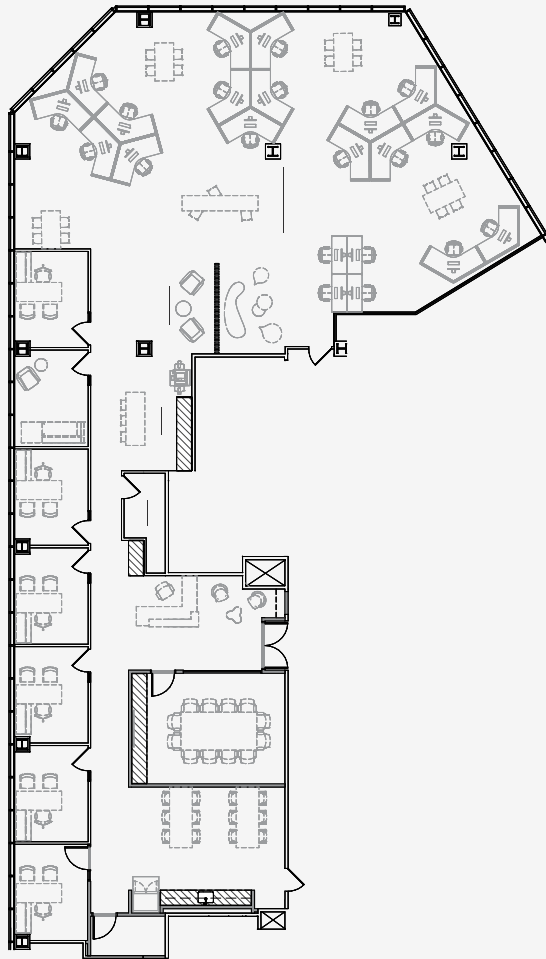
RSF: 3,867
RATE: Negotiable

DESCRIPTION: Former spec suite with reception, open area for workstation, 3 private offices and an open break room.

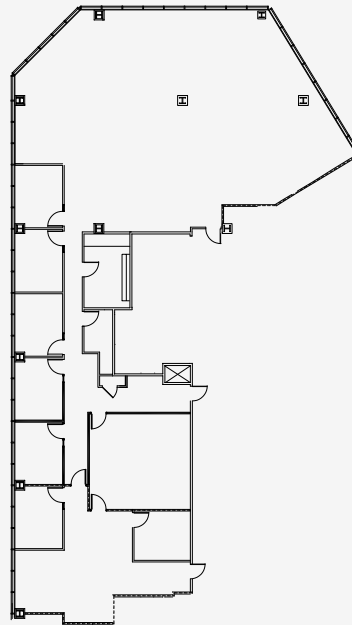
**Suites 905 & 912 are contiguous for up to 6,367 SF.*



SUITE 1101



HYPOTHETICAL

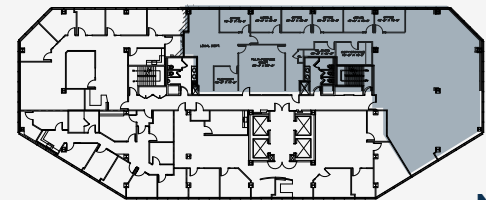


AS-BUILT

RSF: 6,005
RATE: Negotiable

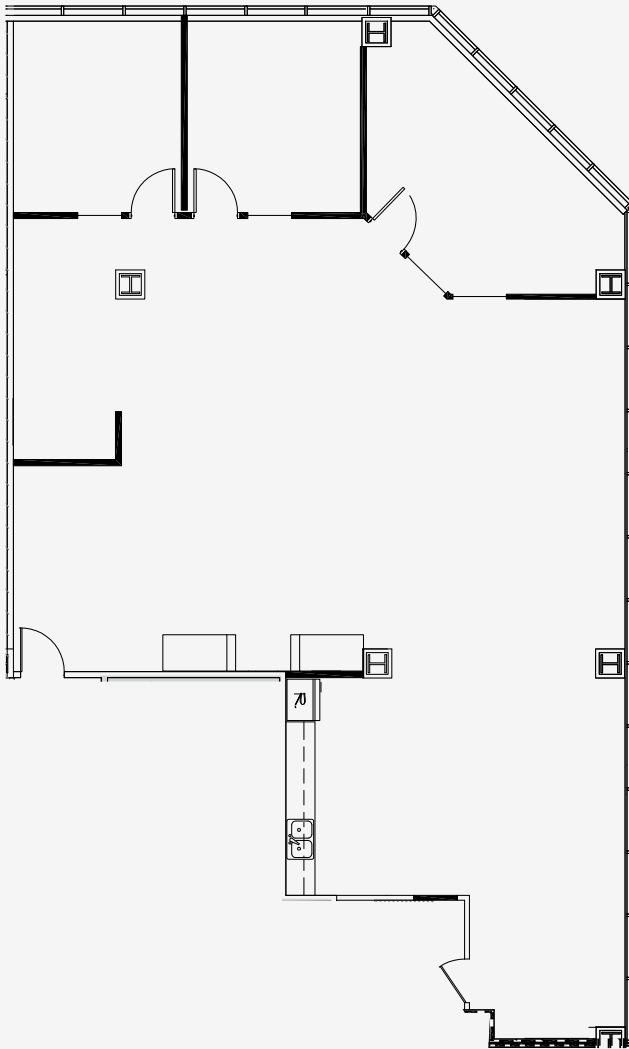
DESCRIPTION: Incredible bay views. Current build out includes private offices along the window-line and open area for workstations.

**Suites 1101 & 1104 are contiguous for up to 8,924 SF.*



SUITE 1104

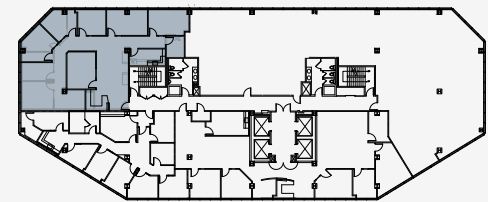
(AS-BUILT)



RSF: 2,919
RATE: Negotiable

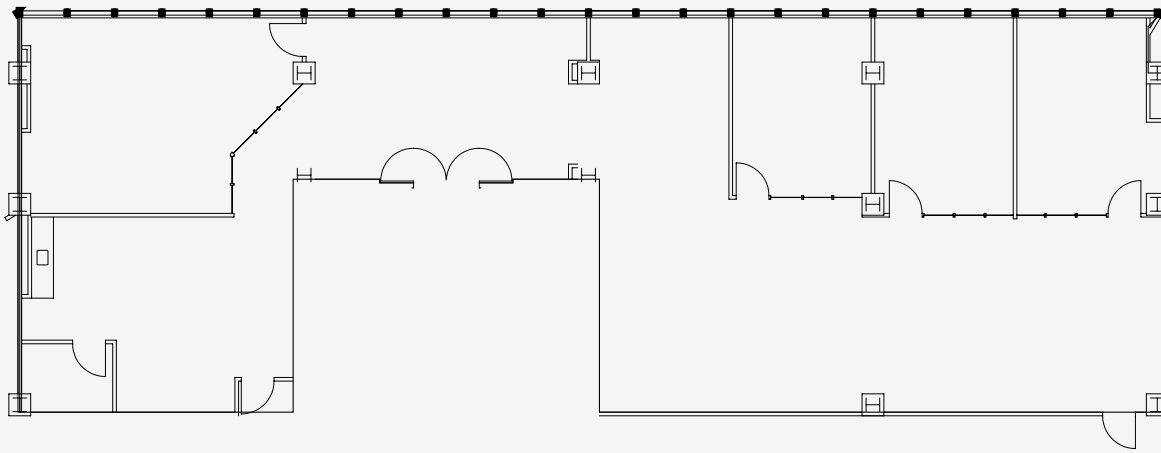
DESCRIPTION: Former spec suite with 3 interior offices, large open area and open break room.

**Suites 1101 & 1104 are contiguous for up to 8,924 SF.*



SUITE 1400

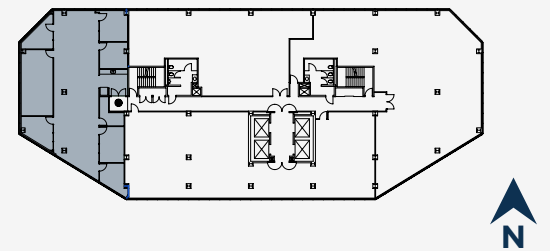
(AS-BUILT)



RSF: 3,925
RATE: Negotiable

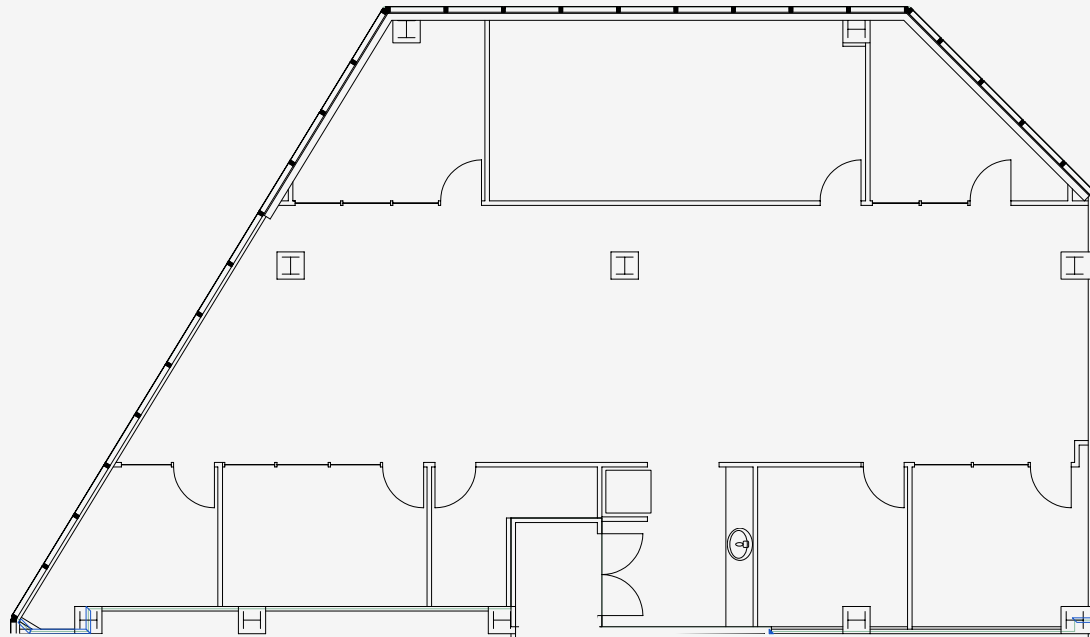
DESCRIPTION: Former spec suite with bay views, high open ceilings, and double door entry off the elevator lobby. Current buildout includes 3 private offices, 1 conference room, open break area, and open area for workstations.

**Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.*



SUITE 1401

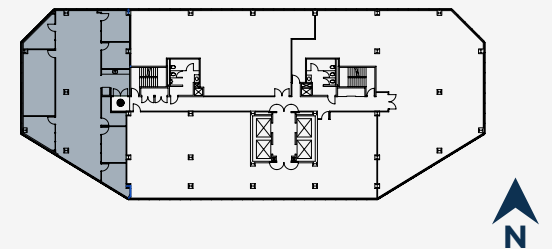
(AS-BUILT)



RSF: 3,484
RATE: Negotiable

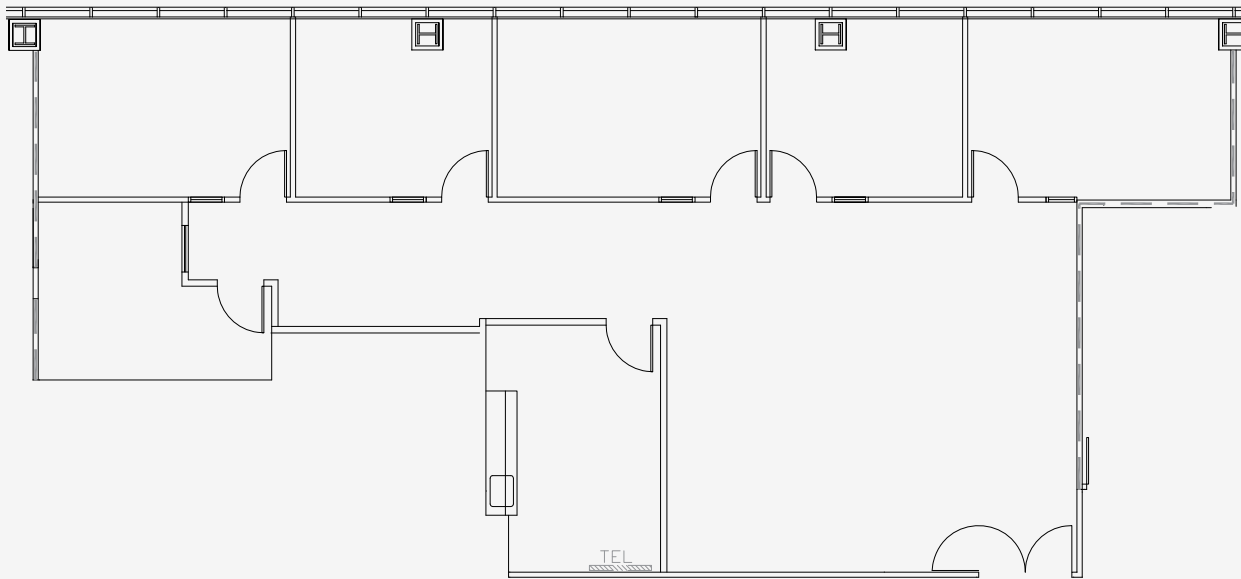
DESCRIPTION: Available 5/1/2026. First generation build out with interior private offices, conference room, break area, and workstations.

**Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.*



SUITE 1402

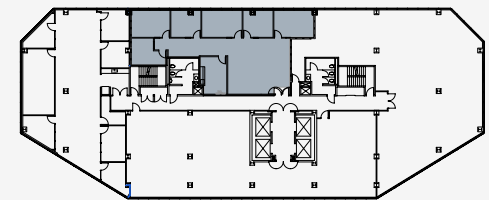
(AS-BUILT)



RSF: 2,602
RATE: Negotiable

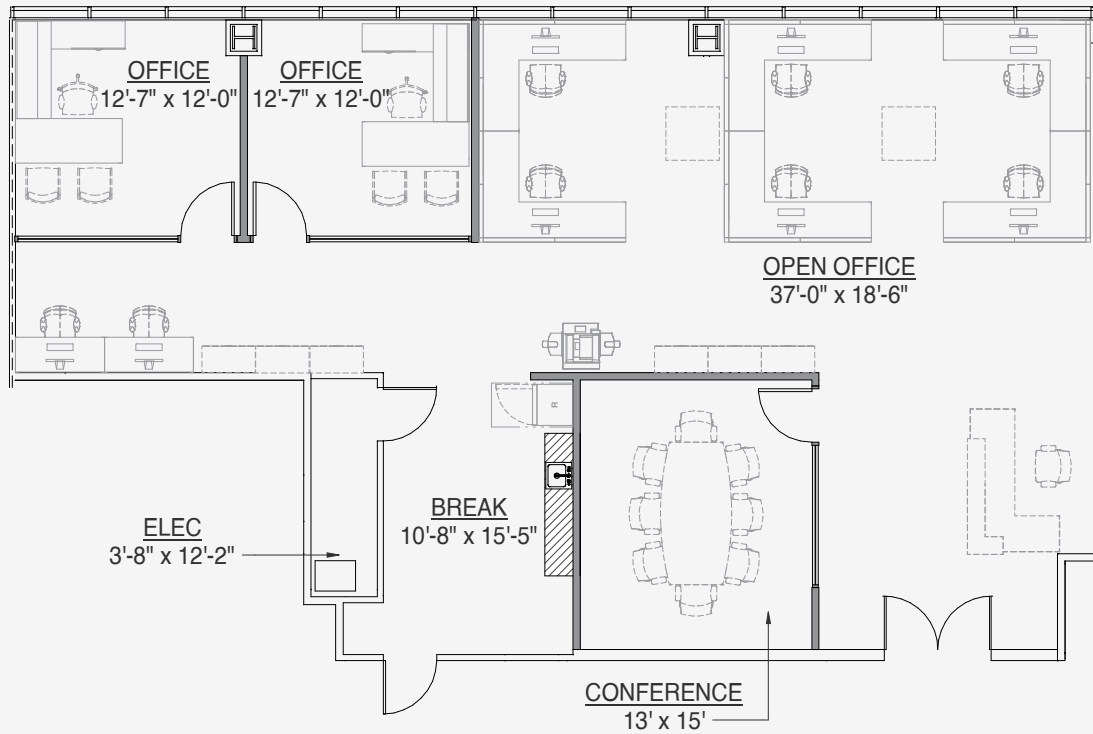
DESCRIPTION: Double-door entry off the elevator lobby, 6 private offices, a break room, and open area for workstations.

**Suites 1400, 1401 & 1402 are contiguous for up to 10,012 SF.*



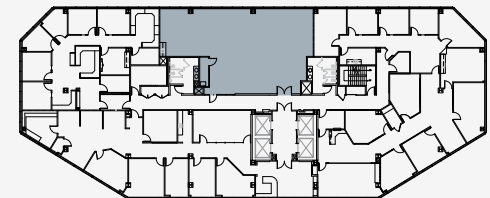
SUITE 1503

(SPEC SUITE)



RSF: 2,343
RATE: Negotiable

DESCRIPTION: Brand new spec suite with 2 private offices along the window, conference room, break area and open area. Furniture shown hypothetically.



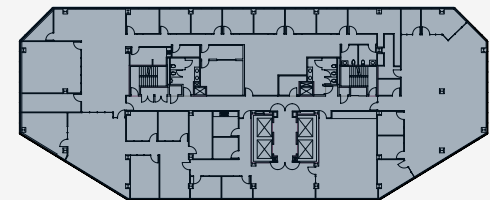
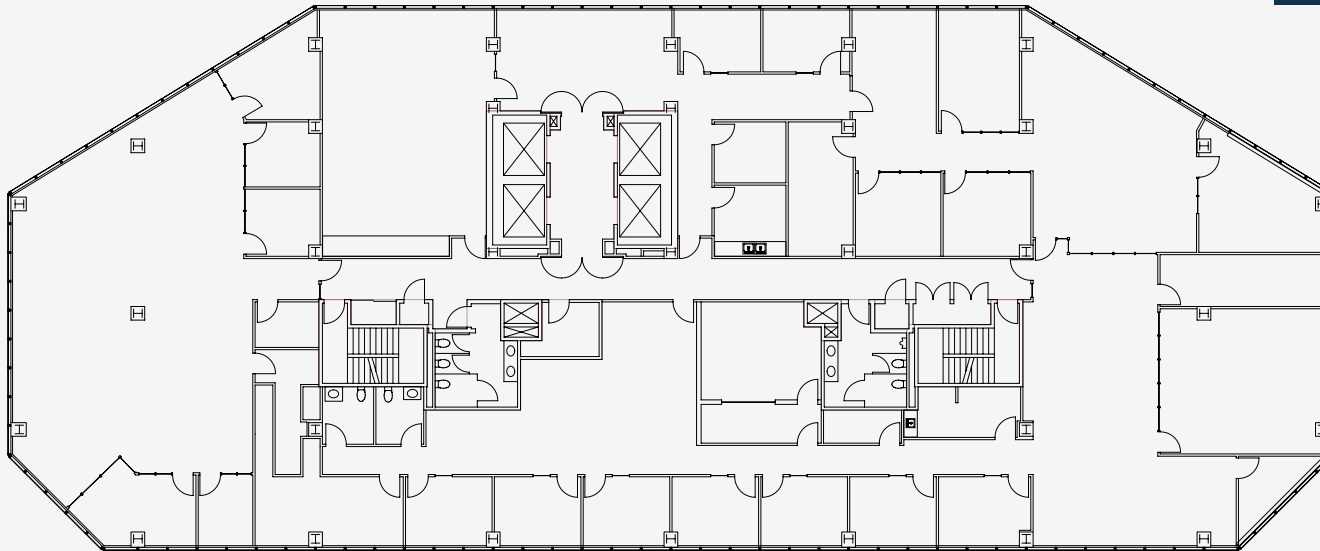
SUITE 1700

(AS-BUILT)

RSF: 14,392
RATE: Negotiable

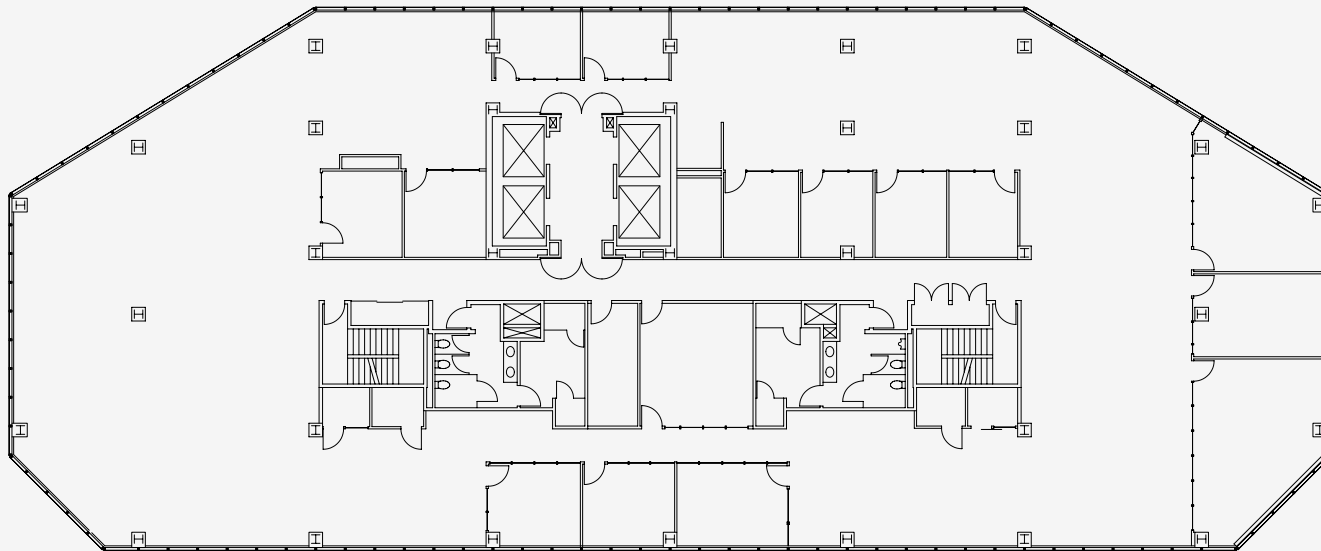
DESCRIPTION: Full floor opportunity with a mixture of private and windowlined offices.

***Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.*



SUITE 1800

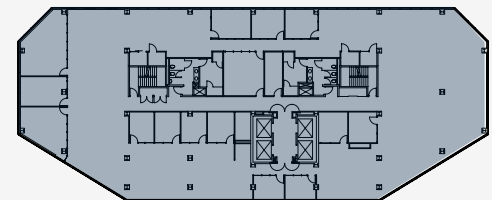
(AS-BUILT)



RSF: 14,388
RATE: Negotiable

DESCRIPTION: Full floor opportunity with a mixture of private offices and open area for workstations.

***Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.*



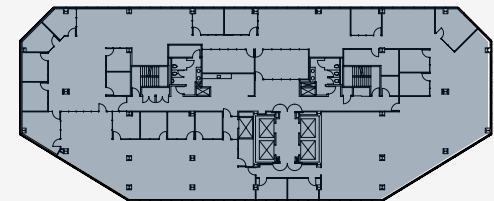
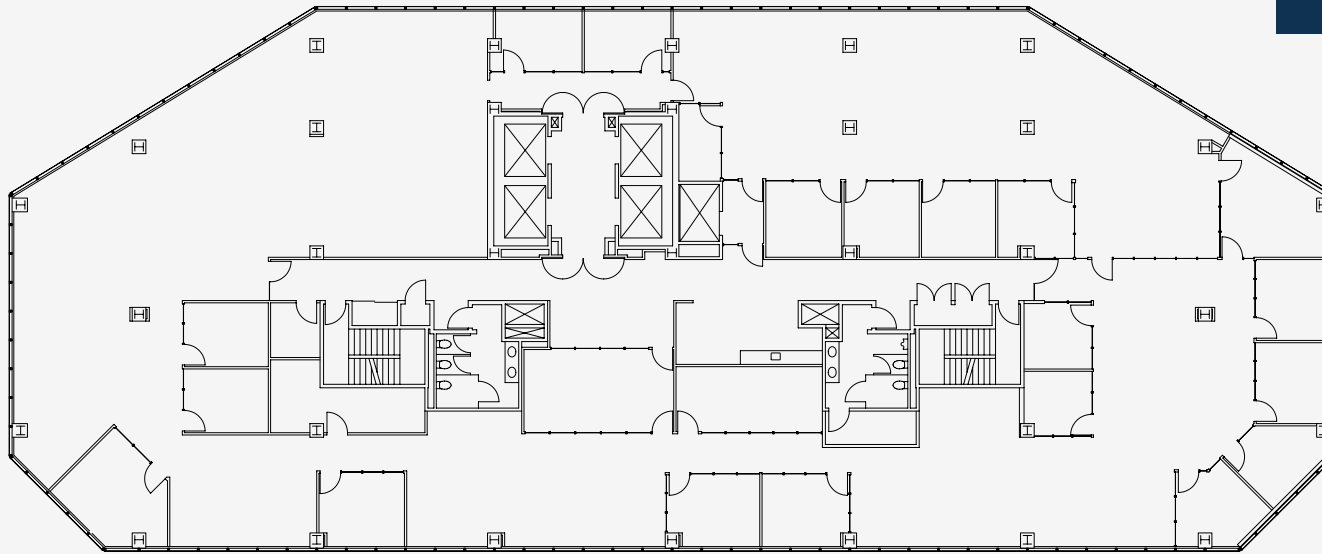
SUITE 1900

(AS-BUILT)

RSF: 14,738
RATE: Negotiable

DESCRIPTION: Full floor opportunity with mixture of private windowlined and interior offices.

***Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.*



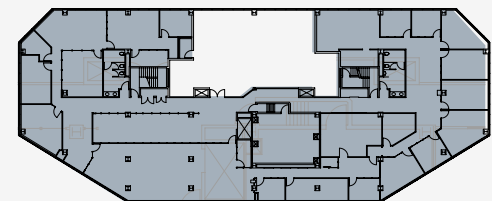
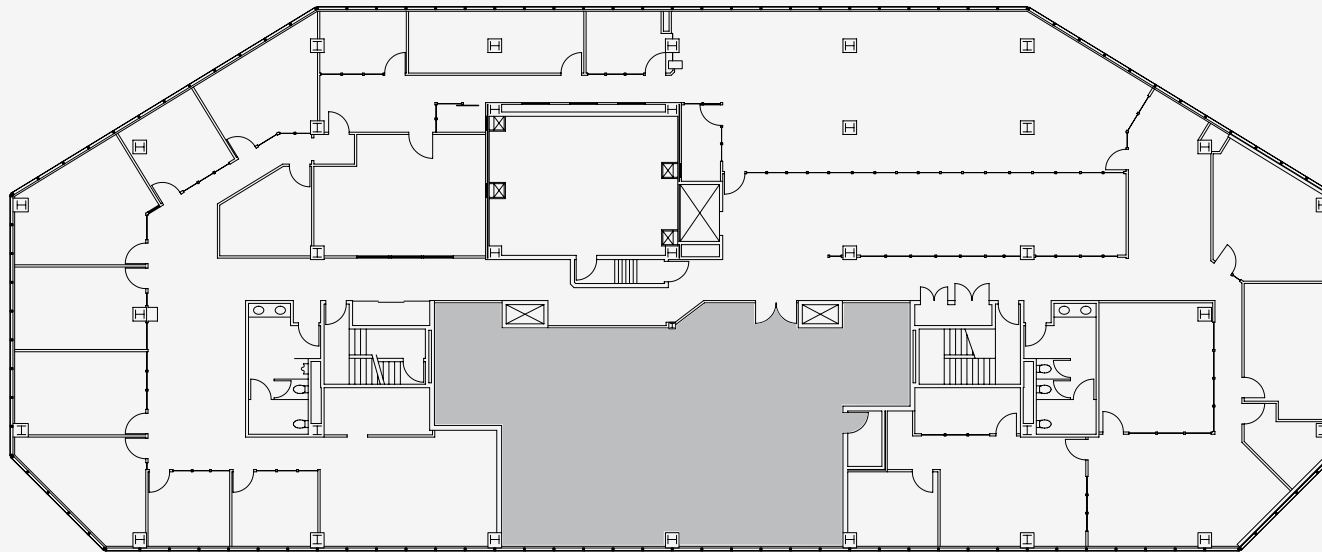
SUITE 2000

(AS-BUILT)

RSF: 11,683
RATE: Negotiable

DESCRIPTION: Full floor opportunity.

***Suites 1700, 1800, 1900 & 2000 are contiguous up to 56,422 SF.*





Gemini Rosemont Commercial Real Estate is a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For over three decades, Gemini Rosemont has implemented a proactive asset management strategy, led by top-tier property management experts to swiftly identify, and cater to the evolving requirements of our tenants. Surpassing our tenants' expectations is of the utmost importance to both our on-site and offsite teams, serving as a mission imperative.

For more information, please visit www.GeminiRosemont.com.

610

WEST ASH

AT LITTLE ITALY

LEASING CONTACTS

CHUCK REITER

+1 858 646 4744
Lic. 01850867
chuck.reiter@cbre.com

TYLER JEMMETT

+1 858 546 4600
Lic. 01888011
tyler.jemmett@cbre.com

ANNA BARNES

+1 858 646 4745
Lic. 02130941
anna.barnes@cbre.com

WWW.610WESTASH.COM

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