



1 COLUMBIA PLACE

4 0 1

W A STREET
S A N D I E G O



DESIGNED FOR EXPERIENCE. BUILT FOR PERFORMANCE.

Positioned where Downtown works best — 1 Columbia Place stands as the next workplace benchmark. Rising 27 stories in the heart of the city's most connected corridor, this Class A landmark delivers sweeping views of the San Diego bay, and a curated amenity mix that makes work not just easier, but genuinely enjoyable.



593,000 SF
office tower



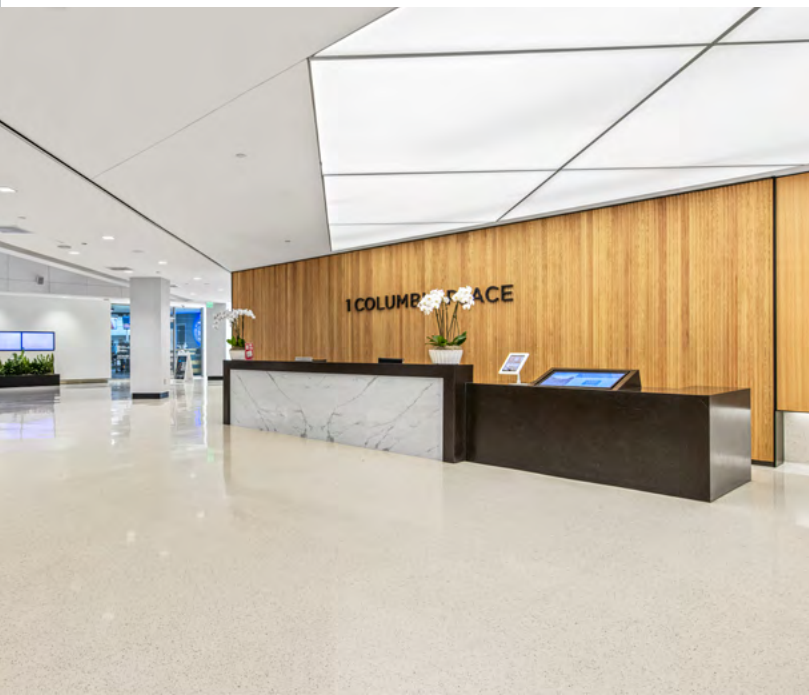
Sweeping city +
bay views



Onsite retail
amenities



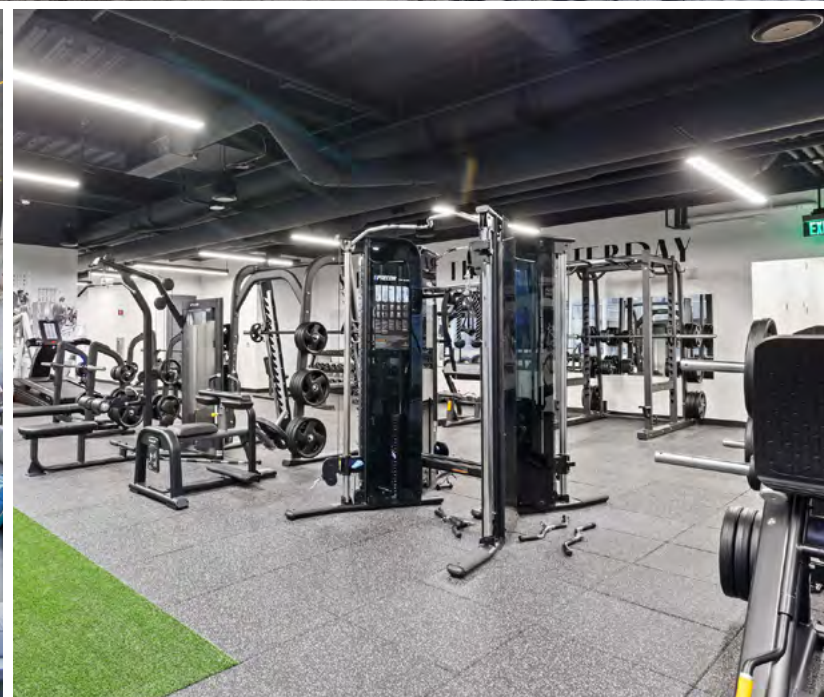
New
Ownership



GET THE MOST OUT OF YOUR WORKSPACE.

Give your team the workspace they need to thrive and the amenities that set you apart. 1 Columbia Place provides integrated features that fuel daily creativity, support team well-being, and enhance your company culture while maximizing your investment.





AVAILABILITY

SUITE	SIZE	AVAILABLE	VIEWS/NOTES
325*	1,634 SF	Vacant	Shell condition
335*	2,613 SF	Vacant	Spec - Suite with Traditional Finishes + Fully Furnished
400**	26,483 SF	Vacant	Full Floor
500**	26,578 SF	3/1/2027	2nd gen office with primarily open floorplan
600**	24,170 SF	3/1/2027	2nd gen office with primarily open floorplan
750	3,478 SF	Vacant	Future Spec Suite
925***	2,171 SF	Vacant	4 Private Offices + Conference Room + Open Area w/ Kitchen
950***	8,528 SF	Vacant	Modern Creative Spec - Suite + Multiple Private Offices and Open Area + Partially Furnished
960***	7,207 SF	Vacant	Open Floor Plan + Call Rooms + Large Conference + Kitchen + Creative Finishes
1100	12,441 SF	Vacant	Mix of Perimeter Private Offices + Conference/ Training Rooms + Open Bullpen + Kitchen + Internal Restrooms + Double Door Entry w/ Bay Views
1300	20,293 SF	Vacant	Full Floor Opportunity - with a Mixture of Open Build-out & Exterior Offices + Conference Room
1410	4,098 SF	Vacant	Future Spec Suite
1420	2,883 SF	Vacant	4 Window-Lined Private Offices + Conference Room + Kitchen Office Area
1600****	8,354 SF	Vacant	Future Spec Suite + Bay Views
1650****	2,649 SF	5/1/2026	2nd gen office with two private offices and an open break area
1675****	5,244 SF	Vacant	8 Private Offices + Conference Room + Kitchen + Open Area
1700	20,703 SF	Vacant	Full Floor Office - Build Out
2300*****	20,600 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell
2400*****	20,113 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell

*Contiguous for up to 4,247 RSF

**Contiguous for up to 77,231 RSF

*** Contiguous for up to 17,906 RSF

****Contiguous for up to 16,247 RSF

*****Contiguous for up to 40,713 RSF



3RD FLOOR

Suite 325: 1,634 RSF

Suite 335: 2,613 RSF

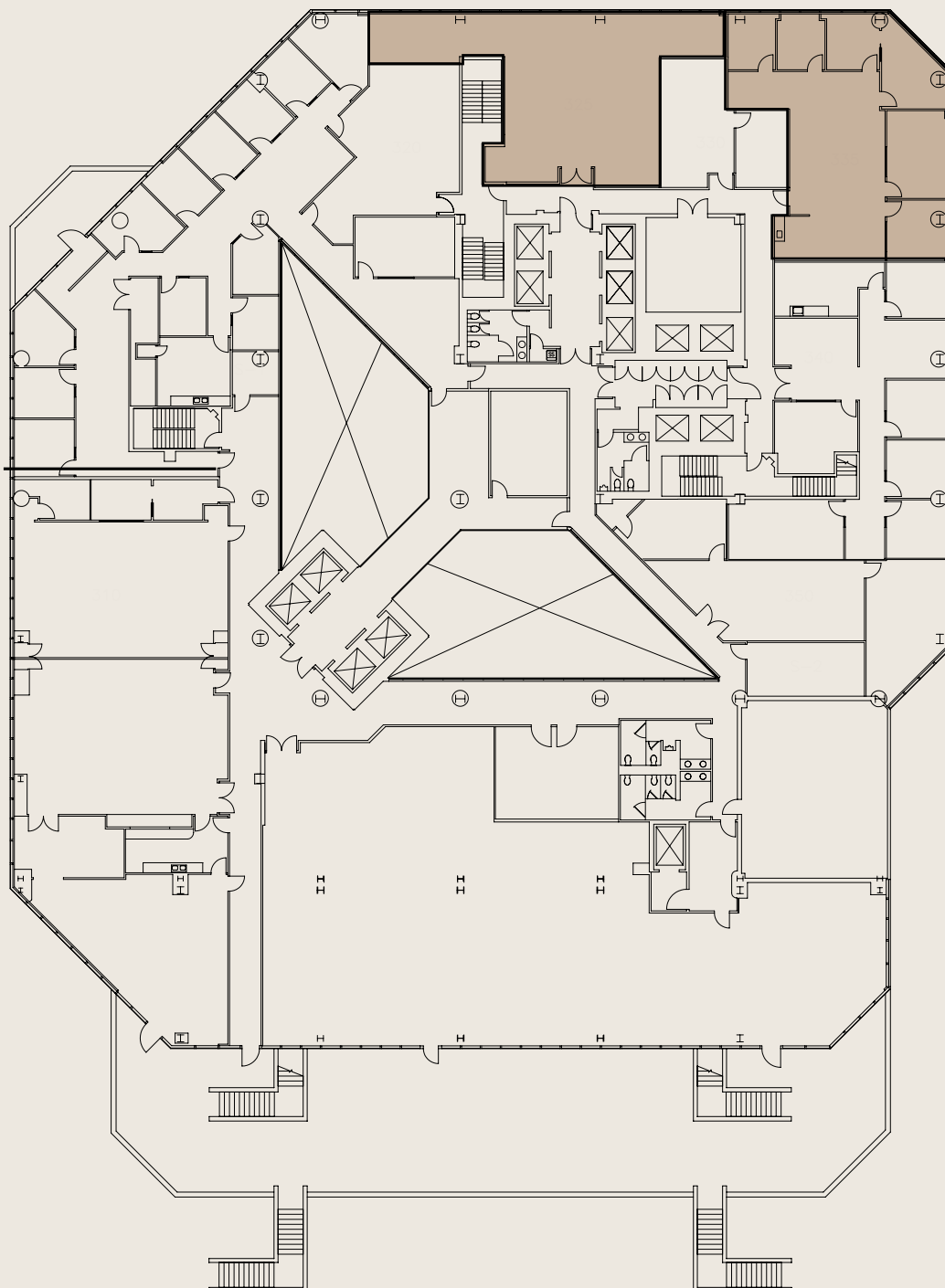
*Contiguous for up to 4,247 RSF

Suite 325

1,634 SF

Suite 335

2,613 SF

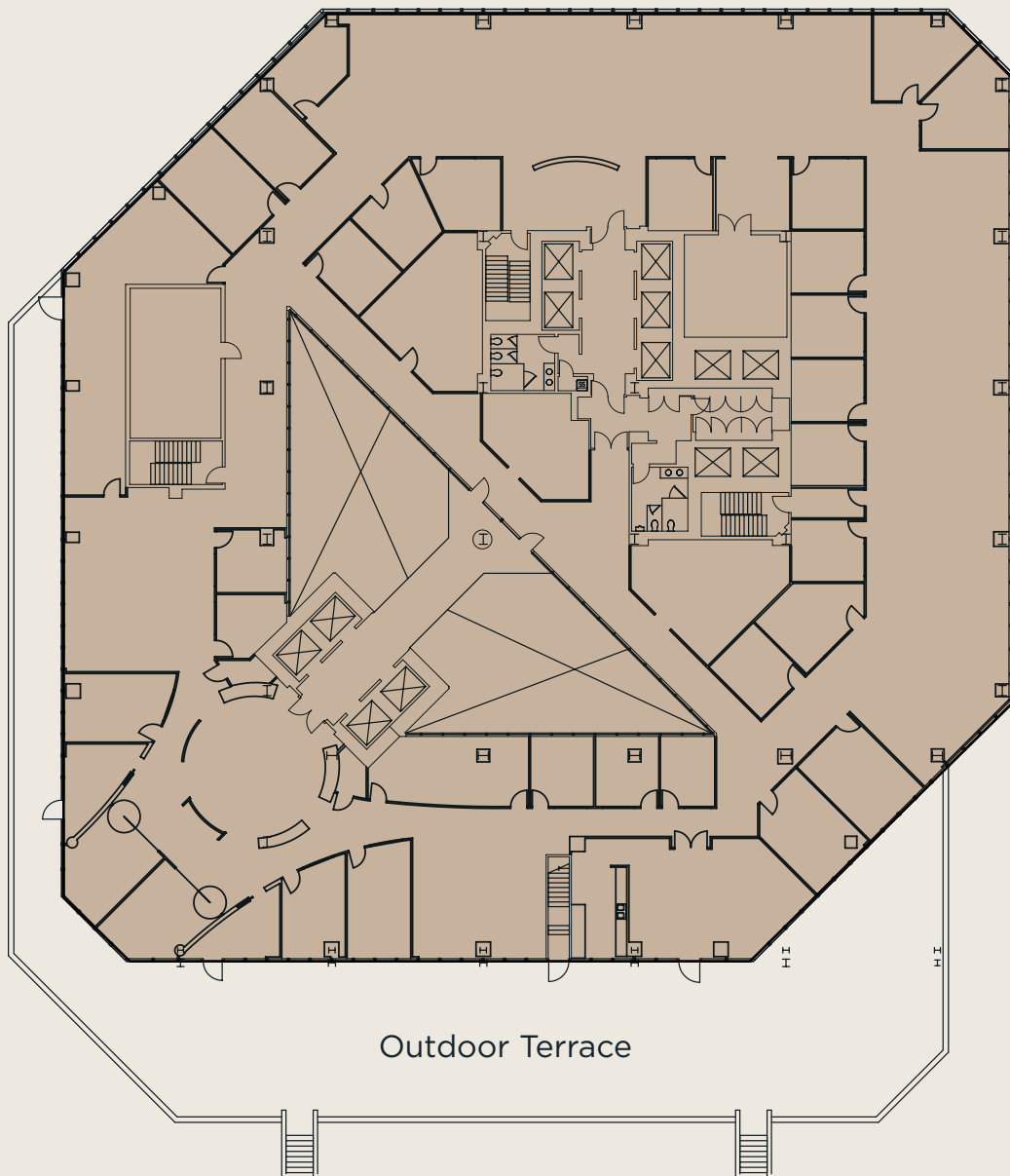




1 COLUMBIA
PLACE

SUITE 400

26,483 RSF



- Full floor opportunity
- Building contiguous with 5th and 6th floors for up to 77,231 RSF
- Available now

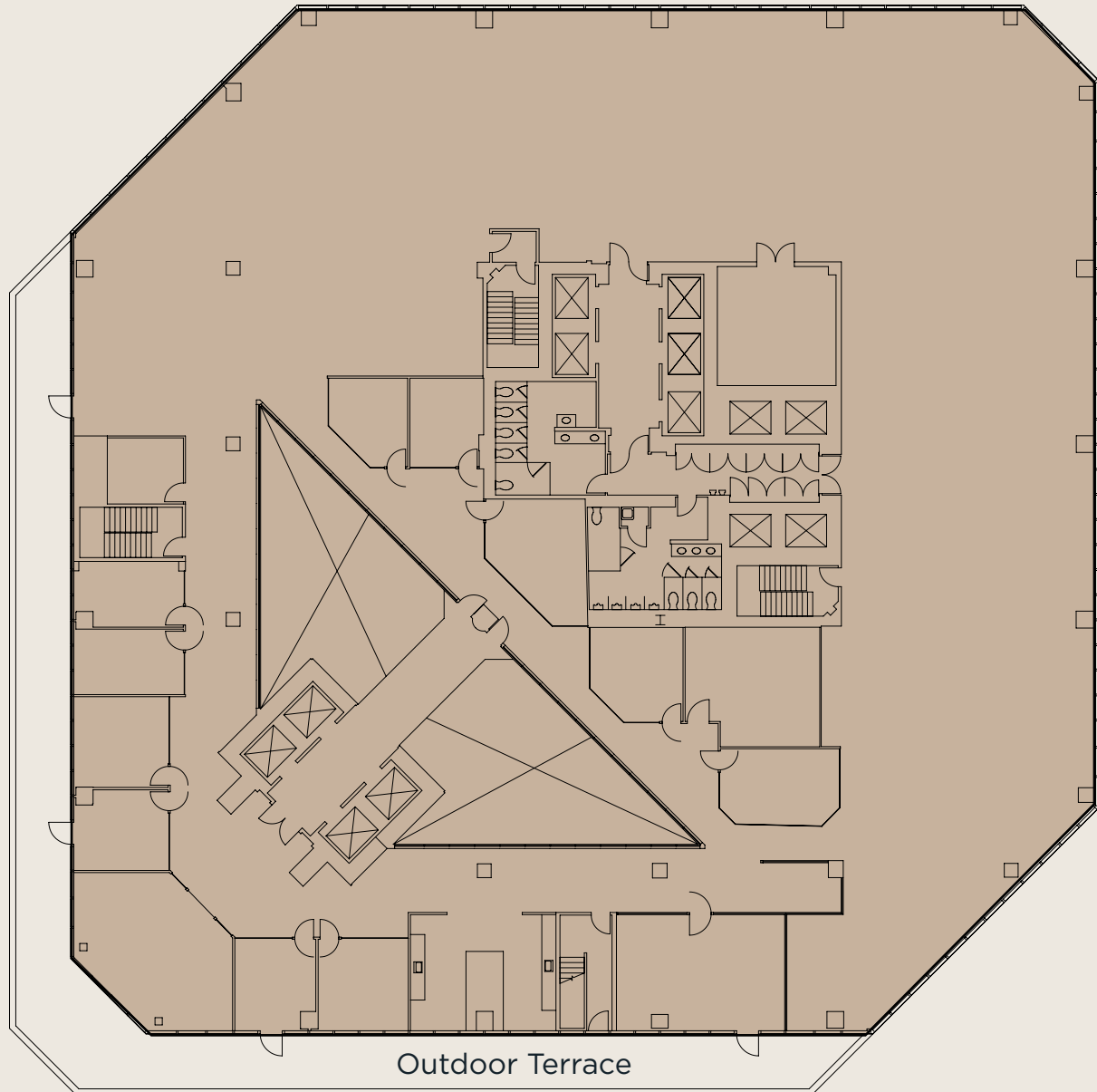




1 COLUMBIA
PLACE

SUITE 500

26,578 RSF



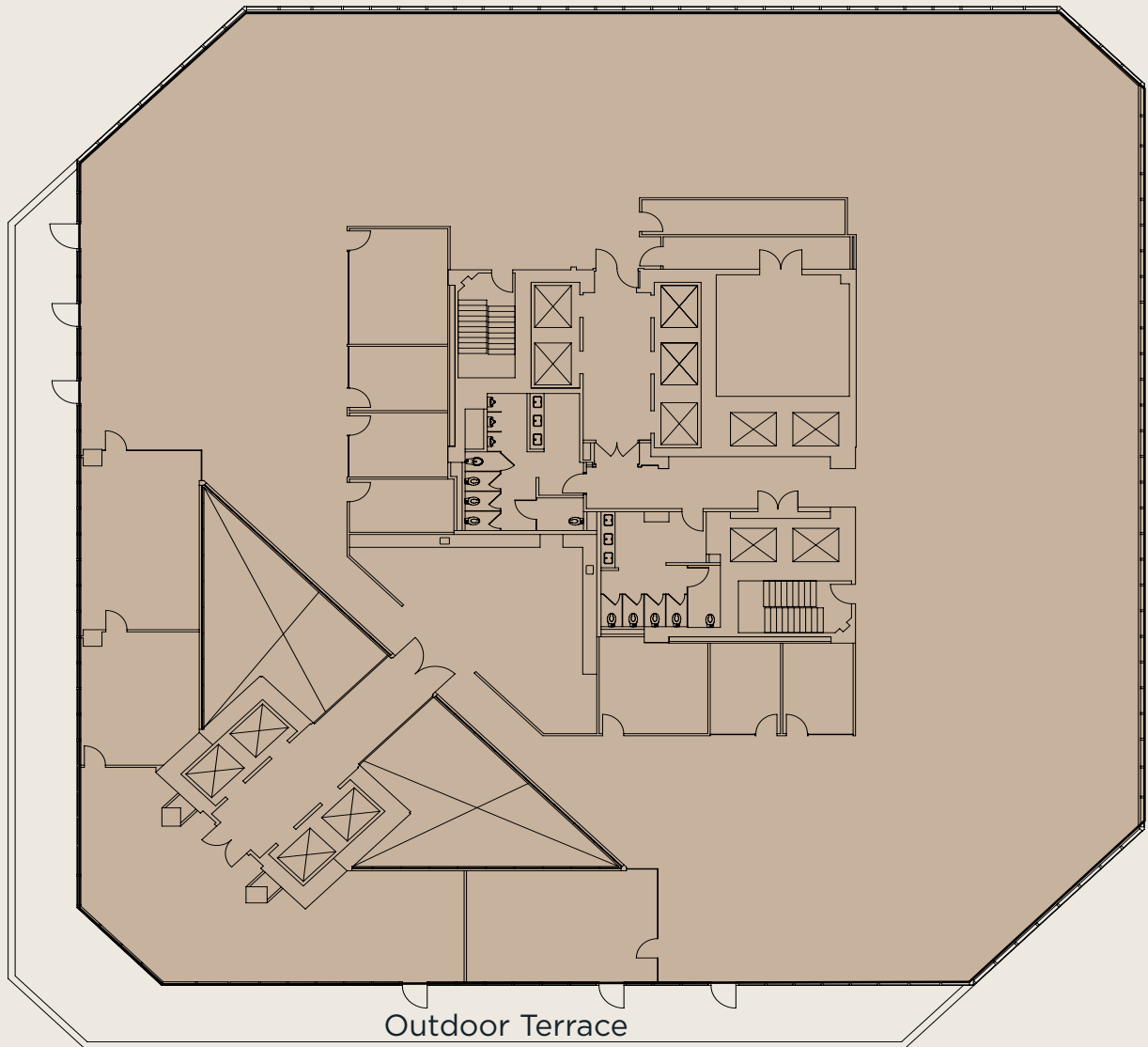
- 2nd gen office with primarily open floorplan
- Building contiguous with 4th, 5th, and 6th floors for up to 77,231 RSF
- Available 3/1/27



1 COLUMBIA
PLACE

SUITE 600

24,170 RSF



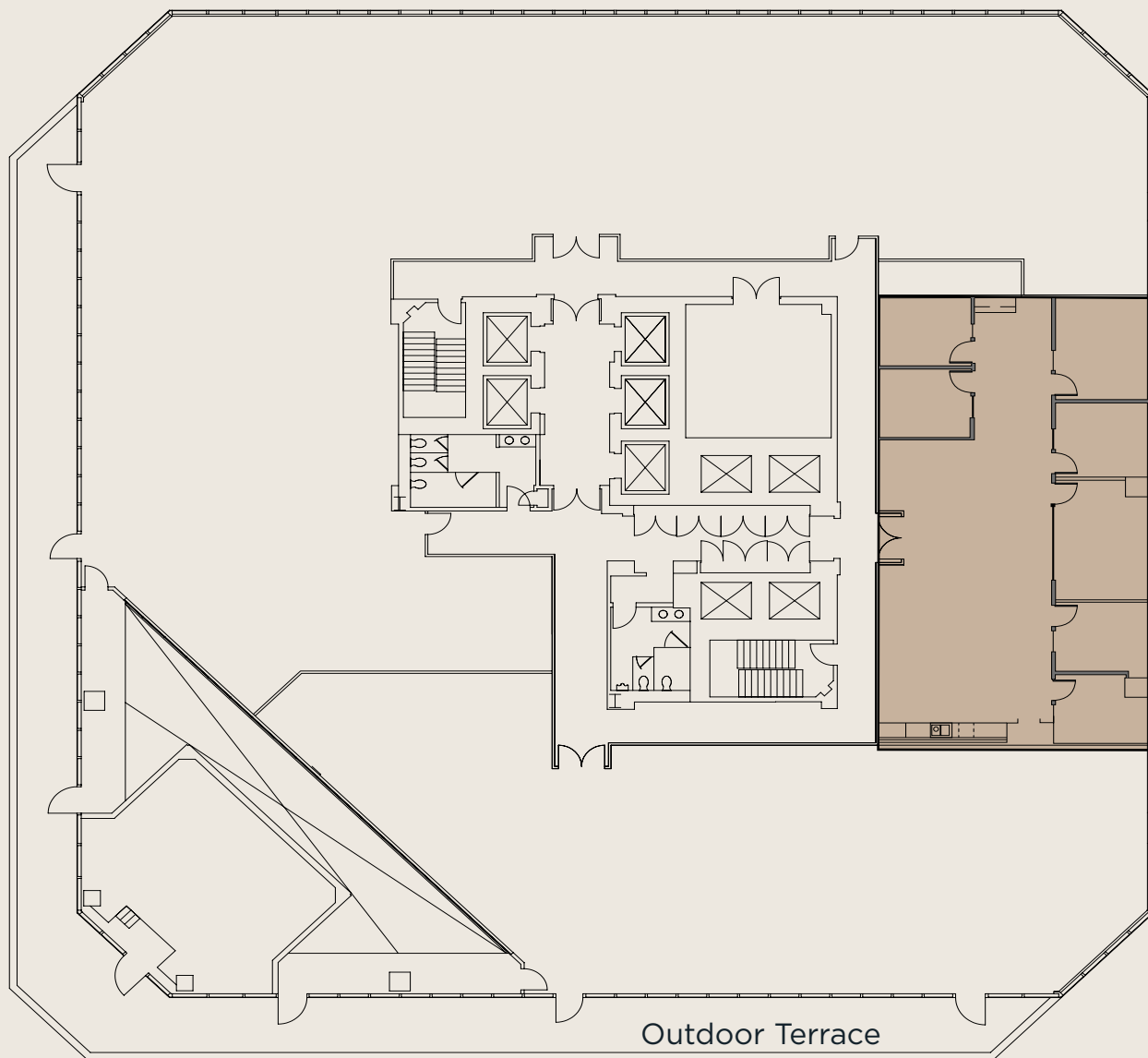
- 2nd gen office with primarily open floorplan
- Building contiguous with 4th, 5th, and 6th floors for up to 77,231 RSF
- Available 3/1/27



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SUITE 750

3,478 RSF



- Future spec suite
- Available now



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PLACE

9TH FLOOR

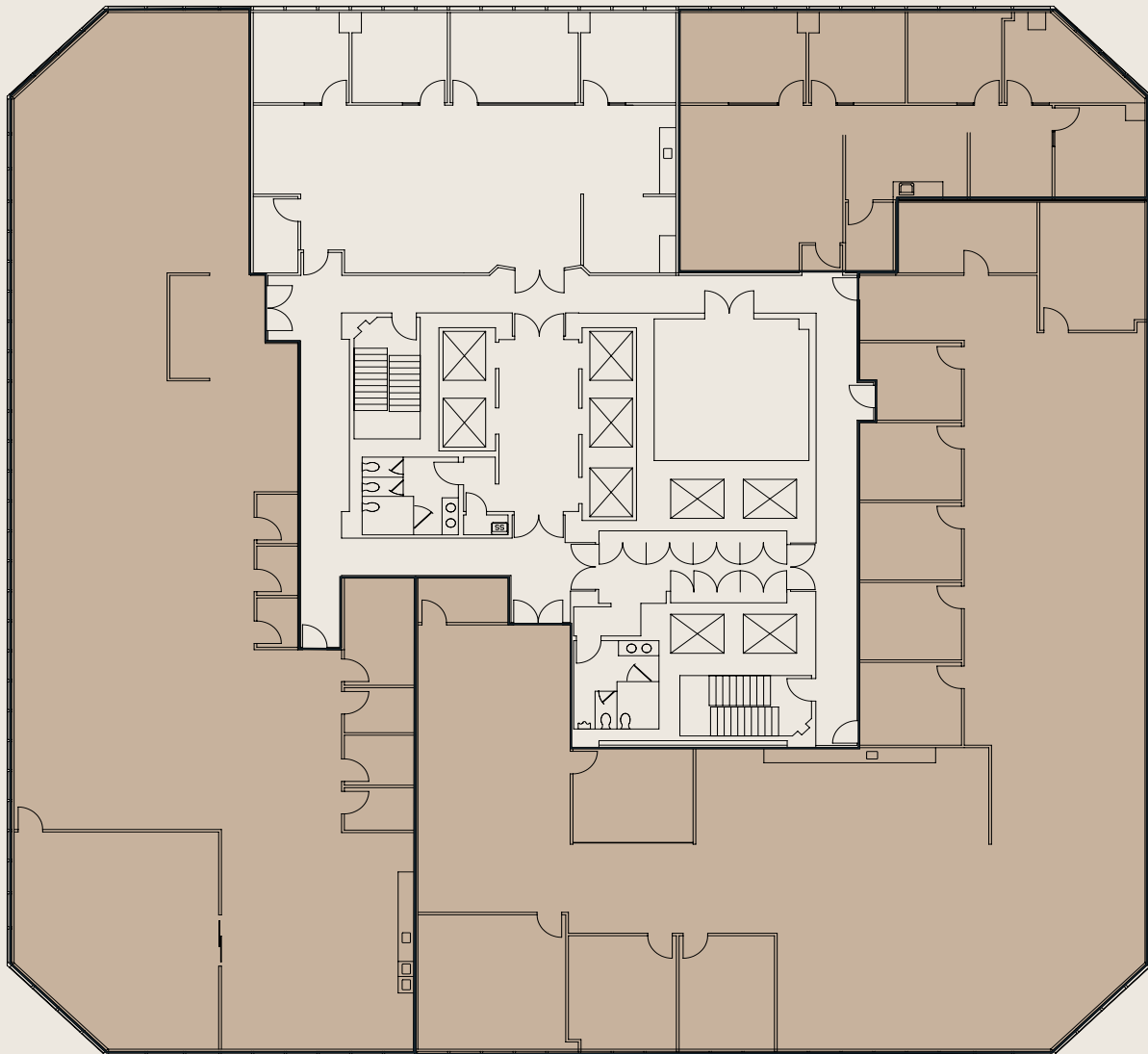
Suite 925: 2,171 RSF

Suite 950: 8,528 RSF

Suite 960: 7,207 RSF

*Contiguous for up to 17,906 RSF

Suite 960
7,207 SF



Suite 925
2,171 SF

Suite 950
8,528 SF

Click or scan to
view 3D Tour

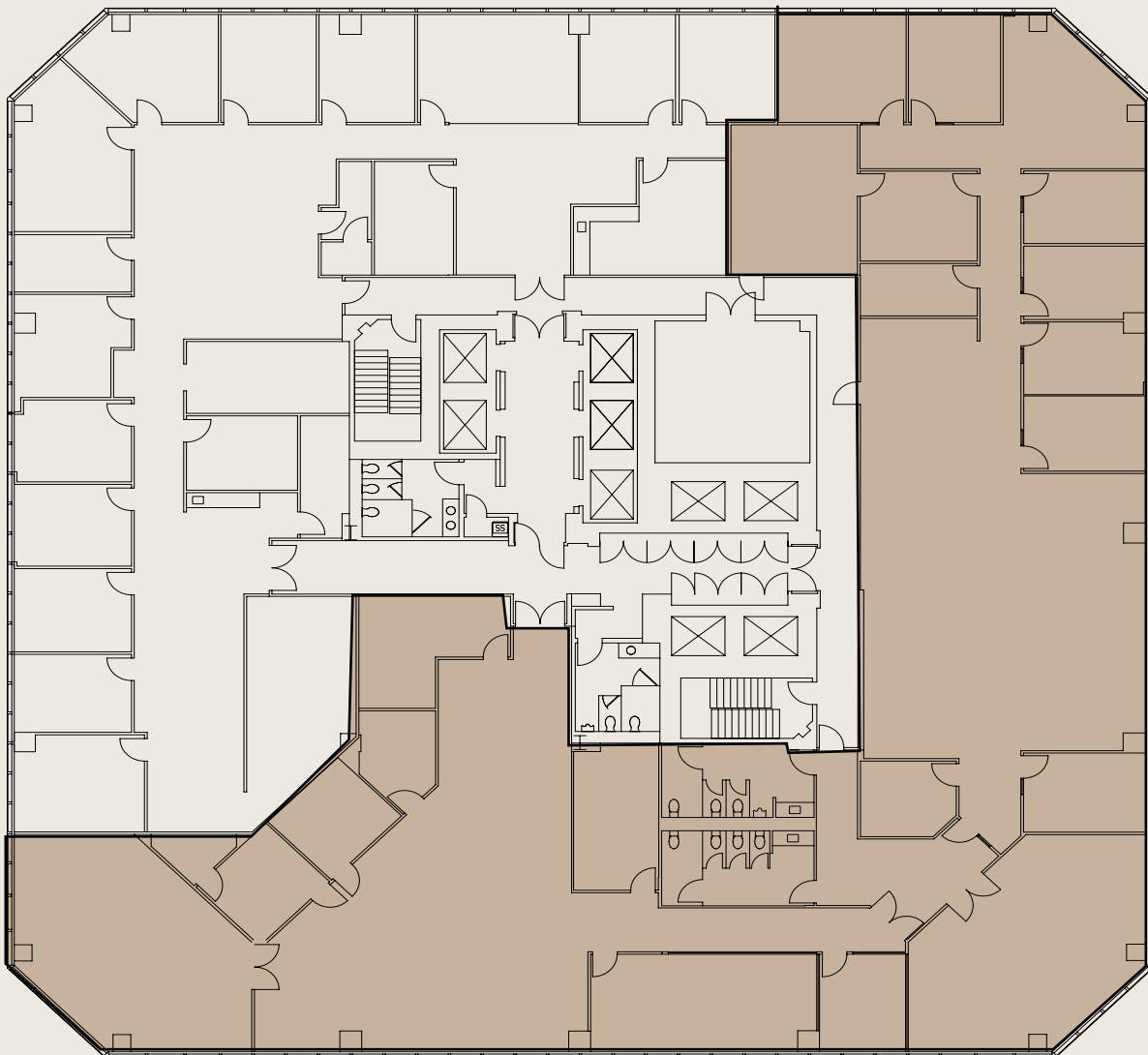




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SUITE 1100

12,441 RSF



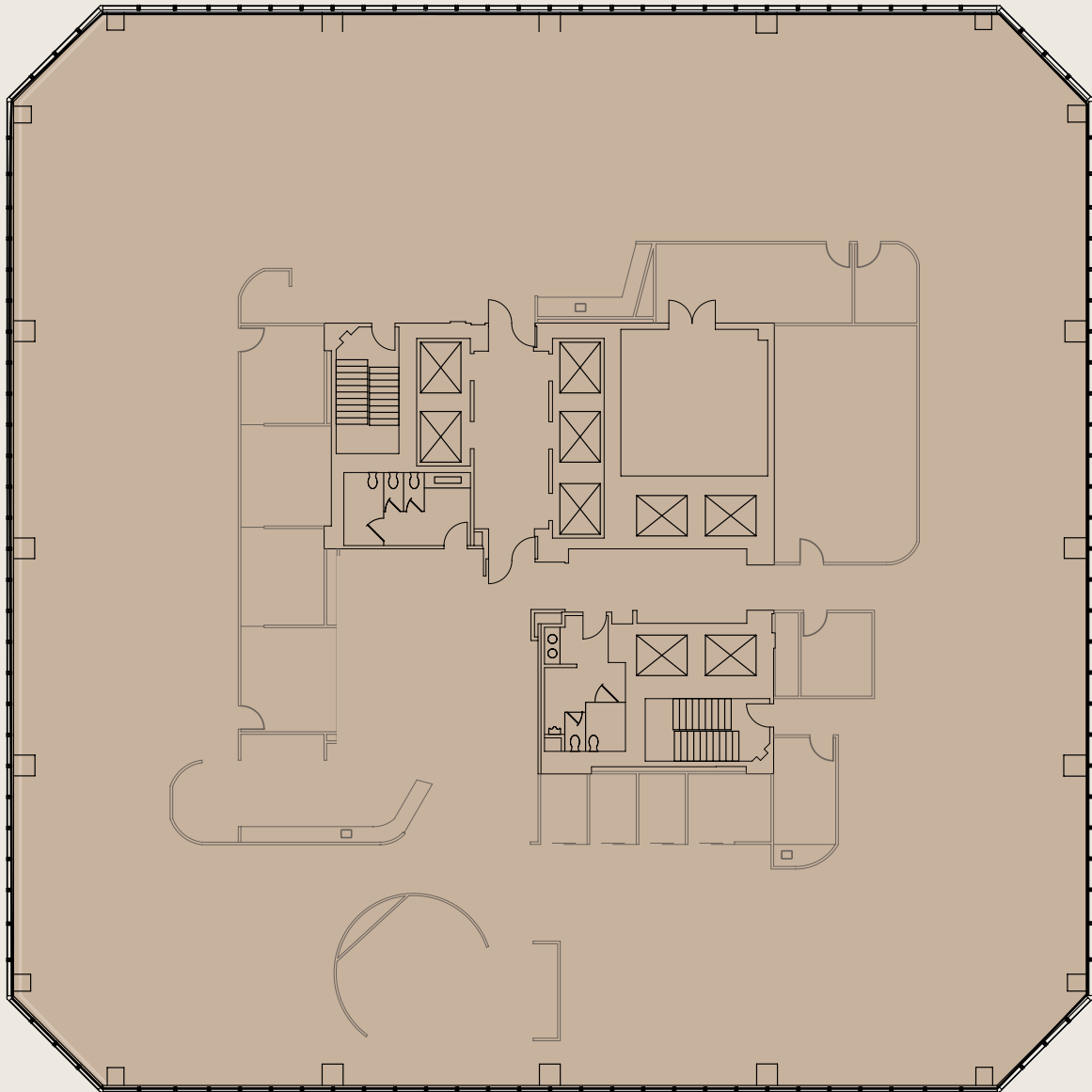
- Mix of Perimeter Private Offices
- Conference/Training Rooms + Open Bullpen
- Kitchen + Internal Restrooms
- Double Door Entry w/ Bay Views
- Available now



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SUITE 1300

20,293 RSF



- Full floor opportunity
- Mixture of open build-out & exterior offices
- Conference room
- Available now



14TH FLOOR

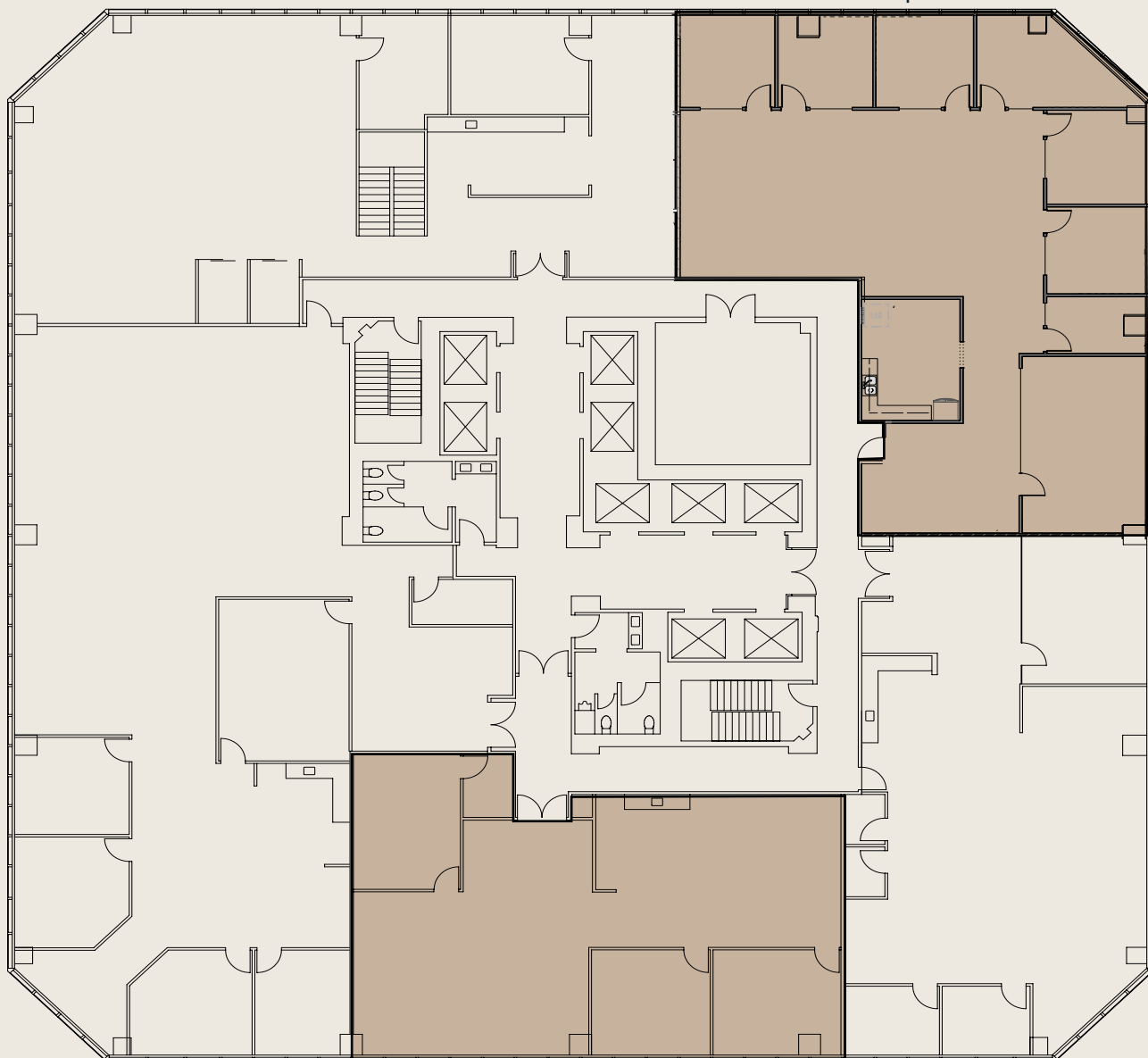
Suite 1410: 4,098 RSF

Suite 1420: 2,883 RSF

Suite 1410

4,098 SF

■ Future spec suite



Suite 1420

2,883 SF



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16TH FLOOR

Suite 1600: 8,354 RSF

Suite 1650: 2,649 RSF

Suite 1675: 5,244 RSF

*Contiguous for up to 16,247 RSF

Suite 1650
2,649 SF
Available 5/1/2026

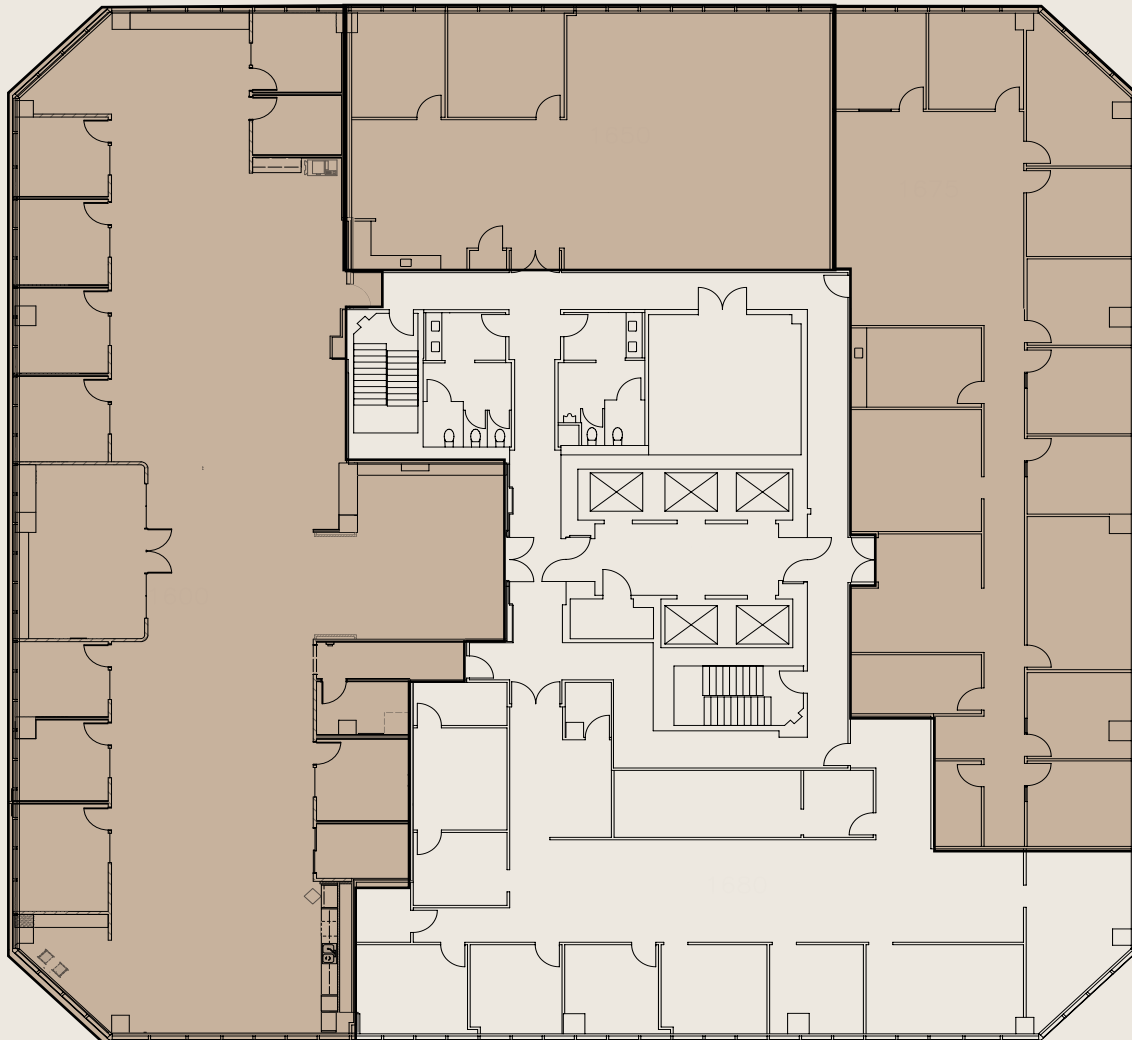
Suite 1675
5,244 SF

Click or scan to
view 3D Tour



Suite 1600
8,354 SF

■ Future
spec suite

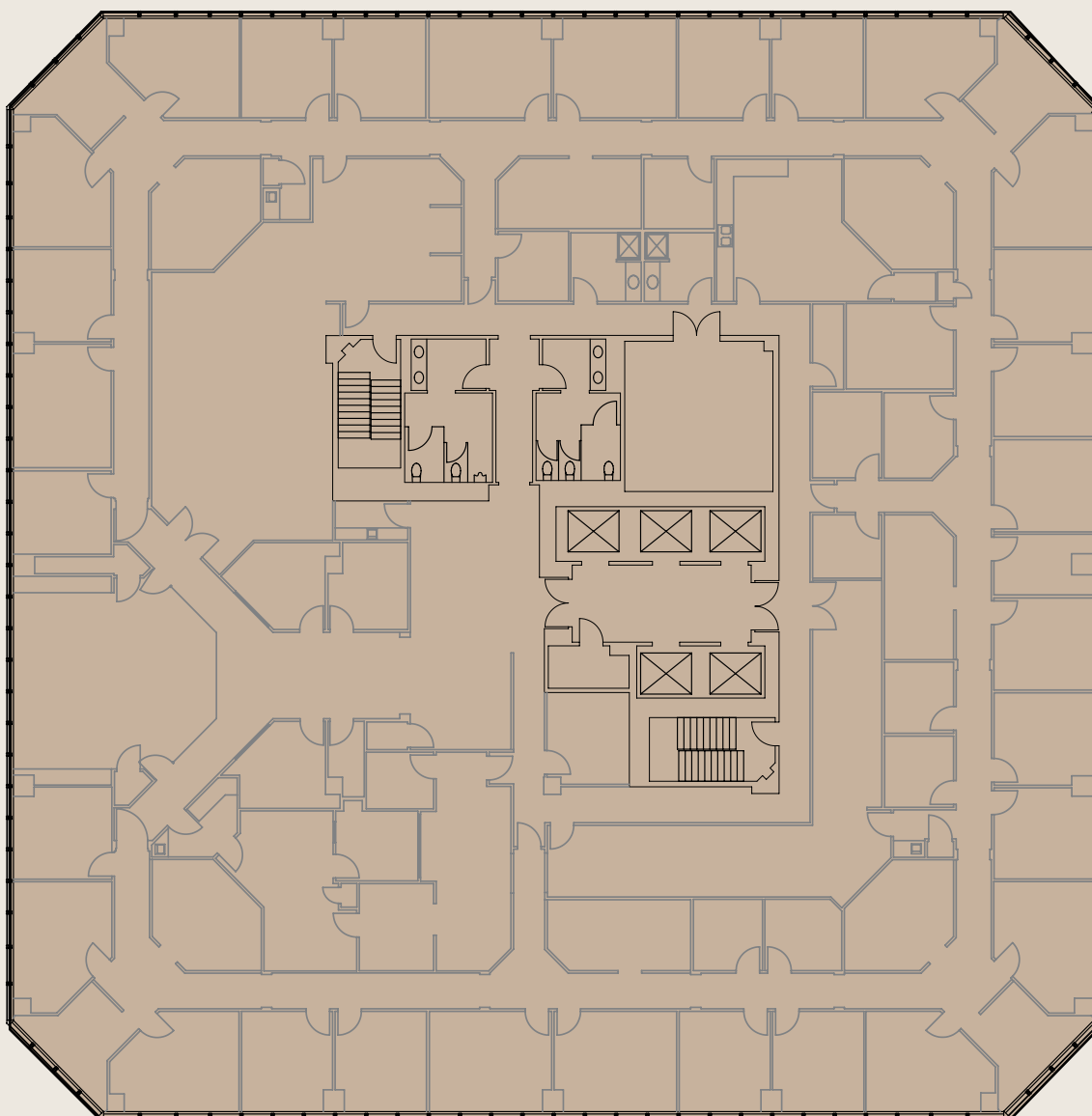




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SUITE 1700

20,703 RSF



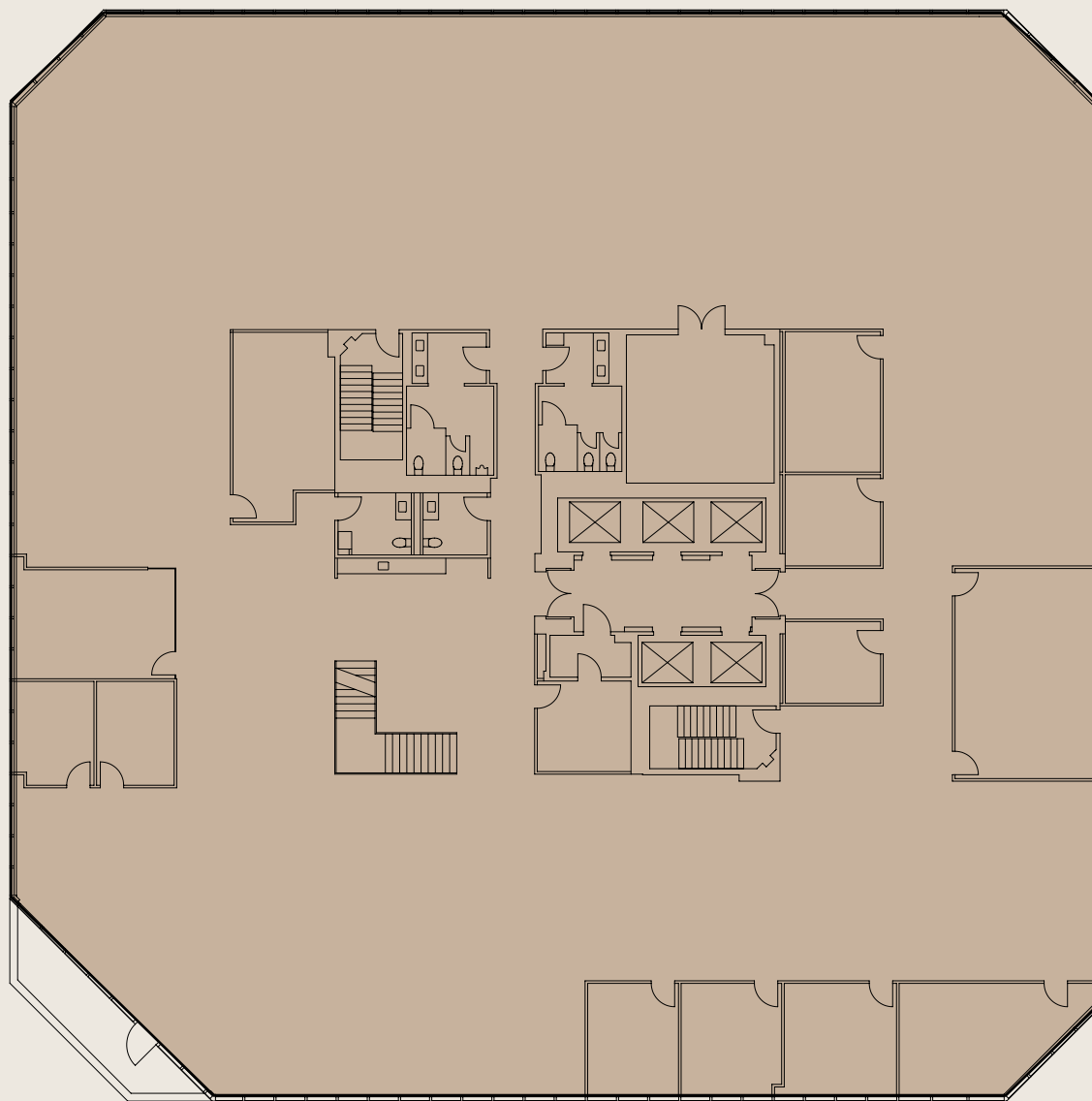
- Full floor office build out
- Available now



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SUITE 2300

20,600 RSF



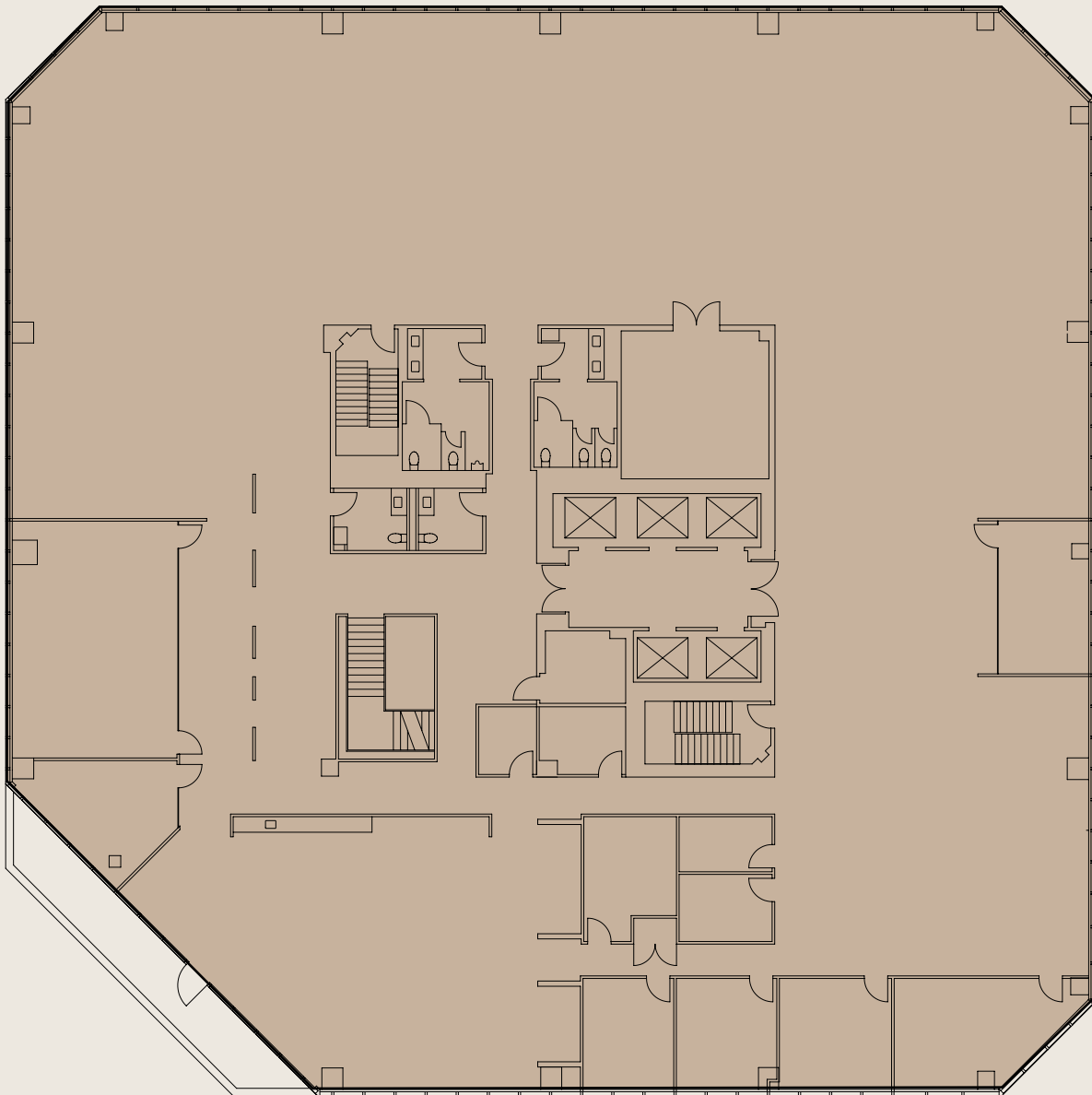
- 2nd gen creative office, primarily open floorplan, interconnecting stairwell
- Contiguous with the 24th floor up to 40,713 RSF
- Available 3/1/27



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SUITE 2400

20,113 RSF



- 2nd gen creative office, primarily open floorplan, interconnecting stairwell
- Contiguous with the 23rd floor up to 40,713 RSF
- Available 3/1/27

CONVENIENCE, CONNECTIVITY & WALKABILITY.

160

Restaurants
within .5 miles

20

Coffee shops
within .5 miles

5

minute walk to
Santa Fe Depot

2

minute walk to the San
Diego Central Courthouse

1

block away from
Little Italy

Steps

away from the
new Whole Foods





5

163

Little Italy

Bankers Hill

Balboa Park



STATE COURTHOUSE

Whole Foods

HALL OF JUSTICE

COUNTY COURTHOUSE

Horton

Gaslamp Quarter

MARRIOTT MARQUIS

CONVENTION CENTER

SAN DIEGO MARINA

THE SHELL

HILTON SAN DIEGO BAYFRONT

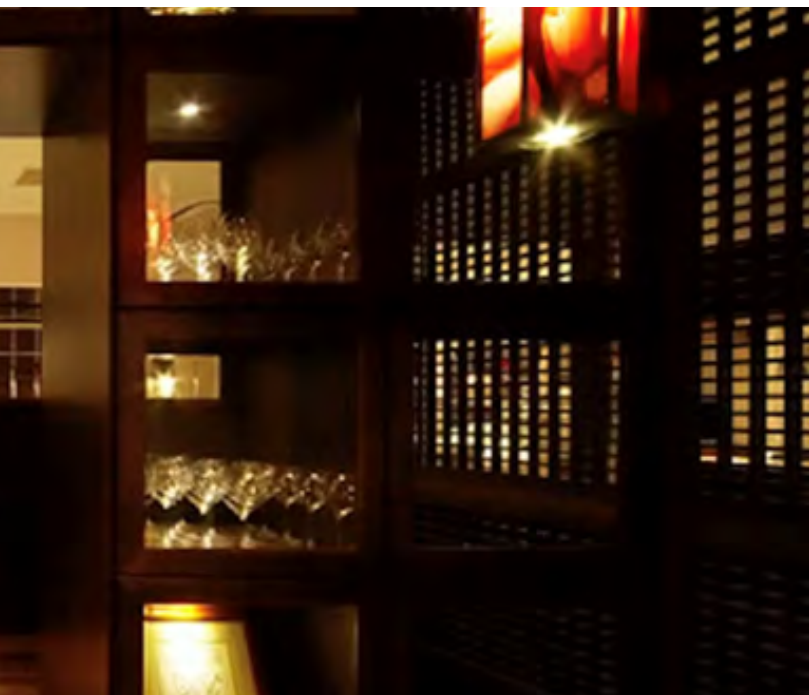


NEW OWNERSHIP.

HOSPITALITY-FIRST. TENANT-FOCUSED. SAN DIEGO-BASED

Led by a new ownership team, Ganmi, with a distinguished track record of transforming urban properties in Japan, 1 & 2 Columbia Place is positioned for a new era of excellence. Combining global experience with a hands-on, San Diego-based management team, they bring a disciplined, tenant-focused approach to creating a premier workplace destination. A series of significant updates are planned to further enhance 1 Columbia Place and the tenant experience.







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