

TOWER 591

591 CAMINO DE LA REINA

elevate your workplace

Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



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TOWER 591

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Tower 591 is a twelve-story 183,000 SF, Class A office building located in the heart of Mission Valley. The centrally located building is just minutes away from Downtown San Diego and the San Diego International Airport. Tower 591 provides an easy commute with access to public transportation and high end amenities all within walking distance. Experience the convenience of on-site amenities that include a modern exterior featuring outdoor lounge seating areas among scenic landscaping, a new contemporary cafe adjoining a fresh lobby, and updated fitness center to attract top talent—elevate your workplace at Tower 591.

TOWER 591

## AREA HIGHLIGHTS

DOWNTOWN

POINT LOMA

I-8

222,000  
Average Daily Trip

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HWY  
163

173,800  
Average Daily Trip

One of San Diego's strongest residential markets with over 20,000 units and another 6,400 units planned or under construction.

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**EASY ACCESS**

to I-8 and  
Hwy 163



**ABUNDANT AMENITIES**

Walk to shopping malls & restaurants



**PARKING**

Covered with EV Charging



**LIVE. WORK. PLAY.**

One of San Diego County's largest  
multi-family markets, second largest office  
market & the largest retail market



**PUBLIC TRANSPORTATION**

Trolley stop at  
Fashion Valley mall



**FLEXIBILITY**

Creative or traditional

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ACTIVATED PATIO AREAS



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**ACTIVATED PATIO AREAS**

Outdoor lounge seating areas



**MODERN COMMON AREAS**

Light and bright lobby, corridors,  
and restrooms



**NEW FITNESS CENTER**

New equipment and finishes



**RENOVATED EXTERIOR**

Extensive exterior  
upgrades



**NEW CONFERENCE CENTER**

Large meeting space



**NEW CONTEMPORARY CAFE**

Hip and fresh

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UPGRADED LOBBY



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RENOVATED CORRIDORS

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UPGRADED BISTRO



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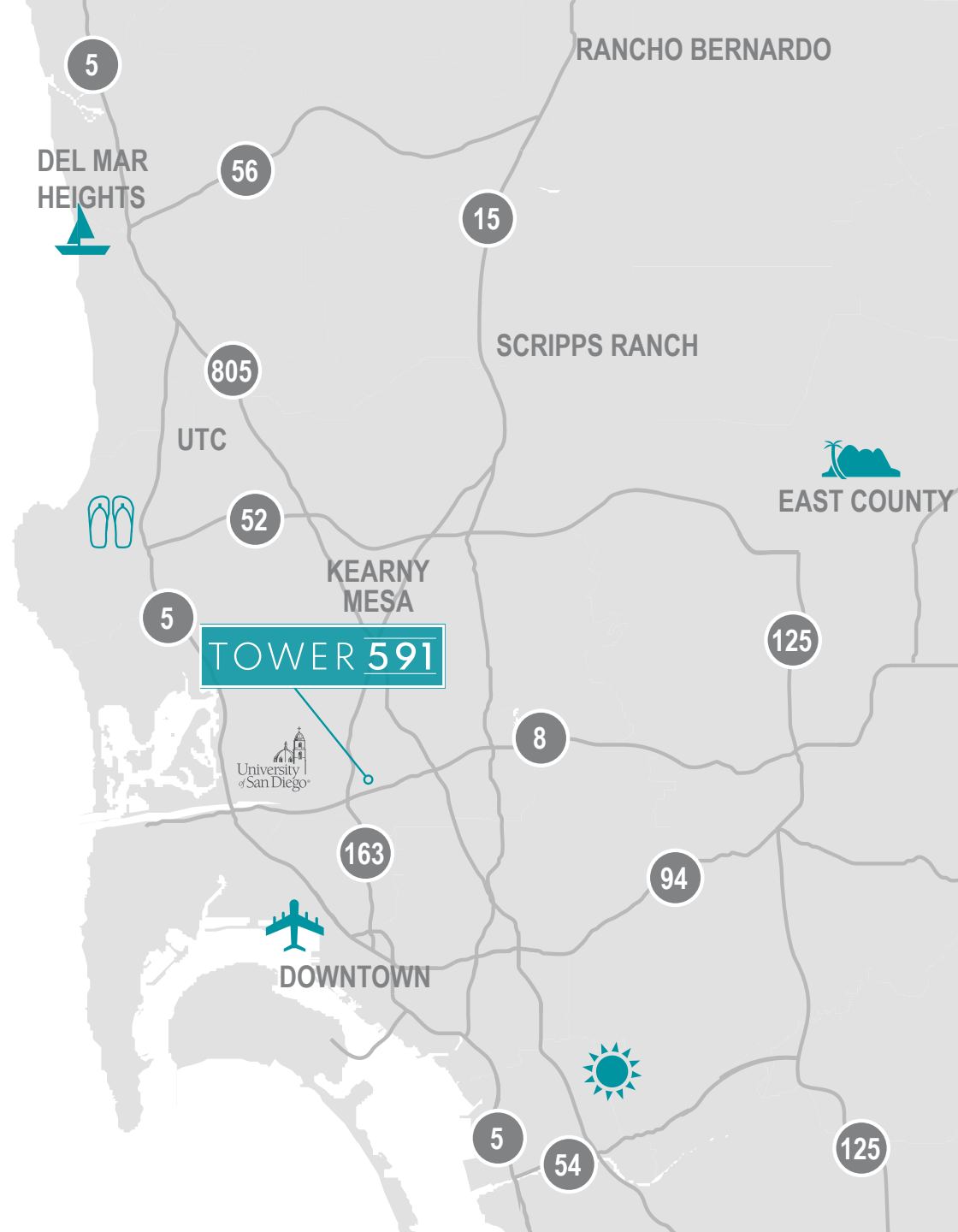
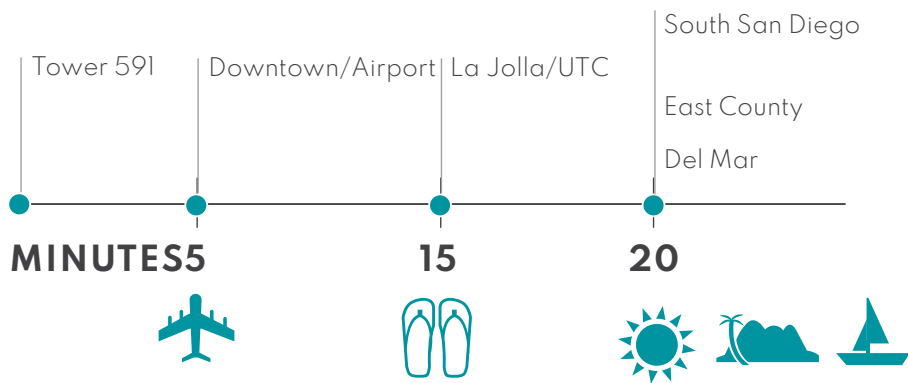
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NEW FITNESS CENTER

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# DRIVE TIMES



elevate your workplace

**183,000**

**SQUARE FOOT**

office building

**12**

**STORIES**

**15,600**

**SQUARE FEET**

floorplates

**17%**

**CORE FACTOR**

**MV-CO**

**ZONING**

office, medical & educational use

**2018**

**YEAR RENOVATED**

1996 & 2004 as well

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- ..... Trolley Line
- Trolley Stop
- San Diego River Bicycle & Pedestrian Path

LOCATION



5 minute walk to fashion valley trolley stop

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**1. FASHION VALLEY MALL**

P.F. Chang's  
Cheesecake Factory  
True Food Kitchen

**2. SHAKE SHACK**

**3. GRAVITY HEIGHTS**

**4. SPILL BEANS**

**5. MISSION VALLEY CENTER WEST**

Gordon Biersch  
King's Fish House  
Chevy's

**6. WESTFIELD MISSION VALLEY**

Outback Steakhouse  
Chipotle  
Corner Bakery  
Robeks  
Broken Yolk Cafe  
Tender Greens  
Yard House  
Pete's Coffee

356 Degrees Korean BBQ  
Buffalo Wild Wings  
Cava  
Havana Grill  
Mendocino Farms  
Novo Brewing  
Panda Express  
Panera Bread

**7. PARK VALLEY CENTER**

On the Border  
Best Buy  
The Kebab Shop  
Breakfast Republic  
Urban Plates

**8. HAZARD CENTER**

Wood Ranch BBQ & Grill  
Doubletree Hotel  
BJ's  
Starbucks Coffee  
Which Wich Superior Sandwiches

**9. FRIARS MISSION CENTER**

Ralph's  
Jamba Juice  
CVS Pharmacy  
Einstein Bros Bagels  
Everbowl  
Starbucks  
Flame Broiler  
Mr. Moto Pizza  
BevMo

**10. CIVITA**

A master-planned community with parks, open spaces, new homes & apartments, shops and restaurants!



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A work space should be bright, inviting and inspiring allowing employees to be more energetic and creative. Tower 591 offers the ability for tenants to do just that. With flexible and open floor plans available, companies can find the perfect space to fulfill their specific needs whether they are creative or traditional.

\*Suites 205 & 216 are contiguous for up to 6,987 SF

\*\*Suite 400 & 407 are contiguous for up to 9,670 SF

\*\*\*Suites 530 & 540 are contiguous for up to 2,816 SF

\*\*\*\*Suites 1200, 1210 & 1216 are contiguous for up to 10,766 SF

## AVAILABILITY

SUITE	RSF	RENT/RSF	COMMENTS
101	3,683	3.25+E	Vacant
205*	5,166	3.25+E	Vacant
216*	1,821	3.25+E	Vacant
400**	6,244	3.25+E	Vacant
407**	3,426	3.25+E	Vacant
510	7,134	3.25+E	Vacant
530***	1,667	3.25+E	Vacant
540***	1,149	3.25+E	Vacant
710	2,837	3.25+E	Vacant
740	3,655	3.25+E	Available with 60 days notice
811	3,039	3.25+E	Vacant
818	5,955	3.25+E	Vacant
1130	3,737	3.25+E	Vacant
1200****	5,073	3.25+E	Available 10/1/26
1210****	3,613	3.25+E	Vacant
1216****	1,279	3.25+E	Vacant
1217****	801	3.50 + E	Available 4/1/26

SUITE 101

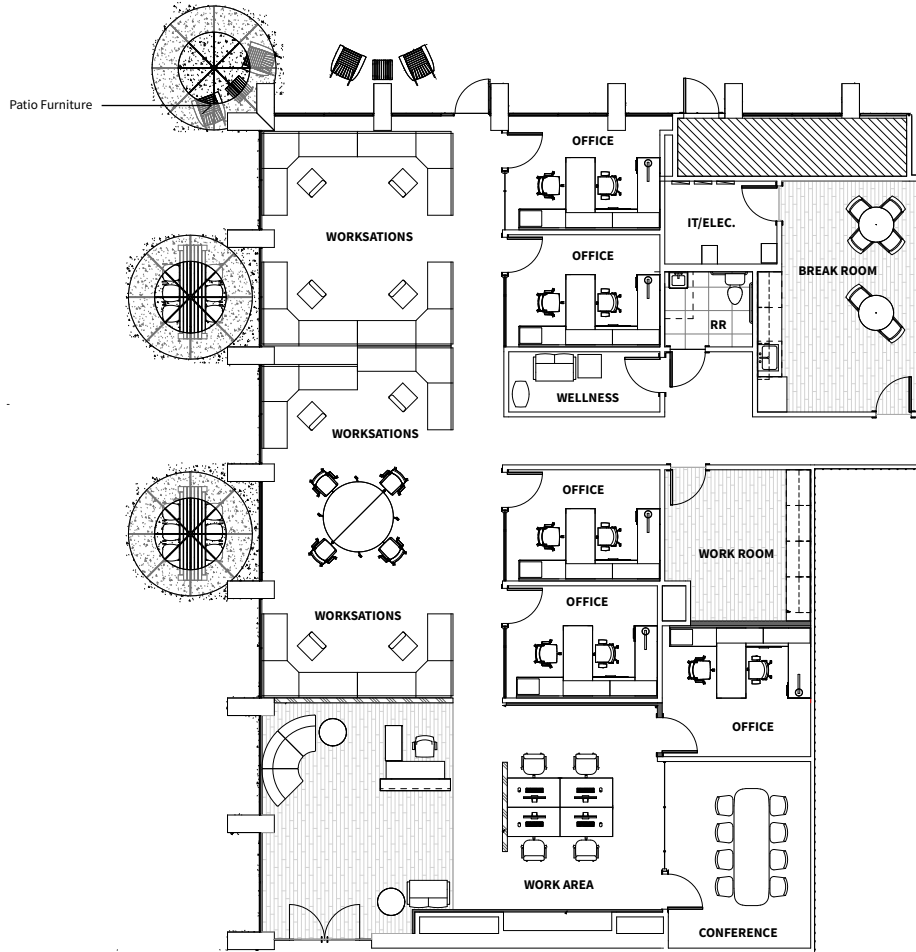
| 3,683 SF

| Vacant

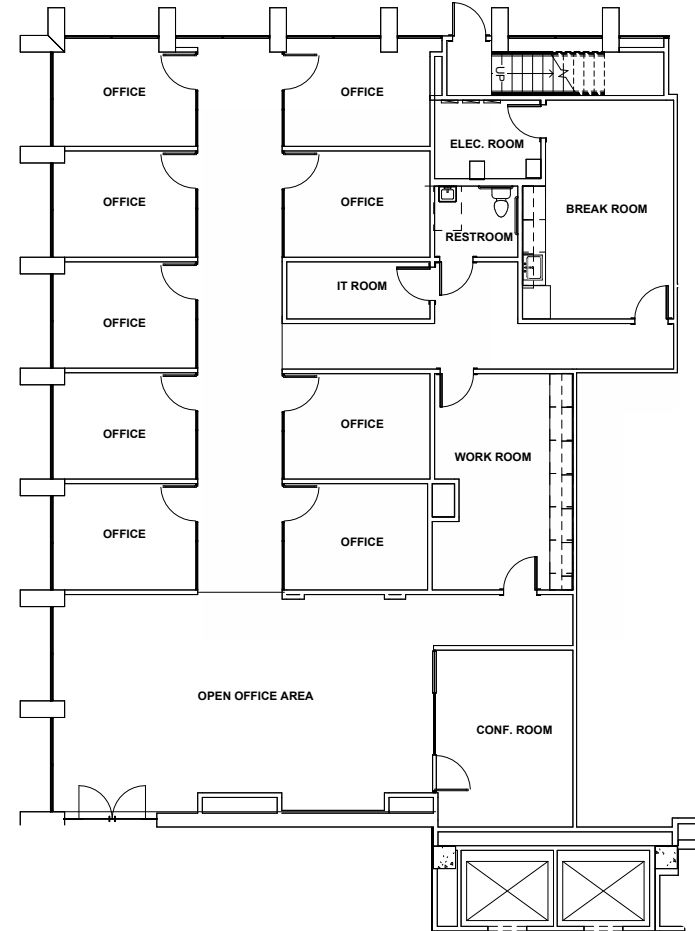
TAKE A TOUR



### HYPOTHETICAL FLOORPLAN



### CURRENT FLOORPLAN



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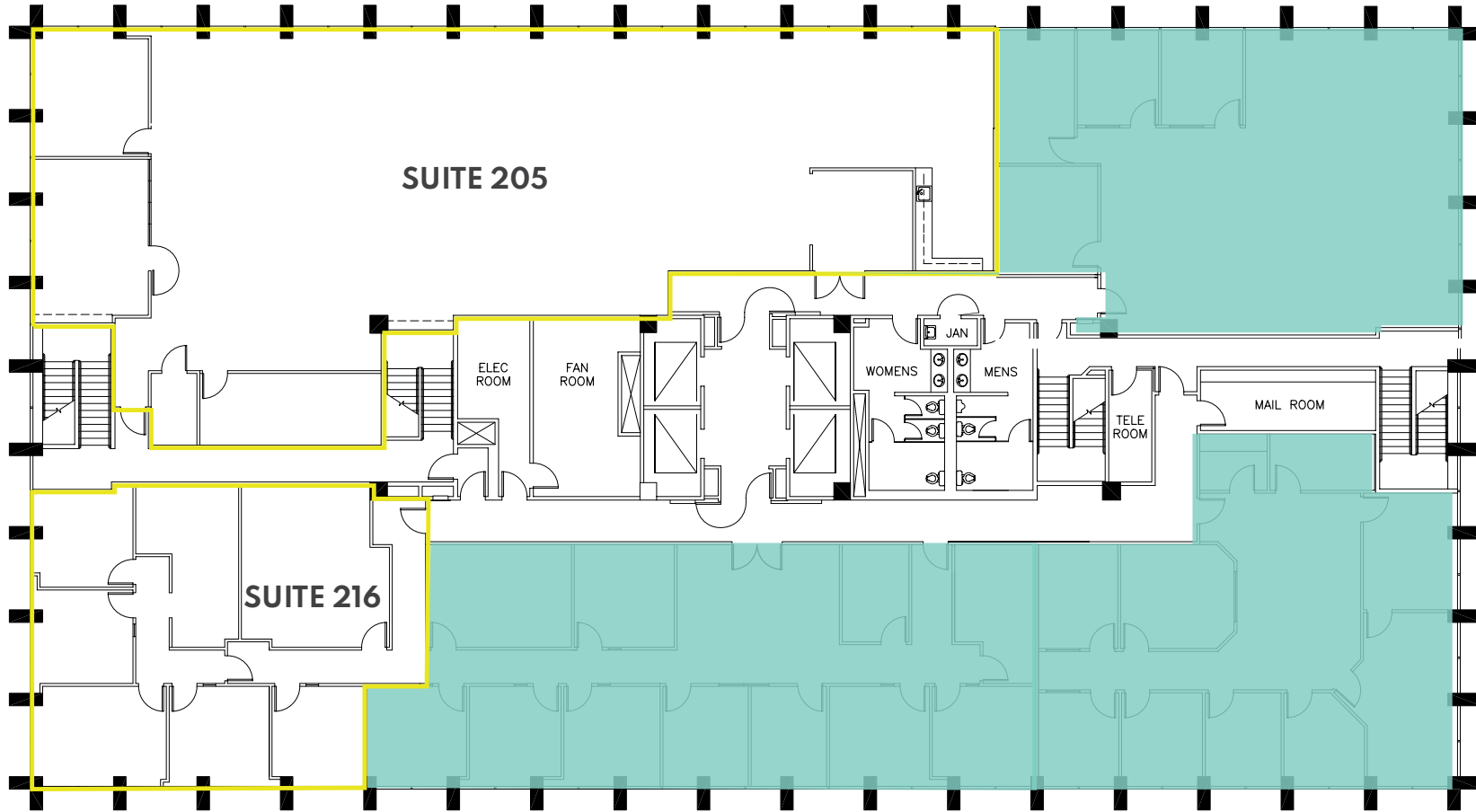
**SUITE 205** | 5,166 SF | Vacant  
**SUITE 216** | 1,821 SF | Vacant

**TAKE A TOUR**

[▶ Suite 205](#)

[▶ Suite 216](#)

\*Suites 205 & 216 are contiguous for up to 6,987 SF



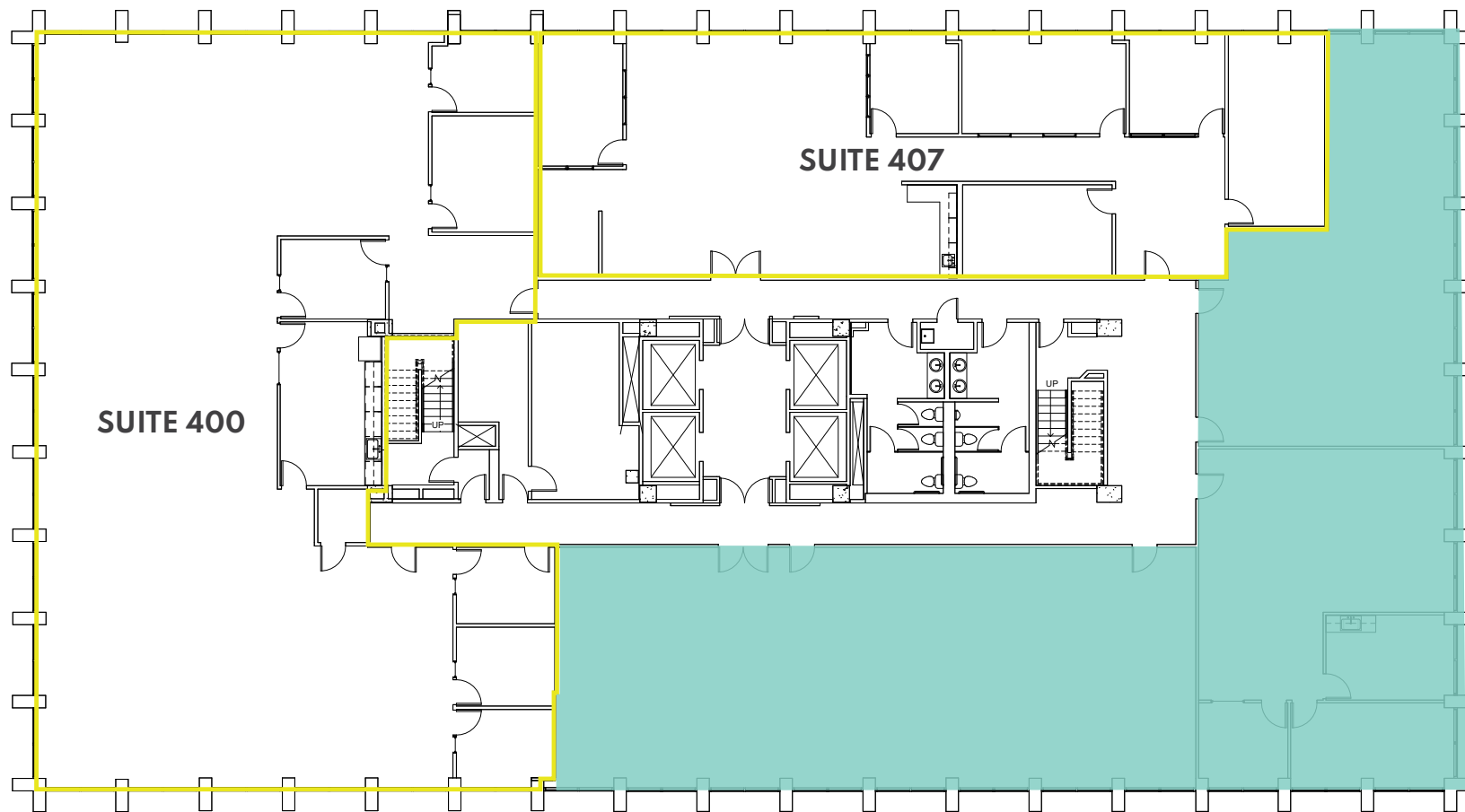
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<b>SUITE 400</b>	6,244 SF	Vacant
<b>SUITE 407</b>	3,426 SF	Vacant

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\*Suites 400 & 407 are contiguous for up to 9,670 SF



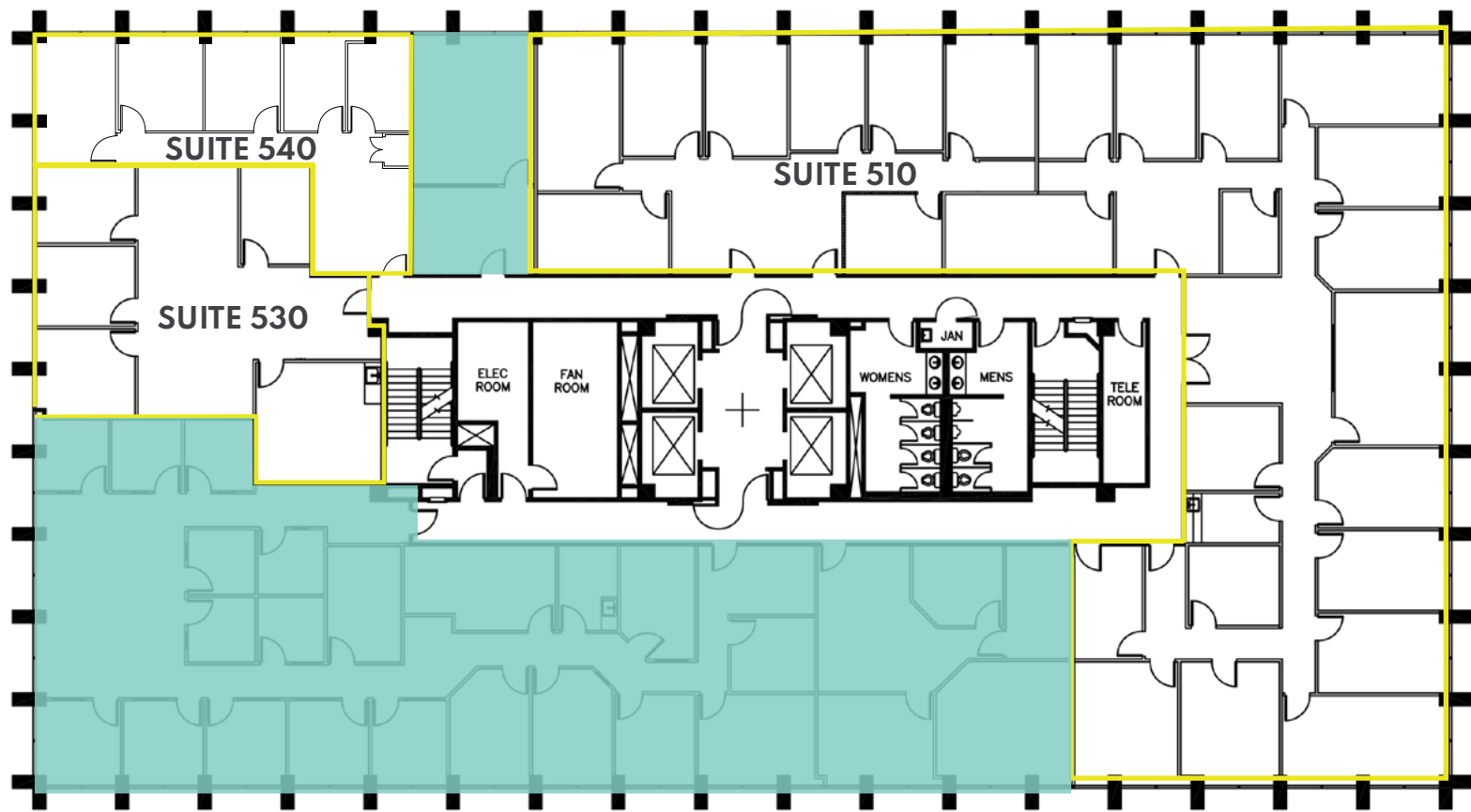
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<b>SUITE 510</b>	7,134 SF	Vacant
<b>SUITE 530</b>	1,667 SF	Vacant
<b>SUITE 540</b>	1,149 SF	Vacant

\*Suites 530 & 540 are contiguous for up to 2,816 SF

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- [▶ Suite 510](#)
- [▶ Suite 530](#)
- [▶ Suite 540](#)



**SUITE 710**  
**SUITE 740**

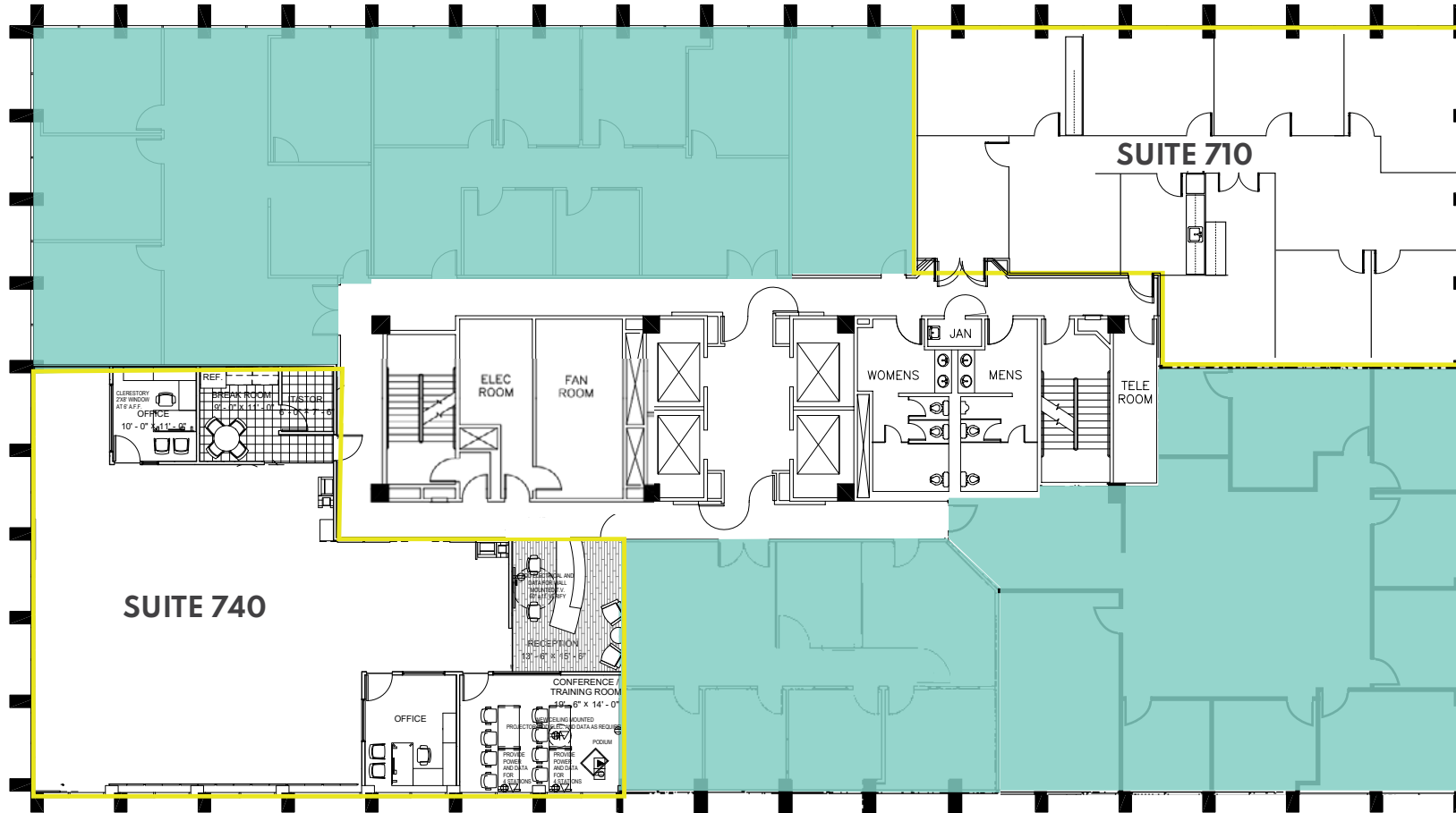
2,837 SF  
3,655 SF

Vacant  
Available 60 days

TAKE A TOUR

[▶ Suite 710](#)

[▶ Suite 740](#)



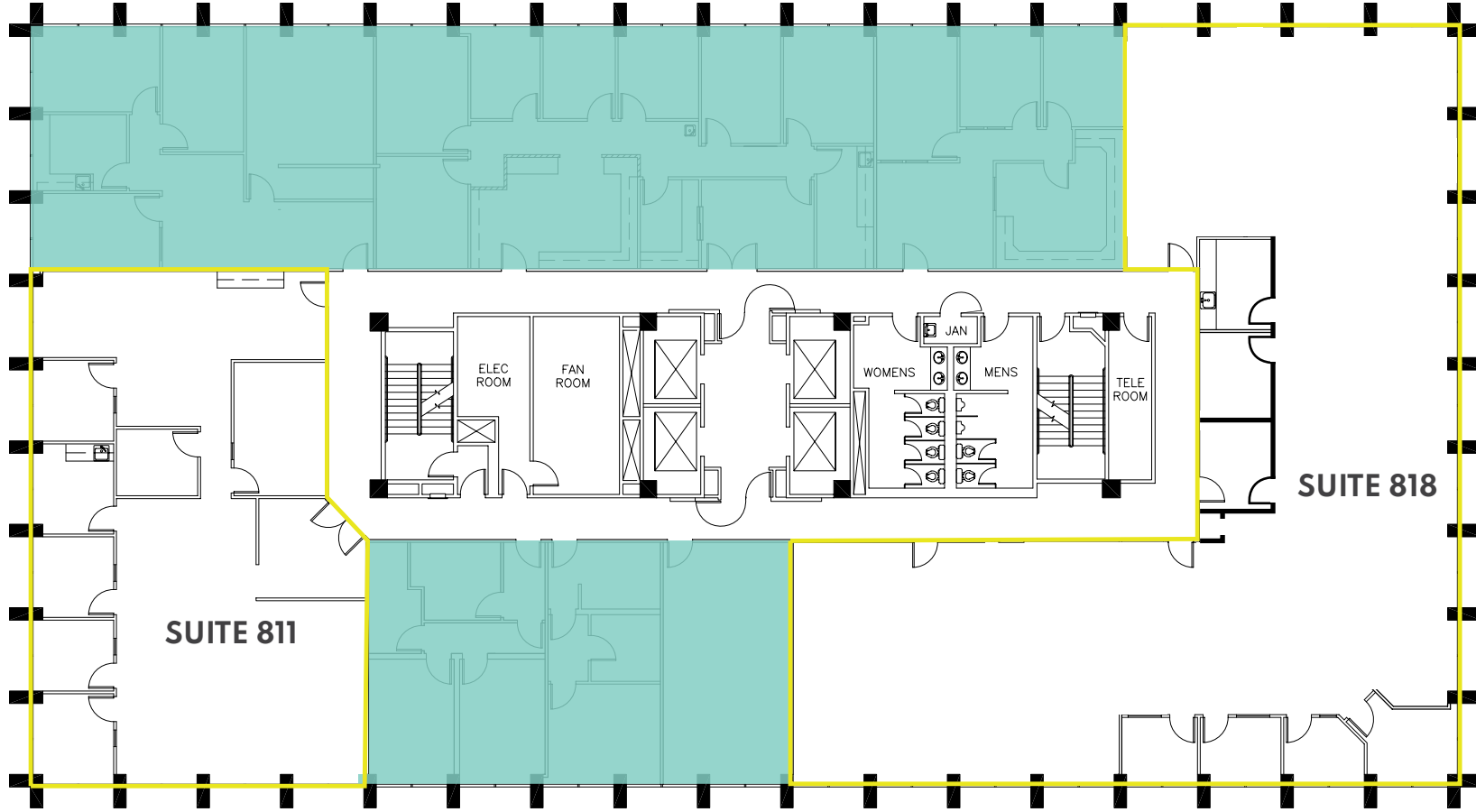
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**SUITE 811** | 3,039 SF | Vacant  
**SUITE 8180** | 5,955 SF | Vacant

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[▶ Suite 811](#)

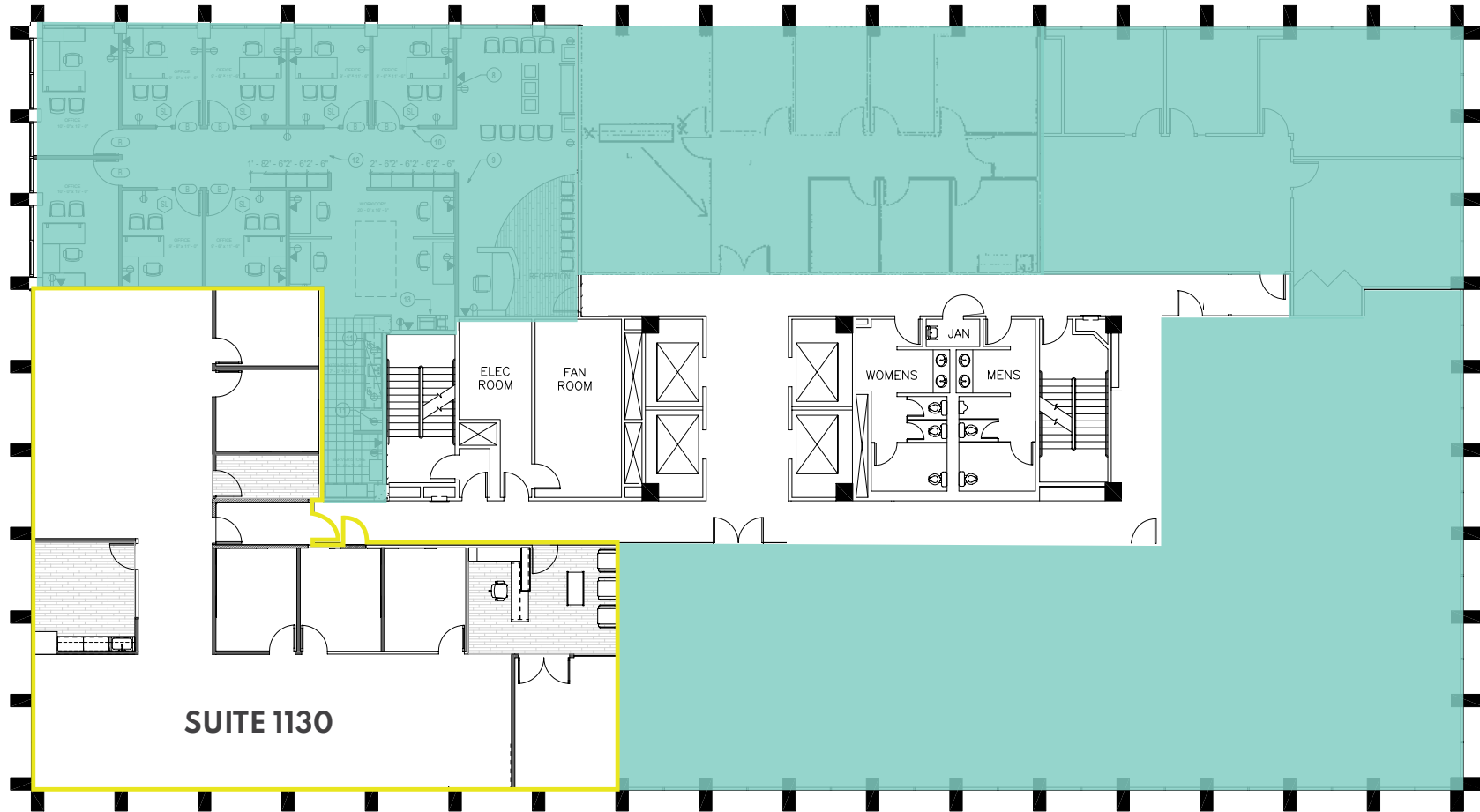
[▶ Suite 818](#)



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SUITE 1130 | 3,737 SF | Vacant | NEW SPEC SUITE

TAKE A TOUR



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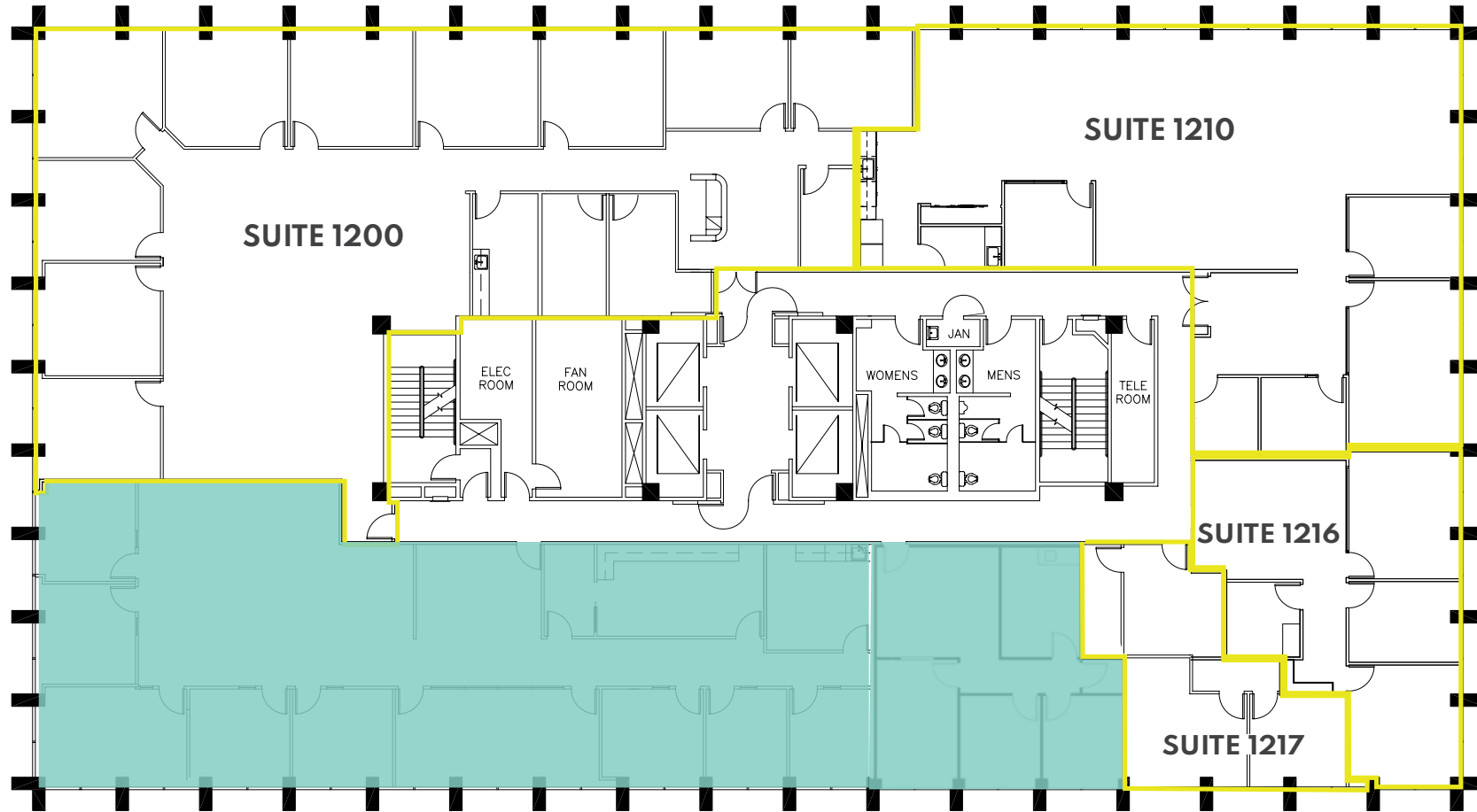
<b>SUITE 1200</b>	5,073 SF	Available 10/1/26
<b>SUITE 1210</b>	3,613 SF	Vacant
<b>SUITE 1216</b>	1,279 SF	Vacant
<b>SUITE 1217</b>	801 SF	Available 4/1/26

**TAKE A TOUR**

[▶ Suite 1210](#)

[▶ Suite 1216](#)

Suites 1200, 1210, 1216 & 1217 are contiguous for up to 10,766 SF





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## LEASING INFORMATION

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CASEY BROWN COMPANY



[tower591.com](https://tower591.com)

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