

# 2100 KETTNER

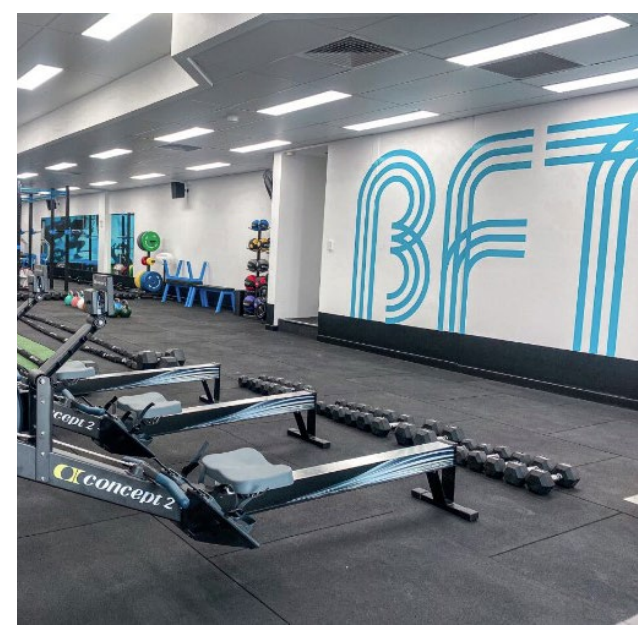
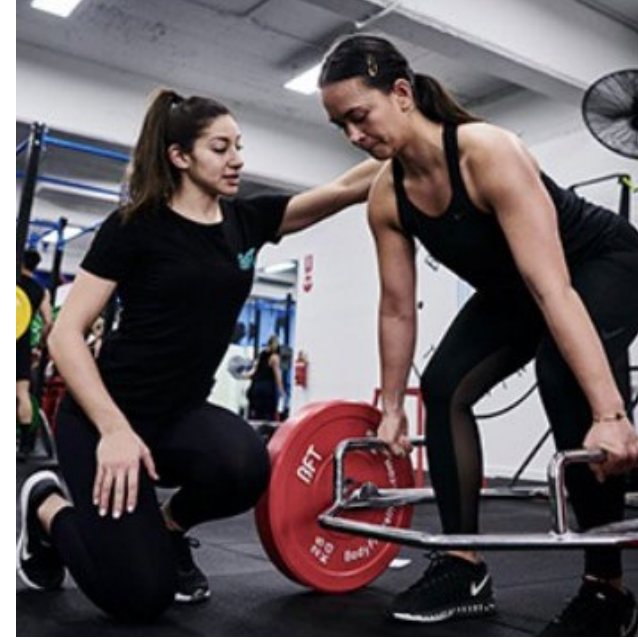
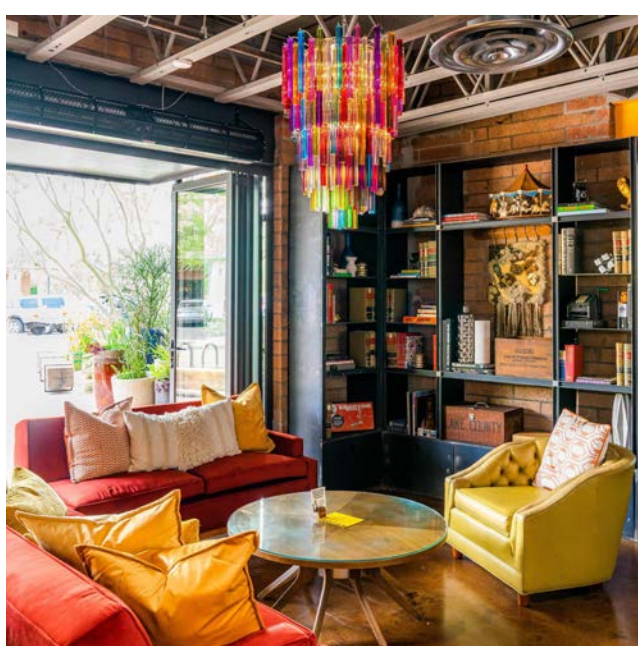


**JUST SIGNED.**

**POSTINO**

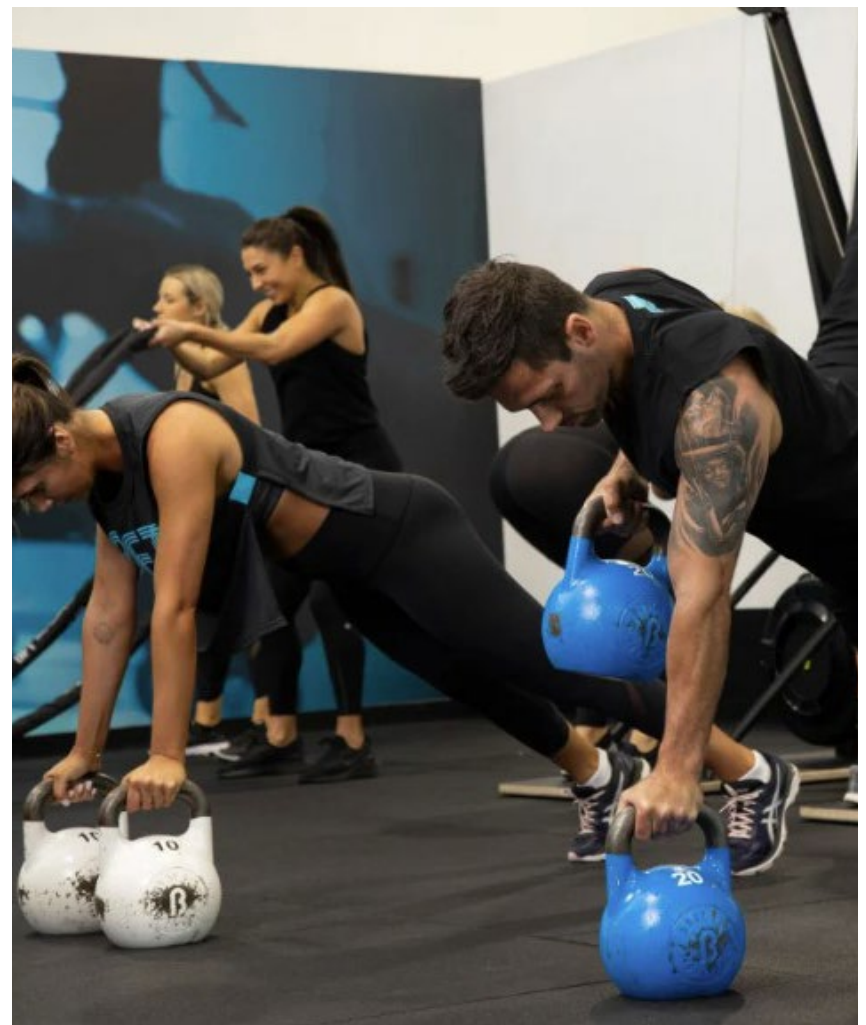
Postino is fueled by a collection of individuals passionate about creating a space for people to connect. Their restaurants are an ode to their communities - providing familiar yet inspired surroundings, wine appropriate for both the most casual and sacred of gatherings, and a menu that satisfies all your cravings.

Their mission is to make every moment that they are a part of, one that leaves people feeling crazy-good.



**BFT**

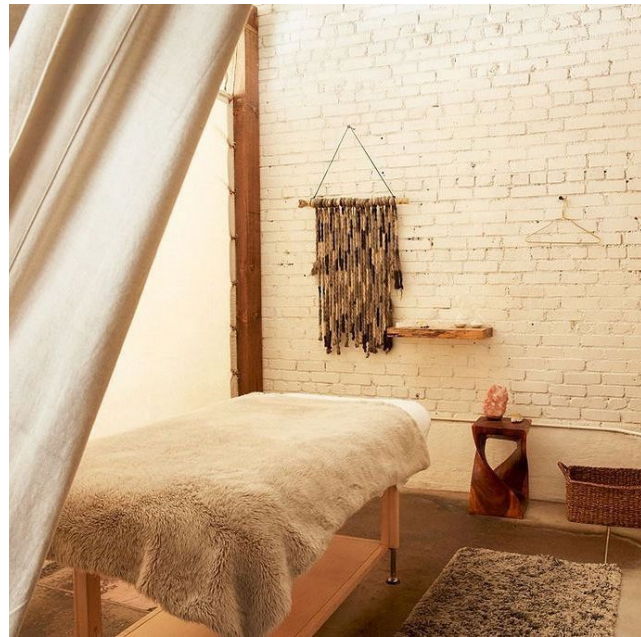
BFT is the place for custom-curated workout plans that not only have your goals and results in mind, but also create a fun, progressive mix of cardio and strength. BFT is a part of Xponential Fitness, the largest global franchise group of boutique fitness brands across verticals including pilates, barre, cycling, rowing, dance, yoga, running, boxing, functional training, and stretching. Xponential Fitness was formed with the vision of integrating leading boutique fitness brands across verticals on one platform and guided by its mission to make boutique fitness accessible to everyone. Xponential Fitness and its family of brands is the largest global franchisor of boutique fitness brands in the world, with over 2,750 global locations.





## The NOW

The NOW offers a space to escape the daily pressures of life and recharge your energy and spirit through the healing benefits of massage therapy. The NOW has quickly become LA's hottest new wellness destination for locals and globe-trotting influencers alike. With boutiques currently open from coast to coast and steady expansion on the horizon, The NOW is looking forward to bringing their thoughtfully crafted menu with customizable enhancements, healing products and singular design aesthetic to cities all over the United States.



Slice House by Tony Gemignani, a dynamic pizzeria concept led by the 13-time world pizza champion, delivers an artisan pizza experience born from its 2010 origins in San Francisco's renowned North Beach district. With over 124 units currently open or in development, Slice House has set the standard in the fast-casual segment, offering an extensive menu that features 4 styles of handmade crust including traditional New York, homestyle Grandma, rustic Sicilian, and robust Detroit-style pizzas - available by the slice or whole pizza. The complete menu includes salads, fresh pastas and wings that can be paired with a selection of local craft beers and premium wines. 2024's #1 Overall Brand as honored by Pizza Marketplace's Top 100 Movers & Shakers.





**WHAT'S INSIDE IS  
ONLY HALF THE STORY.**

Embrace both work and leisure, the grand and the minugia, the history and the innovation at 2100 Kettner - the newest block in San Diego's coolest, most energetic, urban village.



±220,000

SQ. FT., OFFICE

±15,000

SQ. FT., RETAIL

±42,000

AVG OFFICE FLOOR PLATE SQ. FT.

280

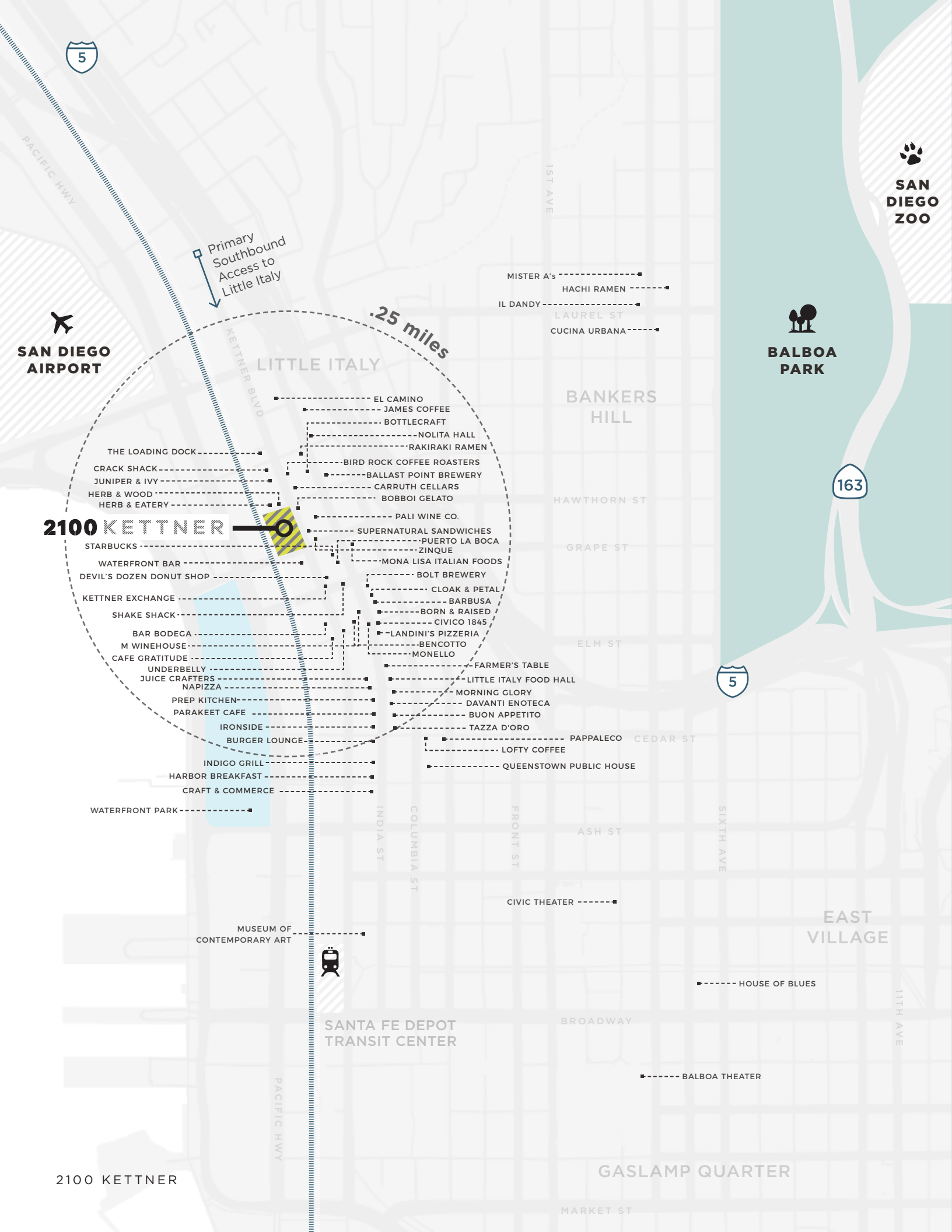
PARKING SPACES

Q1 2022

EST DELIVERY

PLATINUM

LEED CERTIFIED



**SIGNIFICANT LOCATION, DEEP-ROOTED HISTORY.**

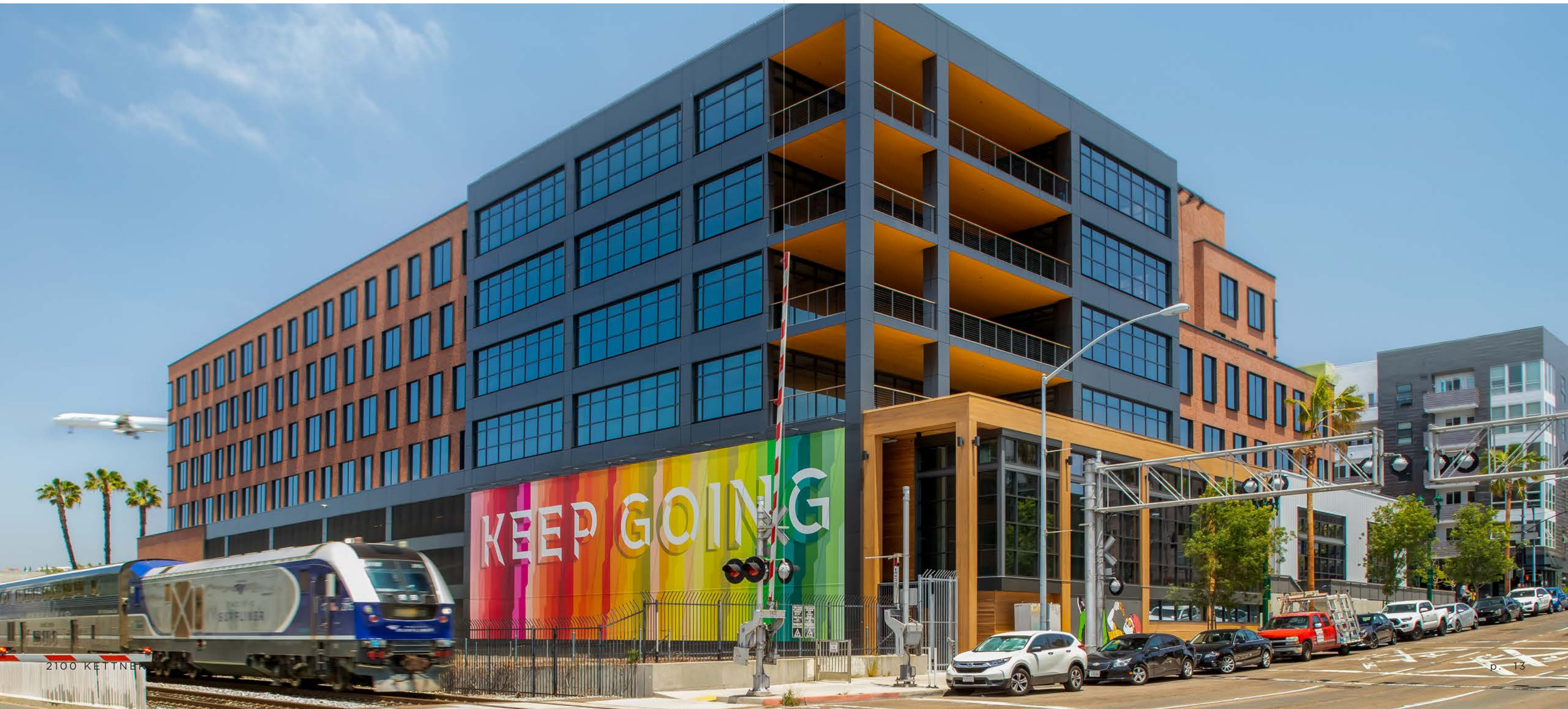
Little Italy as we see it today has long evolved since the 1920s when over 6,000 Italian-American families planted their roots and toiled to establish San Diego as the center of the world's flourishing tuna industry.

With some of the best retailers and chefs in town, Little Italy is the place to play for San Diego's professionals.

With the addition of 2100 Kettner and over 1,000 new residential units, Little Italy is positioning itself as the most desired neighborhood in San Diego.

**WHERE  
BRICK AND  
TIMBER MEET  
TOGETHER.**

Inspired by both the history of the neighborhood and its creative, energetic community, the building design reflects a symbiotic mix of materials and experiences, bridged together by an inviting open air staircase and numerous outward-facing balconies.





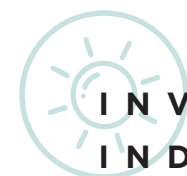
**FIRST  
CLASS  
RETAIL**

fine-casual food & beverage,  
design-centric retailers,  
lifestyle fitness studio



**URBAN  
LIVING  
ROOM**

inviting outdoor work  
& inspiring lounge  
areas, including wifi and  
electrical outlets



**INVITING  
INDOOR +  
OUTDOOR  
ATMOSPHERE**

prioritizing healthy  
& happy workspaces





**WORK HARD,  
EAT BETTER.**

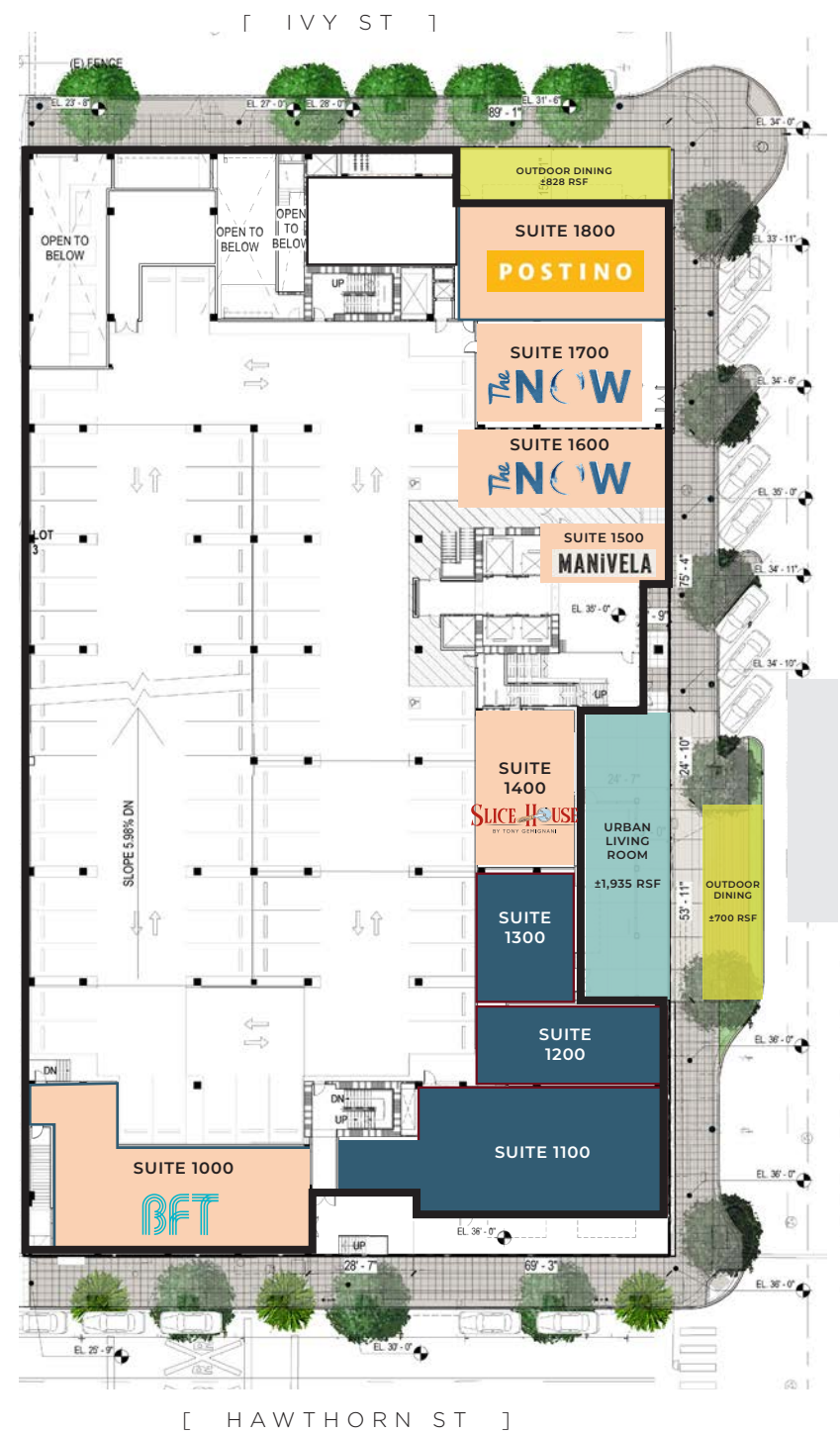
Recognized as a melting pot for cultural and culinary innovation, Little Italy is a place to see and be seen. Cafe seating line the streets, old and new businesses harmoniously stand side-by-side as people (and dogs) frequent the neighborhood's restaurants, breweries / wineries, coffee shops, art galleries and piazzas.

This hard-working spirit is built into the community's foundation, strengthened by top-of-class housing, high-street retail, transit, and historic landmarks - it's no wonder today's workforce has their eyes set on Little Italy.



## LEVEL 1 RETAIL

±15,000 rsf f&b / retail



| Suite | Tenant          | Status       | RSF    |
|-------|-----------------|--------------|--------|
| 1800  | Postino         | Signed Lease | ±3,025 |
| 1700  | The Now         | Signed Lease | ±1,559 |
| 1600  | The Now         | Signed Lease | ±746   |
| 1500  | Manivela Coffee | Signed Lease | ±293   |
| 1400  | Slice House     | Signed Lease | ±1,210 |
| 1300  | F&B             | Available    | ±1,124 |
| 1200  | F&B             | Available    | ±1,150 |
| 1100  | F&B/Retail      | Available    | ±2,283 |
| 1000  | BFT Fitness     | Signed Lease | ±2,720 |

Available
  Signed Lease
  Urban Living Room
  Outdoor Dining

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



USS MIDWAY MUSEUM

CORONADO FERRY

WATERFRONT PARK

2100 KETTNER

SAN DIEGO HARBOR

SAN DIEGO AIRPORT

- RESIDENTIAL
- HOTEL
- OFFICE
- RETAIL

## SURROUNDING INTERESTS

- |                             |                            |                      |                           |                           |                          |
|-----------------------------|----------------------------|----------------------|---------------------------|---------------------------|--------------------------|
| - James Coffee              | - Juniper and Ivy          | - Cloak + Petal      | - Filippi's Pizza Grotto  | - Wolfie's Carousel Bar   | - Harbor Breakfast       |
| - The Urban Shave           | - Herb & Wood              | - Barbusa            | - Mimmo's Italian Village | - Burger Lounge           | - Craft & Commerce       |
| - Camino Riviera            | - Ballast Point Brewing    | - Born + Raised      | - Trattoria Fantastica    | - Buon Appetito           | - Petrini's              |
| - Meyer Fine Art            | - Waterfront Bar & Grill   | - Cafe Gratitude     | - Cafe Italia             | - Tazza D'Oro             | - Kebab Shop             |
| - Jacqueline Lavenu Gallery | - RoVino Rotisserie + Wine | - Underbelly         | - Napizza                 | - Pappalecco              | - Extraordinary Desserts |
| - 98 Bottles                | - Puerto La Boca           | - Monello            | - Yogurtland              | - Queenstown Public House | - Parakeet Cafe          |
| - Hyde Edwards Spa          | - Mona Lisa Italian Foods  | - Bencotto           | - Ironside                | - Indigo Grill            | - Farmer's Table         |
| - Bottlecraft               | - Devil's Dozen Donut Shop | - Glass Door         | - Sorrento Ristorante     | - Breakfast at Stephanies | - Morning Glory          |
| - Bird Rock Coffee Roasters | - Kettner Exchange         | - Civico 1845        | - Princess Pub            | - Harbor Music Hall       |                          |
| - The Crack Shack           | - Bolt Brewery             | - Landini's Pizzeria | - Davanti Enoteca         | - Isola Pizza Bar         |                          |



## LAUNCH TOUR

[kilroyrealty.com/tour/2100\\_kettner](https://kilroyrealty.com/tour/2100_kettner)

2100 KETTNER

**WHY STOP AT  
AMAZING?  
TAKE IT UP A  
NOTCH.**

Experience San Diego's most dynamic food and drink scene immediately outside; for a more private and exclusive experience, crack open a beer on the private terraces of each floor, while enjoying unobstructed views of downtown and the waterfront.



## OPERATIONAL AND DESIGN EXCELLENCE.

As our shared environments continue to evolve, Kilroy is actively ensuring the safety of our tenants and surrounding communities, going above and beyond to create functional and healthy spaces. Our plans include people-first solutions that support the needs of tomorrow, and our commitment to cultivating healthy and prosperous communities continues to be a catalyst for architectural innovation. At 2100 Kettner, some of these operational and design initiatives include:

- Activated open stairwell to reduce elevator congestion
- Outdoor terraces and roof deck create opportunities to collaborate while maintaining social distance
- Touchless elevator system, restroom features, and touchless door hardware in high traffic areas
- Flexible floor plates allow for distanced and collaborative layouts
- Indoor/outdoor lobby reduces opportunities for congestion
- Low iron glass used throughout the project provides higher transparency while maintaining energy efficiency
- Localized HEPA filtration in main lobby, locker rooms, restrooms, mail room, and bike lockers, plus air purification in elevator cabs
- Above industry-standard outside air system, with outside air passing through Needle Point Bi-Polar ionization
- Receiving the highest level of 3rd party pandemic preparedness review with Underwriter's Laboratory, which will verify that all recommended CDC and WHO measures have been successfully implemented, including onsite air/water/germ testing prior to occupancy



## ABOUT KILROY.

Kilroy Realty is a place where innovation works.

We have made it our mission to provide creative work environments that spark inspiration and productivity for the country's very best thinkers and doers. We are building and managing 24 million square feet of innovative, sustainable properties across the Pacific Northwest, San Francisco Bay Area, Greater Los Angeles, Greater San Diego, and Greater Austin; spaces that redefine life for the better.

### KILROYREALTY.COM

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**ACHIEVED CARBON  
NEUTRAL OPERATIONS**  
2020-2021

**ENERGY STAR**  
Partner of the Year 2014 - 2021  
Sustained Excellence 2016 - 2021

**GRESB**  
#1 in the Americas, Listed 2020 - 2021  
Global Sector Leader, Listed Office 2020  
Global Sector Leader, Listed Office  
Development 2020-2021  
5 Star Rating 2014 - 2021

**NAIOP**  
Developer of the Year, 2020

**NAREIT**  
Leader in the Light Award,  
Office Sector 2014 - 2021  
Most Innovative 2018, 2020

**S&P SUSTAINABILITY YEARBOOK**  
Member 2018 - 2020

**GREEN LEASE LEADER**  
Leader 2014 - 2021  
Gold Level 2018 - 2021

**BLOOMBERG GENDER  
EQUALITY INDEX**  
Member 2020 - 2022

**CLIMATE REGISTRY**  
Climate Leadership Award,  
Organizational Leadership 2020

**NEWSWEEK**  
America's Most Responsible  
Companies 2020 - 2022

**BEST IN BUILDING HEALTH**  
Fitwel Excellence Award, Most  
Certifications of All-Time, 2019 - 2021

**DOW JONES SUSTAINABILITY  
WORLD INDEX**  
Member 2017 - 2021

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