



E M E R A L D
P L A Z A

IT'S GOOD FOR BUSINESS.



CBRE



SAN DIEGO'S PREMIERE MIXED-USE OFFICE ENVIRONMENT

Emerald Plaza is an incredible 30 story office tower and 27 story hotel connected by a 100 foot glass atrium. It is San Diego's only mixed-use business center comprising office, hotel, retail and restaurant space. Simply put, these iconic towers offer more on-site amenities and services than any other office building in San Diego, including:

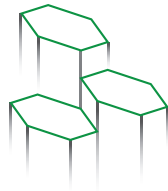
- Attached to the 4-Diamond Westin Hotel
- Adjacent to multiple courthouses
- On-site conference rooms for large (50+) and small gatherings
- On-site management
- Shared amenities including in-suite food service
- Private outdoor patios with spectacular views (select suites)
- One block from the San Diego Trolley, the Coaster and Amtrak Station



AVAILABILITIES

| SUITE | SQ/FT | VIEW | DESCRIPTION |
|----------|--------|-------------------|--|
| 190 | 3,509 | | Double door entry off recently renovated lobby. |
| *400 | 18,038 | Full Floor | Full floor opportunity with three private balconies totaling 3,902 RSF. |
| *500 | 18,936 | Full Floor | Full floor opportunity! |
| **740 | 4,506 | Southeast | Shell condition. |
| **760 | 4,259 | South | Warm shell condition. |
| 900 B | 2,803 | | Shell condition. BTS options. |
| ***900 C | 2,488 | | Shell condition. BTS options. |
| ***910 | 3,001 | East | Move-in ready! |
| 1340 | 4,902 | South | Warm shell condition with break room and assembly area. Divisible. |
| 1350 | 3,338 | East | 8 offices, conference room and kitchen. |
| 1420 | 13,602 | South, East, West | Multiple private offices with Eastern and Western views. Divisible. Available 10/1/2019. |
| 1750 | 2,647 | East | Move-in ready! 6 offices, conference room and break area. |
| 2600 | 3,092 | East | Move-in ready! Exclusive full floor. 4 offices, conference room and kitchen. |
| 2700 | 3,228 | Full Floor | Move-in ready! Exclusive full floor. 5 offices, conference room and break area. Bay Views. |

*Suites 400 & 500 combine for a total of 36,974 RSF
 **Suites 740 & 760 combine for a total of 8,765 RSF
 ***Suites 900 C and 910 combine for a total of 5,489 RSF



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