

# 225<sup>^</sup>XYZ

BROADWAY

*from legacy  
to landmark*

225 BROADWAY | SAN DIEGO, CA 92101

XYZ  
RENT

CRUZAN

CUSHMAN &  
WAKEFIELD





*designed to the*

# HIGHEST POWER^

Rising 22 stories above the heart of Downtown San Diego, 225 Broadway is a striking architectural landmark designed by the legendary Robert Mosher. With its iconic silhouette and bold mid-century modernism, it adds unmistakable character to the city's skyline.

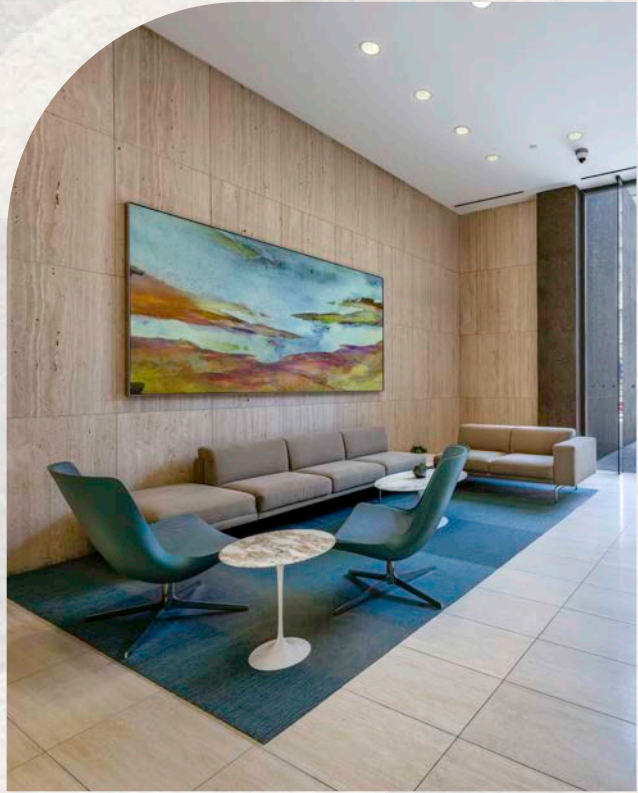
Boasting sweeping views of Downtown San Diego and a generous set of refined amenities, 225 Broadway is more than just an office building — it's a statement.

From lifestyle- and wellness-driven features to seamless accessibility and efficient, future-ready design, 225 Broadway offers everything today's workforce demands — and more.

◆ 362,018 SF | 22 STORIES







225<sup>th</sup> XYZ  
BROADWAY

# THE EXECUTIVE EXPERIENCE, REDEFINED

- ✦ Expansive outdoor plaza and seating areas
- ✦ Modern lobby and arrival experience
- ✦ Prominent signage opportunities
- ✦ 1.5/1000 RSF covered and secure parking
- ✦ On-site dining and adjacent food and beverage options
- ✦ On-site property management and security
- ✦ Multiple walkable transit options
- ✦ Walking distance to the city's most popular restaurants, hotels, and retail

Exclusive access to AquaVie Luxury Fitness & Wellness Club







*exclusive access to*

# AQUAVIE

## LUXURY FITNESS & WELLNESS CLUB

- ✦ 40,000 SF fitness facility with indoor/outdoor workout areas featuring top of the line equipment from Technogym and Peloton
- ✦ Massage and skincare services provided at the AquaVie Spa
- ✦ Rooftop Junior Olympic-size lap pool, hot tub, and poolside bar
- ✦ Fire pits and lounge with Wi-Fi for both work and leisure
- ✦ Rooftop cardio and strength training equipment and 1/10th mi track
- ✦ Luxury locker rooms with sauna and steam room access
- ✦ Group X classes (Barre, HIIT, Yoga, Spin, and more)



# the heartbeat of SAN DIEGO

Surrounded by San Diego's most dynamic districts, 225 Broadway offers walkable access to the Gaslamp Quarter, Petco Park, the Civic/Core neighborhood, and the waterfront. With premier hotels nearby and proximity to city government offices and courthouses, the location keeps you connected to what matters most.

JUST STEPS AWAY FROM ALL  
SAN DIEGO HAS TO OFFER:

160+  
RESTAURANTS

20+  
COFFEE SHOPS

15+  
FITNESS CENTERS

12+  
HOTELS



99 WALK SCORE  
91 BIKE SCORE  
82 TRANSIT SCORE

WALKABLE  
AMENITIES:

AQUAVIE

Panera  
BREAD

DUNKIN'  
DONUTS

Mendocino  
Farms

BLUE BOTTLE  
COFFEE

WHOLE  
FOODS  
MARKET

Dobsons

STARBUCKS

tender greens

CAVA





*modern, turn-key  
spec suites available*

FIND THE SUITE THAT

# SUITS YOUR STYLE

## AVAILABILITIES

SUITE	RSF	TOUR	STATUS	CONDITION	SUITE NOTES
120	5,439 SF	<a href="#">▶</a>	Vacant	Spec Suite	5 Private Offices, 1 Large Conference, 2 small/ breakout rooms, 1 phone room, kitchen, open office and in suite bathrooms
140	3,022 SF	<a href="#">▶</a>	Available Aug-25	Spec Suite	Creative open office with high ceilings. 1 Large Conference, 1 Private, 2 small breakouts, kitchen, print/copy, and in suite bathroom
450	3,041 SF	<a href="#">▶</a>	Vacant	Spec Suite	1 large conference room, 2 small meeting rooms or 2 additional offices, open kitchen and open office. FF&E available
500	15,958 SF	<a href="#">▶</a>	Vacant	Shell	Planned amenity floor with upgraded restrooms
1200	11,546 SF	<a href="#">▶</a>	Vacant	2nd Gen	Reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, open office
1360	1,347 SF	<a href="#">▶</a>	Vacant	Shell	Open office
1450	5,188 SF	<a href="#">▶</a>	Vacant	2nd Gen Spec Suite	Reception, 1 large and 1 small conference room, 3 private offices, 2 phone rooms, kitchen, break room, server room, storage, and large open office.
1510	5,475 SF	<a href="#">▶</a>	Vacant	Spec Suite	1 large conference room, 1 medium conference room or large office, 9 private offices, open kitchen, server room and open office.
1600	6,962 SF	-	Available Oct-25	2nd Gen	Contiguous up to 11,359 SF with suite 1650.
1650	4,397 SF	<a href="#">▶</a>	Vacant	2nd Gen Spec Suite	2 medium sized conference rooms or large offices, 5 private offices, large kitchen/break room, and open office.
1740	1,038 SF	<a href="#">▶</a>	Vacant	2nd Gen	2 perimeter offices and small open space
2100	15,476 SF	-	Available Jul-26	2nd Gen	Former law firm space with dense build-out - 21st & 22nd floors are contiguous up to 31,405 SF.
2200	11,854 SF	-	Available Jul-26	2nd Gen	Mostly open plan creative space - 21st & 22nd floors are contiguous up to 31,405 SF
2220	4,148 SF	-	Available Mar-26	2nd Gen	Former law firm space with dense build-out - 21st & 22nd floors are contiguous up to 31,405 SF.

**21st/22nd Floor - Top two floors of building contiguous for up to 31,405 SF**

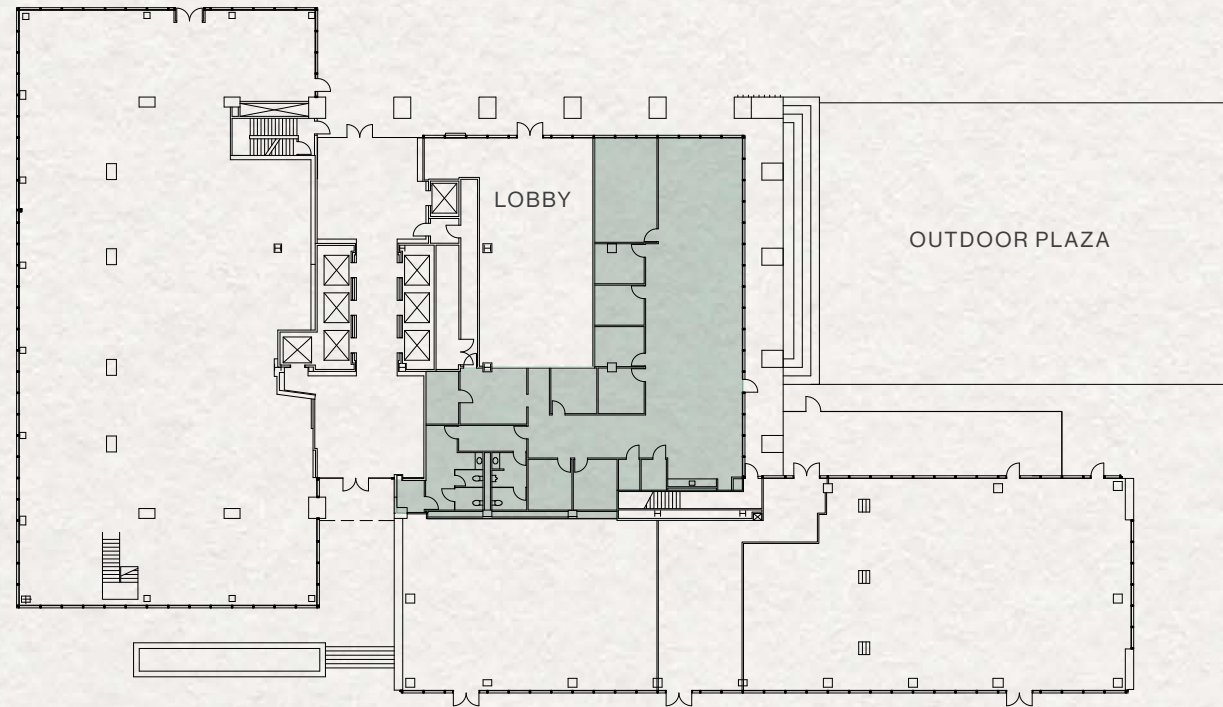


first floor

# SUITE 120

5,439 SF | AVAILABLE NOW

5 Private Offices, 1 Large Conference, 2 small/breakout rooms, 1 phone room, kitchen, open office and in suite bathrooms

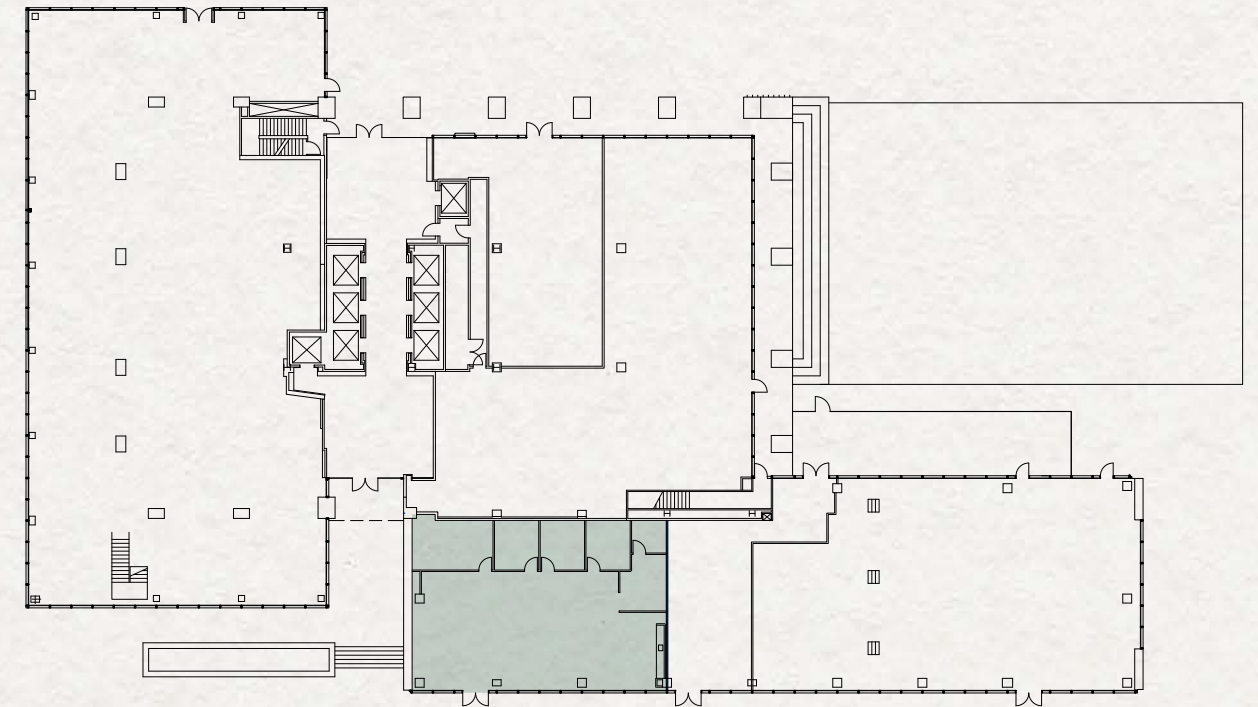


first floor

# SUITE 140

3,022 SF | AVAILABLE AUG-25

Creative open office with high-ceilings. 1 Large Conference, 1 Private, 2 small breakouts, kitchen, print/copy, and in suite bathroom



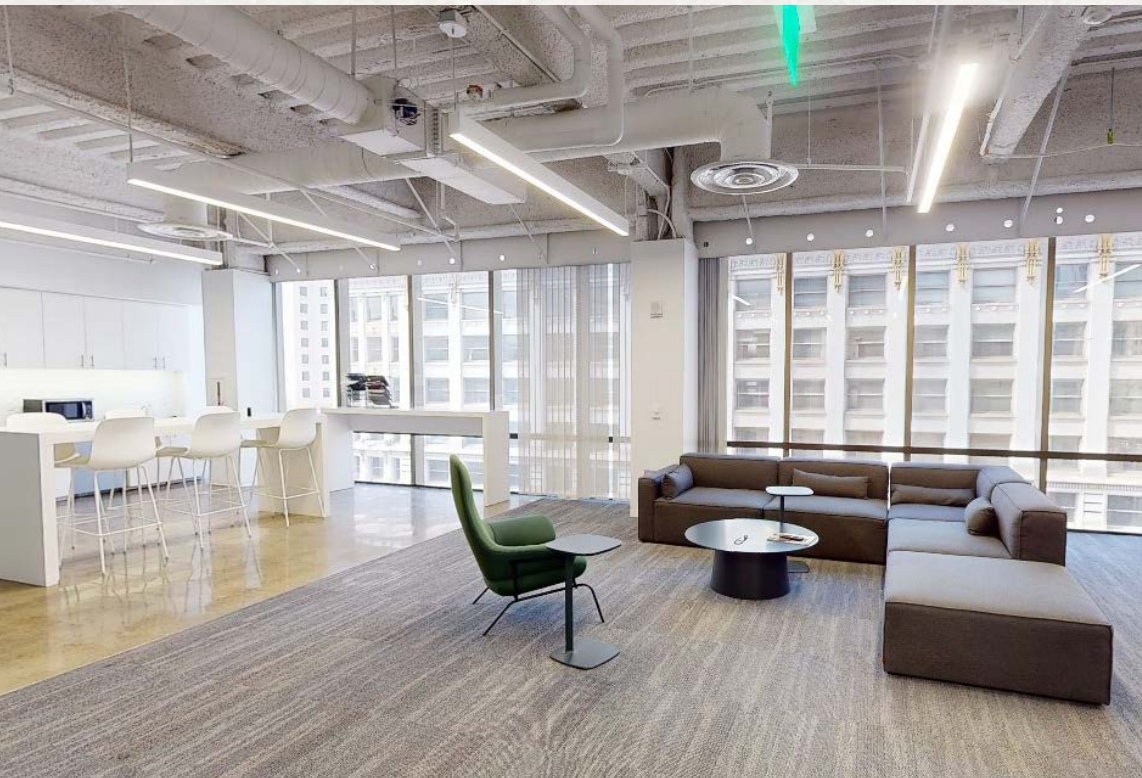
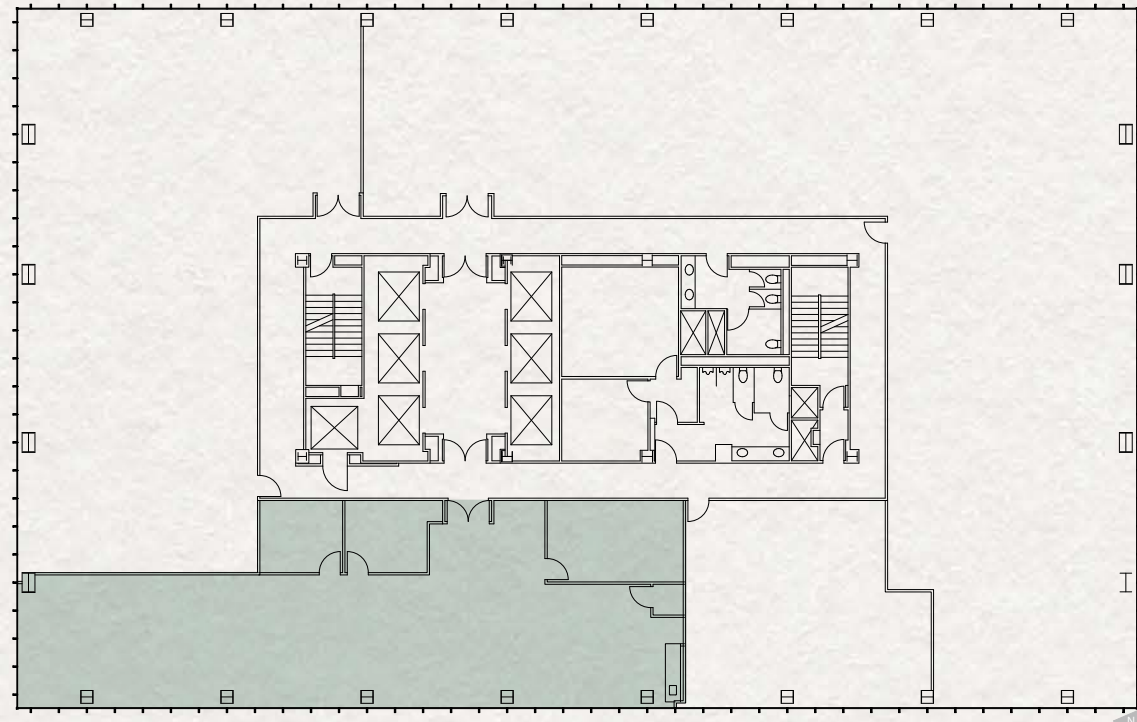


fourth floor

# SUITE 450

3,041 SF | AVAILABLE NOW

1 large conference room, 2 small meeting rooms or 2 additional offices, open kitchen and open office. FF&E available

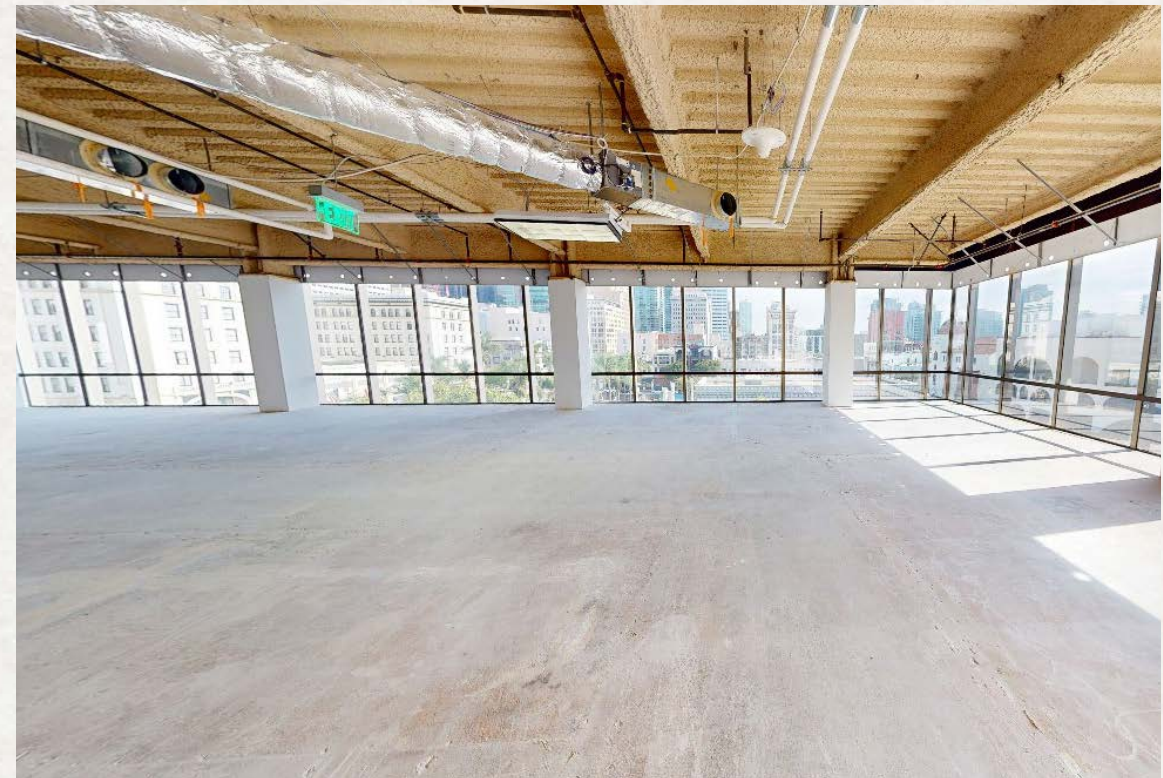
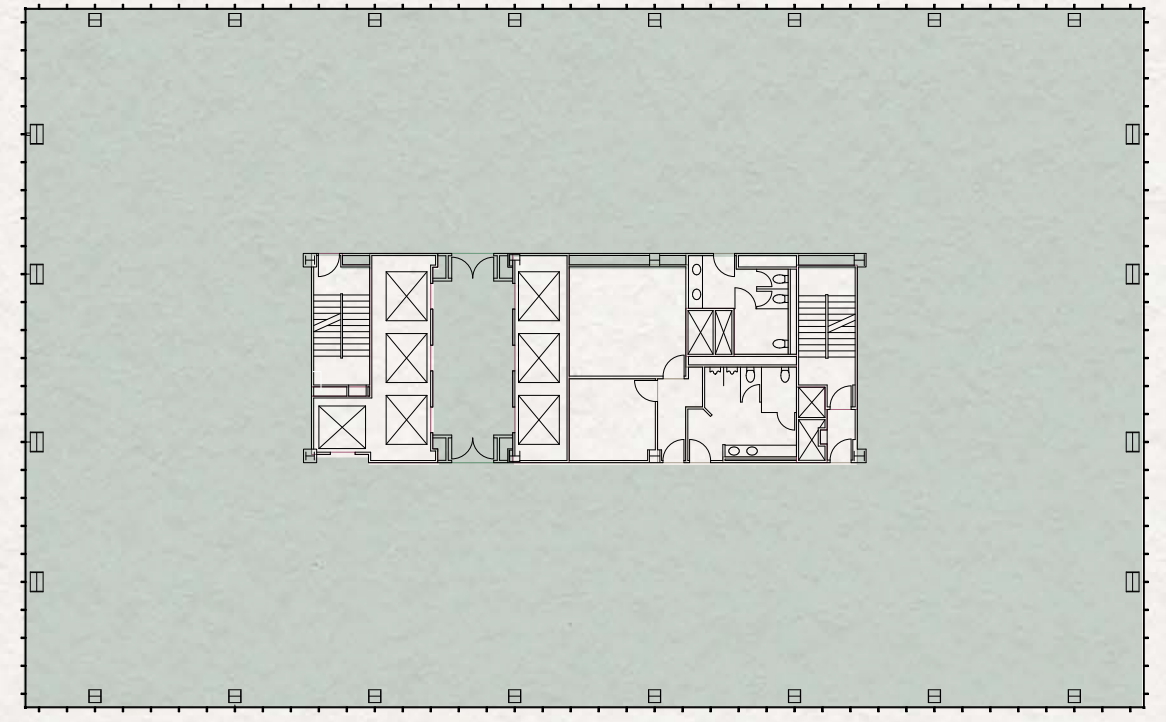


fifth floor

# SUITE 500

15,958 SF | AVAILABLE NOW

Planned amenity floor with upgraded restrooms



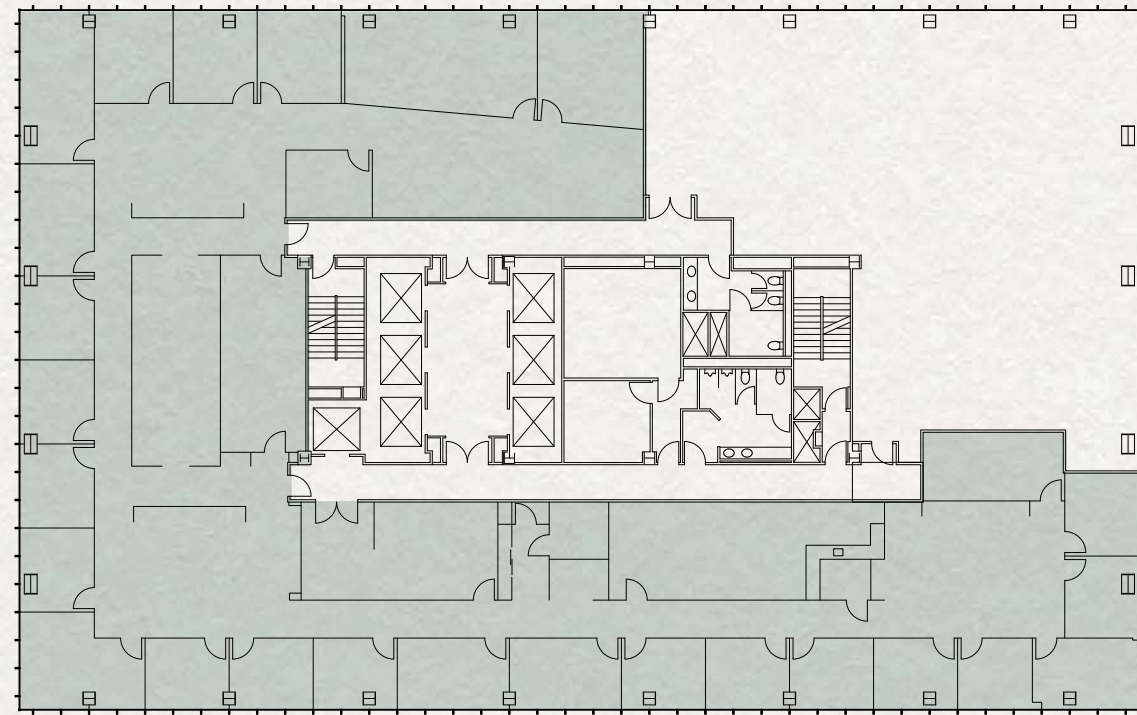


twelfth floor

# SUITE 1200

11,546 SF | AVAILABLE NOW

Reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, open office

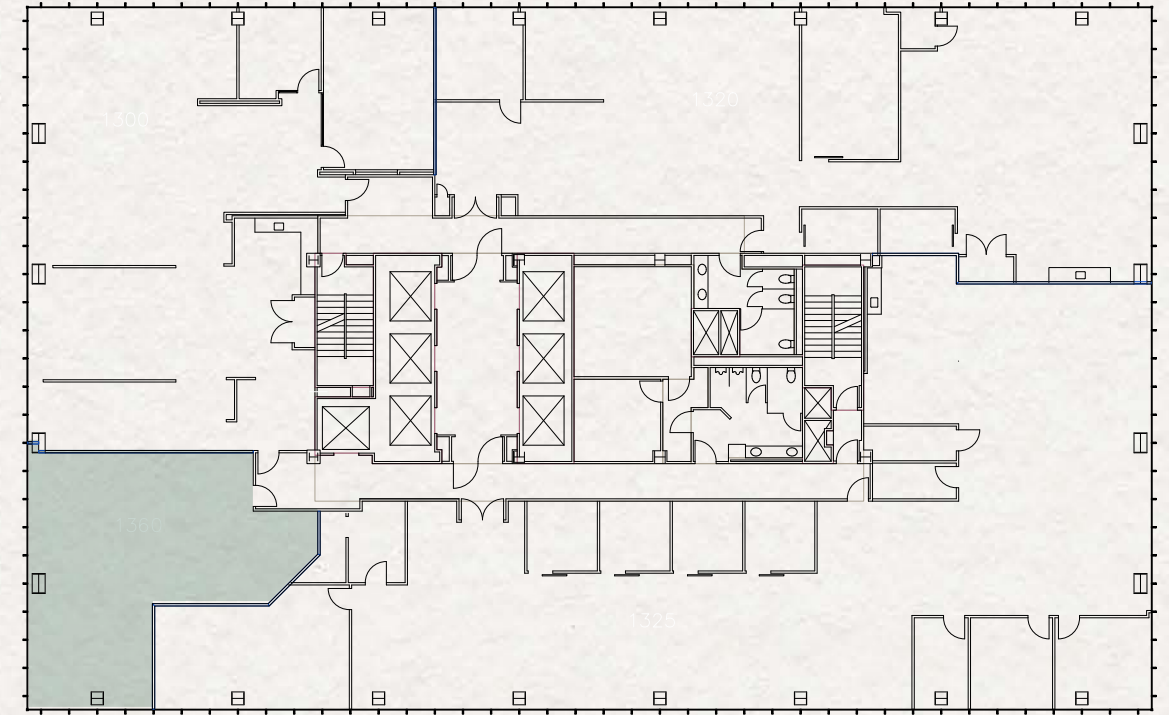


thirteenth floor

# SUITE 1360

1,347 SF | AVAILABLE NOW

Open office



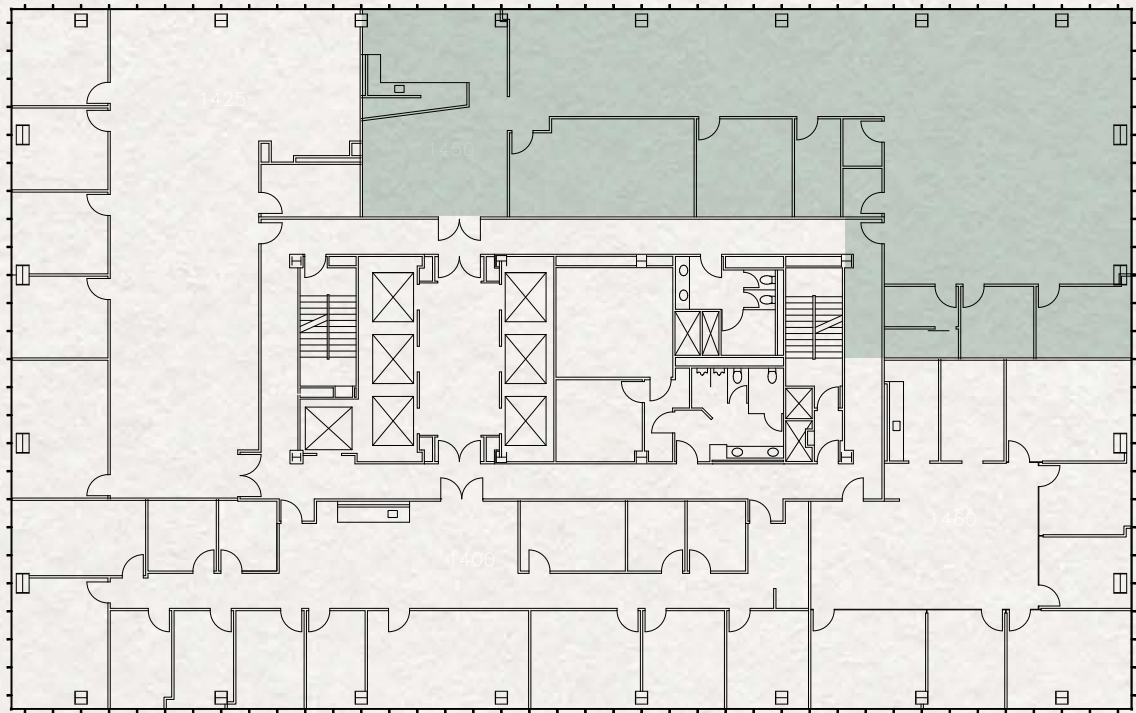


fourteenth floor

# SUITE 1450

5,188 SF | AVAILABLE NOW

Reception, 1 large and 1 small conference room, 3 private offices, 2 phone rooms, kitchen, break room, server room, storage, and large open office.

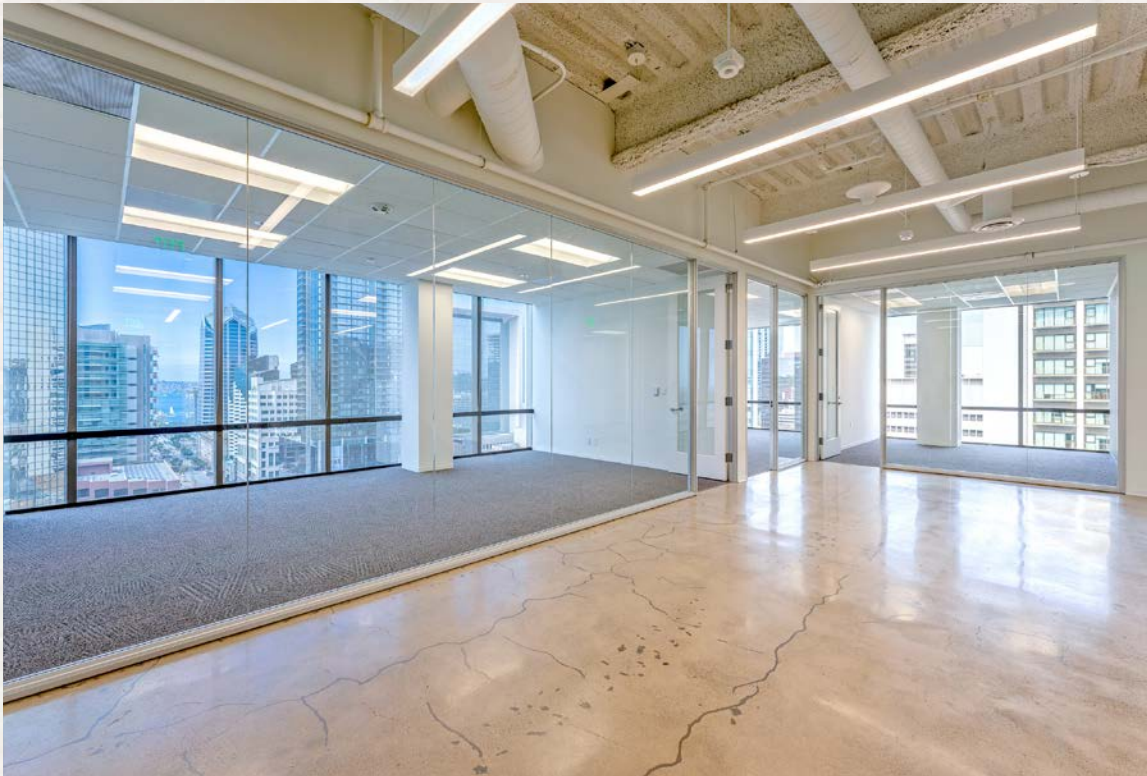
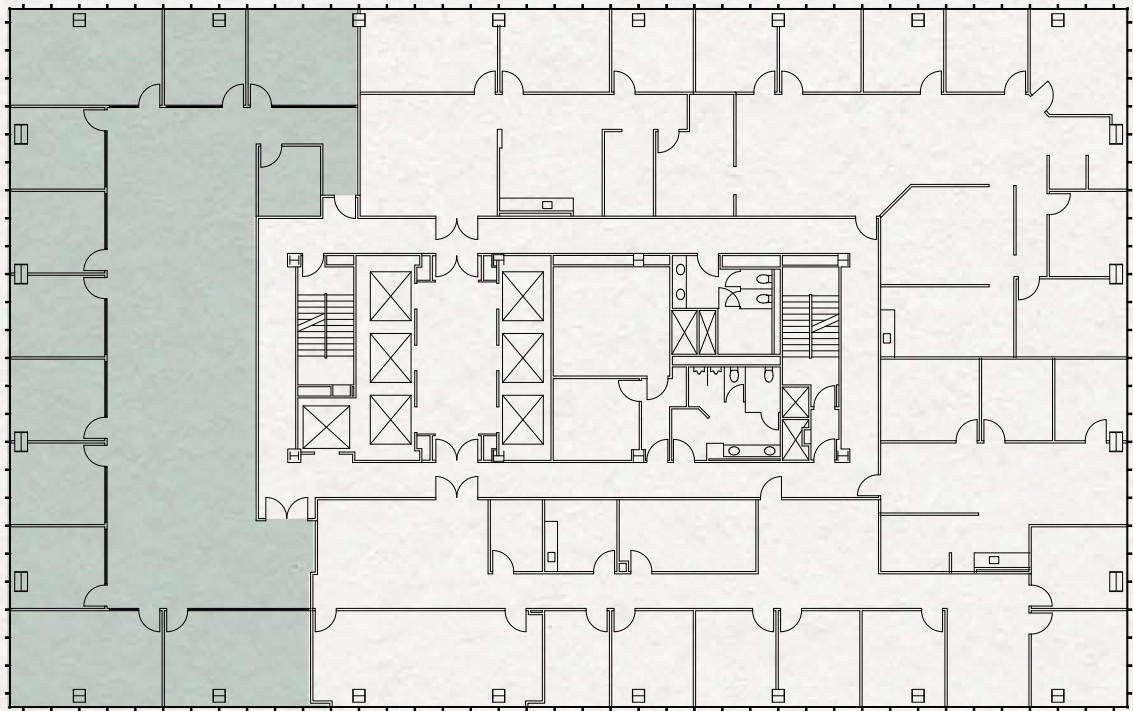


fifteenth floor

# SUITE 1510

5,475 SF | AVAILABLE NOW

1 large conference room, 1 medium conference room or large office, 9 private offices, open kitchen, server room and open office.



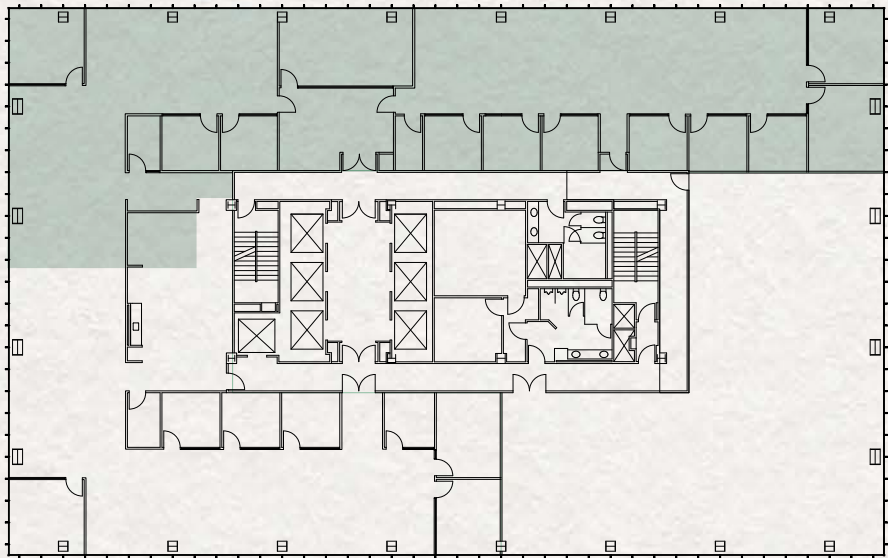


*sixteenth floor*

SUITE 1600

6,962 SF | AVAILABLE OCT- 25

Contiguous up to 11,359 SF with Suite 1650

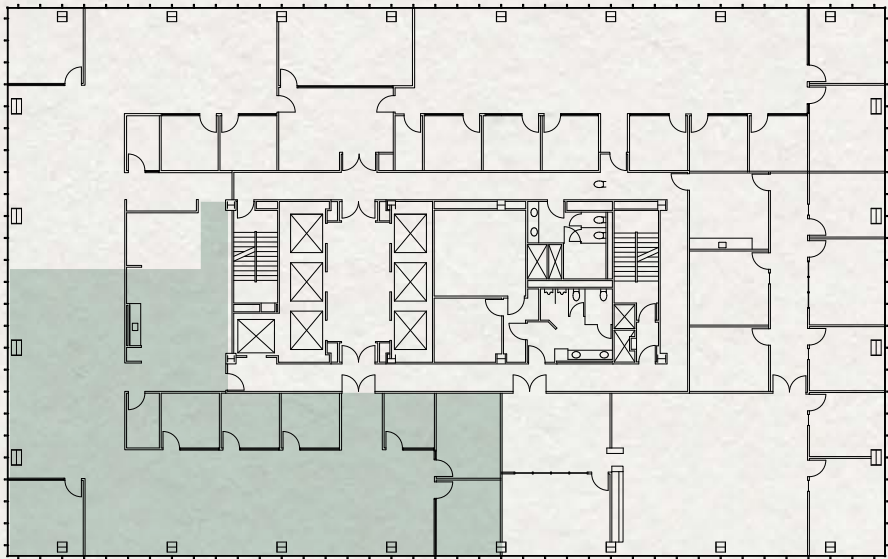


*sixteenth floor*

SUITE 1650

4,397 SF | AVAILABLE NOW

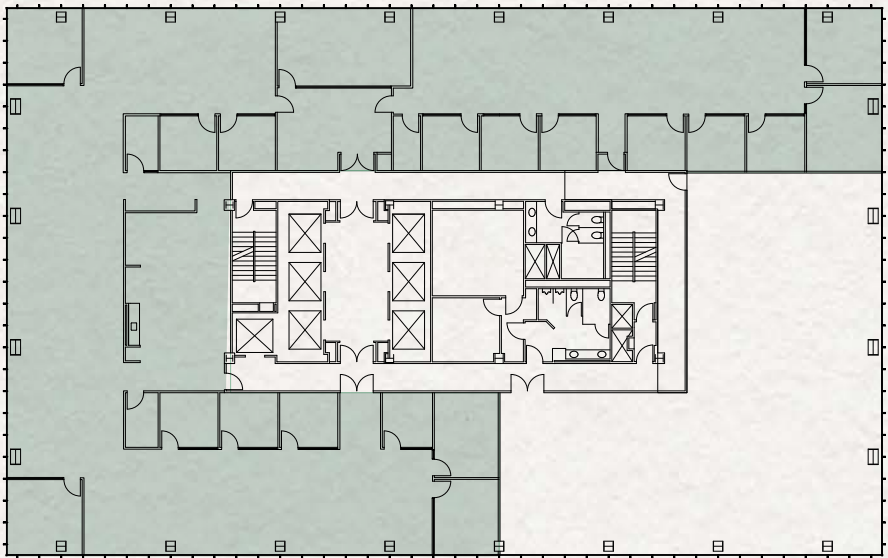
2 medium sized conference rooms or large offices, 5 private offices, large kitchen/break room, and open office.



*sixteenth floor*

SUITE 1600  
& 1650

11,359 SF | AVAILABLE OCT- 25

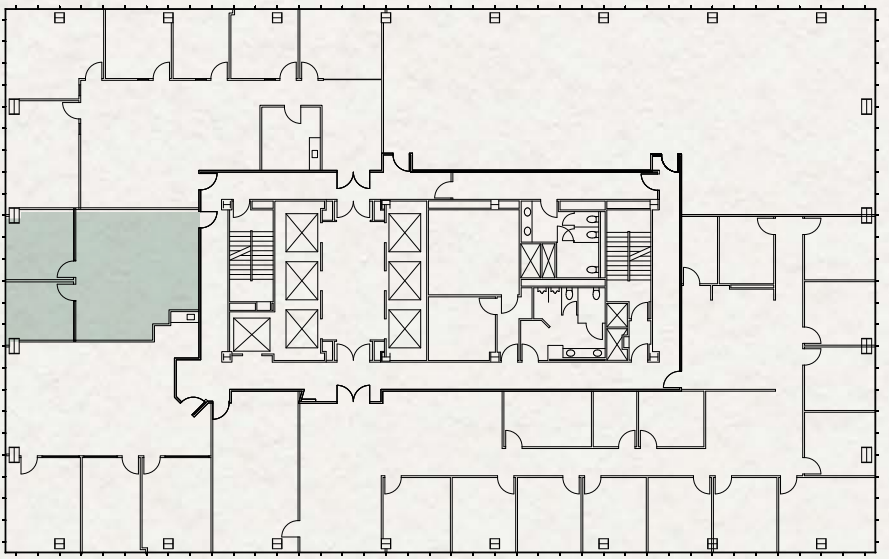


*seventeenth floor*

SUITE 1740

1,038 SF | AVAILABLE NOW

2 perimeter offices and small open space



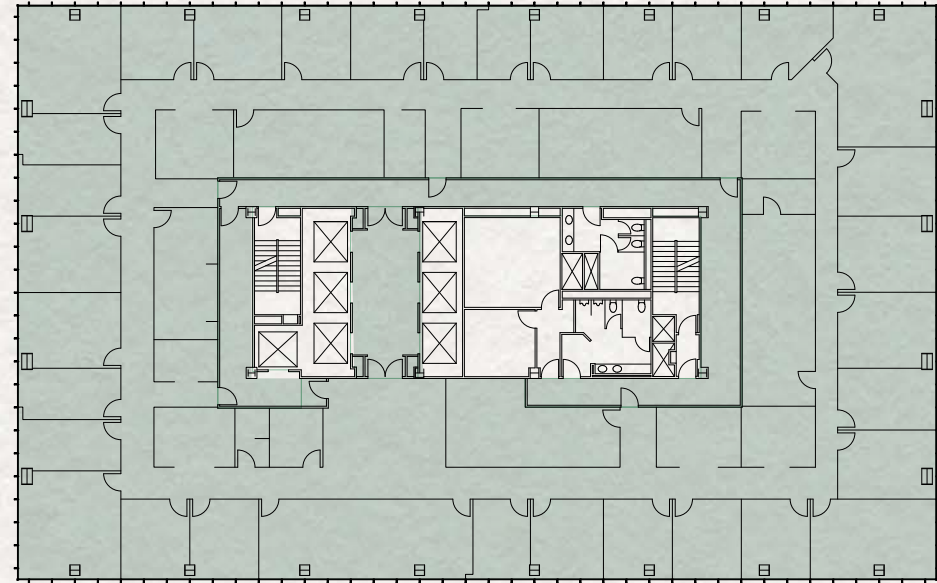


*twenty first floor*

## SUITE 2100

15,476 SF | AVAILABLE JUL-26

Former law firm space with dense build-out -  
21st & 22nd floors are contiguous up to 31,405 SF.

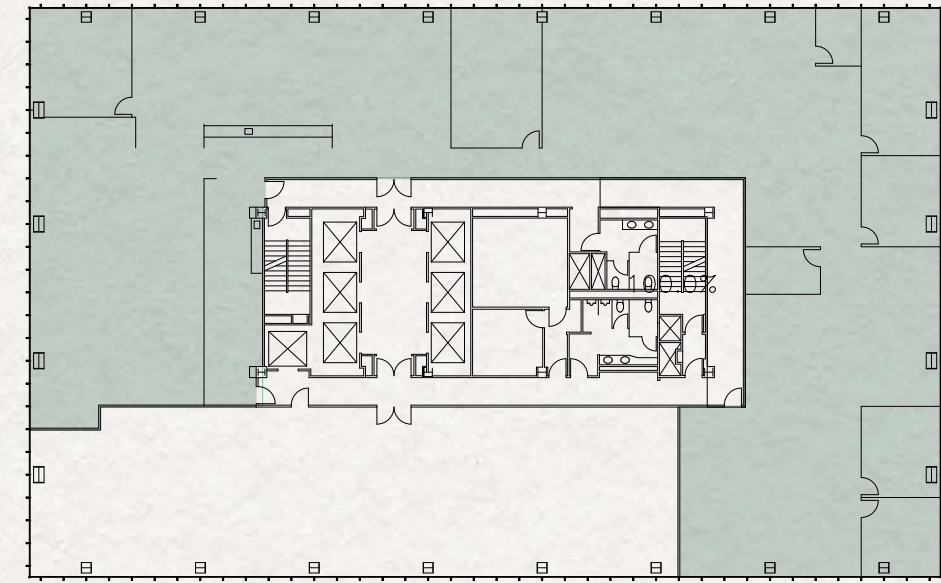


*twenty second floor*

## SUITE 2200

11,854 SF | AVAILABLE JUL-26

Mostly open plan creative space -  
21st & 22nd floors are contiguous up to 31,405 SF



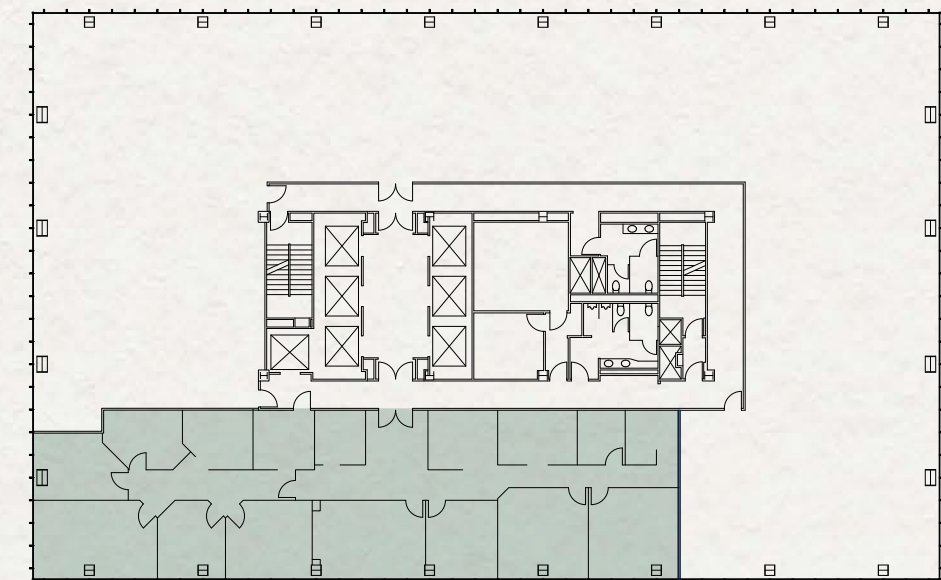
*unbelievable  
top floor views*

*twenty second floor*

## SUITE 2220

4,148 SF | AVAILABLE JUL-26

Former law firm space with dense build-out -  
21st & 22nd floors are contiguous up to 31,405 SF.







225<sup>^</sup>XYZ  
BROADWAY

*spaces tailored*  
TO IMPRESS





225<sup>^</sup>XYZ  
BROADWAY

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XYZ  
RENT

CRUZAN

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