



# west

DOWNTOWN SAN DIEGO





# A new icon on the skyline that's perfect for the evolution of America's finest city

STANDING TALL ON WEST BROADWAY IN THE HEART OF SAN DIEGO'S VIBRANT DOWNTOWN CORE, WEST IS WHERE ASPIRATION MEETS OPPORTUNITY. THIS PREMIER 37-STORY TOWER INCLUDES A MIX OF:

Office (289K SF)

Retail (10K SF)

Residential (431 units)

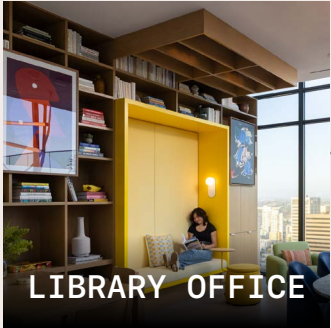
5 levels of underground parking



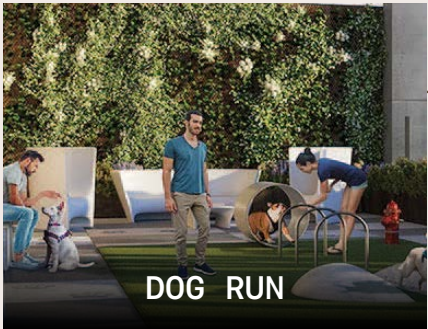
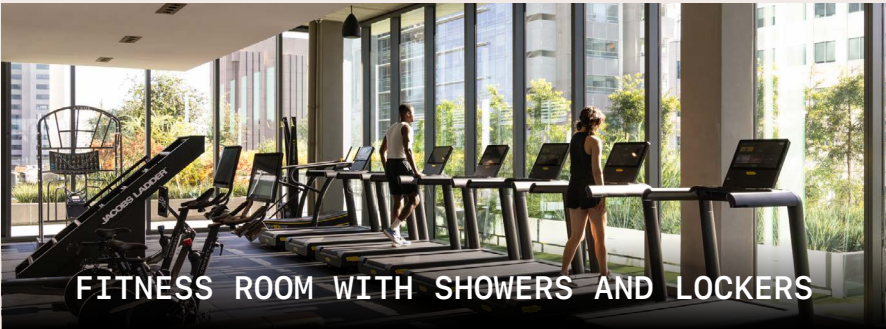
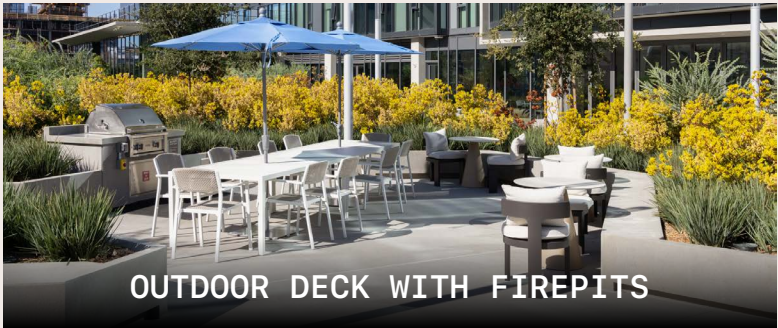


# Where work & play merge

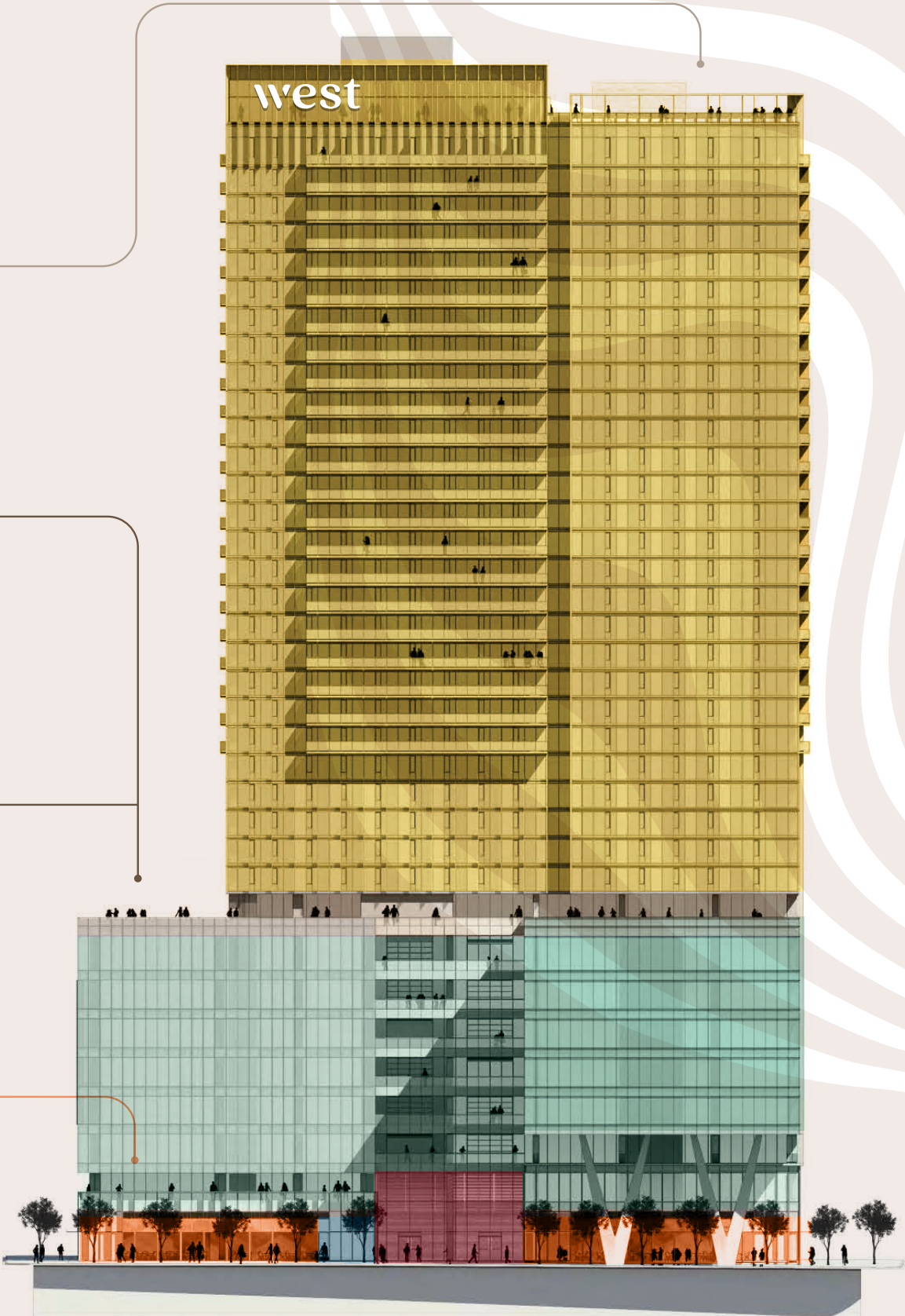
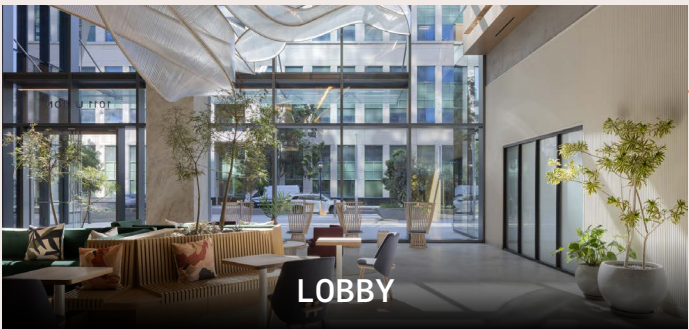
37th floor



9th floor



Ground Floor





# Elevate Your First Impression A Lobby That Means Business

A WELCOMING AND ENERGIZED  
LOBBY WARMED BY THE SUN

Indoor/outdoor dining  
and lounge areas

Direct access to building parking

Tenant engagement services

24/7 security & on-site  
management office

Ground floor retail and dining  
options including café





# Skyline Sanctuary Work Elevated

INSPIRING AMENITY SPACE FOR EVENTS,  
MEETING WITH CO-WORKERS AND WARMING  
SUNNY SPIRITS; CELEBRATING THE INDOOR/  
OUTDOOR ALL SEASON APPEAL OF THE CITY

Indoor/outdoor meeting spaces

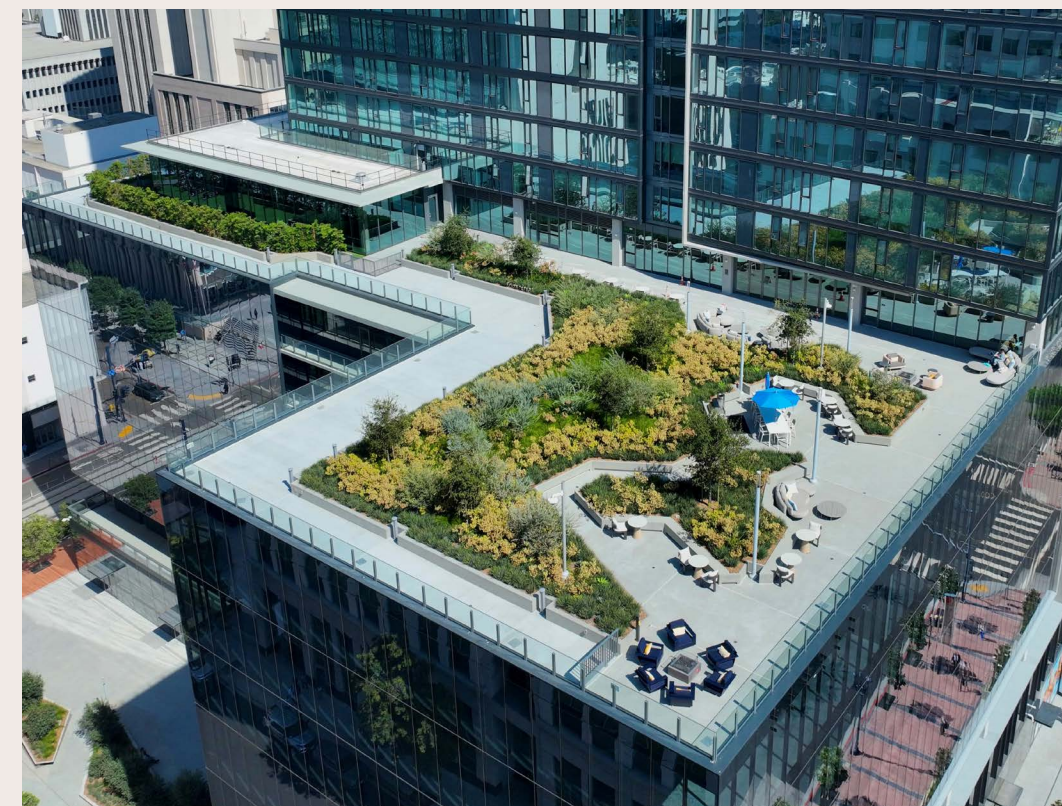
Green roof space with outdoor  
seating and exceptional views

Hospitality, social club  
& workspace in one

Conference room w/  
flexible set-up options

Communal seating to  
accommodate a variety of events

Dog run with specialty pet turf,  
seating, shade and dog wash





# Fitness Fusion Office to Oasis

BALANCING WORK AND WELLNESS IN A  
LUXURIOUS FITNESS ENVIRONMENT

Tech-enabled high-end  
strength & cardio machines

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Luxe finishes create a  
club-like experience

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Virtual studio offering immersive  
on-demand classes

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Resort quality shower facilities,  
lockers and changing rooms

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Opportunity for bootcamp,  
crossfit & yoga classes

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Outdoor workout deck

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# San Diego's New Work Canvas

AN OPEN AND BRIGHT CONTEMPORARY WORK ENVIRONMENT THAT EXPRESSES THE SAN DIEGO EXPERIENCE AND THE SPIRIT OF WEST

Reflecting the ongoing evolution of San Diego as a commercial hub teaming with highly-educated tech talent, our office spaces are truly state-of-the-art. Sustainable, connected, and collaborative by design, these expandable spaces offer expansive views and empower people in the heart of downtown.

**±289,000 RSF**

OFFICE SPACE  
BUILT IN 2024

**±41,000 RSF**

LARGE FLOOR PLATES

**1.5/1,000 USF**

PARKING RATIO

**±600,000 RSF**

FUTURE GROWTH ON  
ADJACENT BLOCK  
(SCALABILITY)

**13'6"–15'6"**

FLOOR-TO-FLOOR  
HEIGHT

**FLOORS 2–8**

OFFICE SPACE



**SUITE 800**

VACANT – 41,652 RSF

**SUITE 700**

VACANT – 41,589 RSF

**SUITE 600**

VACANT – 41,589 RSF

**SUITE 500**

VACANT – 41,589 RSF

**SUITE 200**

VACANT – 10,111 RSF



# Suite 200

## Hypothetical

DESIGNED FOR A DYNAMIC  
WORKPLACE EXPERIENCE

The layout is presented featuring a versatile combination of workstations, standard offices, a collaboratvie lounge, phone booths, a wellness room and reception area.

10,111 RSF

TOTAL SF

4

PRIVATE OFFICES

36 (6'X6')

WORK STATIONS

3

MEETING ROOMS

3

PHONE ROOMS

1

BREAK ROOM





# As Built

TYPICAL FLOOR PLATE SIZE 41,589 SF

Floors 5-8 can be combined for up to 166,356 RSF.

41,589 RSF

AVERAGE FLOOR SF

4

CONTIGIOUS FLOORS

166,356 RSF

TOTAL CONTIGIOUS SF AVAILABLE

SHELL

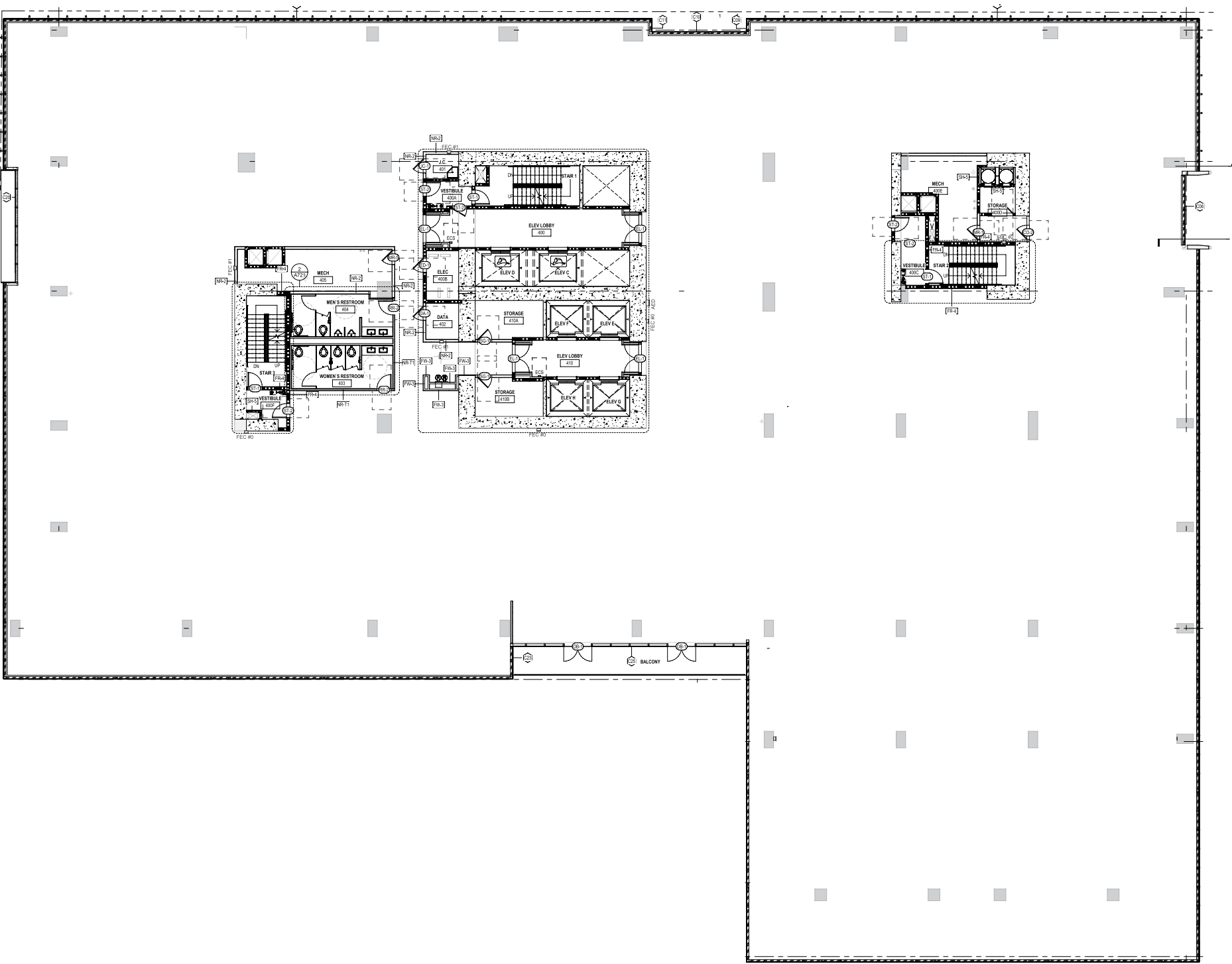
CURRENT CONDITION

FINISHED

RESTROOM CONDITION

4

HIGH SPEED ELEVATORS





# Multi-Tenant Hypothetical

DESIGNED TO OPTIMIZE FUNCTIONAL SPACE AND PROVIDE TENANT PRIVACY

The layout is efficiently arranged to house four distinct office suites ranging from ± 6,216 RSF - 17,777 RSF. Each suite offers a floor plan to meet unique business needs.

## SUITE A

- 52 WORKSTATIONS
- 7 OFFICES
- 9 MEETING ROOMS
- 1 BREAKROOM

## SUITE B

- 12 WORKSTATIONS
- 10 PRIVATE OFFICES
- 3 MEETING ROOMS
- 1 BREAKROOM

## SUITE C

- 32 WORKSTATIONS
- 5 PRIVATE OFFICES
- 2 MEETING ROOMS
- 1 BREAKROOM

## SUITE D

- 33 WORKSTATIONS
- 2 PRIVATE OFFICES
- 1 MEETING ROOM
- 1 BREAKROOM





# Traditional Hypothetical

DESIGNED TO BALANCE INDIVIDUAL PRODUCTIVITY AND COLLABORATIVE WORK

The layout features a mix of workstations, standard and spacious corner offices, with 80% of the workspace dedicated to workstations. Large and medium-sized conference rooms are strategically placed, along with collaborative areas for gatherings.

41,589 RSF

TOTAL SF

43

PRIVATE OFFICES

178 (6'X8')

WORK STATIONS

9

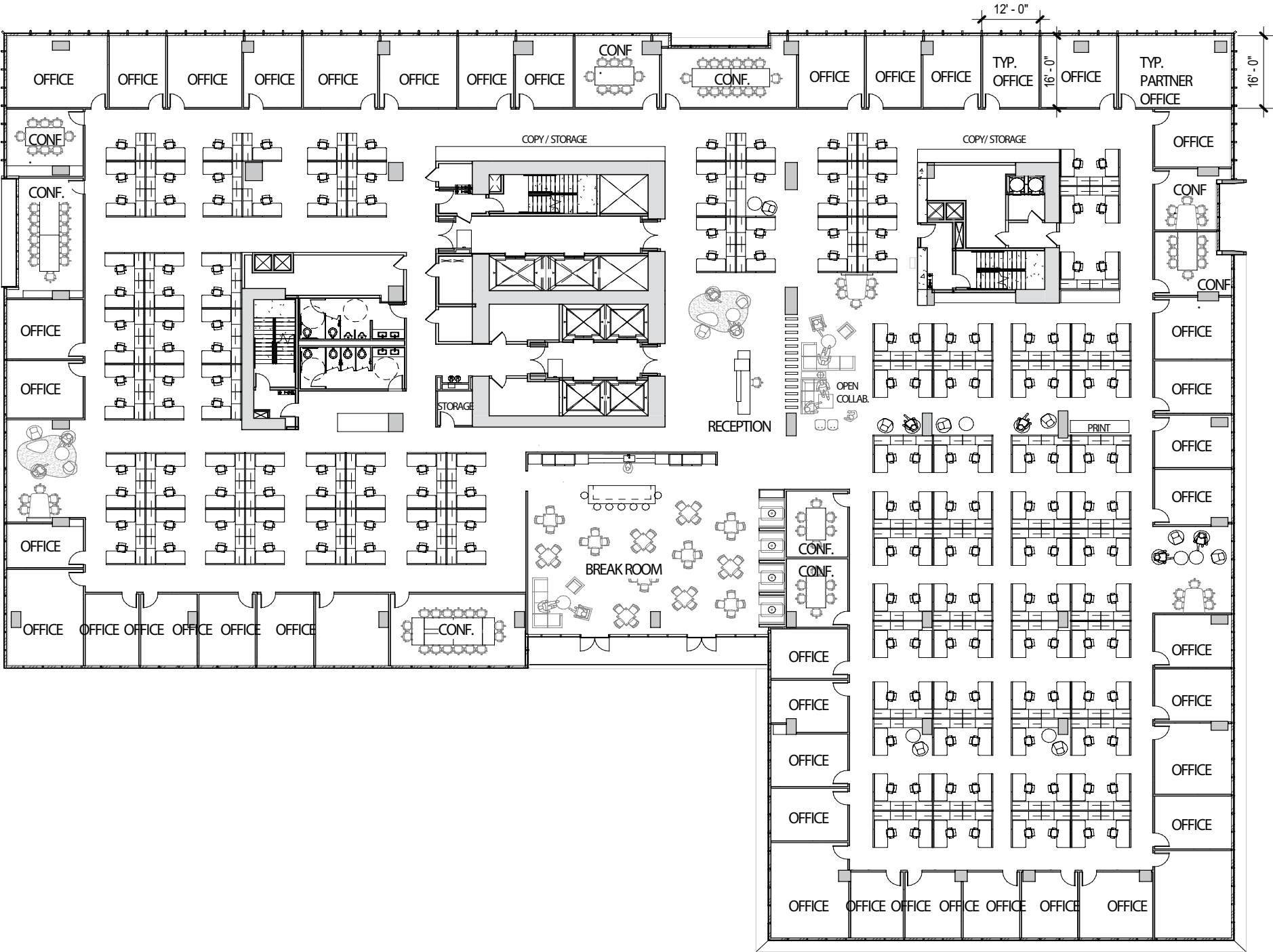
MEETING ROOMS

3

COLLABORATION AREAS

1

BREAK ROOM





# Hybrid Hypothetical

DESIGNED TO ACCOMMODATE A FLEXIBLE WORKFORCE, BLENDING TRADITIONAL AND CREATIVE WORK ENVIRONMENTS

The layout features a mix of open workspaces and standard private offices, with 83% of workspace dedicated to workstations and hot-desking areas to support various work styles along with collaboration areas for gatherings.

41,589 RSF

TOTAL SF

38

PRIVATE OFFICES

192 (6'X7')

WORK STATIONS

9

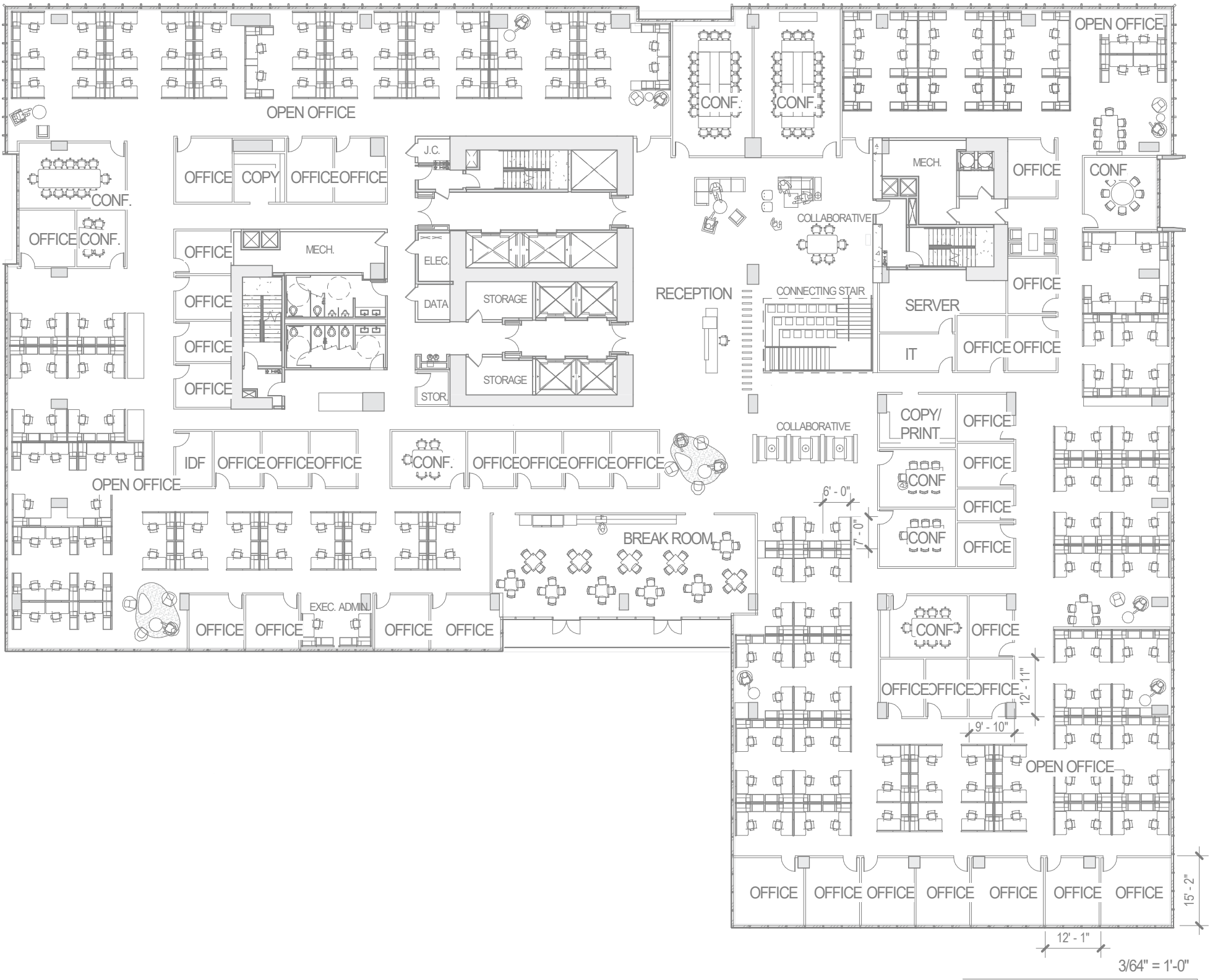
MEETING ROOMS

2

COLLABORATION AREAS

1

BREAK ROOM





# Creative Hypothetical

DESIGNED TO SPARK INNOVATION  
AND COLLABORATION

The layout features an open floor plan,  
with 90% of the workspace dedicated to  
workstations. Standard private offices. Medium  
and large conference rooms promote a  
dynamic and engaging work environment.

41,589 RSF

TOTAL SF

20

PRIVATE OFFICES

227 (6'X8')

WORK STATIONS

8

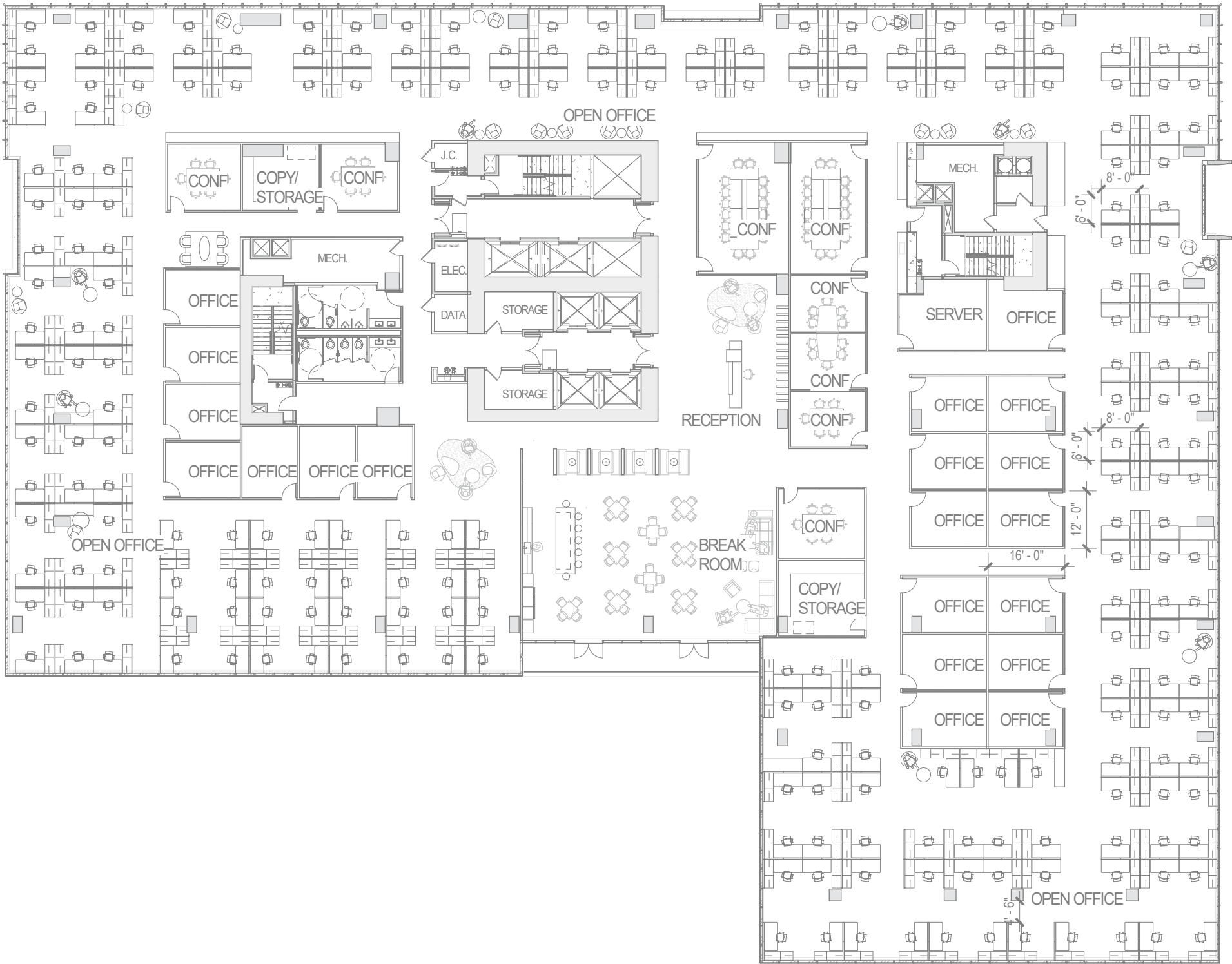
MEETING ROOMS

1

COLLABORATION AREA

1

BREAK ROOM





# High Density Hypothetical

DESIGNED TO OPTIMIZE SPACE WITH  
MAXIMUM OCCUPANCY AND FUNCTIONALTY

The layout features an open floor plan,  
with 100% of the workspace dedicated  
to workstations. Medium and large  
conference rooms promote a dynamic  
and engaging work environment.

41,589 RSF

TOTAL SF

0

PRIVATE OFFICES

381 (6'X8')

WORK STATIONS

10

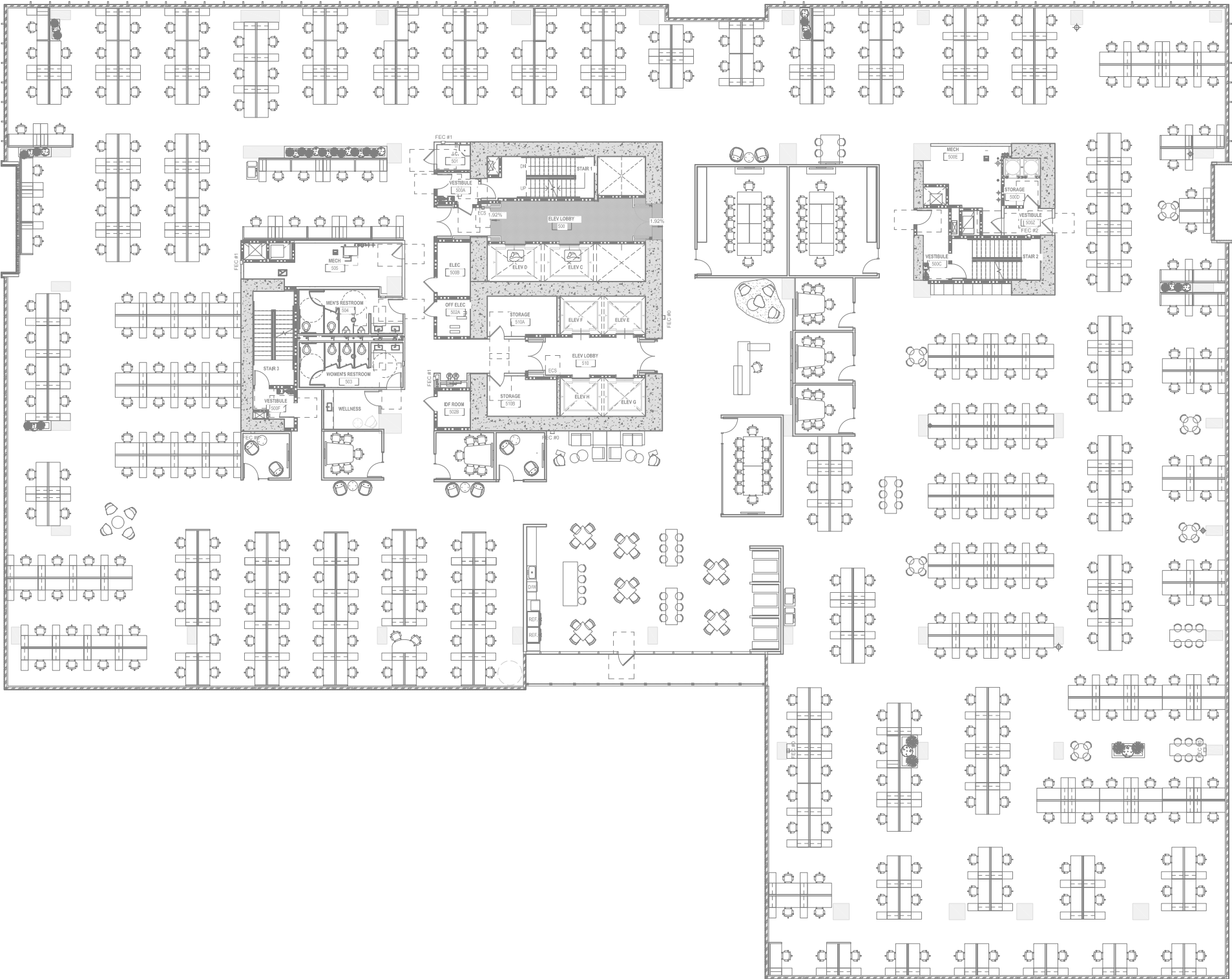
MEETING ROOMS

1

COLLABORATION AREA

1

BREAK ROOM





# Future- Proof Your Footprint Scale Seamlessly Downtown

A CLEAR PATH TO EXPANSION FOR TODAY  
AND TOMORROW'S MOST INNOVATIVE  
AND FORWARD-THINKING COMPANIES





# In the Heart of It All

STEPS AWAY FROM ALL SAN DIEGO HAS TO OFFER

160

RESTAURANTS

20

COFFEE SHOPS

1

BLOCK TO  
TROLLEY STOP

20+

FITNESS CENTERS  
NEARBY

4

BLOCKS TO SANTA  
FE DEPOT TRANSIT  
CENTER

2

MINUTE WALK TO  
CIVIC CENTER PLAZA/  
CITY HALL

10+

HOTELS WITHIN  
2 MILES

5

BLOCKS TO LITTLE  
ITALY







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## DEVELOPED BY:



## ON-SITE PROPERTY MANAGEMENT:



**HOSPITALITY  
at WORK**  
A LOWE COMPANY

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