



IRVINE COMPANY

# 501 West Broadway



The UPS Store

SheppardMullin

CITY NATIONAL BANK

City National Bank

501

All properties are offered for lease by Irvine Management Company, a licensed real estate broker CA DRE Lic #02041810.





501 WEST BROADWAY

# The Height of Excellence

Home to many of San Diego's most distinguished companies, this elevated workplace boasts the best of everything your workforce could possibly want. Panoramic waterfront views inspire creativity, while the elite Broadway Athletic and Swim Club optimizes your well-being at this distinctive address.





# 501 West Broadway

**Height:** 20 Floors

**Size:** 395,000 SF

**Area:** West Broadway & Columbia Street

## Features

- Panoramic waterfront views
- Awe-inspiring arched entry, soaring atrium lobby and polished marble finishes
- 20,000 SF floor plate
- Adjacent to San Diego's main trolley station, Santa Fe Depot
- 1.9/1,000 parking ratio with dedicated, secure underground parking and EV charging stations



## Amenities

- Matisse Bistro features fresh meals and locally baked European pastries
- Full-service salon and barber shop
- Broadway Athletic and Swim Club's unique offerings make it the definitive health club destination, including group fitness classes, personal training, rooftop pool, physical therapy and more, with exclusive rates for Irvine Company customers
- Venue Meetings & Events Center features a pre-function lounge and two auditorium-style rooms (seating capacity up to 50 in each room) with stunning downtown views from the top floor
- On-site conveniences include full-service banking and ATM





# Where Work & Life Meet

Surrounded by shopping, dining, hotels and abundant housing in the Gaslamp Quarter and the San Diego waterfront, with direct access to courthouses and municipal offices, our centrally-located workplaces make working from the office worth it.

**240+**  
Dining Options

**40+**  
Hotels

**98**  
Average  
Workplace  
Walk Score





# Wherever You Choose to Work, *Choose to Work With Irvine Company*

## Elevated Customer Care

Our on-site teams anticipate your needs to brighten and simplify every day with high-touch, personalized service, including 24-hour staffed lobbies.

## Space That Scales With You

Scale up or down easily across our San Diego portfolio with the collaborative partnership of our trusted strategists with 40+ years of locally-grown expertise.

## Save With Sustainability

Our water and energy efficiency sustainability measures are verified by Energy Star®, LEED®, UL and WELL and result in significant savings which are passed on directly to our customers.

## Industry-Leading Owner

As San Diego's leading landlord, we draw on 150+ years of expertise to create workplaces that cultivate success, backed by the financial stability of Irvine Company.





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