



## Nine2Five

925 B St, San Diego, CA 92101



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## Nine2Five

\$20.40 - \$32.64 /SF/YR

Located in the financial district of downtown San Diego, Nine2Five is surrounded by thriving businesses and like-minded professionals, making it an ideal spot for networking and collaborative work opportunities. Tenants have access to a variety of corporate office solutions or fully furnished executive suites, with Nine2Five catering to a wide range of business types and sizes. Clients and guests can access the building remotely and will feel welcomed in a...

- Nine2Five offers a variety of office solutions, including fully furnished executive office suites that provide a Class A experience.
- Tenants can enjoy the convenience of full-service workspaces, as well as the ability to grant clients remote access to the building.
- It allows commuters easy access to San Diego International Airport, the I-5, Route 163, and Route 94, all of which are less than a seven-minute drive
- Ideally located in the heart of San Diego's financial district, it is just a short walk for professionals to numerous fine dining casual restaurant



Rental Rate: \$20.40 - \$32.64 /SF/YR

Property Type: Office

Building Class: B

Rentable Building Area: 69,583 SF

Year Built: 1986

Walk Score ®: 99 (Walker's Paradise)

Transit Score ®: 80 (Excellent Transit)

Rental Rate Mo: \$2.02 /SF/MO

## 1st Floor Ste 101

|                 |                       |
|-----------------|-----------------------|
| Space Available | 5,700 SF              |
| Rental Rate     | \$24.21 /SF/YR        |
| Date Available  | Now                   |
| Service Type    | Full Service          |
| Built Out As    | Restaurants And Cafes |
| Space Type      | Relet                 |
| Space Use       | Retail                |
| Lease Term      | 2 - 10 Years          |

Located on the sought-after corner of B Street and 10th Avenue in downtown San Diego. Available for immediate occupancy, this restaurant/cafe space features over \$500,000 of restaurant equipment: bar, kitchen with hood system, grease trap and walk-in freezer. This would be a great opportunity for an experienced operator looking for an easy to install and well laid out location. This location provides immediate access to I-5 and 163. It is adjacent to the bus line and one block from the light rail.

1

## 1st Floor Ste 102

|                 |                 |
|-----------------|-----------------|
| Space Available | 920 SF          |
| Rental Rate     | \$32.64 /SF/YR  |
| Date Available  | Now             |
| Service Type    | Full Service    |
| Built Out As    | Standard Office |
| Space Type      | Relet           |
| Space Use       | Office          |
| Lease Term      | 2 - 10 Years    |

This exceptional office or retail space, strategically located on the first floor, covers 920 square feet of fully built-up area. Upon entry, a carefully designed reception area sets the tone for a professional and welcoming experience. Located adjacent to the entrance hall, this space provides an additional waiting area, providing a comfortable and convenient space for clients and visitors awaiting appointments or consultations. The interior layout is optimized for functionality, with a reception and assistant area, four private suites or offices, providing an ideal environment for focused work and client meetings. Well-defined private offices provide necessary privacy, while the reception area provides a warm and welcoming introduction to the business. The rate includes building services and property expenses. Electricity is not included.

2

## 2nd Floor Ste 201

|                 |                 |
|-----------------|-----------------|
| Space Available | 4,620 SF        |
| Rental Rate     | \$21.00 /SF/YR  |
| Date Available  | Now             |
| Service Type    | Full Service    |
| Built Out As    | Standard Office |
| Space Type      | Relet           |
| Space Use       | Office/Retail   |
| Lease Term      | 2 - 10 Years    |

A beautiful, versatile second floor commercial space, approximately 4,620 square feet in San Diego's bustling financial district. Prominently located in front of three apartment buildings with over 1,300 units and within walking distance of 4,000 businesses, this space is ideal for offices, creative businesses, gyms or hair salons. Upon entry, a carefully designed reception area creates a professional and welcoming atmosphere, providing comfort and convenience to clients and visitors awaiting appointments. The open layout provides ample space for a modern work or service area, complemented by three private rooms fitted with sinks and cabinets for added privacy and specialist services. A kitchenette and storage room add to the convenience, providing staff with the tools they need and abundant storage capacity. Rate includes building services and property expenses/electricity is not included.

3

### 3rd Floor Ste 302

|                 |                 |
|-----------------|-----------------|
| Space Available | 2,600 SF        |
| Rental Rate     | \$26.40 /SF/YR  |
| Date Available  | Now             |
| Service Type    | Full Service    |
| Built Out As    | Standard Office |
| Space Type      | Relet           |
| Space Use       | Office          |
| Lease Term      | 3 Years         |

This space is located on the third floor of the building. This office includes nine individual desks and a spacious open work area. Facing B Street, this suite offers beautiful views of downtown San Diego.

4

### 4th Floor Ste 405

|                 |                  |
|-----------------|------------------|
| Space Available | 1,060 SF         |
| Rental Rate     | \$28.50 /SF/YR   |
| Date Available  | Now              |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Office           |
| Lease Term      | 2 - 10 Years     |

A distinguished office space offering approximately 1,060 square feet of refined and functional workspace in the heart of Downtown San Diego. This suite opens onto a spacious reception area, designed to create a warm and professional first impression for guests and visitors alike. Suite 405 includes four private offices, each designed for comfort and privacy. The suite also offers a dedicated collaboration space, ideal for sharing ideas or an open workspace. Featuring its own central HVAC system, this space guarantees a comfortable environment all year round. Strategically located and offering breathtaking views of downtown San Diego, Suite 405 is more than just an office: it's an ideal environment for businesses looking for a setting that combines productivity and elegance.

5

### 5th Floor Ste 500

|                 |                    |
|-----------------|--------------------|
| Space Available | 11,590 SF          |
| Rental Rate     | \$20.40 /SF/YR     |
| Date Available  | Now                |
| Service Type    | Plus All Utilities |
| Built Out As    | Standard Office    |
| Space Type      | Relet              |
| Space Use       | Office             |
| Lease Term      | 3 Years            |

The office space includes an 11,800 square foot floor with nearly column-free spacing, abundant natural light and views of downtown San Diego. The entire fifth floor space is available with an entrance hall, including two offices for receiving customers and suppliers. Inside, you'll find two large conference rooms, three glass-walled private offices, plenty of open space, a kitchenette, private bathrooms, and an outdoor patio. Reserved parking spaces inside the building. This suite has a useful layout for any professional business and open space for cubicles or workstations. New construction, including new HVAC units, was completed in 2012. Modern, COVID-friendly environment. Also includes excellent access to local highways.

6

## 6th Floor Ste 603

|                 |                 |
|-----------------|-----------------|
| Space Available | 2,370 SF        |
| Rental Rate     | \$21.60 /SF/YR  |
| Date Available  | Now             |
| Service Type    | Full Service    |
| Built Out As    | Standard Office |
| Space Type      | Relet           |
| Space Use       | Office          |
| Lease Term      | 3 Years         |

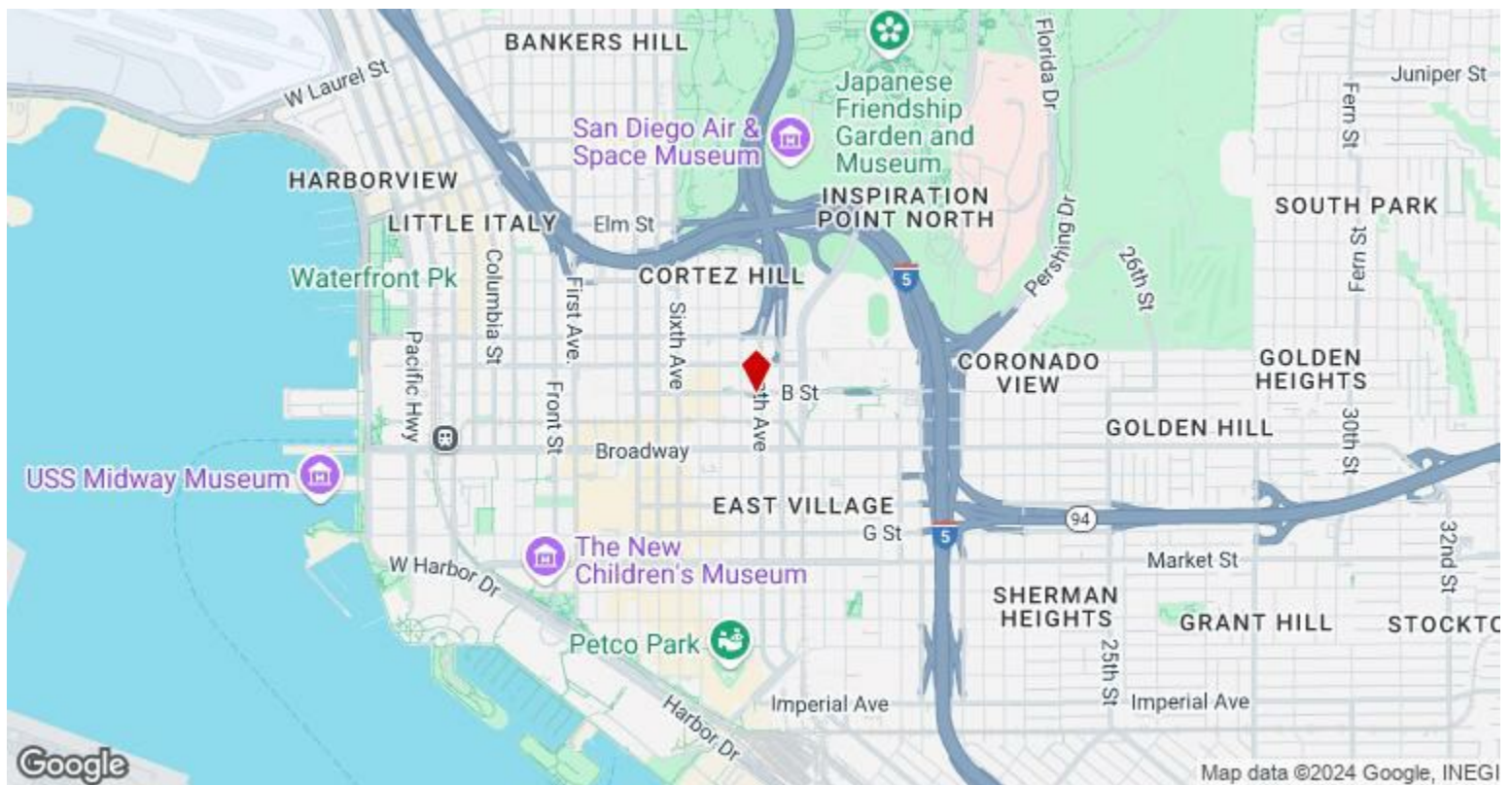
The offices feature 2,370 square feet of floor space, abundant natural light and views of downtown San Diego. This office space is available with a lobby, conference room, six private offices, plenty of open space, a kitchenette, and a balcony! Reserved parking spaces inside the building. This suite has a useful layout for any professional business. Modern, COVID-friendly environment. This location provides excellent access to local highways.

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## Major Tenant Information

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| <b>Tenant</b>                     | <b>SF Occupied</b> | <b>Lease Expired</b> |
|-----------------------------------|--------------------|----------------------|
| Brian Watkins & Associates        | 1,672              |                      |
| Capri Nine2Five Executive offices | 3,477              |                      |
| Creative Builds                   | 1,139              |                      |
| Nasseri Legal                     | 2,100              |                      |
| Ocean Mortgage                    | 1,159              |                      |
| The Law Office of Patrick Mazzei  | 1,113              |                      |
| Yolia Health                      | 1,139              |                      |
| Mega Auto Finance                 | 3,670              |                      |



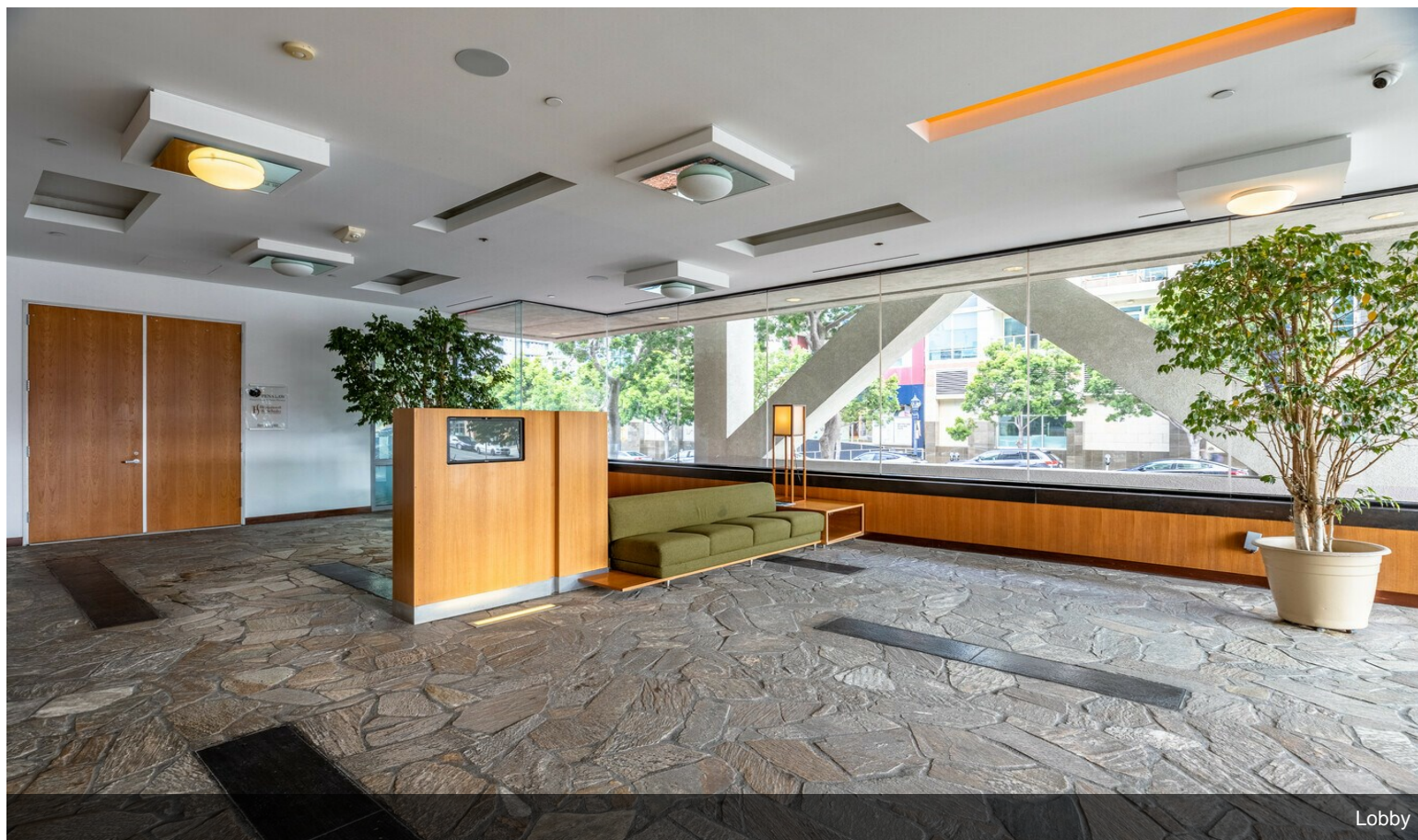
## 925 B St, San Diego, CA 92101

Located in the financial district of downtown San Diego, Nine2Five is surrounded by thriving businesses and like-minded professionals, making it an ideal spot for networking and collaborative work opportunities. Tenants have access to a variety of corporate office solutions or fully furnished executive suites, with Nine2Five catering to a wide range of business types and sizes. Clients and guests can access the building remotely and will feel welcomed in a premium, professional environment. An on-site property manager is available to assist tenants with most inquiries promptly. Executive suites have the option for full-service workspace, minimizing overhead costs. Nine2Five is ideally located in San Diego's increasingly sought-after financial district. Situated in the heart of downtown, it is surrounded by businesses, including retail and investment banks, brokerage firms, engineering firms, and law offices. 925 B Street provides professionals with immediate access to public transit, top hotels, and five-star restaurants, while being just minutes away from the airport and the I-5, 163, and 94 freeways.

# Property Photos



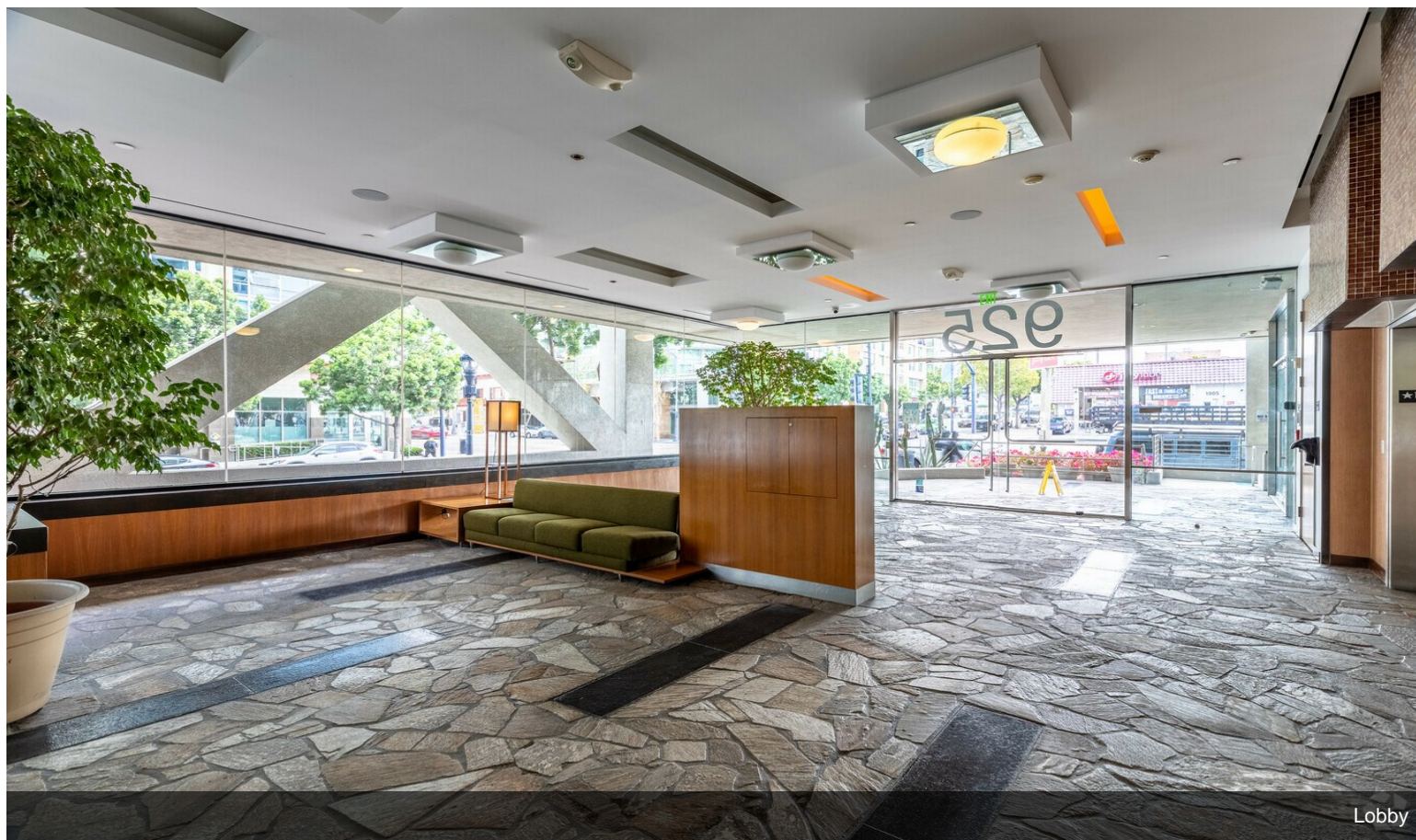
Entrance



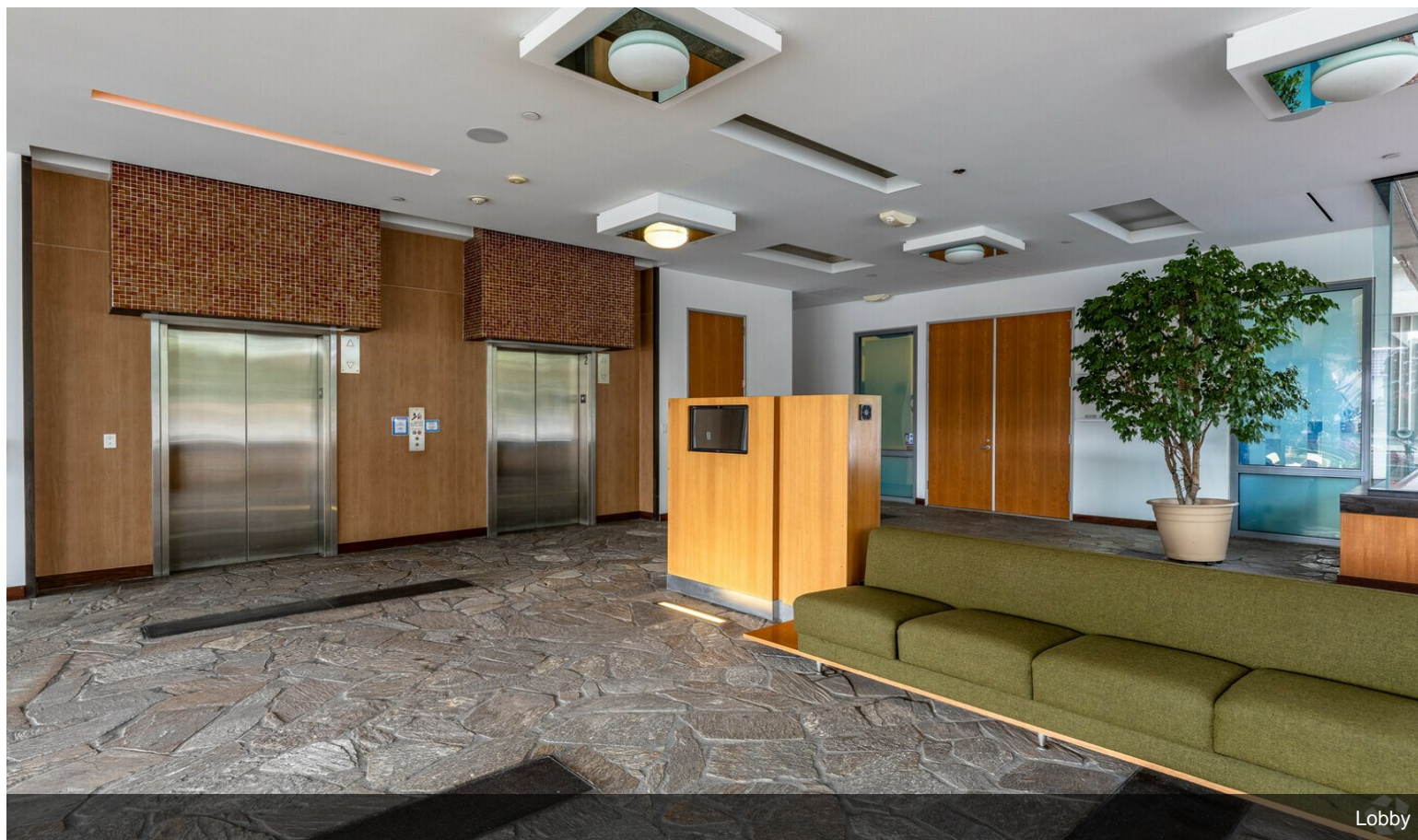
Lobby



# Property Photos



Lobby



Lobby