



IRVINE COMPANY

# Wells Fargo Plaza



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

## WELLS FARGO PLAZA

# Downtown Convenience, Outdoor Inspiration

Wells Fargo Plaza makes coming to work worth it for top talent who expect more from the office. The hospitality-inspired lounge and exclusive outdoor workspace energize collaboration under the sun, while sweeping waterfront views and a prestigious address in the thriving financial district elevate the everyday.



# Wells Fargo Plaza

401 B Street

**Height:** 24 Floors

**Size:** 488,000 SF

**Area:** B Street & Fifth Avenue

## Features

- Stunning views of downtown, San Diego Bay and Coronado Island
- 22,000 SF floor plate
- One of downtown's largest contiguous spaces available to lease
- 1.4/1,000 parking ratio with dedicated, secure underground parking and EV charging stations



## Amenities

- Outdoor workspace features a range of seating options for working, dining and socializing
- Plaza Deli offers convenient breakfast and lunch options as well as catering services
- Hospitality-inspired lounge features contemporary furniture and communal tables
- KINETIC private fitness center provides resort-style locker room and group exercise suite
- Venue Meetings & Events Center features boardroom (seating capacity up to 12) and training room (seating capacity up to 35)
- On-site conveniences include bike storage and 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+**

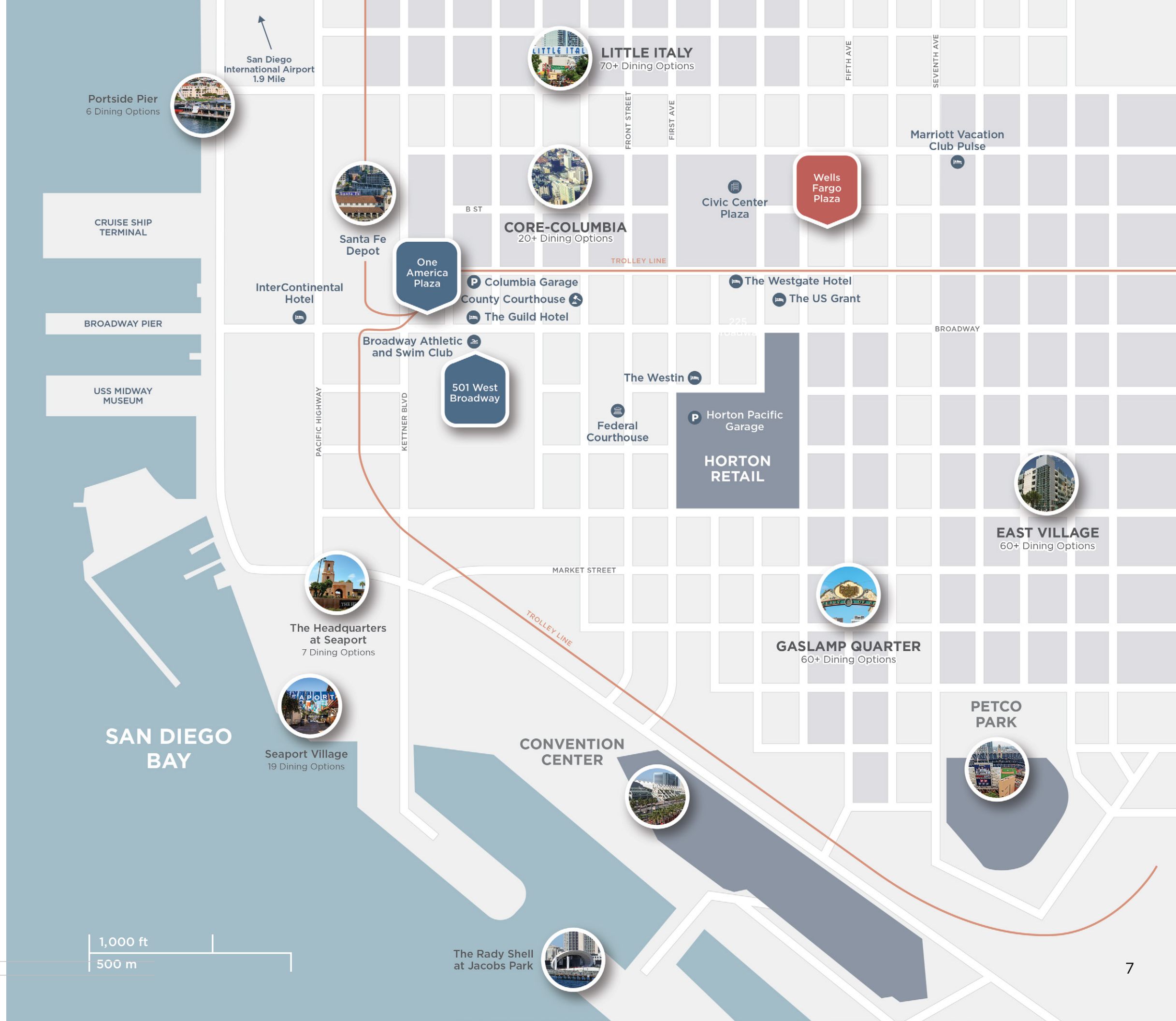
Dining Options

**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.



**OWNED AND MANAGED BY**



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