

 IRVINE COMPANY

One America Plaza



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



ONE AMERICA PLAZA

The Flagship of Success

One America Plaza's iconic architecture exudes prestige even before entering its marble-wrapped four-story lobby. With a coveted location on the waterfront adjacent to Little Italy and panoramic city and waterfront views, its aesthetic and ambiance are as bold and memorable as the work your team is known for.



One America Plaza

600 West Broadway

Height: 34 Floors

Size: 625,000 SF

Area: West Broadway & Kettner Boulevard

Features

- Panoramic city and waterfront views
- Stunning four-story marble lobby and indoor waterfall
- 18,000-20,000 SF floor plate
- Direct access to San Diego's main trolley station, Santa Fe Depot
- 2/1,000 parking ratio with dedicated, secure underground parking, EV charging stations and additional parking at the neighboring Columbia Garage



Amenities

- Hidden Craft offers locally crafted brews and a food menu with a wide range of flavors
- Giovanni's Trattoria offers a variety of options, including pizza, pasta, salad and so much more
- Grab & Go Subs serves specialty sandwiches and salads made with only the finest ingredients
- Pressed Juicery features cold-pressed juices, plant-based soft serve and healthy snacks
- At Starbucks Coffee, indulge in a range of craft coffee, smoothies and a variety of tasty treats
- Meetings & Events Center features a conference room (seating capacity up to 70)



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+

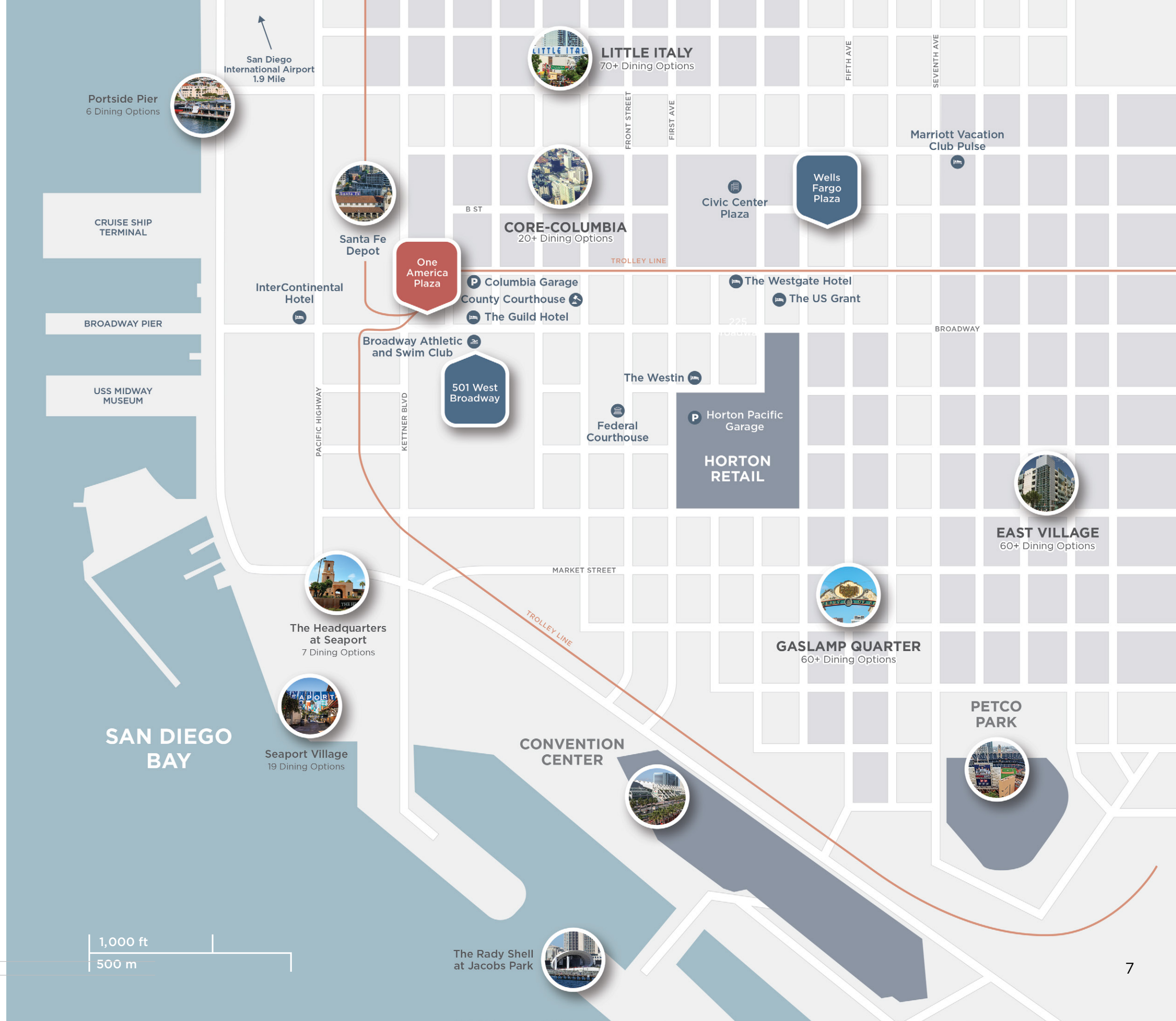
Dining Options

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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