



1 COLUMBIA PLACE

401 W A STREET
SAN DIEGO



REGENT PROPERTIES



TAKING IT
TO THE
NEXT LEVEL

From a thoughtfully appointed collection of on-site amenities, to seamless access to the bay, 1 Columbia Place is the premier destination for forward-looking organizations wanting to blur the lines between work and life.



1 COLUMBIA PLACE

A Premier Office Destination.

Rising 27 stories high, 1 Columbia Place stands as an iconic Class A building, boasting approximately 593,000 rentable square feet. Tenants enjoy sweeping vistas of the San Diego Bay, San Diego International Airport, and Balboa Park, this landmark tower offers an unparalleled central downtown San Diego location.

Listed By:



A Dynamic Work Environment.

Where modernity meets convenience. 1 Columbia Place sets the new standard by meeting the demands of today’s market.

Modern Lobby

Step into our elegant and welcoming lobby, accented with contemporary art and comfortable seating, creating a perfect meeting and waiting area.

Expansive Terrace

Hotel style seating, dining tables with panoramic views of the city and bay. Experience the outdoors within our urban landscape.

Tenant Lounge

Casa Columbia includes curated seating and workspaces, Bevi® sparkling and flavored water dispenser, and access to outdoor terrace decks.

Fitness Center

Keep wellness at the forefront with access to our state-of-the-art fitness and yoga facility, operated by Balanced Fitness and equipped with lockers + showers, steam rooms, complimentary cold brew coffee and weekly workout classes.

Conference Center

Facilitate productive meetings in our fully equipped, Three (3) conference rooms with AV upgrades and access to staging kitchen.

Game Room

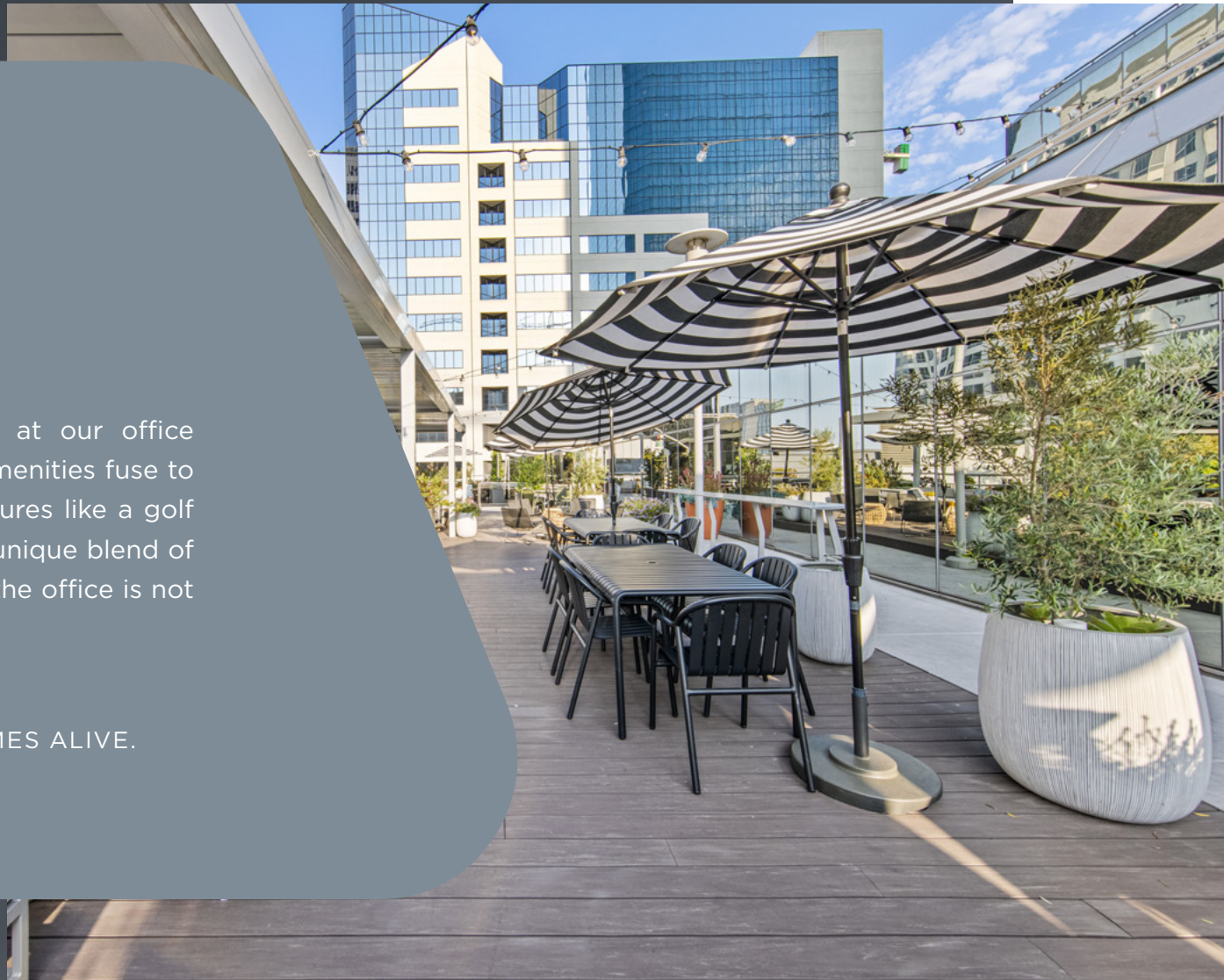
Meet Casa Social and enjoy a Golf Simulator, darts, pool table and lounge seating.



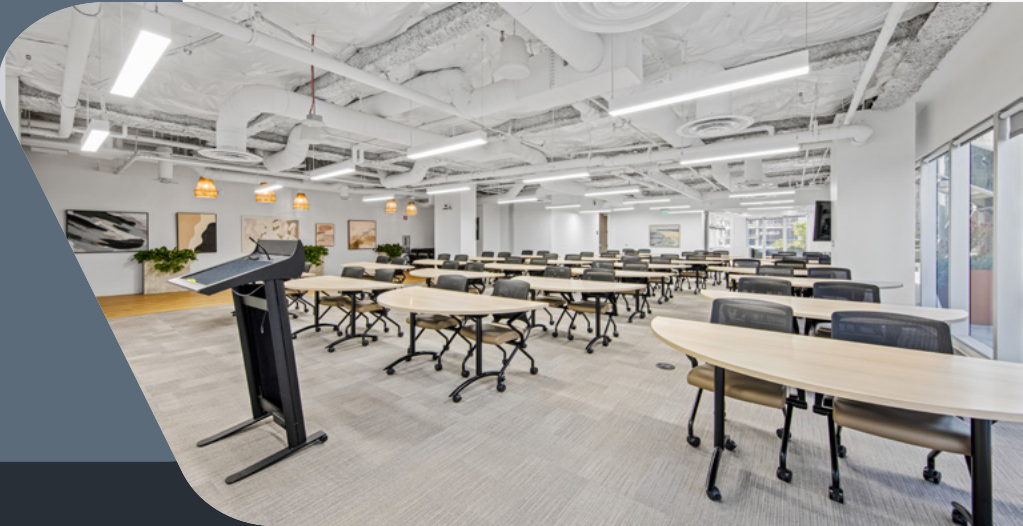
A New Wave of Office Excellence.

Experience the pinnacle of workplace innovation at our office building, where modern technology and premium amenities fuse to create an unparalleled work environment. With features like a golf simulator in the 3rd-floor tenant lounge, we offer a unique blend of leisure and productivity, ensuring that every day at the office is not just another day at work.

WELCOME TO WHERE THE FUTURE OF WORK COMES ALIVE.



Meticulously Crafted Workplace Awaits...



— Mothers Room

Private Mother’s Lounge featuring a break area, lounge seating, lockers and four (4) reservable private lactation rooms equipped with comfortable seating and a desk. SOS® vending machine with premium health and wellness products.

— Other Highlights

BOMA 360 designation & 96 Energy Star Rating, four (4) EV charging stations, bike room with secured racks and access to a private bathroom + shower, on-site property management and 24/7 security.

— Regent PM App

Reserve amenities, book conference rooms, RSVP to events, connect with on-site management and more with our tenant experience mobile app.

— On-Site Retail

Sid Allen Jewelers, Thai Sport Bodyworks, and more retail amenities coming soon!



On-site Retail Amenities.

Where modernity meets convenience. 1 Columbia Place sets the new standard by meeting the demands of today’s market.

—

Donut Bar San Diego

Where heavenly confections meet unrivaled creativity! This one-of-a-kind bakery invites you on a delectable journey through the world of gourmet donuts, pastries, coffee, and an Augmented Reality Experience.

—

Appetite, Simply Tasty Food

A tradition of good food plays an important part in peoples own happiness. Fresh baked bread, delivered fresh. Homemade sandwiches, chili, smoothies, coffee & salads available on-site.





AVAILABLE SPACE

SUITE	SIZE	AVAILABLE	RATE FSG	VIEWS/NOTES
120	4,149	Vacant	Negotiable	Open Bullpen Suite
335	2,613	Vacant	\$3.05	Spec Suite with Traditional Finishes + Fully Furnished
400	26,483	Vacant	\$2.80	Full Floor Available
750	2,923	Vacant	\$3.05	Future Spec Suite
925	2,171	Vacant	\$3.05	4 Private Offices + Conference Room + Open Area w/ Kitchen
950	8,528	Vacant	\$3.05	Modern Creative Spec Suite + Multiple Private Offices and Open Area + Partially Furnished
960	7,207	Vacant	\$3.05	Open Floor Plan + Call Rooms + Large Conference + Kitchen + Creative Finishes
1100	12,441	Vacant	\$3.05	Mix of Perimeter Private Offices + Conference/Training Rooms + Open Bullpen + Kitchen + Internal Restrooms + Double Door Entry w/ Bay Views
1300	20,293	Vacant	\$3.15	Full Floor Opportunity with a Mixture of Open Build-out & Exterior Offices + Conference Room
1410	4,098	Vacant	\$3.15	Future Spec Suite
1420	2,883	Vacant	\$3.15	4 Window-Lined Private Offices + Conference Room + Kitchen Office Area
1600	8,354	Vacant	\$3.25	Future Spec Suite + Bay Views
1675	5,244	11/1/2025	\$3.25	8 Private Offices + Conference Room + Kitchen + Open Area
1700	20,703	Vacant	\$3.25	Full Floor Office Build Out

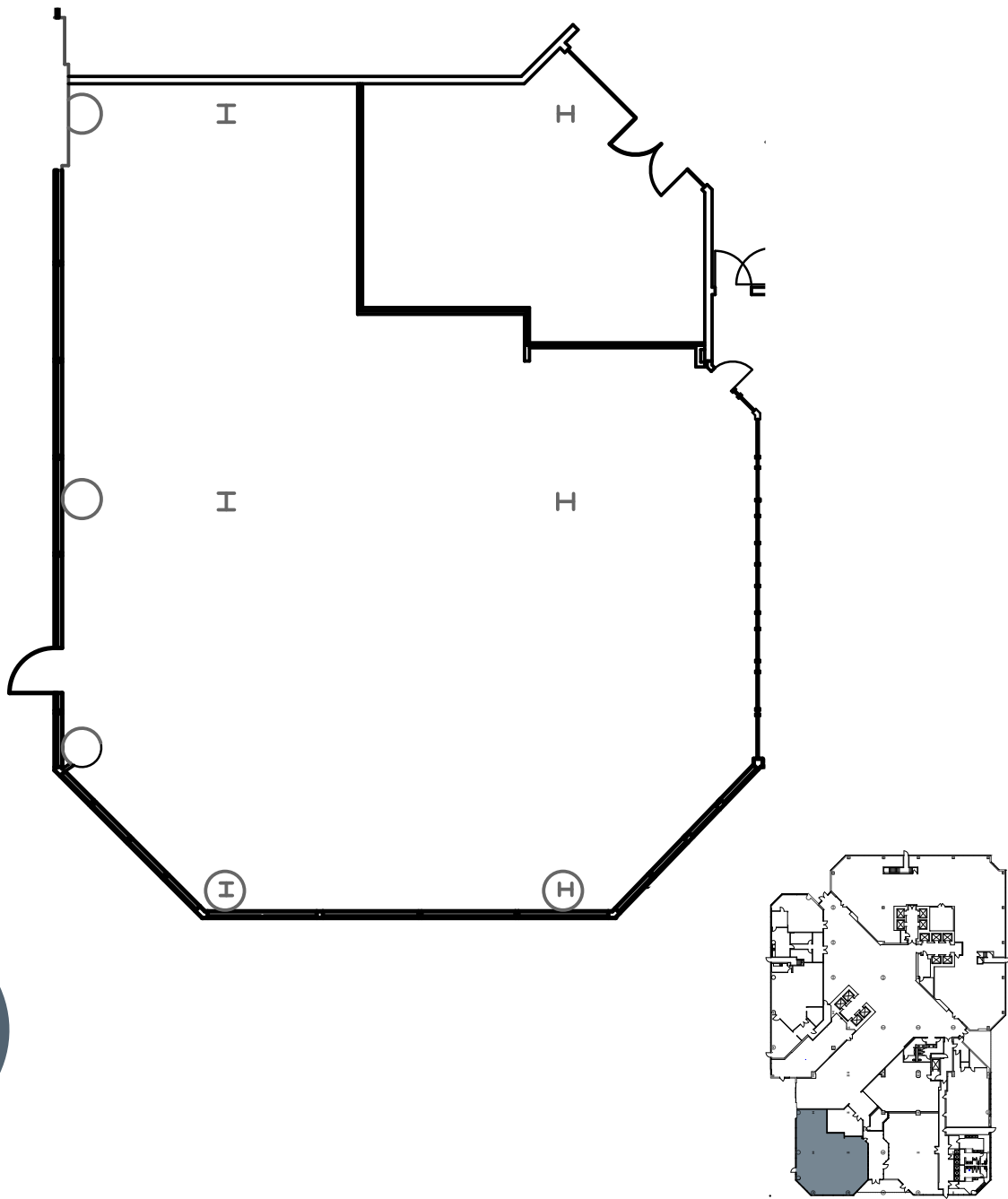


Your choice of options.

1ST FLOOR

SUITE 120

SIZE	4,856 SF
AVAILABLE	Vacant
RATE FSG	Negotiable
NOTES	Open Bullpen Suite

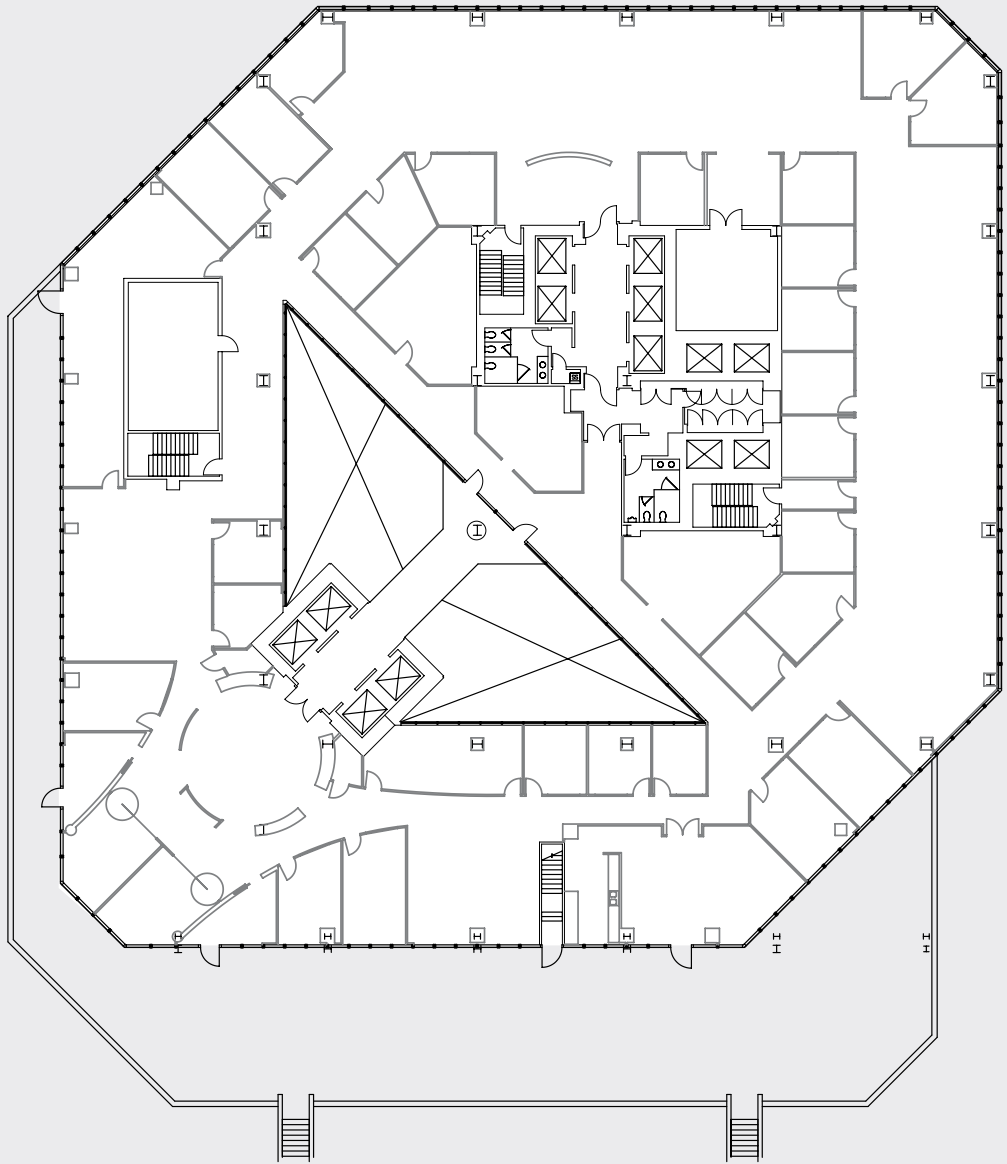


3RD FLOOR

SUITE 335

SIZE	2,613 SF
AVAILABLE	Vacant
RATE FSG	\$3.05
NOTES	Spec Suite with Traditional Finishes + Fully Furnished





4TH FLOOR

Entire Floor

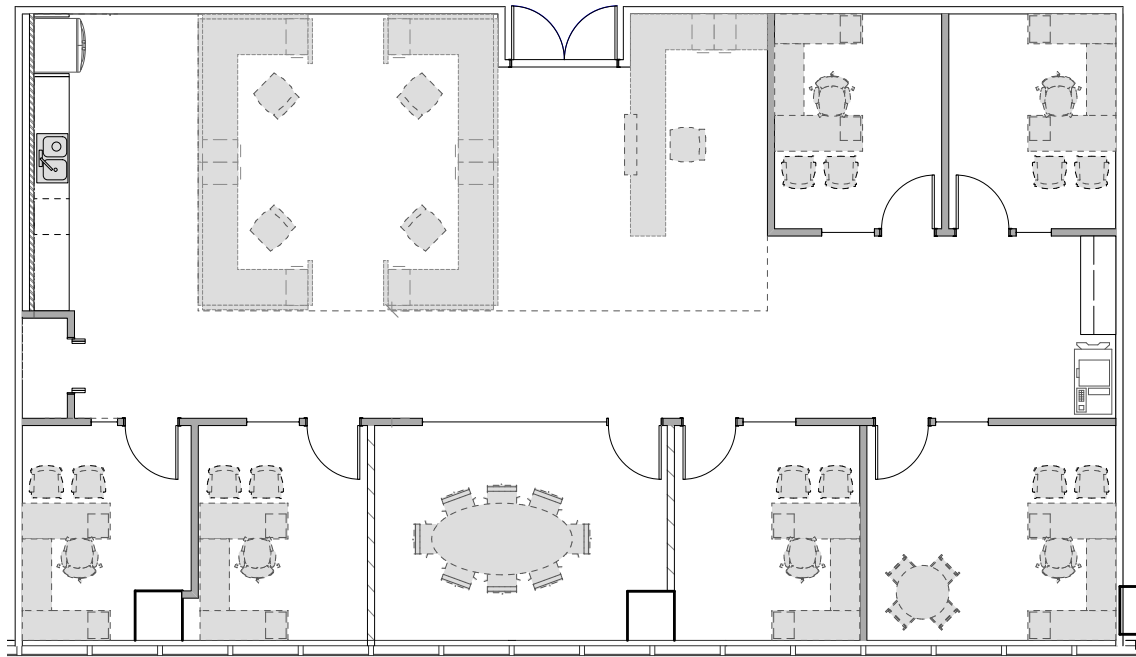
SUITE 400

SIZE	26,483 SF
AVAILABLE	Vacant
RATE FSG	\$2.80
NOTES	Full Floor Opportunity

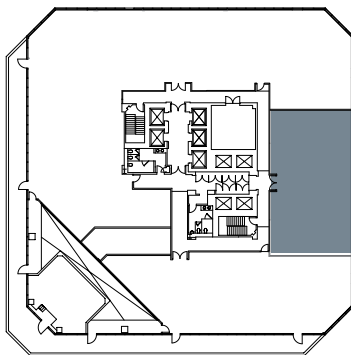
7TH FLOOR

SUITE 750

SIZE	2,923 SF
AVAILABLE	Vacant
RATE FSG	\$3.05
NOTES	Future Spec Suite



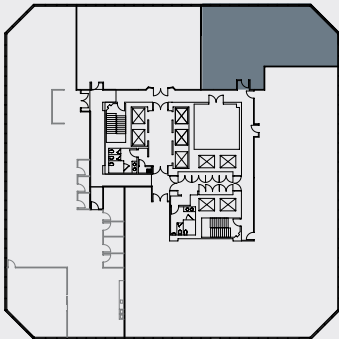
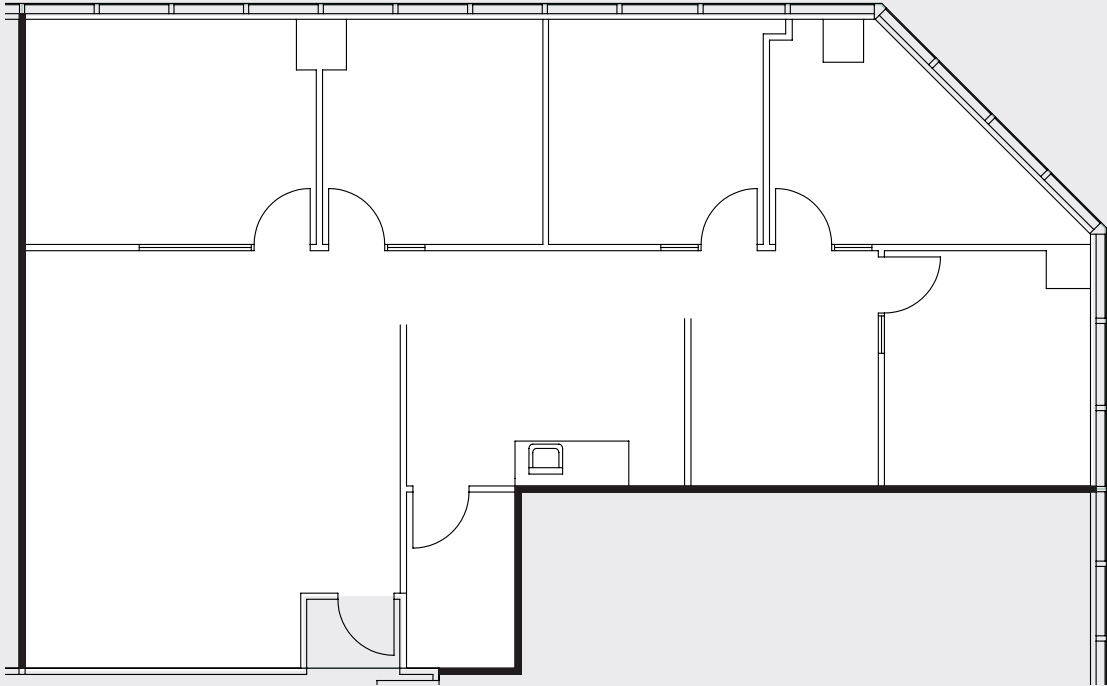
Conceptual plan displayed.



9TH FLOOR

SUITE 925

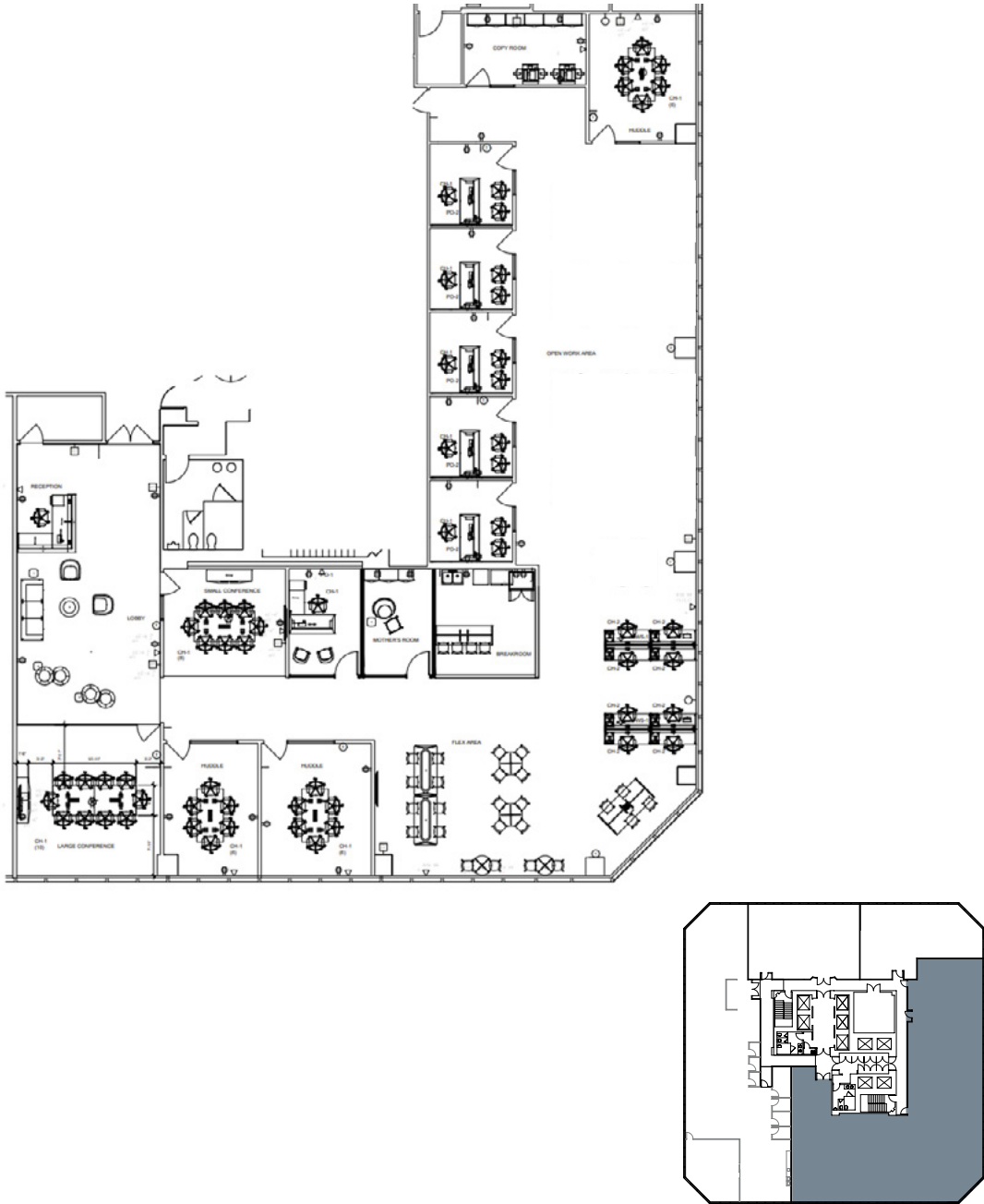
SIZE	2,171 SF
AVAILABLE	Vacant
RATE FSG	\$3.05
NOTES	4 Private Offices + Conference Room + Open Area w/ Kitchen



9TH FLOOR

SUITE 950

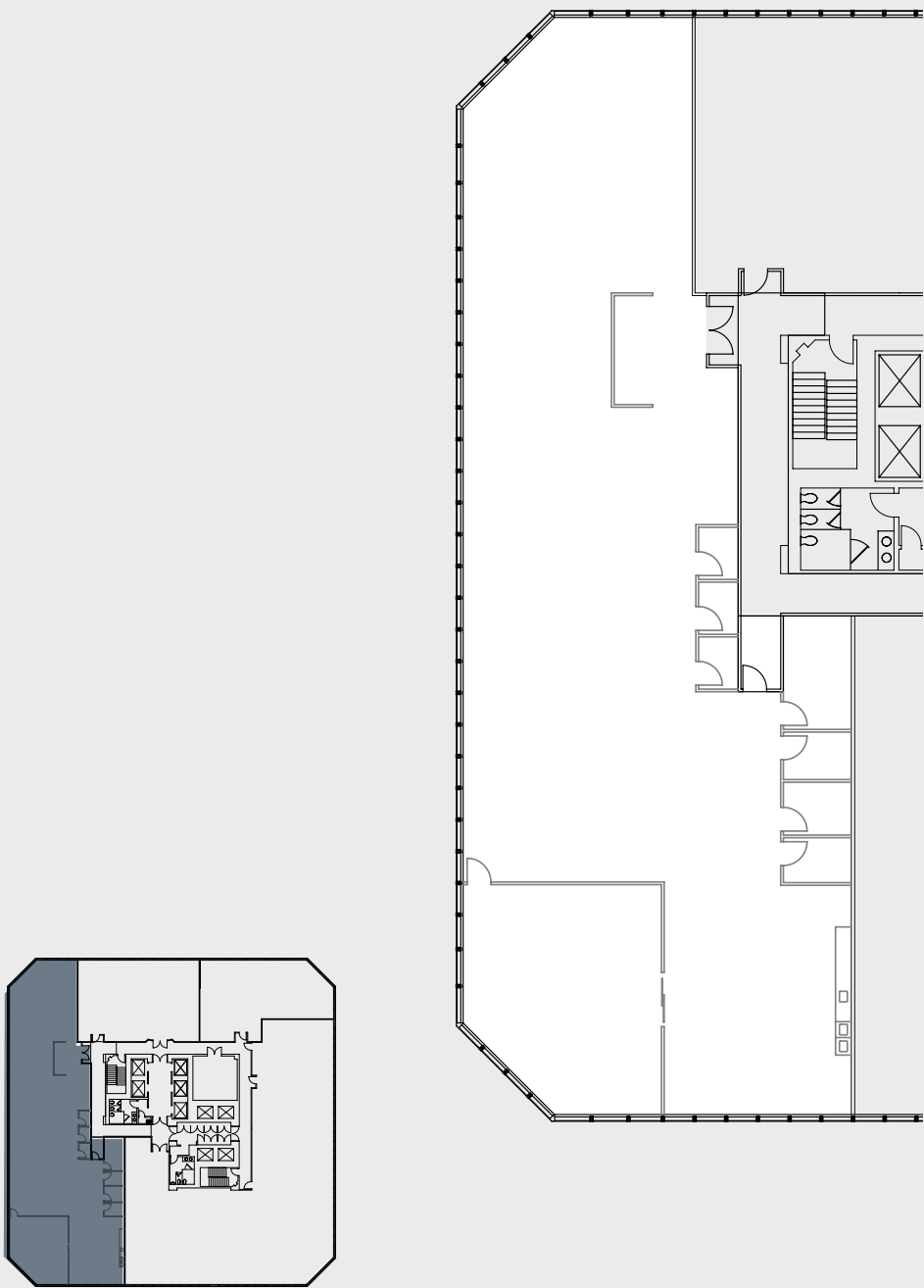
SIZE	8,528 SF
AVAILABLE	Vacant
RATE FSG	\$3.05
NOTES	Modern Creative Spec Suite + Multiple Private Offices and Open Area + Partially Furnished



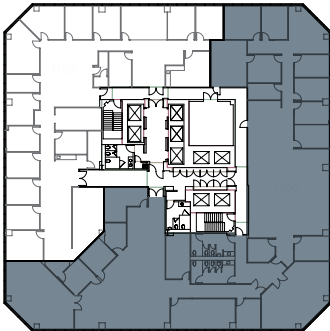
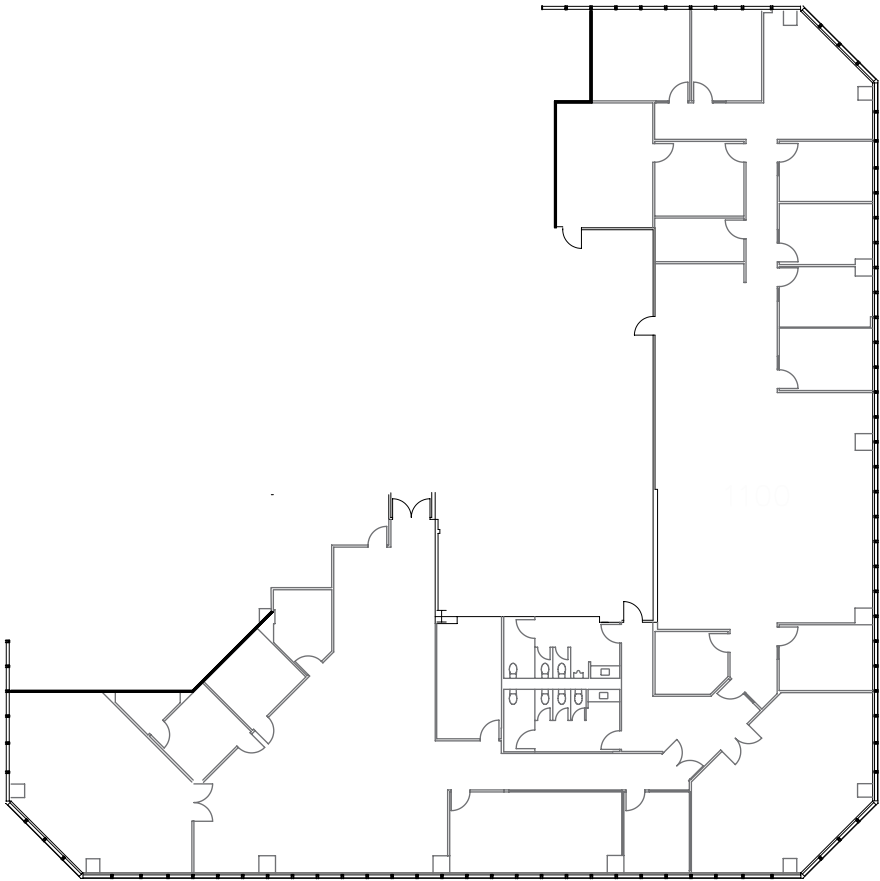
9TH FLOOR

SUITE 960

SIZE	7,207 SF
AVAILABLE	Vacant
RATE FSG	\$3.05
NOTES	Open Office, call rooms, large conference room, kitchen. Creative finishes. * Contiguous with Suite 950



11TH FLOOR



SUITE 1100

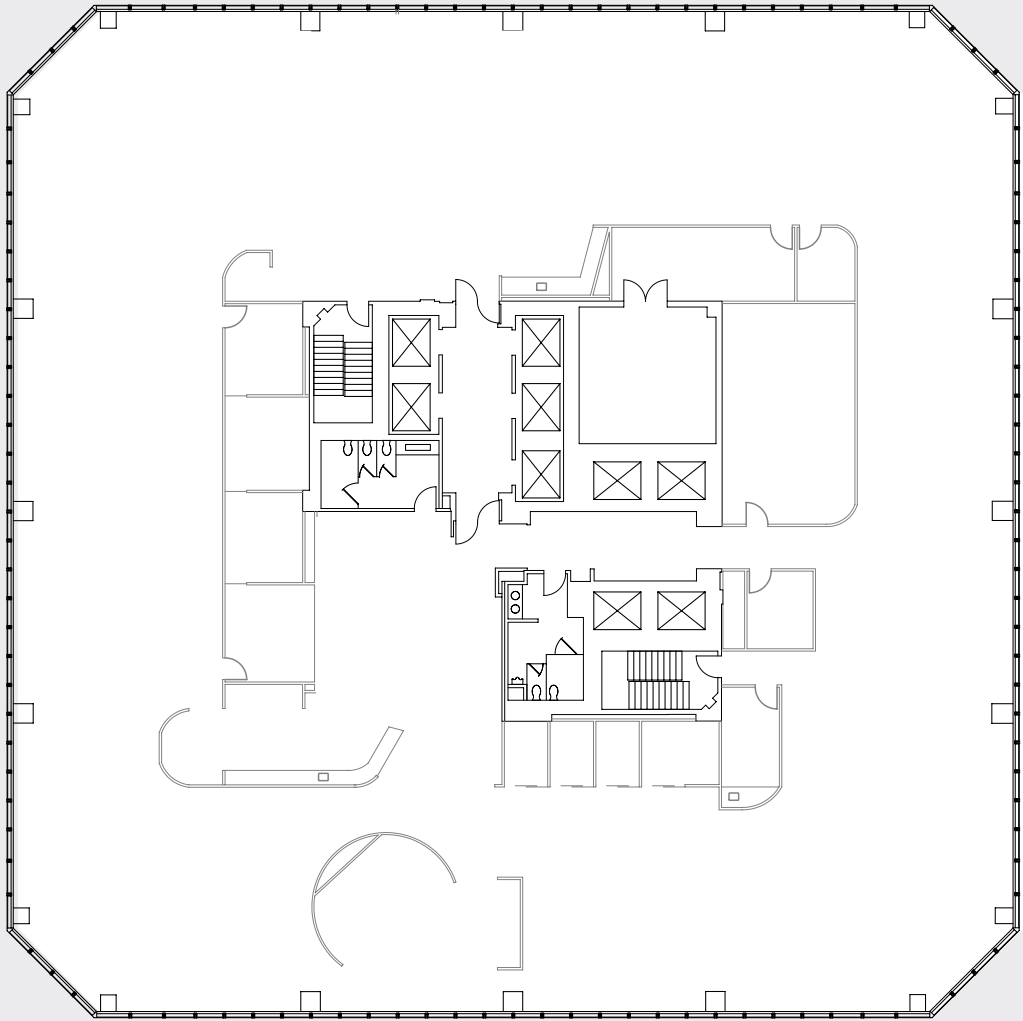
SIZE	12,441 SF
AVAILABLE	Vacant
RATE FSG	\$3.05

NOTES

Mix of Perimeter Private Offices + Conference/ Training Rooms + Open Bullpen + Kitchen + Internal Restrooms + Double Door Entry with Bay Views

13TH FLOOR

Entire Floor



SUITE 1300

SIZE	20,293 SF
AVAILABLE	Vacant
RATE FSG	\$3.15

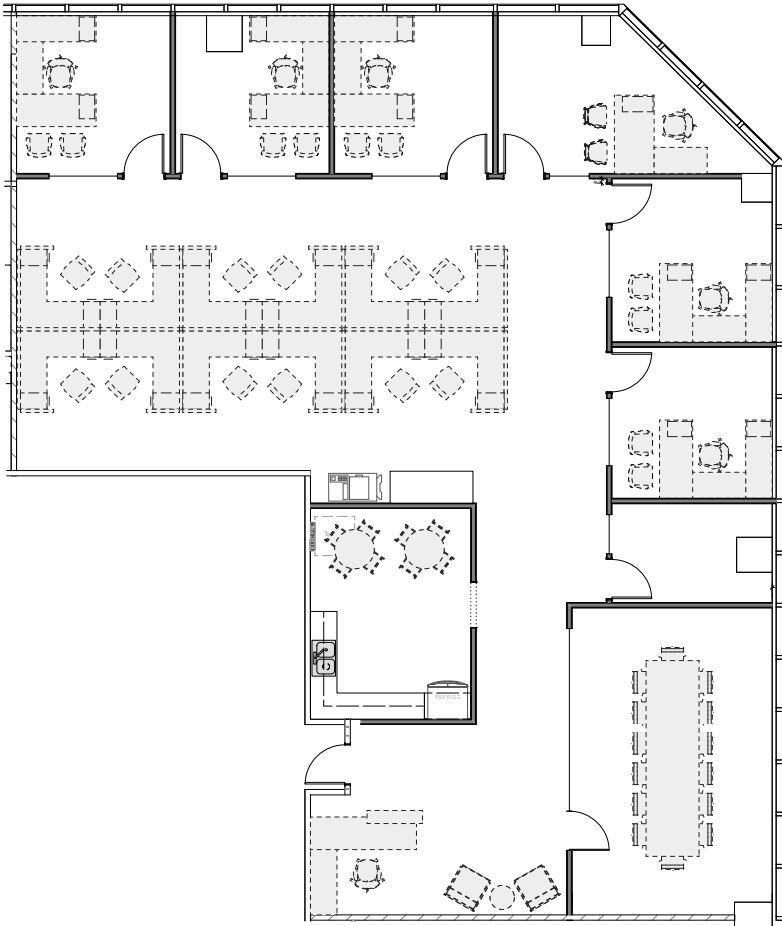
NOTES

Full Floor Opportunity with a Mixture of Open Build-Out & Exterior Offices + Conference Room

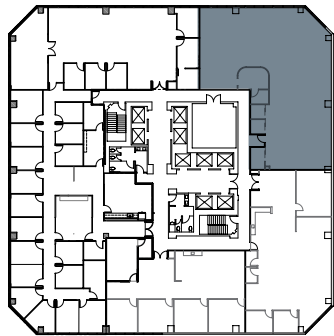
14TH FLOOR

SUITE 1410

SIZE	4,098 SF
AVAILABLE	Vacant
RATE FSG	\$3.15
NOTES	Future Spec Suite



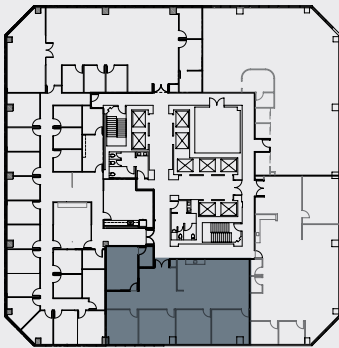
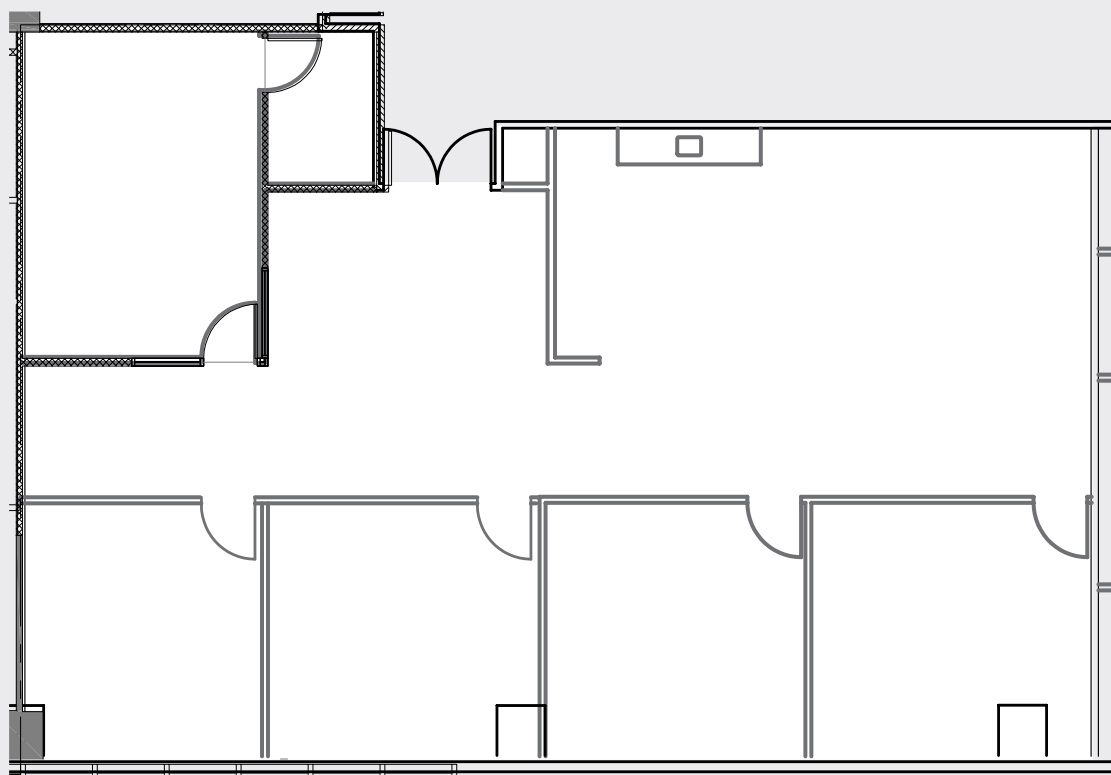
Conceptual plan displayed.



14TH FLOOR

SUITE 1420

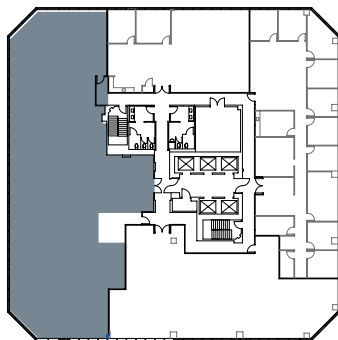
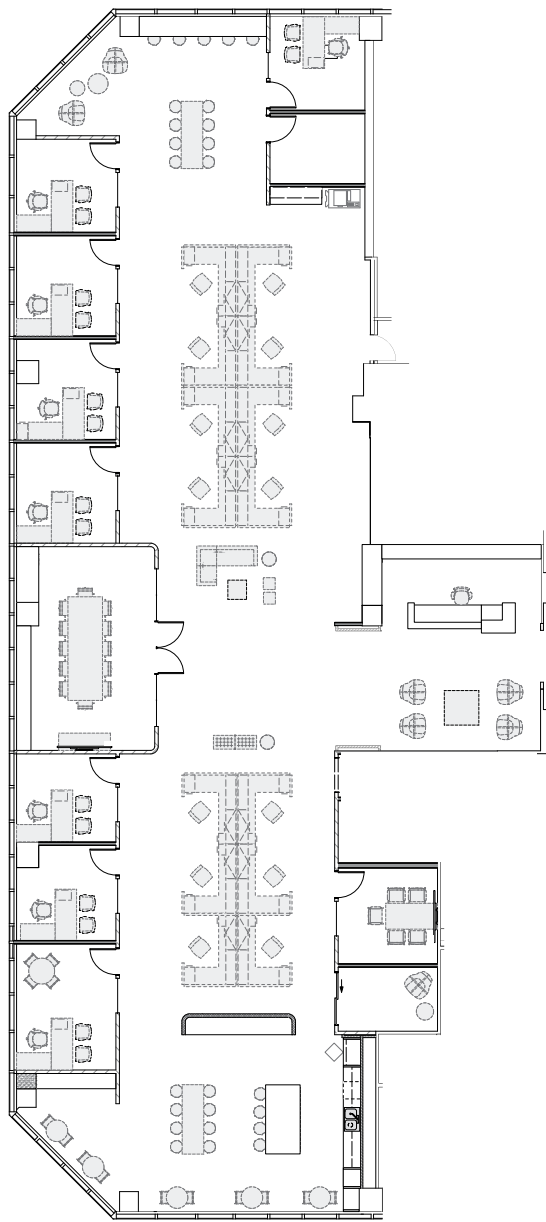
SIZE	2,883 SF
AVAILABLE	Vacant
RATE FSG	\$3.15
NOTES	4 Window-Lined Private Offices + Conference Room + Open Area with Kitchen



16TH FLOOR

SUITE 1600

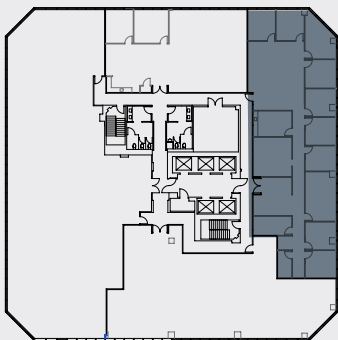
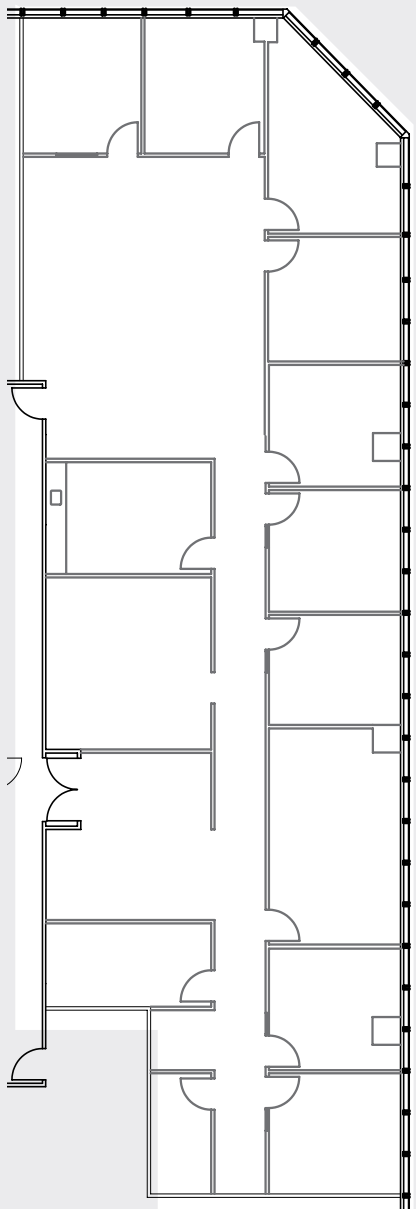
SIZE	8,354 SF
AVAILABLE	Vacant
RATE FSG	\$3.25
NOTES	Future Spec Suite + Bay Views



16TH FLOOR

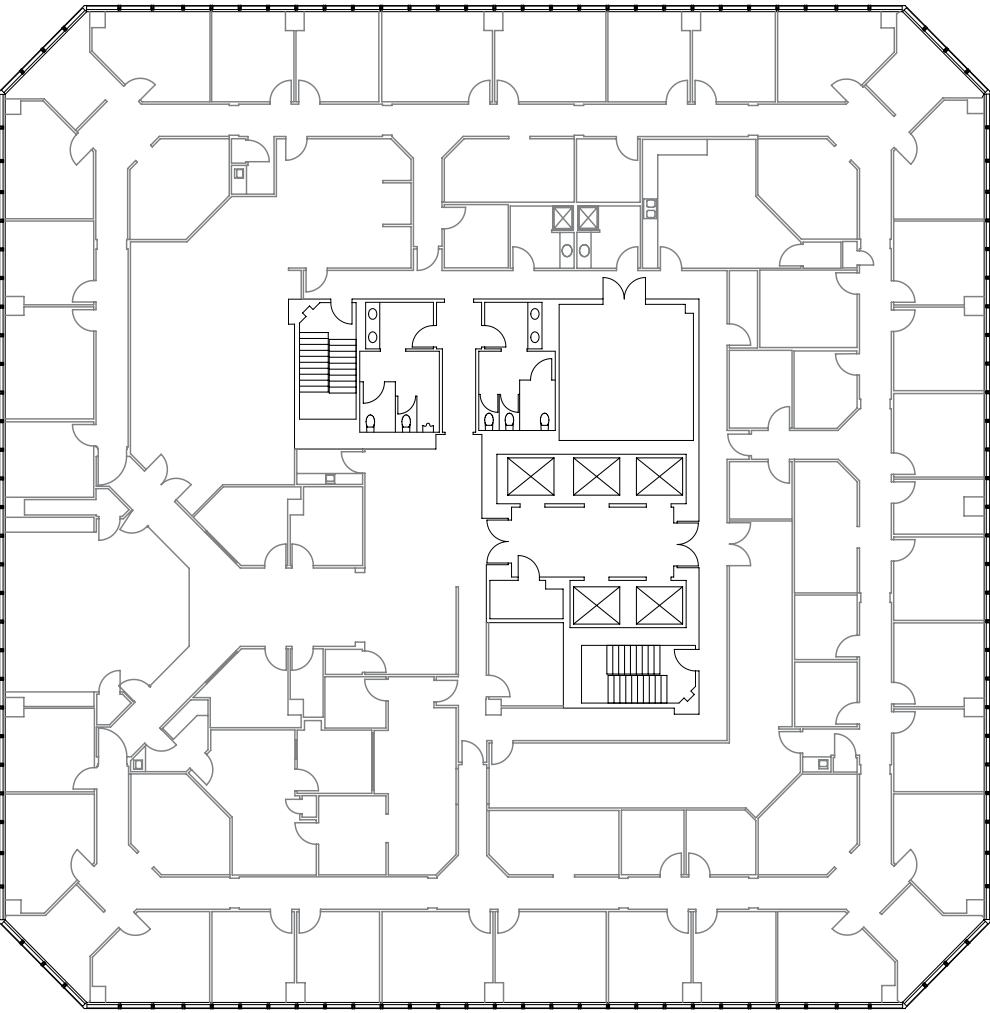
SUITE 1675

SIZE	5,244 SF
AVAILABLE	11/1/2025
RATE FSG	\$3.25
NOTES	8 Private Offices + Conference Room + Kitchen + Open Area



17TH FLOOR

Entire Floor



SUITE 1700

SIZE	20,703 SF
AVAILABLE	Vacant
RATE FSG	\$3.25
NOTES	Full Floor Office Build Out



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