

PALADION

770 first avenue



Downtown San Diego's newest office development

Be inspired



± 47k SF
floor plates



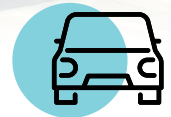
indoor/outdoor
work environment



floor-to-ceiling
glass throughout



walkable
amenities



2 levels
subterranean
parking

44,945 SF now available

Brand new, class A office building with all new mechanical systems

Efficient +/-47K sf floor plates

Direct access to outdoor amenity space and private patios

Floor-to-ceiling glass with an abundance of natural light

Up to 14' slab to slab heights

Low-rise building providing less time in elevators and easy access in and out of the building

5 high-speed elevators serving all office and parking levels

Direct access from the parking garage to each floor

Secured outdoor atrium in the center of the building for tenants' employees to enjoy

State of the art fitness center with shower and locker facilities

Walking distance to everything Downtown has to offer

770 First Avenue . San Diego, CA 92101

LA STREET
AIRPORT

Be central

SAN DIEGO BAY

BALBOA PARK

LITTLE ITALY

CORE DISTRICT

EAST VILLAGE

770

SANTA FE DEPOT

STATE COURTHOUSE

FEDERAL COURTHOUSES

GASLAMP DISTRICT

PETCO PARK

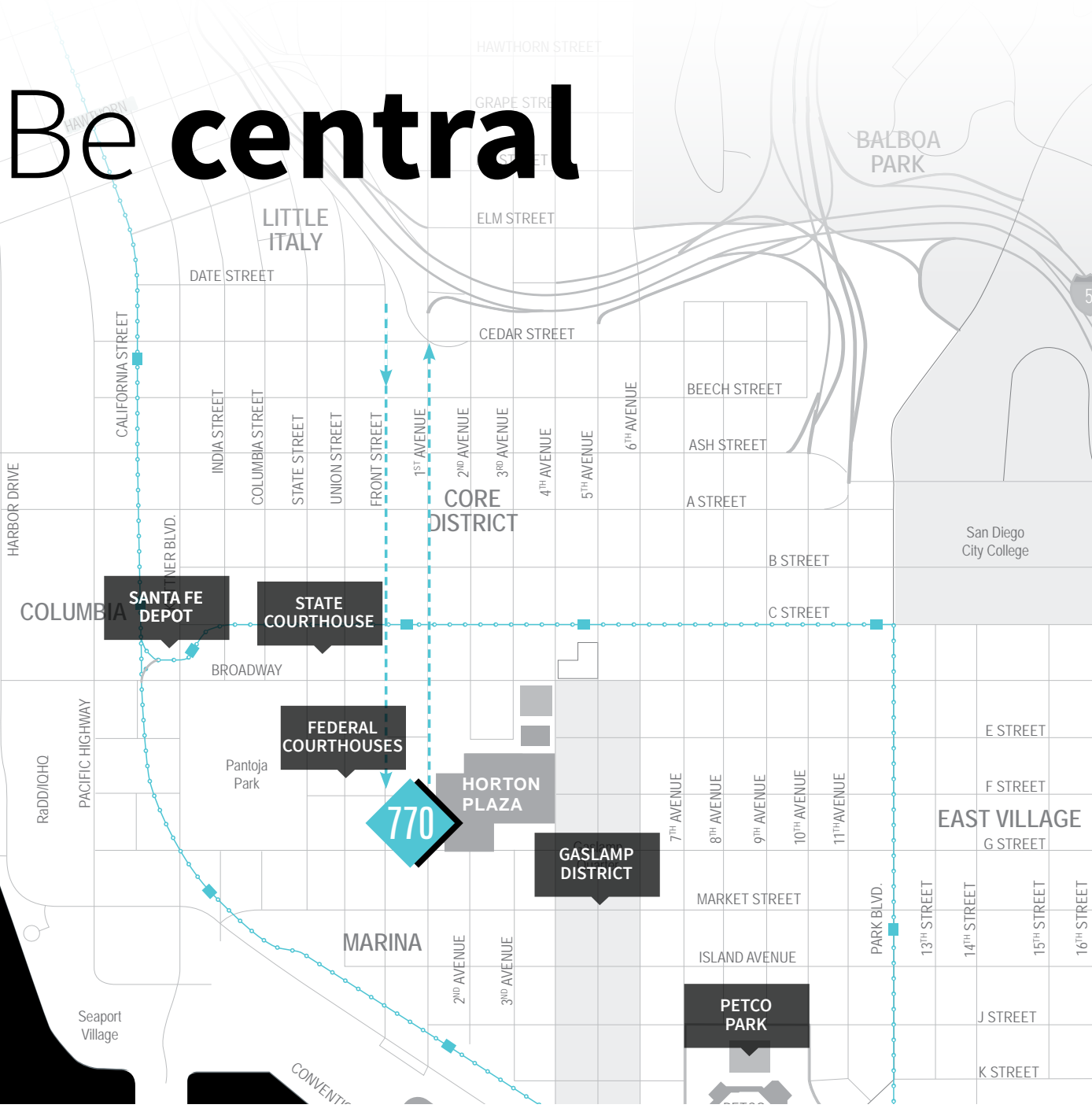
COLUMBIA

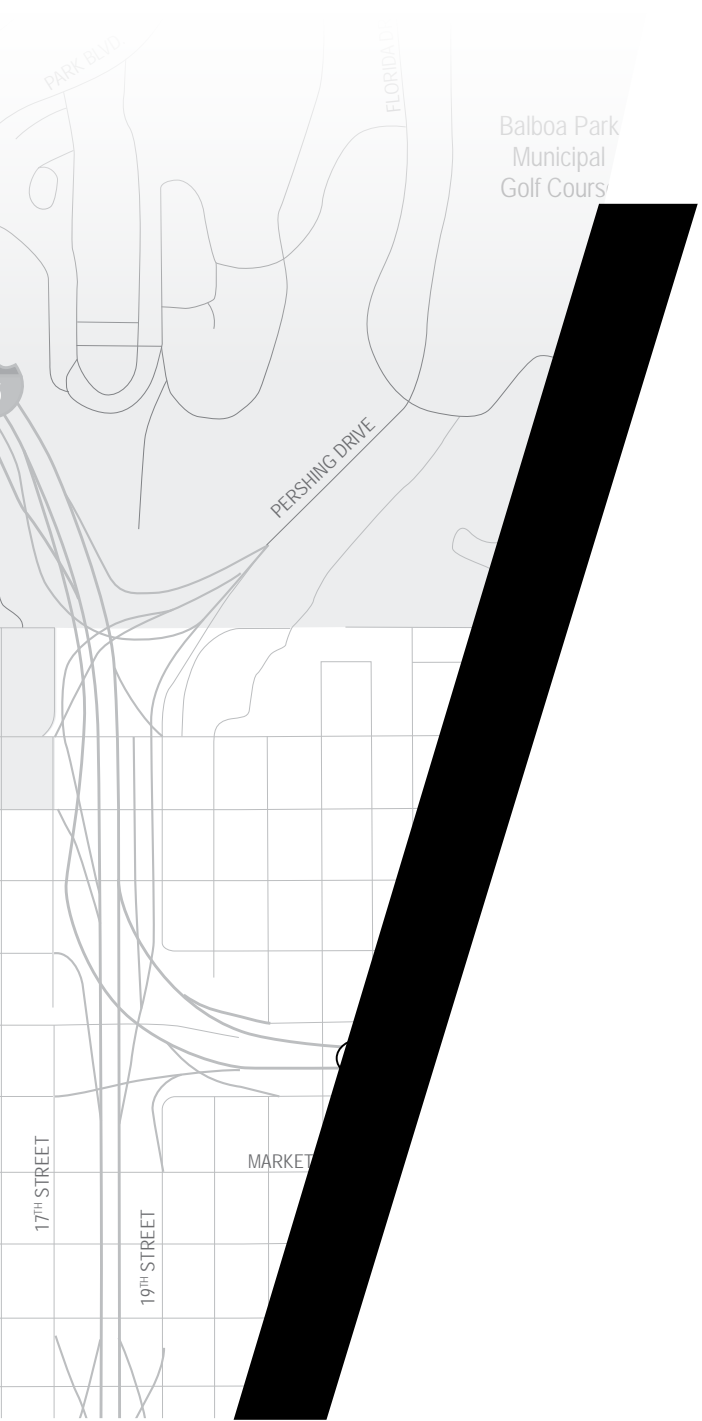
MARINA

Seaport Village

San Diego City College

- B Street Pier
- Broadway Pier
- Navy Pier





Located adjacent to Horton Plaza and an easy walk to the courthouses, convention center, Amtrack & Trolley, hotels and fine dining.

You'll also have quick access to major cross streets and a five minute trip to the airport.

30+

Restaurants & Bars

<0.1

Miles to trolley line

20+

Gyms & Fitness Centers

1

Minute walk to Horton Plaza

10+

Hotels within 2 miles

2

Minute walk to City Administration Building

770 First Avenue . San Diego, CA 92101

Be Downtown

Amtrak, Coaster
Train, & SD Trolley
(2 blocks)

San Diego Airport
(8 minutes)

770

SAN DIEGO
BAY

RaDD/IQHQ

EDDIE V'S

CONVENTION
CENTER

ANIMAE

DEL FRISCO'S

THE GUILD

BORN &
RAISED

CRAFT &
COMMERCE

DOBSON

RUSTIC
ROOT

LIVELY
NIGHTLIFE

PETCO
PARK



5 Freeway Access

I-5, SR 163, SR 94
(5 minutes)



U.S./Mexico Border

(20 minutes)



CRACK SHACK

JUNIPER & IVY

HERB & WOOD

NEARBY RESIDENTIAL

BALBOA PARK

I'S

COWBOY STAR

LOCAL BREWERIES

TRENDY CAFES



Be active



On-site
bike storage



On-site
shower/
lockers



On-site
fitness center



Availability

Floor	SF	Rate	Comments
3 rd Floor	37,228	Neg.	Shell condition. Divisible down to 7,000 SF.
Suite 450	7,717	Neg.	Brand new spec suite delivering November 2024. Open exposed ceiling with interior glass front offices.

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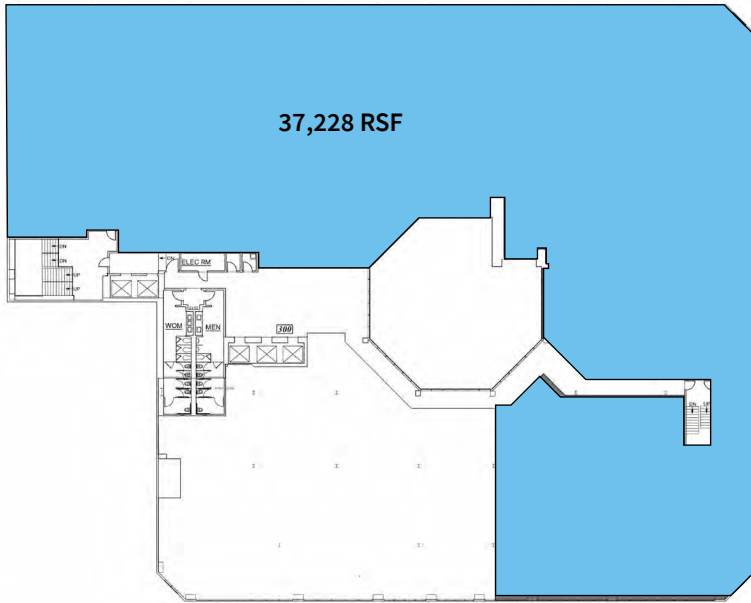
3rd Floor

37,228 s.f.

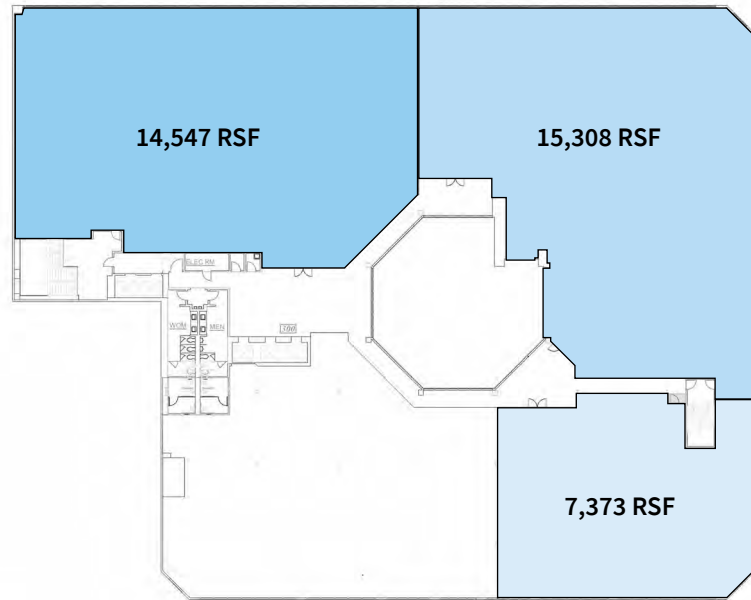
Divisible to

7,373 RSF - 15,308 RSF

As-built / shell condition

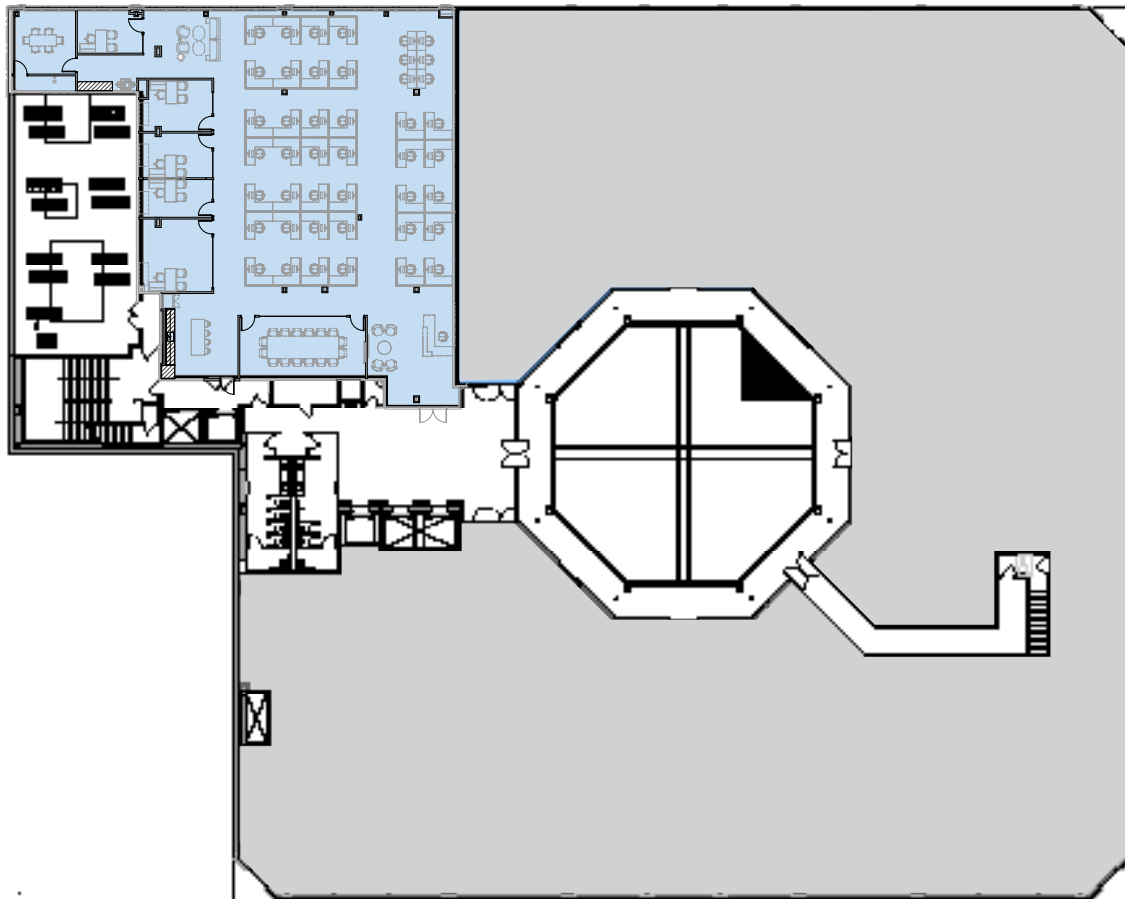


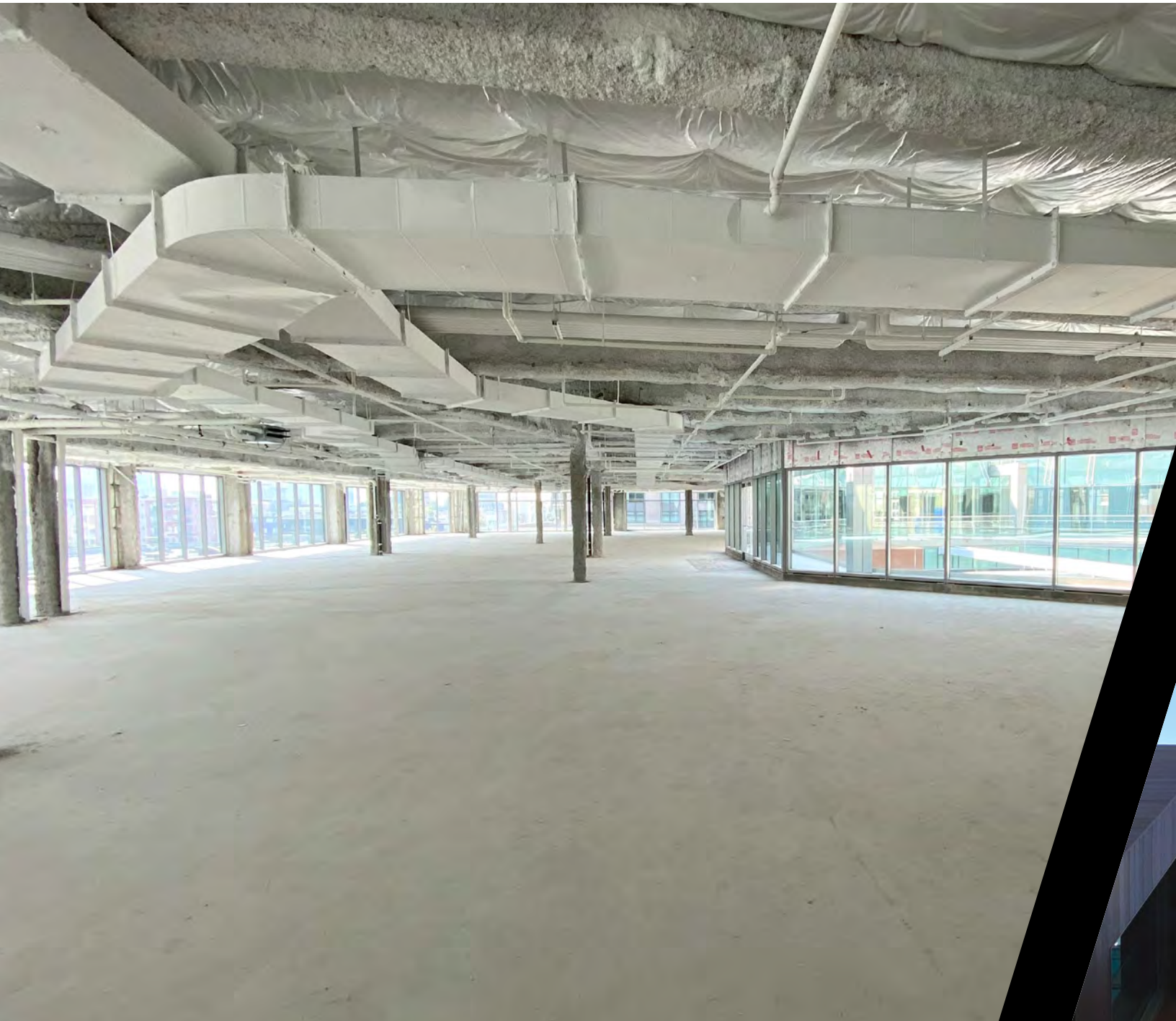
Divisible Options



Suite 450
7,717 s.f.

Brand new spec suite
with open exposed ceilings







Developed by BOSA

BOSA is recognized internationally for their success pioneering new markets and creating developments that are catalysts for change. They combine functionality and aesthetic excellence to develop dynamic, sustainable, mixed-used environments that energize neighborhoods and inspire their citizens.

<http://thinkbosa.com>

Designed by JWDA Architecture

Joseph Wong Design Associates (JWDASM) has been at the forefront of global architectural and interior design since it was founded in San Diego, California in 1977. For over thirty years, JWDA has planned and designed major buildings throughout California and in most major cities in Asia. JWDA's distinctive work is creative and elegant, complemented by its carefully developed knowledge of local history and context. Throughout the world, JWDA has created original, award-winning designs that are functional, efficient, and site-specific. With its talented resources of architects, designers, interior designers, landscape designers, planners and research team members, JWDA has maintained its reputation for developing top quality, meticulously coordinated and smoothly delivered projects to its global clients over the years.

www.jwdainc.com

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paladionoffice.com



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