



west

DOWNTOWN SAN DIEGO



A new icon on the skyline that's perfect for the evolution of America's finest city

STANDING TALL ON WEST BROADWAY IN THE HEART OF SAN DIEGO'S VIBRANT DOWNTOWN CORE, WEST IS WHERE ASPIRATION MEETS OPPORTUNITY. THIS PREMIER 37-STORY TOWER INCLUDES A MIX OF:

Office (289K SF)

Retail (10K SF)

Residential (431 units)

5 levels of underground parking





Where work & play merge

37th floor



LOUNGE AREAS & ROOF DECK POOL



CLUB ROOM



LIBRARY OFFICE

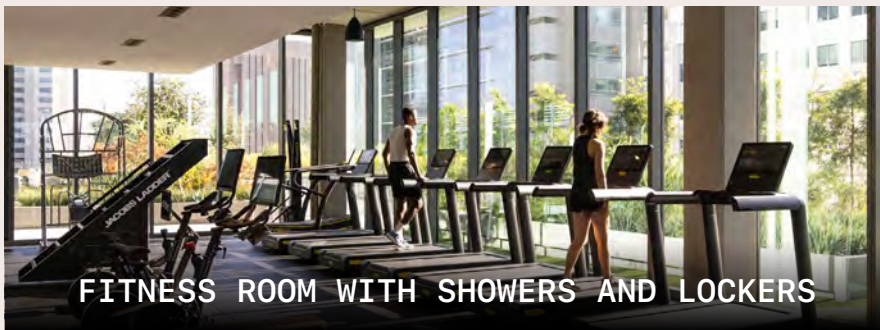
9th floor



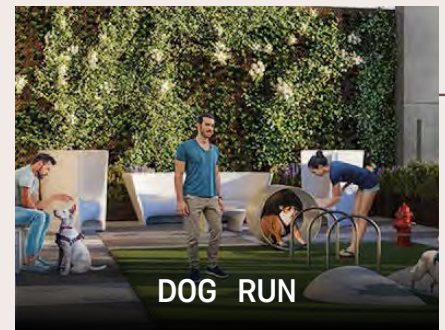
OUTDOOR DECK WITH FIREPITS



CONFERENCE CENTER



FITNESS ROOM WITH SHOWERS AND LOCKERS

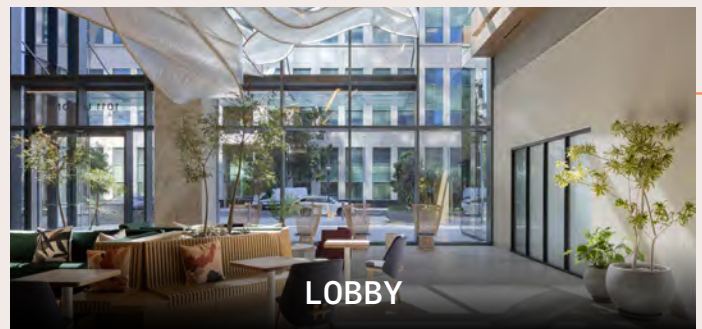


DOG RUN

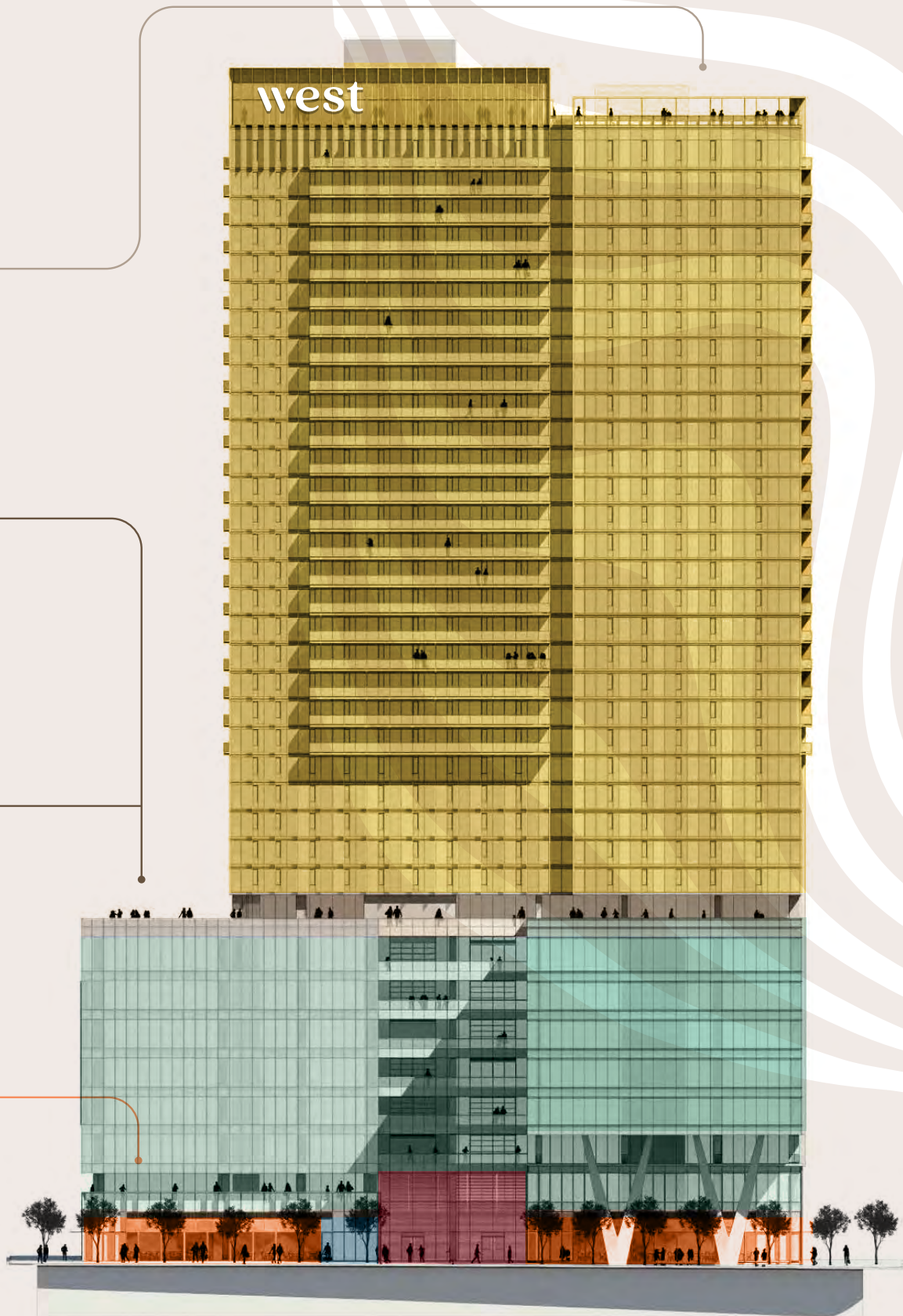
Ground Floor



PLAZA WITH FOOD & BEVERAGE



LOBBY



Elevate Your First Impression A Lobby That Means Business

A WELCOMING AND ENERGIZED
LOBBY WARMED BY THE SUN

Indoor/outdoor dining
and lounge areas

Direct access to building parking

Tenant engagement services

24/7 security & on-site
management office

Ground floor retail and dining
options including café





Skyline Sanctuary Work Elevated

INSPIRING AMENITY SPACE FOR EVENTS,
MEETING WITH CO-WORKERS AND WARMING
SUNNY SPIRITS; CELEBRATING THE INDOOR/
OUTDOOR ALL SEASON APPEAL OF THE CITY

Indoor/outdoor meeting spaces

Green roof space with outdoor
seating and exceptional views

Hospitality, social club
& workspace in one

Conference room w/
flexible set-up options

Communal seating to
accommodate a variety of events

Dog run with specialty pet turf,
seating, shade and dog wash





Fitness Fusion Office to Oasis

BALANCING WORK AND WELLNESS IN A
LUXURIOUS FITNESS ENVIRONMENT

Tech-enabled high-end
strength & cardio machines

Luxe finishes create a
club-like experience

Virtual studio offering immersive
on-demand classes

Resort quality shower facilities,
lockers and changing rooms

Opportunity for bootcamp,
crossfit & yoga classes

Outdoor workout deck





San Diego's New Work Canvas

AN OPEN AND BRIGHT CONTEMPORARY WORK
ENVIRONMENT THAT EXPRESSES THE SAN DIEGO
EXPERIENCE AND THE SPIRIT OF WEST

Reflecting the ongoing evolution of San Diego
as a commercial hub teaming with highly-
educated tech talent, our office spaces
are truly state-of-the-art. Sustainable,
connected, and collaborative by design, these
expandable spaces offer expansive views and
empower people in the heart of downtown.

±289,000 RSF

OFFICE SPACE
BUILT IN 2024

±600,000 RSF

FUTURE GROWTH ON
ADJACENT BLOCK
(SCALABILITY)

±41,000 RSF

LARGE FLOOR PLATES

13' 6" – 15' 6"

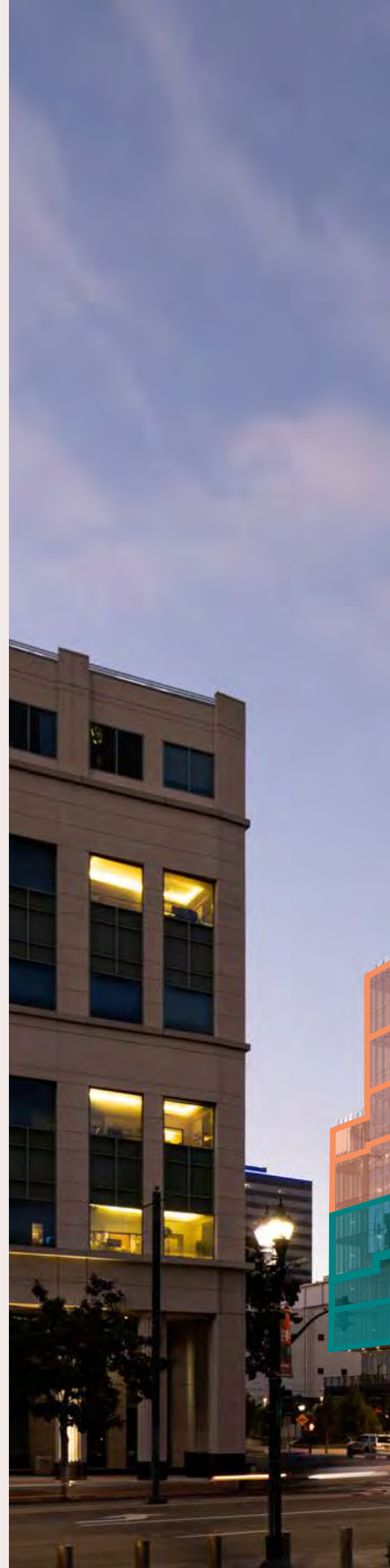
FLOOR-TO-FLOOR
HEIGHT

1.5/1,000 USF

PARKING RATIO

FLOORS 2–8

OFFICE SPACE





AVAILABLE
AVAILABLE
AVAILABLE
AVAILABLE

LEASED
LEASED

AVAILABLE

LEASED

SUITE 800

VACANT - 41,652 RSF

SUITE 700

VACANT - 41,589 RSF

SUITE 600

VACANT - 41,589 RSF

SUITE 500

VACANT - 41,589 RSF

SUITE 200

VACANT - 10,111 RSF

Suite 200 Hypothetical

DESIGNED FOR A DYNAMIC
WORKPLACE EXPERIENCE

The layout is presented featuring a versatile combination of workstations, standard offices, a collaborative lounge, phone booths, a wellness room and reception area.

10,111 RSF

TOTAL SF

5.5/1,000

RSF

4

PRIVATE OFFICES

52

WORK STATIONS

3

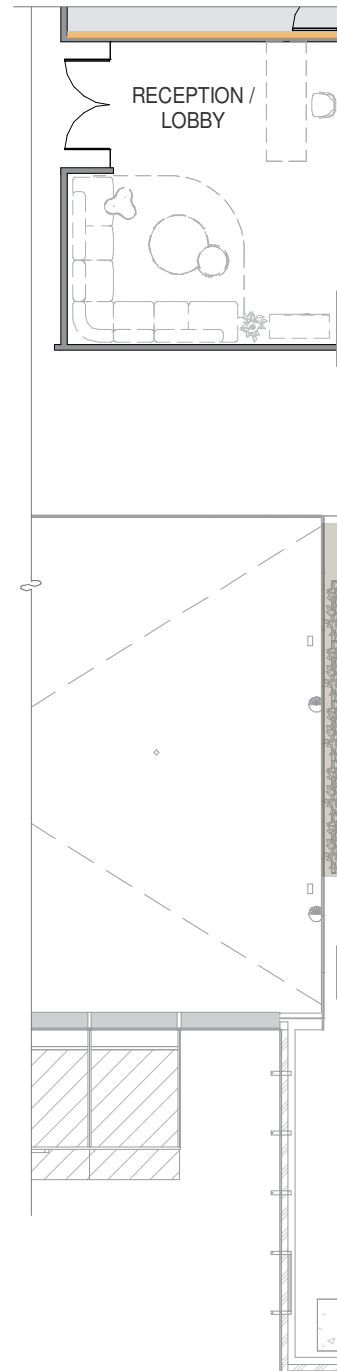
MEETING ROOMS

2

CORE/ SUPPORT

1

BREAK ROOM





LEGEND

- MEETING ROOMS
- AMENITY / BREAK / COLLAB
- CORE / SUPPORT
- DEMISING WALL

As Built

TYPICAL FLOOR PLATE SIZE 41,589 SF

Floors 5-8 can be combined
for up to 166,356 RSF.

41,589 RSF

AVERAGE FLOOR SF

4

CONTIGIOUS
FLOORS

166,356 RSF

TOTAL CONTIGIOUS
SF AVAILABLE

SHELL

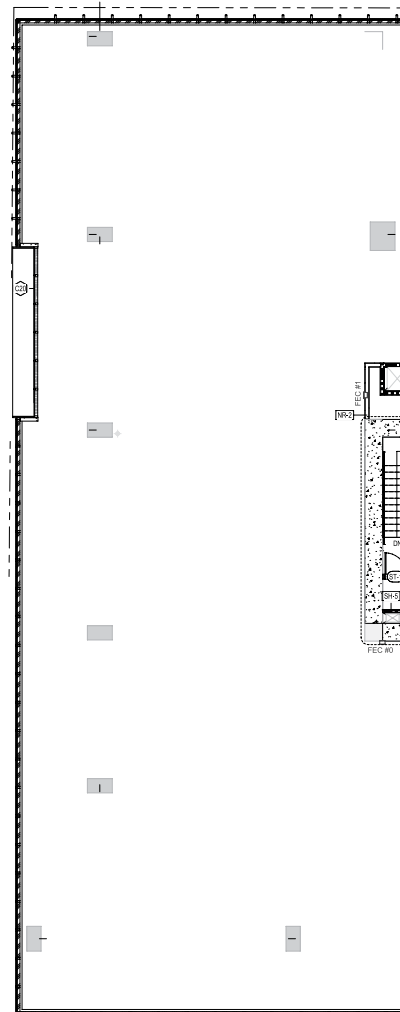
CURRENT CONDITION

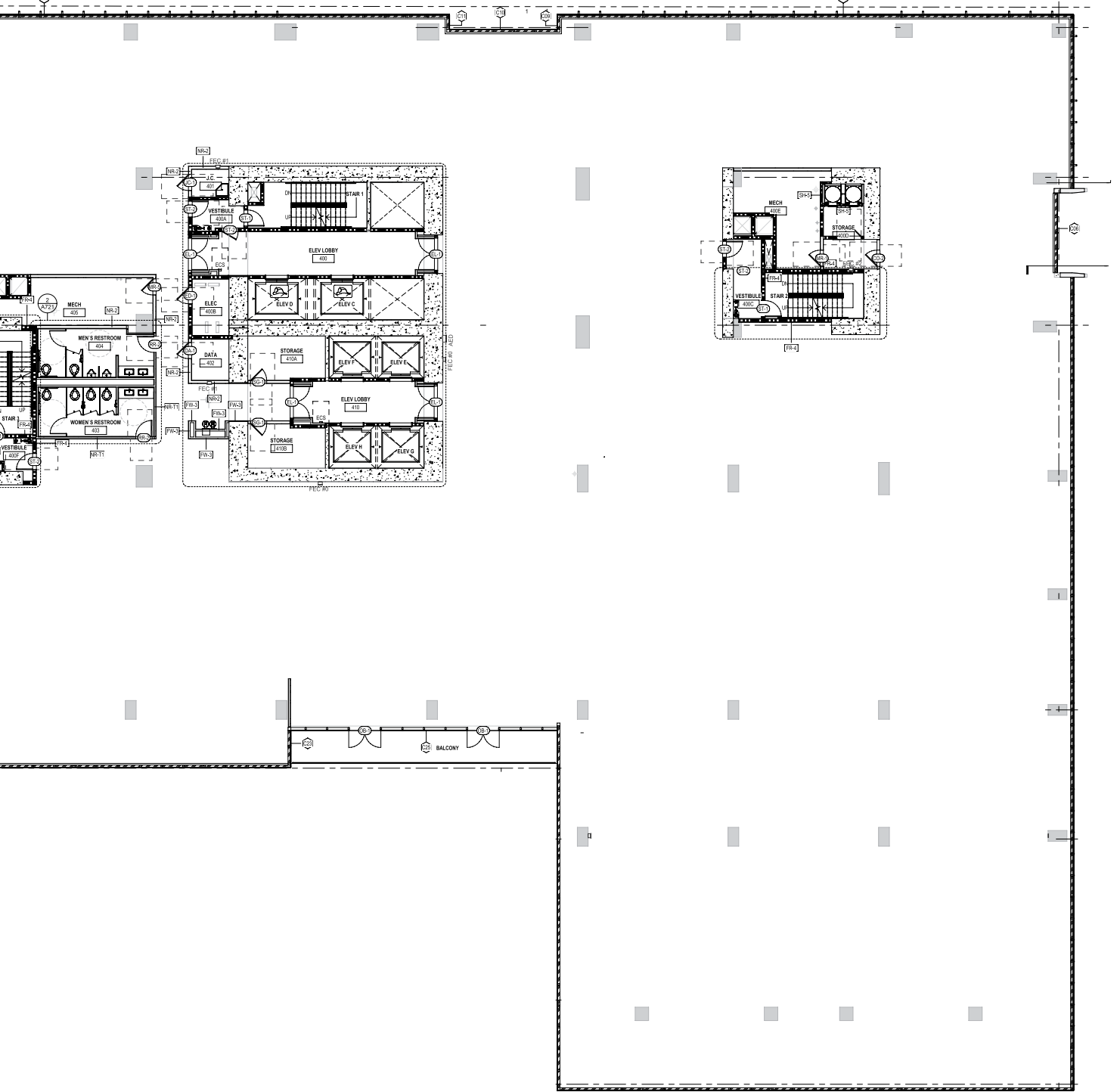
FINISHED

RESTROOM CONDITION

4

HIGH SPEED
ELEVATORS





Multi-Tenant Hypothetical

DESIGNED TO OPTIMIZE FUNCTIONAL
SPACE AND PROVIDE TENANT PRIVACY

The layout is efficiently arranged to house four distinct office suites ranging from $\pm 6,216$ RSF - $17,777$ RSF. Each suite offers a floor plan to meet unique business needs.

SUITE A

52 WORKSTATIONS
7 OFFICES
9 MEETING ROOMS
1 BREAKROOM

SUITE B

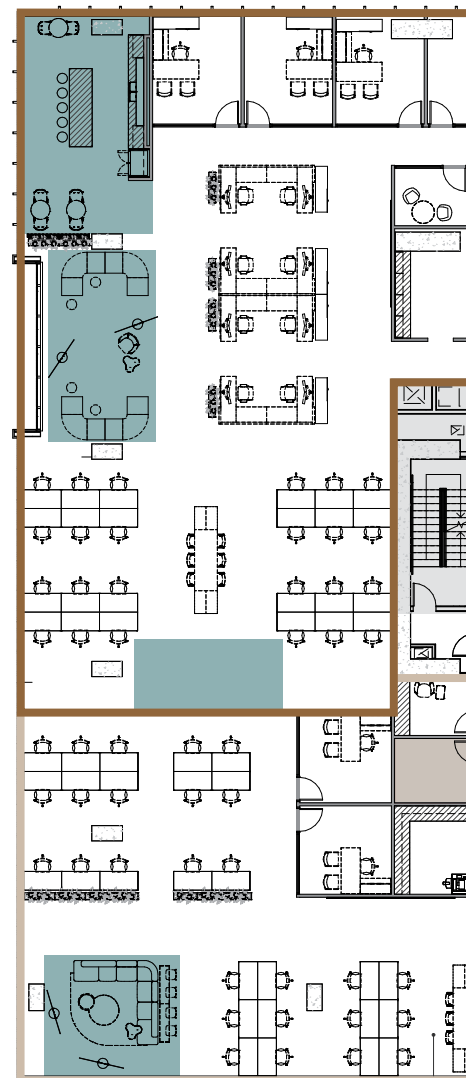
12 WORKSTATIONS
10 PRIVATE OFFICES
3 MEETING ROOMS
1 BREAKROOM

SUITE C

32 WORKSTATIONS
5 PRIVATE OFFICES
2 MEETING ROOMS
1 BREAKROOM

SUITE D

33 WORKSTATIONS
2 PRIVATE OFFICES
1 MEETING ROOM
1 BREAKROOM



SUITE
 $\pm 6,216$

LEGEND

- MEETING ROOMS
- AMENITY / BREAK / CORE
- TERRACE
- CORE / SUPPORT
- DEMISING WALL

SUITE C
±111 RSF

SUITE B
±8,216 RSF



SUITE D
±111 RSF

COLLAB

SUITE A
±17,777 RSF

Traditional Hypothetical

DESIGNED TO BALANCE INDIVIDUAL
PRODUCTIVITY AND COLLABORATIVE WORK

The layout features a mix of workstations, standard and spacious corner offices, with 80% of the workspace dedicated to workstations. Large and medium-sized conference rooms are strategically placed, along with collaborative areas for gatherings.

41,589 RSF

TOTAL SF

5.3/1,000

RSF

43

PRIVATE OFFICES

178 (6'X8')

WORK STATIONS

9

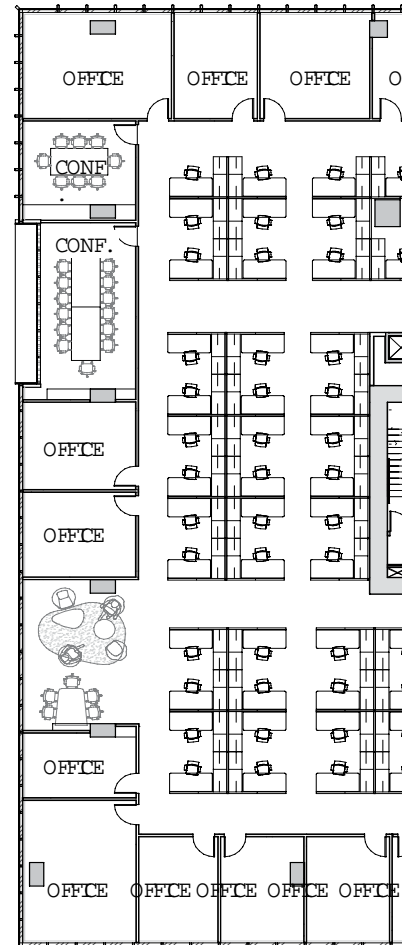
MEETING ROOMS

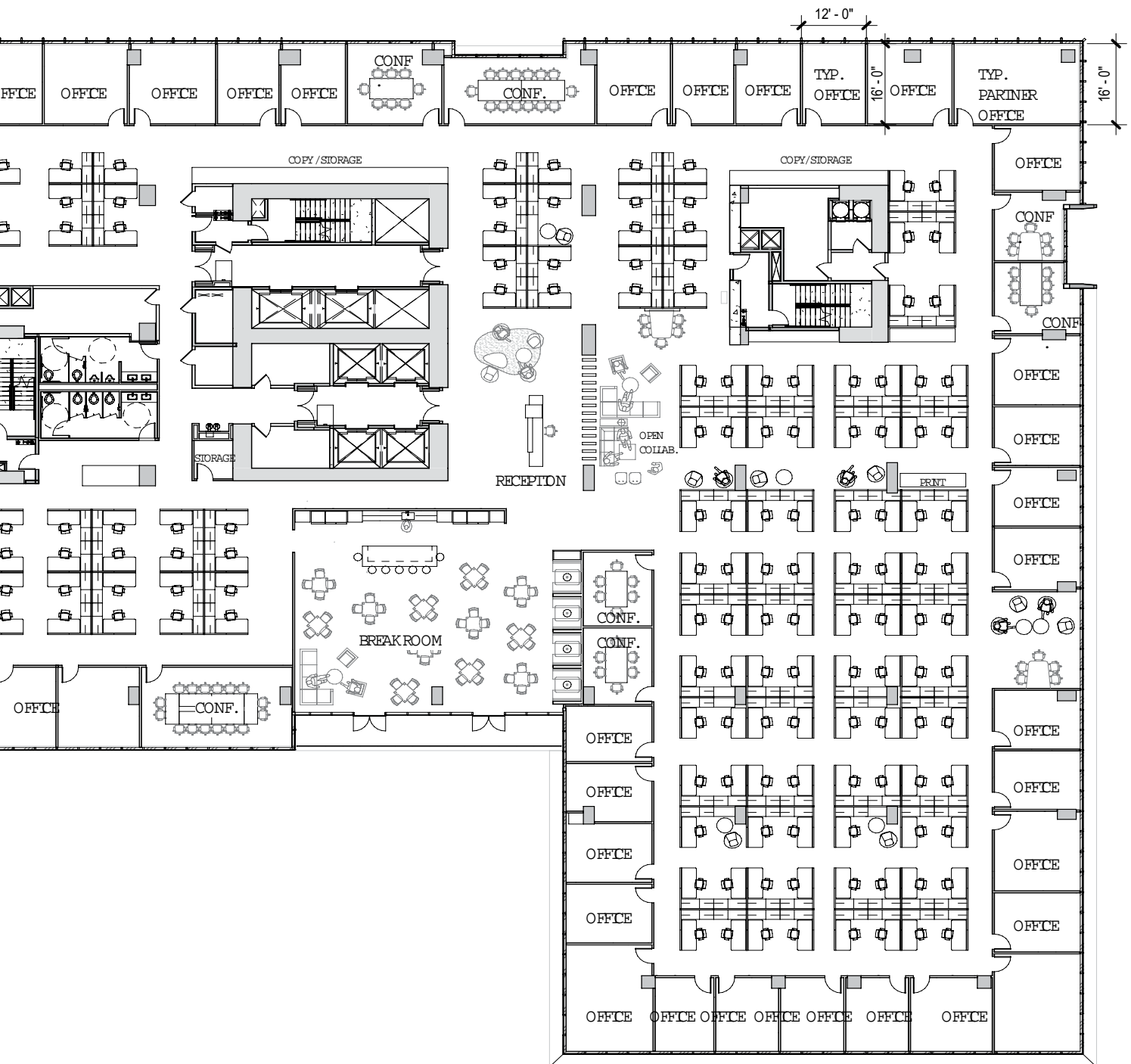
3

COLLABORATION AREAS

1

BREAK ROOM





Hybrid Hypothetical

DESIGNED TO ACCOMMODATE A FLEXIBLE
WORKFORCE, BLENDING TRADITIONAL
AND CREATIVE WORK ENVIRONMENTS

The layout features a mix of open workspaces and standard private offices, with 83% of workspace dedicated to workstations and hot-desking areas to support various work styles along with collaboration areas for gatherings.

41,589 RSF

TOTAL SF

5.5/1,000

RSF

38

PRIVATE OFFICES

192 (6'X7')

WORK STATIONS

9

MEETING ROOMS

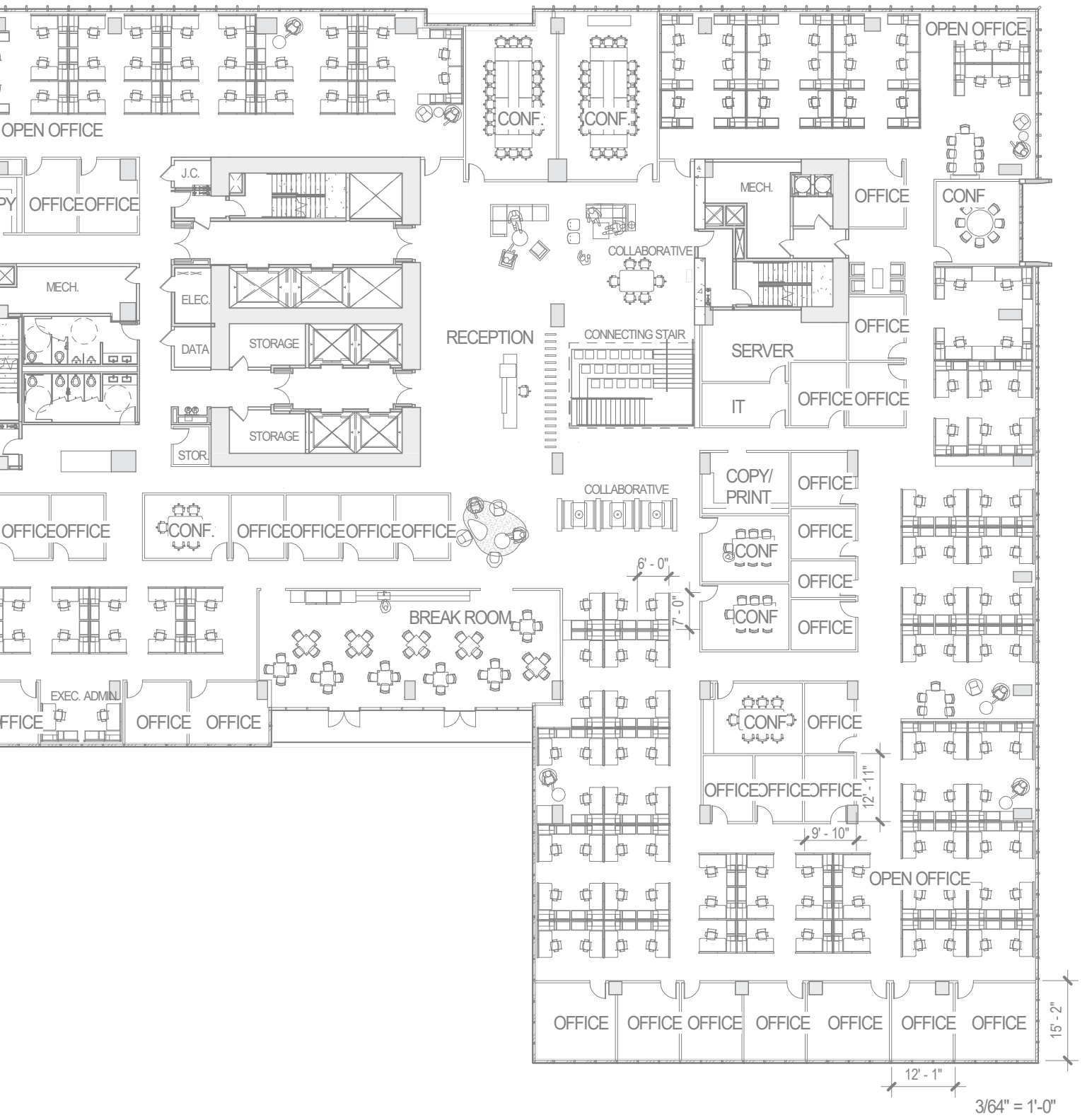
2

COLLABORATION AREAS

1

BREAK ROOM





Creative Hypothetical

DESIGNED TO SPARK INNOVATION
AND COLLABORATION

The layout features an open floor plan, with 90% of the workspace dedicated to workstations. Standard private offices. Medium and large conference rooms promote a dynamic and engaging work environment.

41,589 RSF

TOTAL SF

5.0/1,000

RSF

20

PRIVATE OFFICES

227 (6'X8')

WORK STATIONS

8

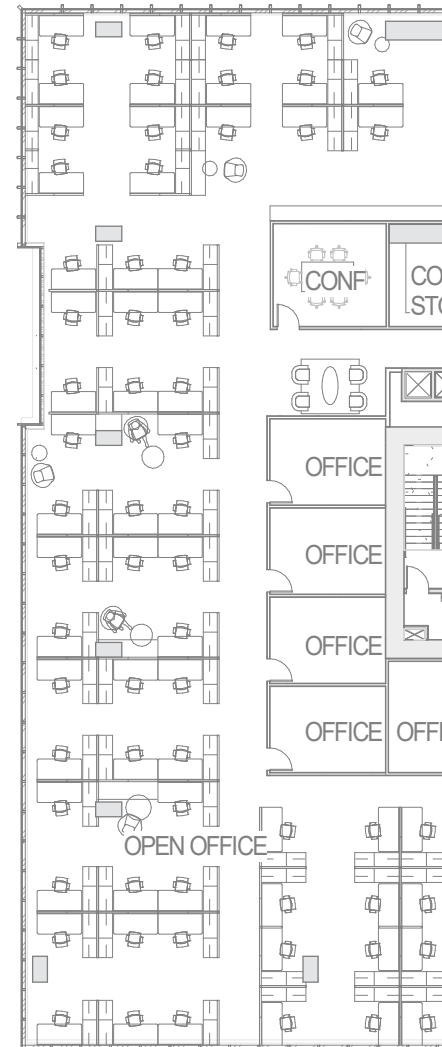
MEETING ROOMS

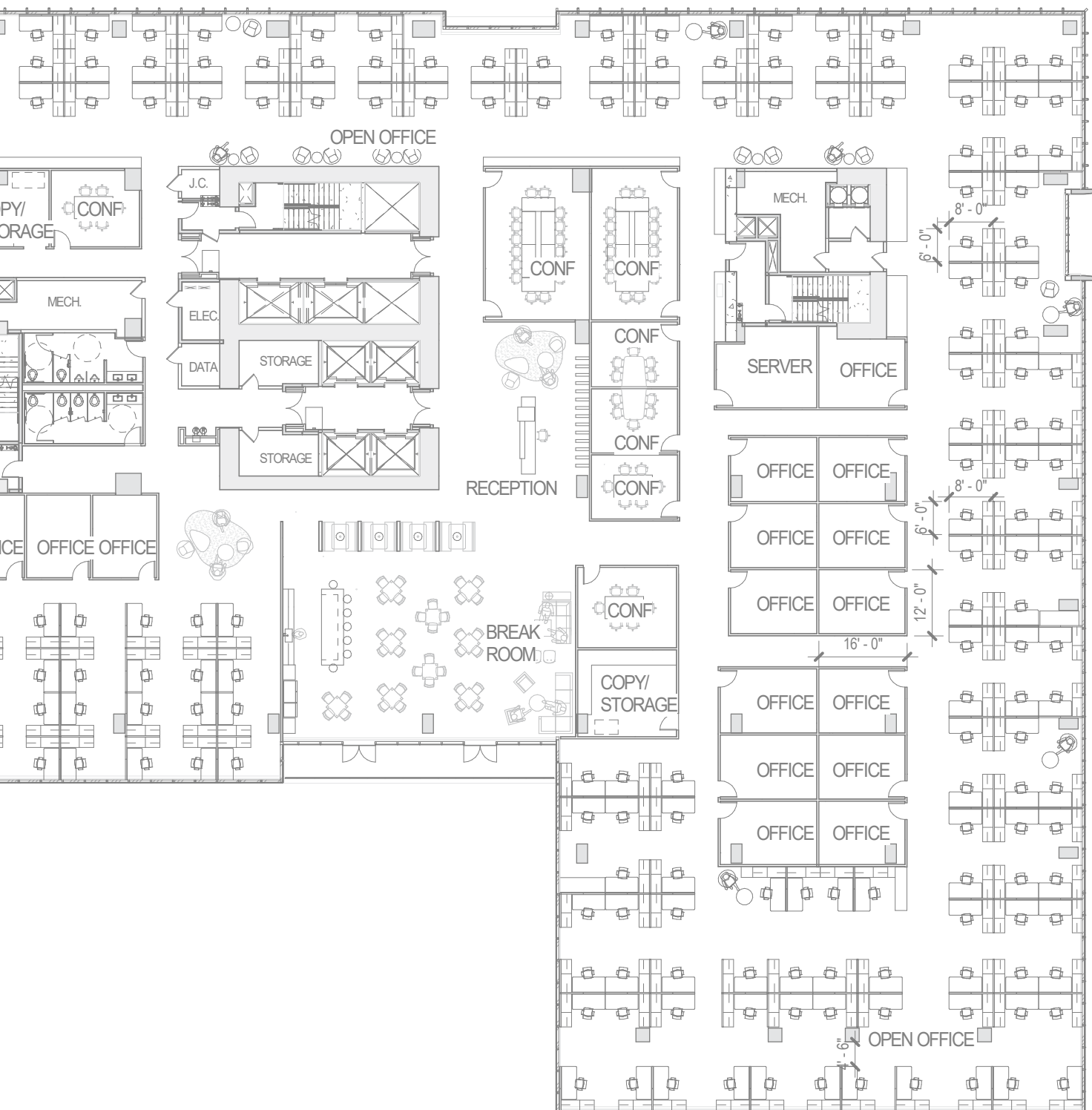
1

COLLABORATION AREA

1

BREAK ROOM





High Density Hypothetical

DESIGNED TO OPTIMIZE SPACE WITH
MAXIMUM OCCUPANCY AND FUNCTIONALTY

The layout features an open floor plan,
with 100% of the workspace dedicated
to workstations. Medium and large
conference rooms promote a dynamic
and engaging work environment.

41,589 RSF

TOTAL SF

9.0/1,000

RSF

0

PRIVATE OFFICES

381 (6'X8')

WORK STATIONS

10

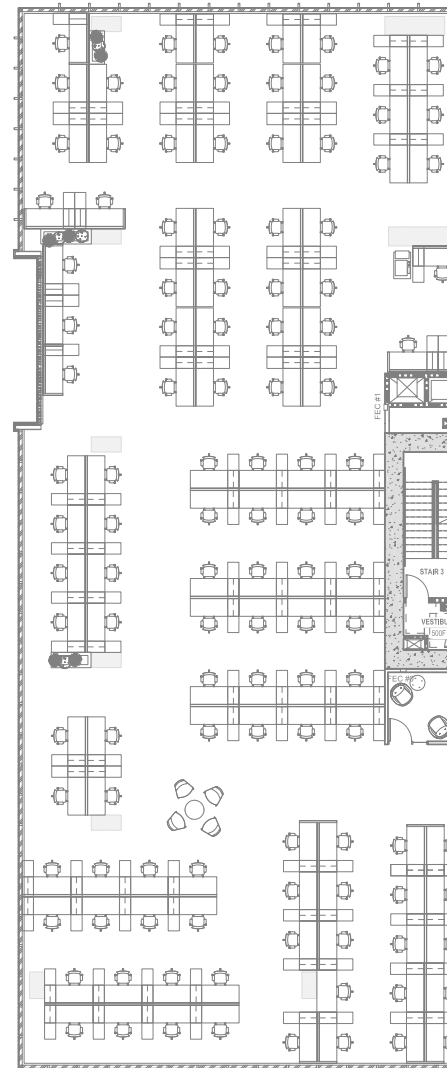
MEETING ROOMS

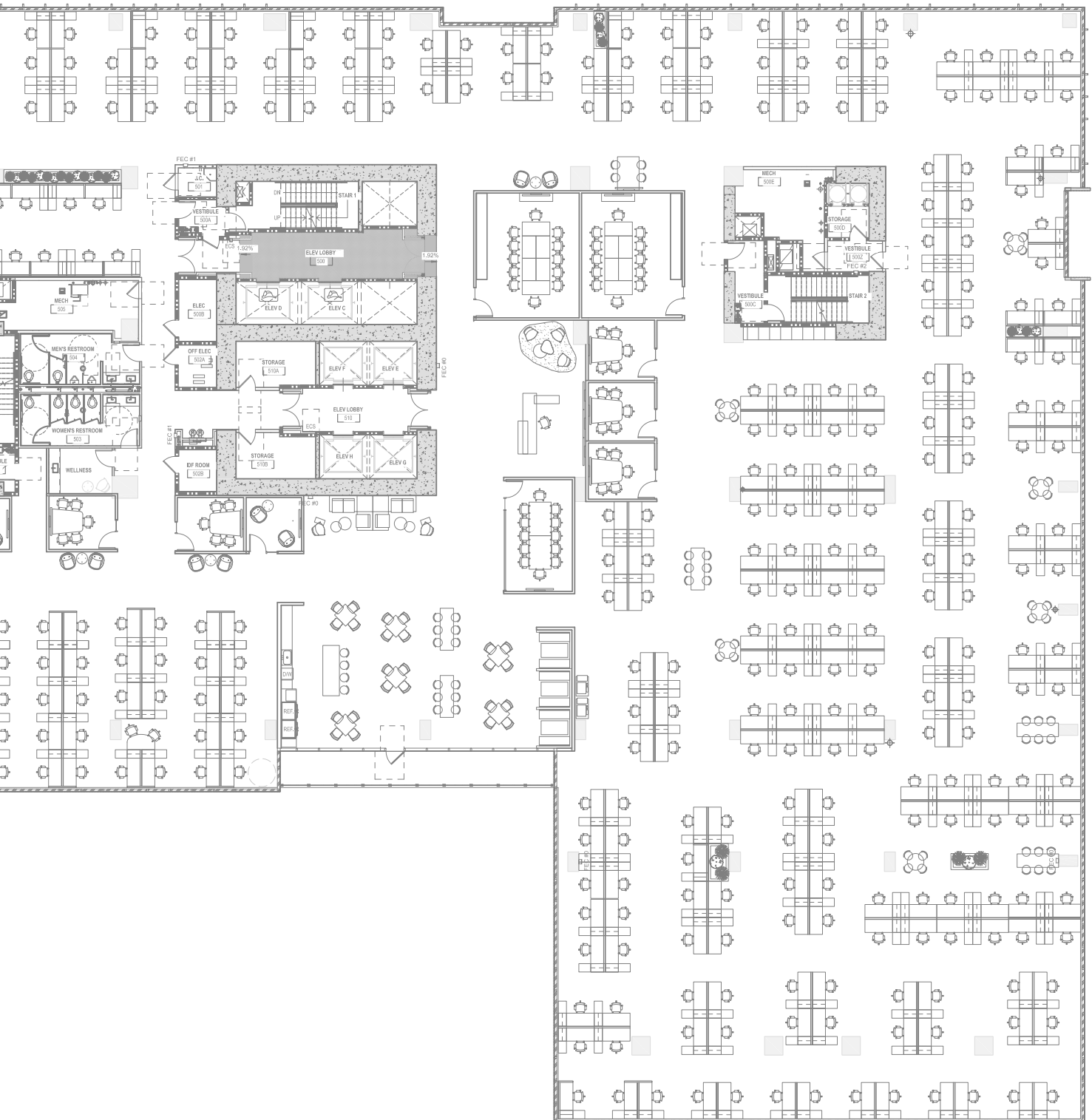
1

COLLABORATION AREA

1

BREAK ROOM





Future- Proof Your Footprint Scale Seamlessly Downtown

A CLEAR PATH TO EXPANSION FOR TODAY
AND TOMORROW'S MOST INNOVATIVE
AND FORWARD-THINKING COMPANIES

west

DOWNTOWN SAN DIEGO

NOW OPEN



CAVA

FUTURE
PHASE

THE
TORREY
DOWNTOWN SAN DIEGO
UNDER CONSTRUCTION

WHOLE
FOODS
MARKET



In the Heart of It All

STEPS AWAY FROM ALL SAN
DIEGO HAS TO OFFER

160

RESTAURANTS

20

COFFEE SHOPS

1

BLOCK TO
TROLLEY STOP

20+

FITNESS CENTERS
NEARBY

4

BLOCKS TO SANTA
FE DEPOT TRANSIT
CENTER

2

MINUTE WALK TO
CIVIC CENTER PLAZA/
CITY HALL

10+

HOTELS WITHIN
2 MILES

5

BLOCKS TO LITTLE
ITALY



SAN DIEGO
AIRPORT
(8 MINS)

COUNTY
ADMINISTRATION
CENTER

Waterfront
Park

PORTSIDE PIER

CRUISE SHIP
TERMINAL

SANTA FE DEPOT

AMTRAK, COAST
& TROLLEY
(4 BLOCKS)

USS MIDWAY
MUSEUM

SEAPORT
VILLAGE

EMBARCADERO
PARK

SAN DIEGO BAY



163

Balboa Park

Bankers Hill

5

Little Italy

FREEWAY ACCESS
I-5, SR 163, SR 94
(5 MINS)

STATE COURTHOUSE

HALL OF JUSTICE

POT

TER

)

COUNTY COURTHOUSE

FEDERAL COURTHOUSE

W

WHOLE FOODS

Horton

Gaslamp Quarter

MANCHESTER
GRAND HYATT

MARRIOTT
MARQUIS

SAN DIEGO
MARINA

CONVENTION
CENTER

THE SHELL

HILTON
SAN DIEGO
BAYFRONT



PETCO
PARK



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