



# LIBERTY STATION

SAN DIEGO, CALIFORNIA

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VISITORS

VISITORS

THE OFFICE EXPERIENCE



LIBERTY  
STATION



LIBERTY STATION

Providing a portal to the past, an experience for the present, and a promise for the future.

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Centrally located within the heart of  
'America's Finest City' is **Liberty Station**.





DOWNTOWN

SAN DIEGO INTERNATIONAL AIRPORT

### TIMES/DISTANCES

From Liberty Station



**GASLAMP QUARTER**

5 miles / 26 mins



**LITTLE ITALY**

3.9 Miles / 22 mins



**SUNSET CLIFFS**

3.5 Miles



**CORONADO FERRY (Broadway Pier)**

4.0 Miles / 18 mins



**OLD TOWN**

2.2 Miles / 10 mins



**HILLCREST**

4.2 Miles / 25 mins



**SAN DIEGO AIRPORT**

2.1 Miles / 4 mins



**DOWNTOWN SAN DIEGO**

4.3 Miles / 12 mins



Inspiring moments is the higher purpose that guides everything we do at Liberty Station. Our entire premise is to create possibilities and opportunities for people to savor life and its many moments.

## THE ARTS DISTRICT

arts culture, fine dining, & entertainment

**FIRE SIDE**



**MONIKER GENERAL**  
SAN DIEGO, CALIFORNIA

**SODA & SWINE**  
**THE LOT**

Partial Tenant List:

Boys and Girls Foundation, Better San Diego, Brick, Con Pane Rustic Breads & Café, Corvette Diner, Crown Ace Hardware, Fitness Together, National Comedy Theater, NTC Foundation, The Loma Club

## THE QUARTER

local marketplace+ commerce

**MITRE**

TENDER GREENS

YOGA SIX

Partial Tenant List:

Cold Stone Creamery, CUBRC Inc, Department of Homeland Security, Corky McMillin Companies, Five Guys, Ikiru Sushi, Liberty Station Cleaners, Navy Federal Credit Union, North Chapel, Omni Dental, Panera Bread, Point Loma Sports Club, Postal Annex, Sammy's Woodfired Pizza, Smart Nails, Starbucks, Trader Joe's, Von's, Allison & Partners, Cubic Corporation

## THE NEIGHBORHOOD

community neighborhood

**ROCK CHURCH**

Partial Tenant List:

High Tech High

## SOUTH POINT

destination hotels

**Oggi's**  
SPORTS | BREWHOUSE | PIZZA

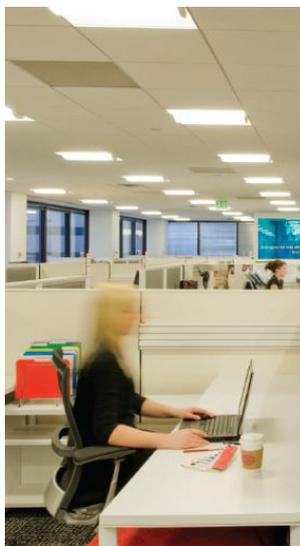
**SMASH BURGER**

Partial Tenant List:

Courtyard Marriott, European Wax Center, Harbor Greek Café, Homewood Suites by Hilton, Issara Thai, Los Primos Mexican Restaurant, Massage Envy Spa, Polish Me Nails, Pt. Loma Nazarene University, Starbucks, Subway, Sushiya







# The Office Experience

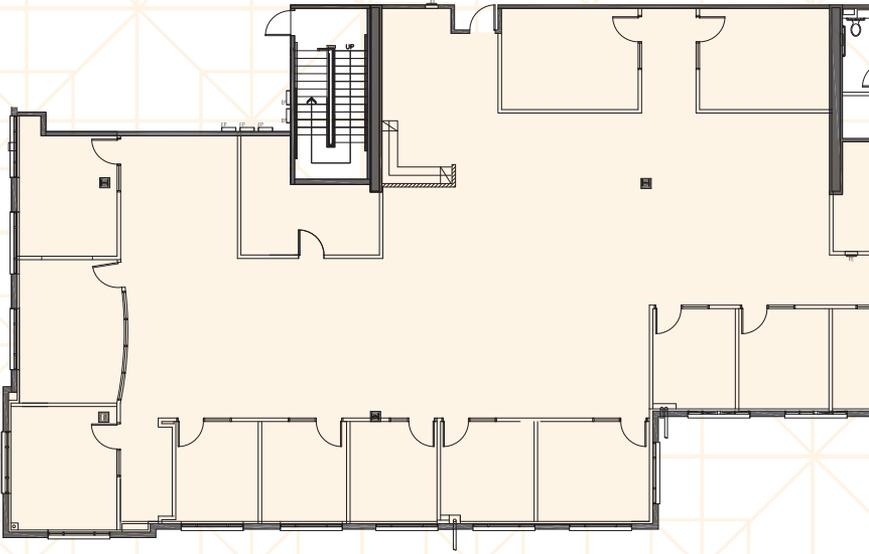


ADDRESS	BUILDING NAME	RBA
2280 Historic Decatur Rd	901	50,663
2750 Womble Rd	903	60,743
2468 Historic Decatur Rd	905	32,856
2488 Historic Decatur Rd	906	36,009
2495 Truxtun Rd	28	34,000
2535 Truxtun Rd	29	34,000



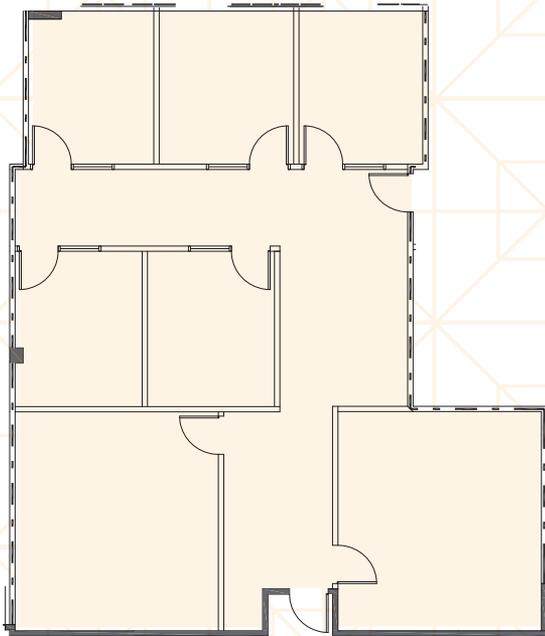
SUITE	SF	NOTES
100% Leased		
100	9,965	Vacant
105	1,881	Vacant
100/105	11,846	Vacant
107	3,544	Vacant
100/105/107	15,390	Vacant
1st Floor	22,515	60 Days
200	13,725	60 Days
100% Leased		
100% Leased		
206	1,565	Vacant
205	1,402	Vacant

2750 Womble Road



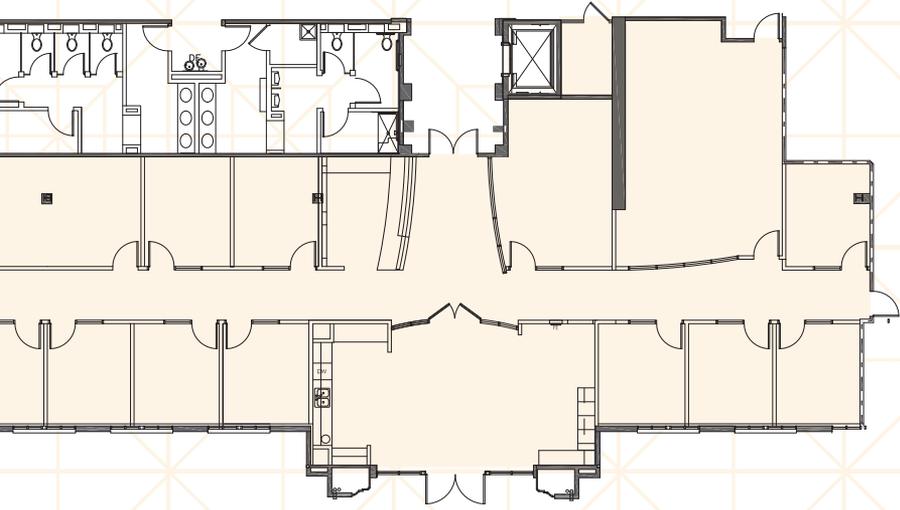
**Suite 105 - 1,881 SF**

5 private offices, conference room, production room.



## Suite 100 - 9,965 SF

Great double door lobby exposure. Existing floor plan features several private offices, multiple conference rooms, large break room, server room, reception, open area for cubes and storage.

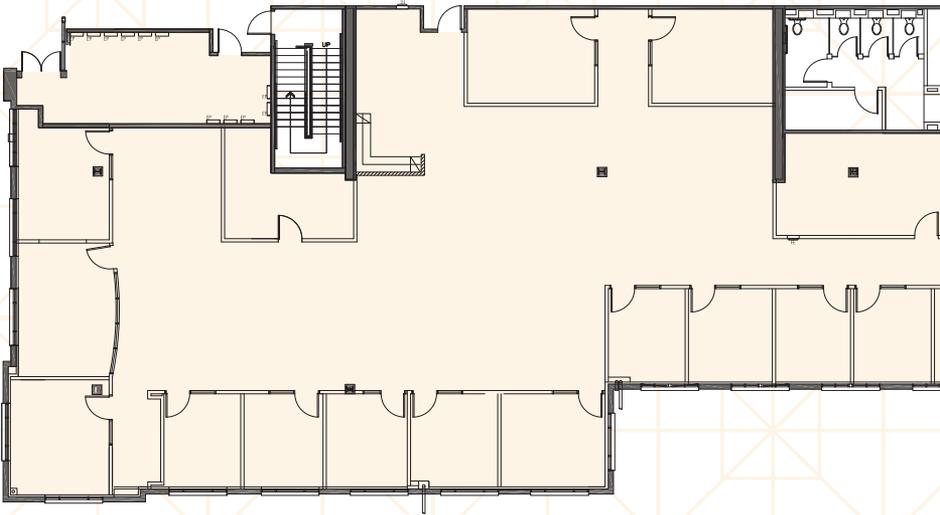


2750 Womble Road



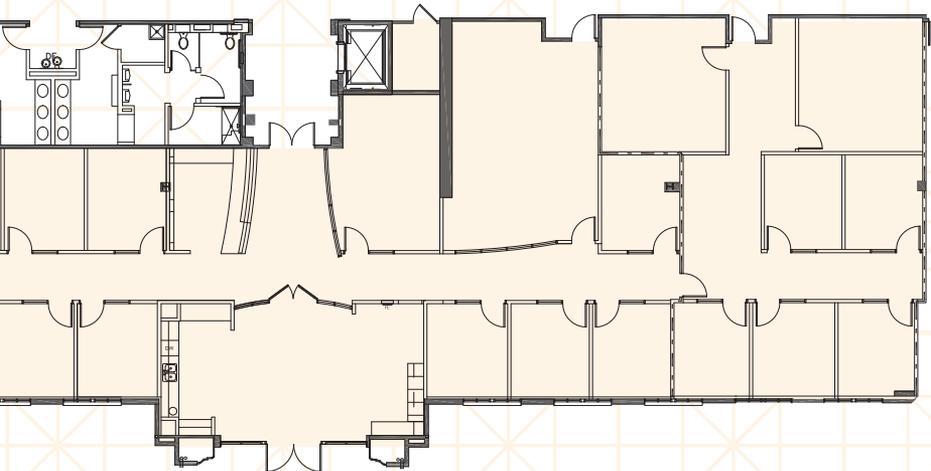
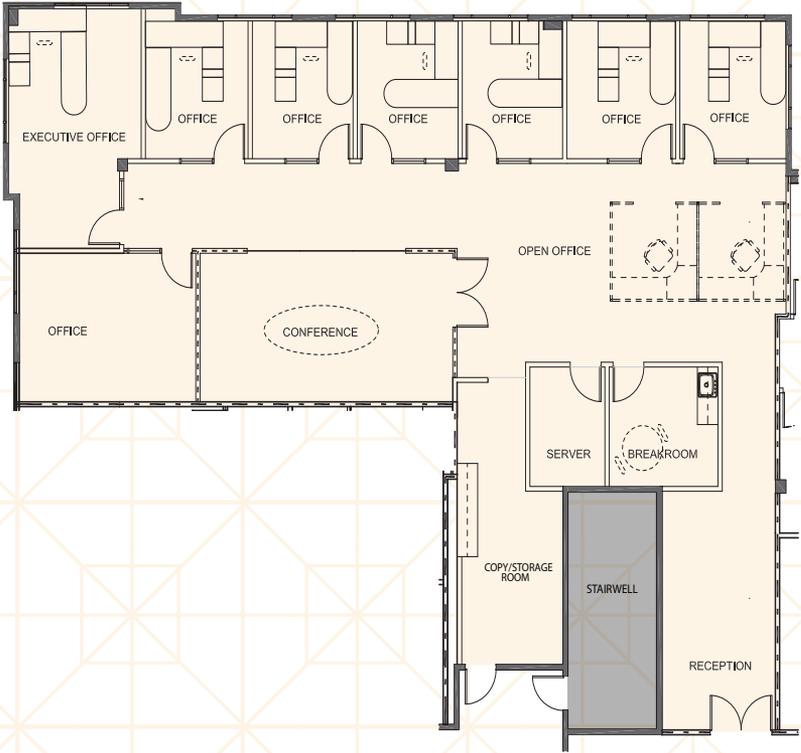
### Suites 100 & 105 - 11,846 SF

Great off the lobby opportunity, with 19 window-lined private offices, 9 interior private offices, 3 conference rooms, production and IT room. One of a kind indoor/outdoor kitchen/break area, reception, open area for cubes and storage.

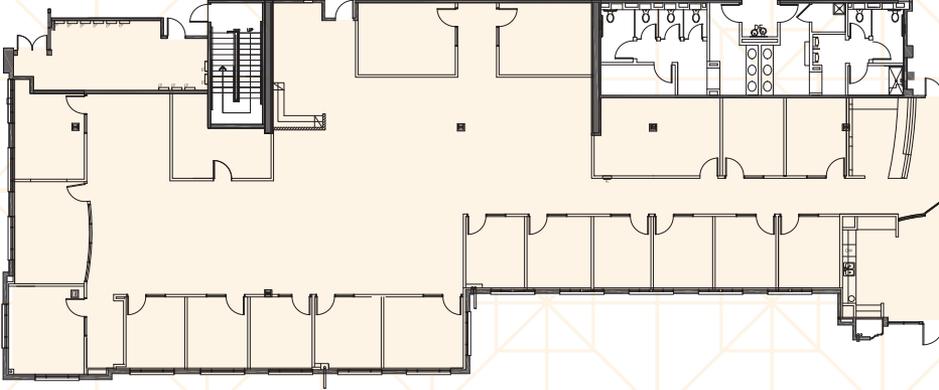


**Suite 107 - 3,544 SF**

Corner suite with 7 expansive window line offices, 2 conference rooms, breakroom/kitchen, reception and open area. Furniture can be made available.

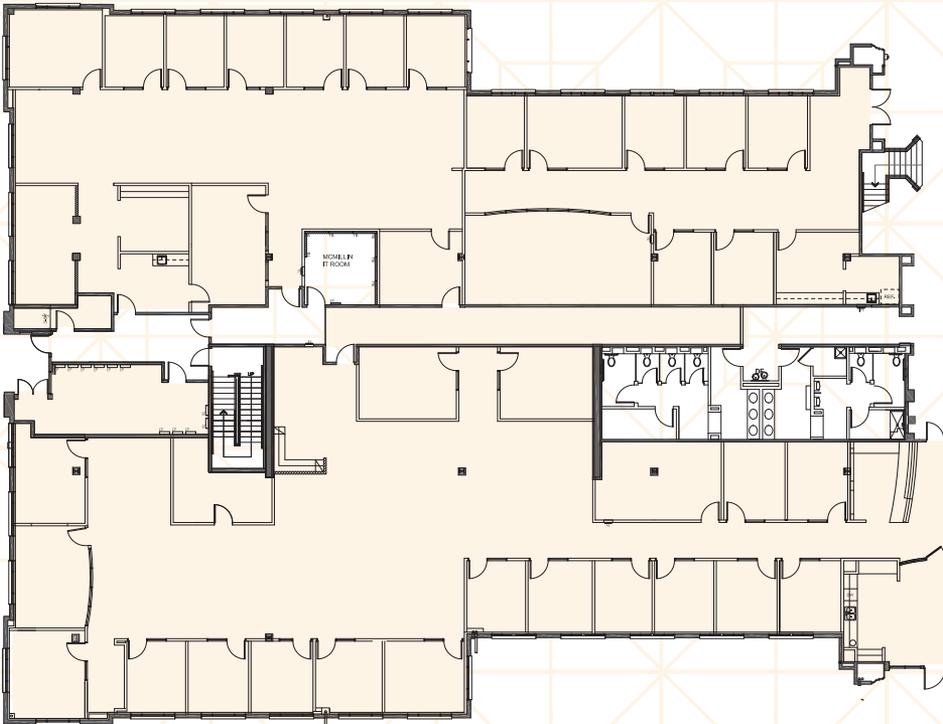


2750 Womble Road



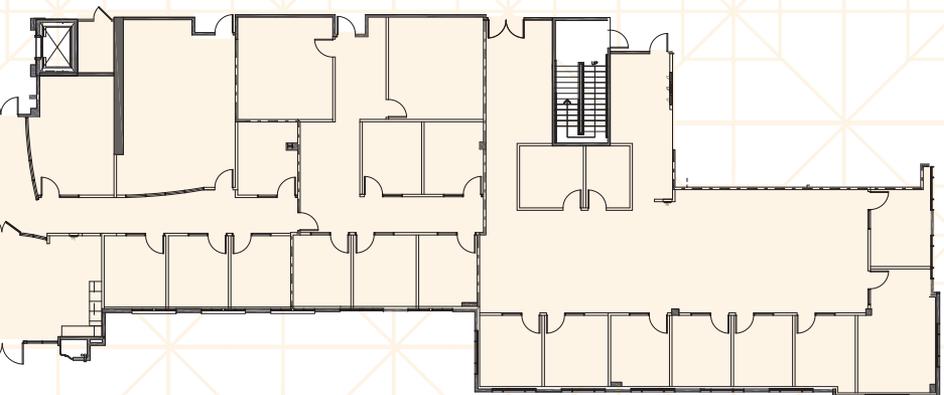
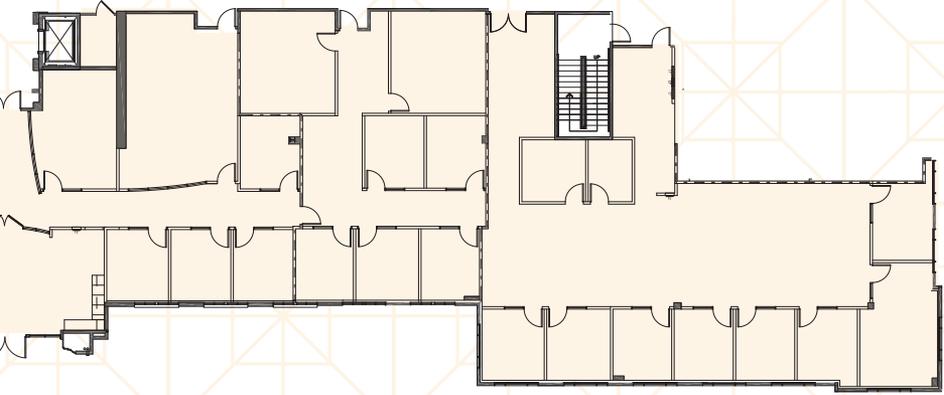
**1st Floor - 22,515 SF**

Great off the lobby opportunity, featuring a one of a kind indoor/outdoor kitchen/break area, encompassing 3/4 of the floor.



## Suites 100, 105, 107 - 15,390 SF

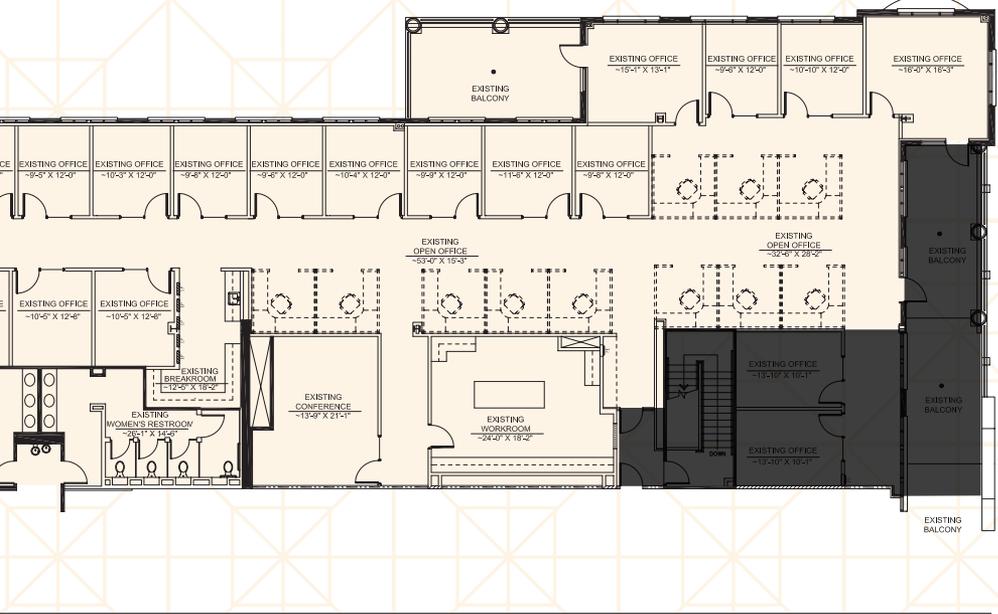
Great off the lobby opportunity, with 26 window-lined private offices, 11 interior private offices, 3 conference rooms, production and IT room. One of a kind indoor/outdoor kitchen/break area, reception, open area for cubes and storage.





**Suite 200 - 13,725 SF**

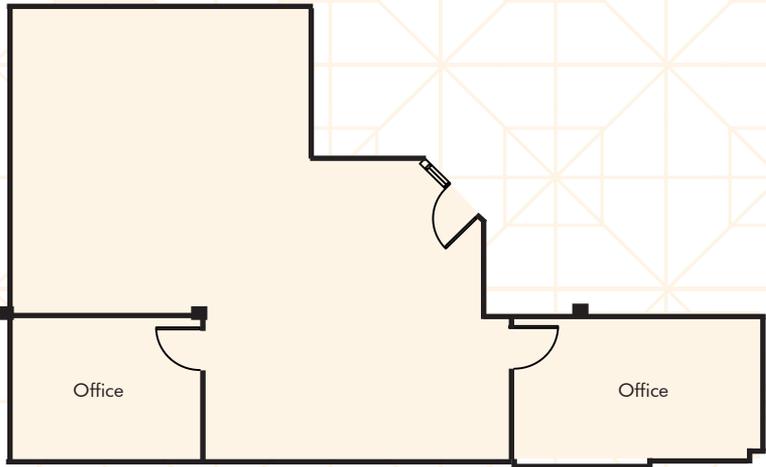
Expansive window line. Existing floor plan features double door entry off the lobby, reception, 25 private offices, conference, break room, several work rooms, open area and private balcony.



**2535 Truxtun Road**

**Suite 205 - 1,402 SF**

2 window-lined private offices and open area.





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[libtystation.com](http://libtystation.com)

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