



kettner&ash

1420 KETTNER BLVD., SAN DIEGO, CA 92101



The Opportunity

The Office Environment.

- 7 stories of Class A Office totaling 123,059 RSF
- Side-core floor plates with atrium averaging 19,150 RSF
- Ability to deliver multiple contiguous floors up to 76,732 RSF

Experience Little Italy.

- 35 restaurants within 5 blocks of Kettner & Ash
- Art galleries, boutiques, culinary options & retail shops
- Weekly farmer's market

On the move.

- 5 minute walk to Santa Fe train depot & San Diego Trolley
- Convenient access to Interstate 5 as well as CA-163 and CA-94
- 7 minute drive to San Diego International Airport

Live. Work. Play.

- 4,300 residential units nearby
- 1,479 residential units planned or under construction in the area
- Multiple entertainment & nightlife options

Location. Location. Location.

- 2 blocks from scenic San Diego Bay
- World famous Gaslamp Quarter within 1 mile
- San Diego City Hall & Civic Center within walking distance



Curb Appeal



Sophisticated Lobby Remodel



Convenient
On-site
Café
Experience





Outdoor Patio



Resort Style Locker Rooms



Third Floor
Common Area Balcony



Premium Tenant
Lounge





This is Kettner & Ash

Eat your heart out.

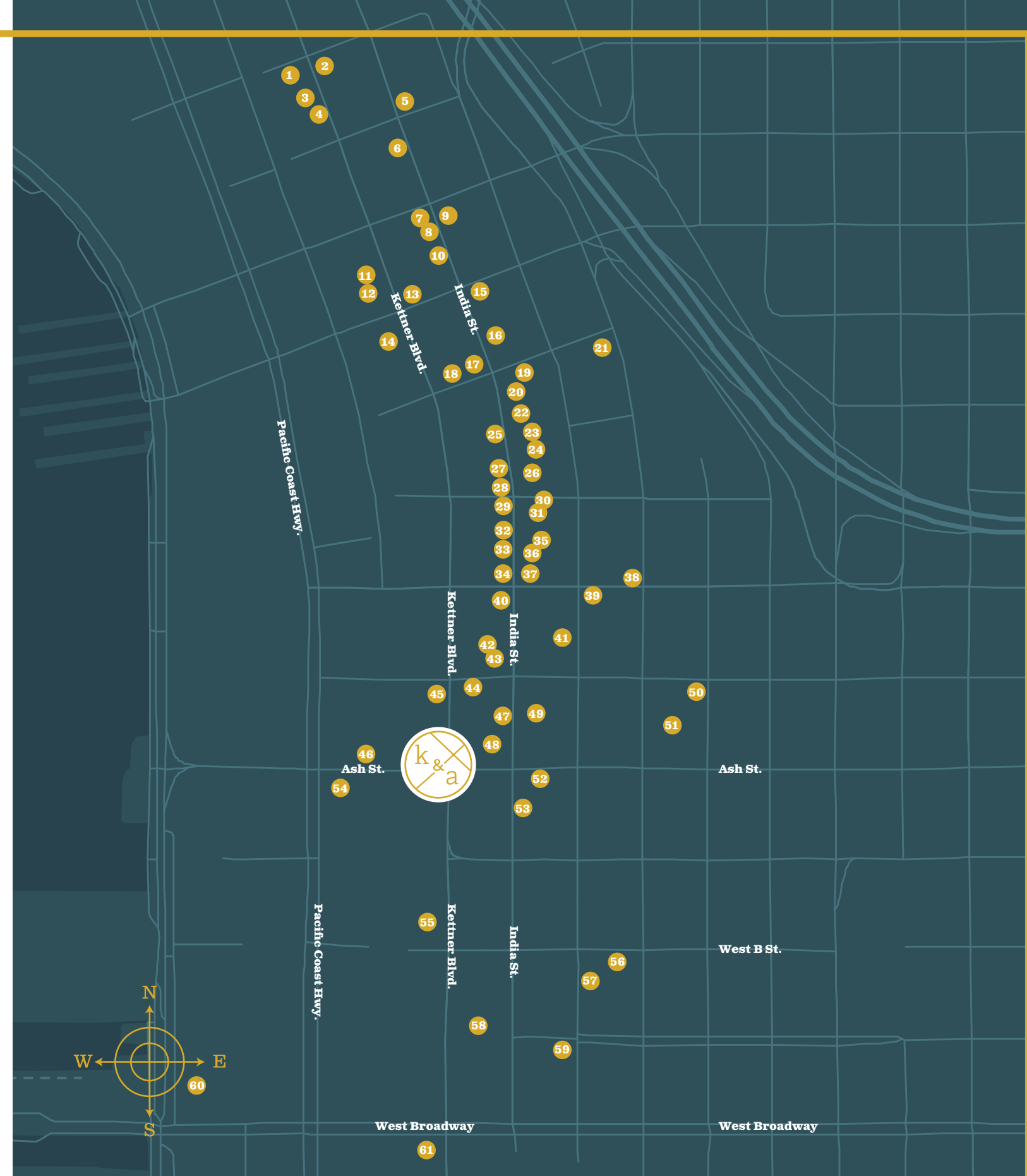
- 1 CRACK SHACK**
2266 Kettner Boulevard
- 2 BIRD ROCK COFFEE ROASTERS**
2295 Kettner Boulevard
- 3 JUNIPER & IVY**
2228 Kettner Boulevard
- 4 HERB & EATERY**
2210 Kettner Boulevard
- HERB & WOOD**
2210 Kettner Boulevard
- 5 BALLAST POINT BREWERY**
2215 India Street
- 6 PALI WINE CO. WINERY TASTING ROOM**
2130 India Street
- 7 STARBUCKS**
801 W. Hawthorn Street
- 8 PUERTO LA BOCA ARGENTINIAN**
2060 India Street
- 9 MONA LISA ITALIAN FOODS**
2061 India Street
- 10 ASSENTI'S PASTA**
2044 India Street
- 11 WATERFRONT BAR & GRILL**
2044 Kettner Boulevard
- 12 ROVINO ROTISSERIE + WINE**
2034 Kettner Boulevard
- 13 KETTNER EXCHANGE**
2001 Kettner Boulevard
- 14 BAR BODEGA**
1980 Kettner Boulevard
- 15 BOLT BREWERY**
1971 India Street
- 16 BARBUSA**
1917 India Street
- 17 M WINEHOUSE**
1918 India Street
- 18 BENCOTTO**
750 W. Fir Street
- INFLUX**
750 W. Fir Street
- MONELLO**
750 W. Fir Street
- 19 HEARTSLEEVE'S COFFEE**
621 W. Fir Street
- 20 CIVICO 1845**
1845 India Street

- 21 GLASS DOOR**
1835 Columbia Street
- 22 L&INT'S PIZZERIA**
1827 India Street
- 23 FILIPPIS PIZZA GROTTO**
1747 India Street
- 24 MIMMO'S**
1743 India Street
- 25 JUICE CRAFTERS**
1740 India Street
- 26 CAFÉ ZUCCHERO**
1731 India Street
- TRATTORIA FANTASTICA**
1731 India Street
- 27 café ITALIA**
1704 India Street
- 28 NAPIZZA**
1702 India Street
- 29 PREPKITCHEN**
1660 India Street
- 30 PRINCESS PUB & GRILLE**
1665 India Street
- 31 DAVANTI ENOTECA**
1655 India Street
- 32 IRONSIDE FISH & OYSTER BAR**
1654 India Street
- 33 SORRENTO**
1646 India Street
- 34 BURGER LOUNGE**
1608 India Street
- 35 BUON APPETITO**
1609 India Street
- 36 SOGNO DI VINO**
1607 India Street
- 37 TAZZA D'ORO**
1603 India Street
- 38 PAPPALECO**
1602 State Street
- 39 QUEENSTOWN PUBLIC HOUSE**
1557 Columbia Street
- 40 INDIGO GRILL**
1536 India Street
- 41 BREAKFAST AT STEPHANIE'S**
1501 India Street
- 42 ISOLA PIZZA BAR**
1526 India Street

- 43 HARBOR BREAKFAST**
1502 India Street
- 44 CRAFT & COMMERCE**
625 W. Beech Street
- 45 ROMESCO MEDITERRANEAN COCINA**
1490 Kettner Boulevard
- 46 SHINO SUSHI & KAPPO**
838 W. Ash Street
- 47 MEXICAN FIESTA**
1460 India Street
- 48 PETRINI'S**
610 W. Ash Street
- 49 ENOTECA STYLE WINE BAR**
1445 India Street
- 50 THE KEBAB SHOP**
303 W. Beech Street
- 51 EXTRAORDINARY DESSERTS**
555 W. Ash Street
- 52 BAYSIDE BAR & GRILL**
555 W. Ash Street
- 53 MUSIC BOX**
1337 India Street
- 54 RUTH'S CHRIS**
1337 India Street
- 55 STONE BREWERY**
1337 India Street
- 56 TOPSIDE TERRACE KITCHEN & BAR**
1337 India Street
- 57 KARL STRAUSS**
1337 India Street
- 58 MATISSE BISTRO**
1337 India Street
- 59 WATERS FINE FOODS**
1337 India Street
- 60 DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE**
901 Bayfront Ct
- 61 COPA VIDA**
655 W Broadway



All of these great dining options are within a 10 minute walk from Kettner & Ash.



Amenities



1

On-site Café

Kettner & Ash features a gourmet on-site café. Perfect for a quick cup of coffee or a working lunch all without having to leave the office.



2

Collaborative Areas

Throughout the project one will find multiple areas designed to enhance collaboration & provide inspiring work spaces.



3

Private Tenant Lounge

Enhanced space designed to stimulate office culture & create meaningful interaction.



4

Re-Imagined Exterior

Upgraded exteriors make for an impactful sense of arrival & a high image curb appeal.



5

Elegant Restrooms

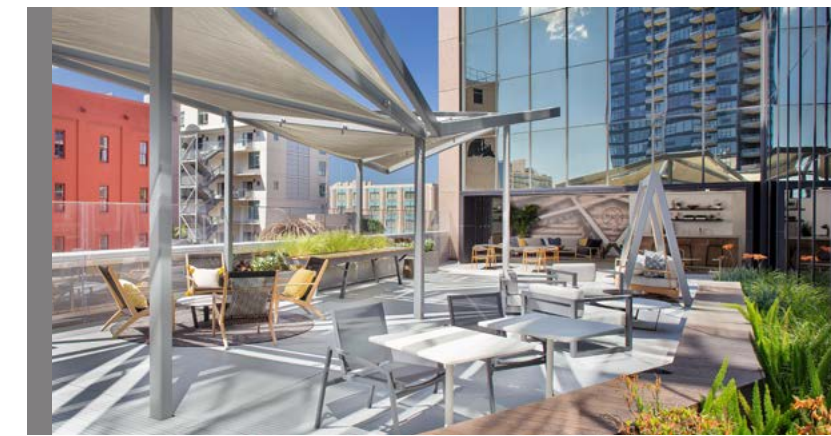
Attention to detail is exhibited throughout the property. Designer restrooms showcase the projects refined atmosphere.



6

Resort-Style Lockers

With convenience in mind, Kettner & Ash's shower & locker rooms provide tenants with a luxurious amenity to maximize the efficiency of the daily routine.



7

Common Area Balcony

Tenants can utilize an outdoor common area balcony. This unique design feature is a touch that is truly San Diegan.



One-of-a-Kind Style



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kettnerash.com

Leasing



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