

655

WEST BROADWAY

San Diego, CA 92101





655
WEST BROADWAY

COBA VIDA
COFFEE TEA

EXIT

6-12



In The Middle Of It All.













Amid cutting-edge environment, tech companies, transportation, night life, food, culture, parks, Pacific Ocean sunsets.

The best San Diego has to offer, all in one place.

Get Ready To Be Floored.

655 West Broadway is already talked about for its location at the center of San Diego's law and business district. It is home to large businesses, startups, and is close to public transportation, restaurants, and the vibrant districts of The Gaslamp and Little Italy. However, a business office that offers so much will soon become known for something truly extraordinary. Now you can have your own private office suite, but also have access to a half-floor dedicated to collaboration, relaxation, rejuvenation, inspiration and just plain fun. The best of both worlds meet right here.

What's not to love?

 1.9/1000 Parking Ratio	 Outdoor Area	 Immediate Access To Public Transportation	 EV Charging Stations
 Car Wash & Detailing Services	 Dedicated 24/7 Onsite Security & Property Management	 Copa Vida (Coffee, Tea, Food)	 Renovated Locker Rooms
 Conference Center	 Arcade/Game Room	 Bike Storage	 Banking

Welcome.

Let us help you create the best first impression from the moment your team steps through the front door.

Newly renovated lobby includes:

- One of the largest Living Green Walls in San Diego
- Massive multimedia wall
- New elevator cabs & lobbies
- Revitalized design + modern seating


VIEW VIRTUAL TOUR OF
LOBBY

Newly Renovated Lobby

Connect Here.

You need space to conduct that big presentation, but not just any space will do. Meet in the state-of-the-art conference center with mezzanine and Oblong system. Afterwards, enjoy some coffee and a quick bite at Copa Vida.

Mezzanine & Oblong system capabilities:

- Multi-surface interaction
- Flexible screen configurations and interactive canvases
- Spatial wands focus attention, saves content and allows you to interact with any screen from anywhere in the room
- Connect up to 10 video streams including video conferencing and screen sharing
- Password-protect your workspace
- Multi-location collaboration with real-time interaction

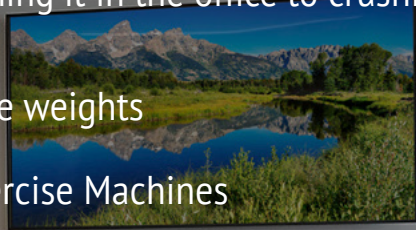


VIEW VIRTUAL TOUR OF
**CONFERENCE
CENTER**

1ST FLOOR - IQ SMARTCENTER

Work it Out.

Skip the dreaded home workouts and take advantage of the newly constructed and fully stocked fitness center at 655 West Broadway! Forget the crowds, lines and the monthly payments when you seamlessly transition from crushing it in the office to crushing it in the gym.



- Free weights
- Exercise Machines
- Treadmills
- Stationary Bikes
- Group Classroom
- Weight Racks
- Showers & Lockers
- TRX
- Ellipticals

[VIEW VIRTUAL TOUR OF FITNESS CENTER](#)

Unwind A Bit.

Look, you've had a busy day. Maybe you just need a space where you can clear your head before getting back on that project. Or maybe the workday is finally over, but you're not ready to go home yet. Well, have we got a space for you! Best of all it's conveniently located right above or below your office! You won't have to go far to feel far from it all. Settle into that oversized chair. Put your feet up on that comfy couch or bring out your inner beast and battle some colleagues at ping pong. Totally your call.

- Arcade games
- Ping pong
- Air hockey
- Foosball
- Skee-ball
- Basketball arcade games
- Bean bag toss
- Wifi available
- (2) Huddle rooms
- 10-person conference room

[VIEW VIRTUAL TOUR OF DECK & AMENITY LOUNGE](#)

Enjoy The Great Outdoors.

In this case, it's not just what's on the inside that counts. Not when you have a world-class indoor-outdoor amenity deck. Now you and your team can enjoy spectacular views of downtown, the Harbor and Coronado. Soak up the great weather San Diego offers year-round on an incredibly expansive outdoor patio right off the tenant amenity lounge. There are numerous areas to escape for some quiet time alone, or places you'll want to enjoy with coworkers and friends. This outdoor retreat features:

- Free WiFi
- Both open-air and covered seating
- Incredible views of the ocean and the Coronado bridge
- Firepit with intimate seating
- Outdoor conference room table with large multiple flat screen monitors
- Outdoor bar area/kitchen
- Amphitheater stairs/seating


VIEW VIRTUAL TOUR OF
**DECK & AMENITY
LOUNGE**

DECK655



SAN DIEGO INTL AIRPORT

BALBOA PARK

655
WEST BROADWAY

LITTLE ITALY

EAST VILLAGE

HORTON PLAZA

EMBARCADERO/ SEAPORT VILLAGE

GASLAMP QUARTER

CENTRAL LIBRARY

CONVENTION CENTER

PETCO PARK

CORONADO FERRY

CITY OF CORONADO

NEAREST GOLF COURSE

SAN YSIDRO BORDER CROSSING

SAN DIEGO INTL AIRPORT

NEAREST SURF SPOT UTC

LA JOLLA

DEL MAR

minutes by car

10

15

20

25

BALBOA PARK

655

WEST BROADWAY

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