

*A Modern Workspace for A Modern Workforce. Where Workstyle Meets Lifestyle in San Diego*

# AMP&RSAND

FREE

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## The Features

The workplace is no longer just a place to go work. At AMP&RSAND our impressive features were designed to cater to the modern, forward-thinking employee.



Sunshine & Fresh Air.  
Dining & Entertainment.  
Convenience & Lifestyle.  
AMP&RSAND's San Diego location brings everything together.

## THE EXPERIENCE

# Designed for your greatest asset: People

AMP&RSAND is built differently. Thoughtfully designed for the demands of the modern workforce, this new office experience is set to attract best-in-class talent.



NOW LEASING

## Room to Configure. Space for Agility.

343,000 square feet of expansive office space. Designed for collaborative work flow and more than agile enough for company growth.



► Overview/Vision

# The & Experience



## The New San Diego Workplace

AMP&RSAND is a historic location reimagined for the demands of the modern workforce. Offering large, agile spaces to accommodate a company's growth, it will entice and retain talented employees with amenities that go beyond the eight-to-five workdays of the past.

Beautiful & Thoughtful.  
Modern & Authentic.  
Creative & Civilized.  
This is AMP&RSAND, the future of the San Diego workplace.

## History

### An everlasting impression.

As the former site of the *San Diego Union-Tribune*, AMP&RSAND continues its legacy of sharing knowledge. The printing press was the first form of technology to spread ideas while creating a platform for a more connected world. When the *Union-Tribune* stopped its presses in 2016, it made one final impression with the last and most beautiful character of the traditional alphabet—the ampersand. An ampersand stands as a catalyst for evolving ideas. Its final impression was not to mark the end of an era, but to signify that the best is yet to come.



► Indoor/Outdoor Spaces



## THINK OUTSIDE THE OFFICE

### The Docks

Once used for unloading ink and paper, these former loading docks have been re-purposed to create an outdoor gathering space. Permanent meeting tables and glass marker boards transform the docks into platforms for creativity.

### Courtyard

This 12,000-square foot location was the former home of the *San Diego Union-Tribune's* printing press and now it is an open air atrium featuring seamless sliding glass doors to take full advantage of San Diego's perfect weather.

### Walkway

This passageway, located between the two buildings is the central hub of activity that directly leads into the San Diego River. The park provides a recreational center with a fire pit, stepped seating and private gathering spaces.

### Amphitheater

A scenic space that serves as an outdoor multifunction gathering area. It's where a company function becomes an employee experience.



### 14' of Floor-to-Ceiling Windows

Modern workspaces with up to 14-foot tall ceilings along with floor-to-ceiling glass windows are designed to inspire creative thought and encourage collaboration. With San Diego's 300 degrees of sun, our sunlit windows ensure that tenants always enjoy the best of San Diego living.

## AN INNOVATIVE PAST

### Industrial Windows

The Press building features new exterior, floor-to-ceiling, industrial windows and doors overlooking the 12,000-square-foot Courtyard.

### Exposed Brick

Brick facades bring character and energy to creative spaces that are reminiscent of our historic past.

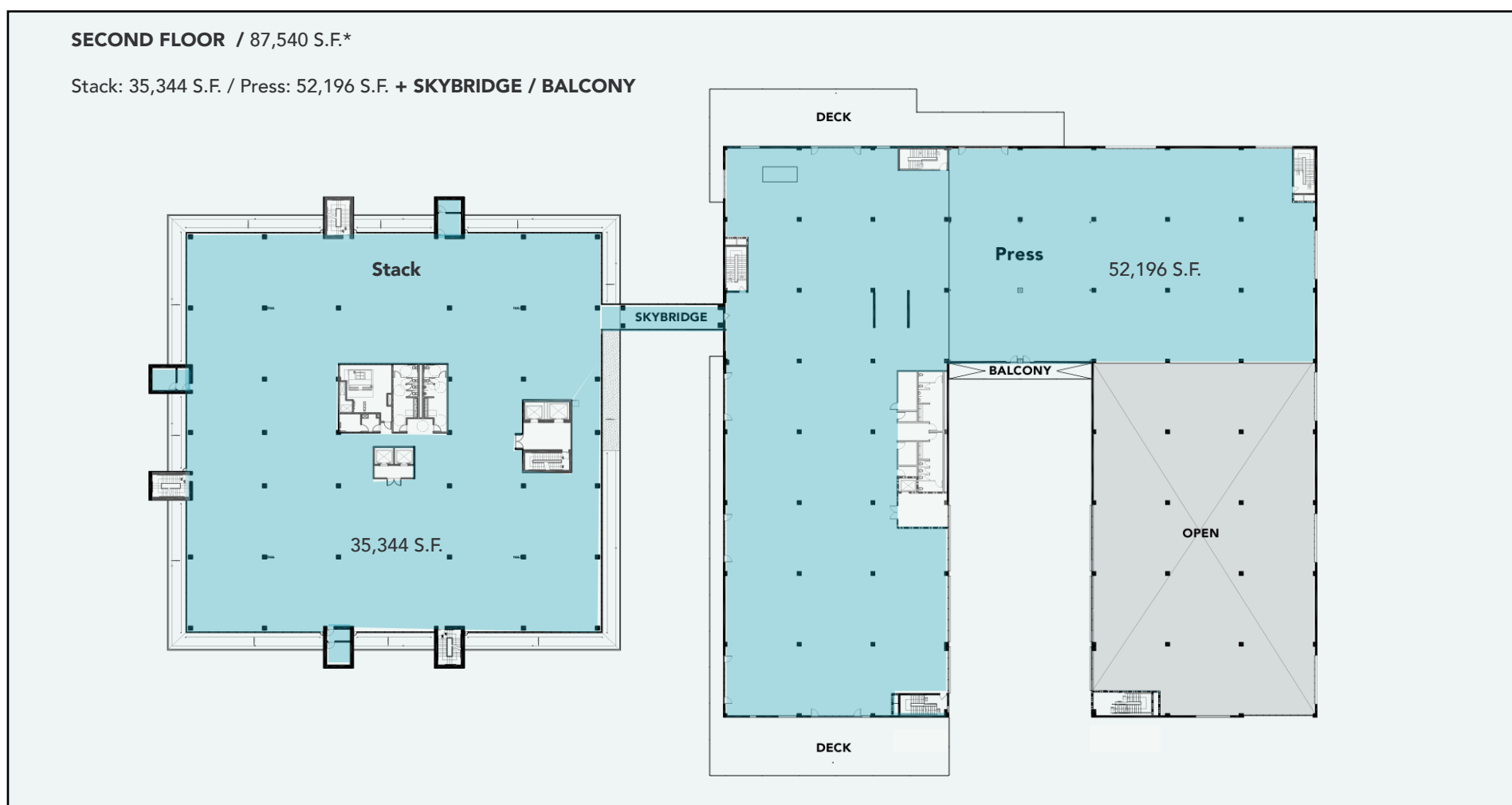
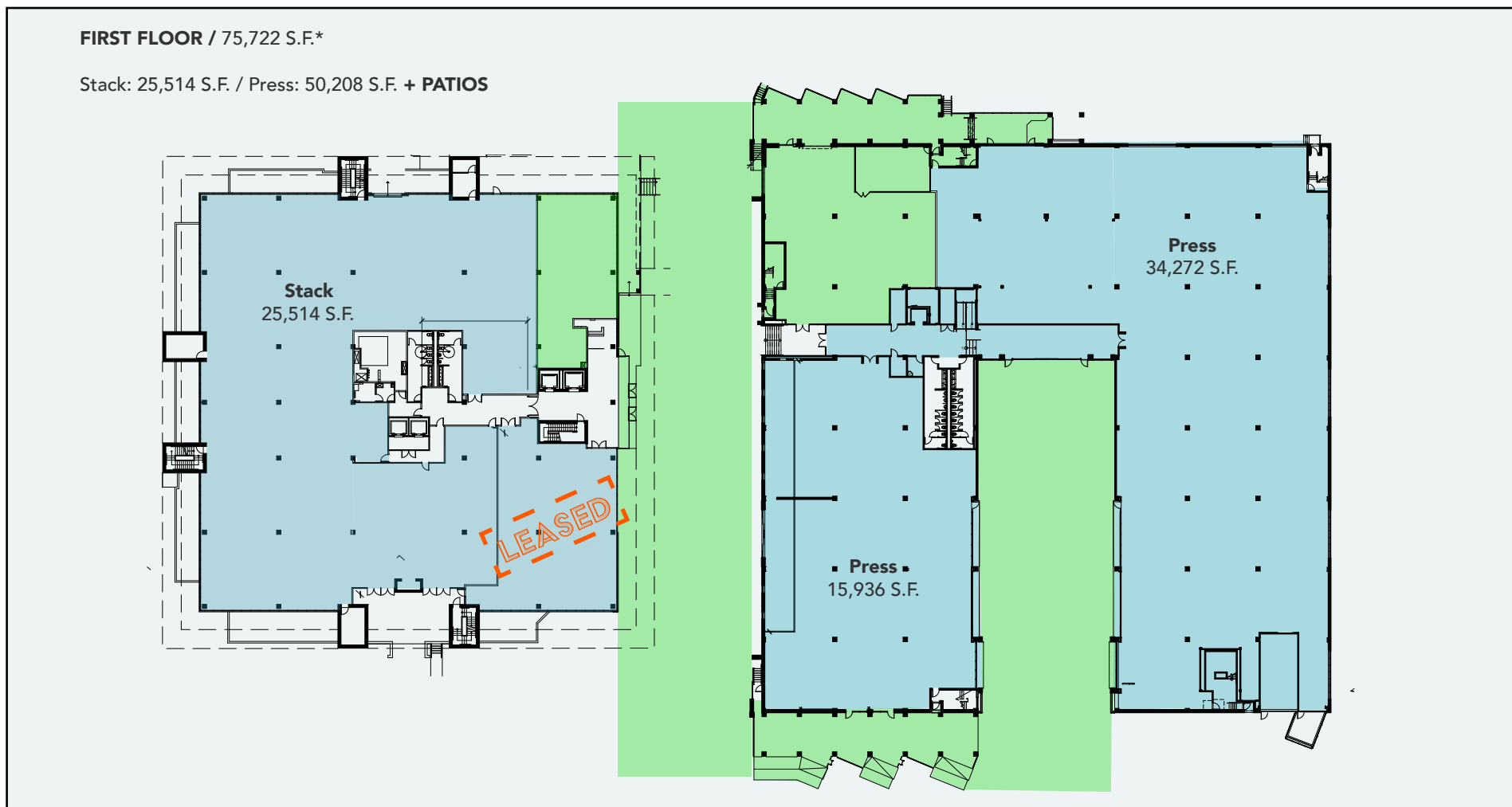
### Poured Concrete Structure

Concrete pillars evoke a sense of stability and permanence throughout the space, while the 13' and 14' concrete waffle ceilings bring volume and loft to the work spaces.

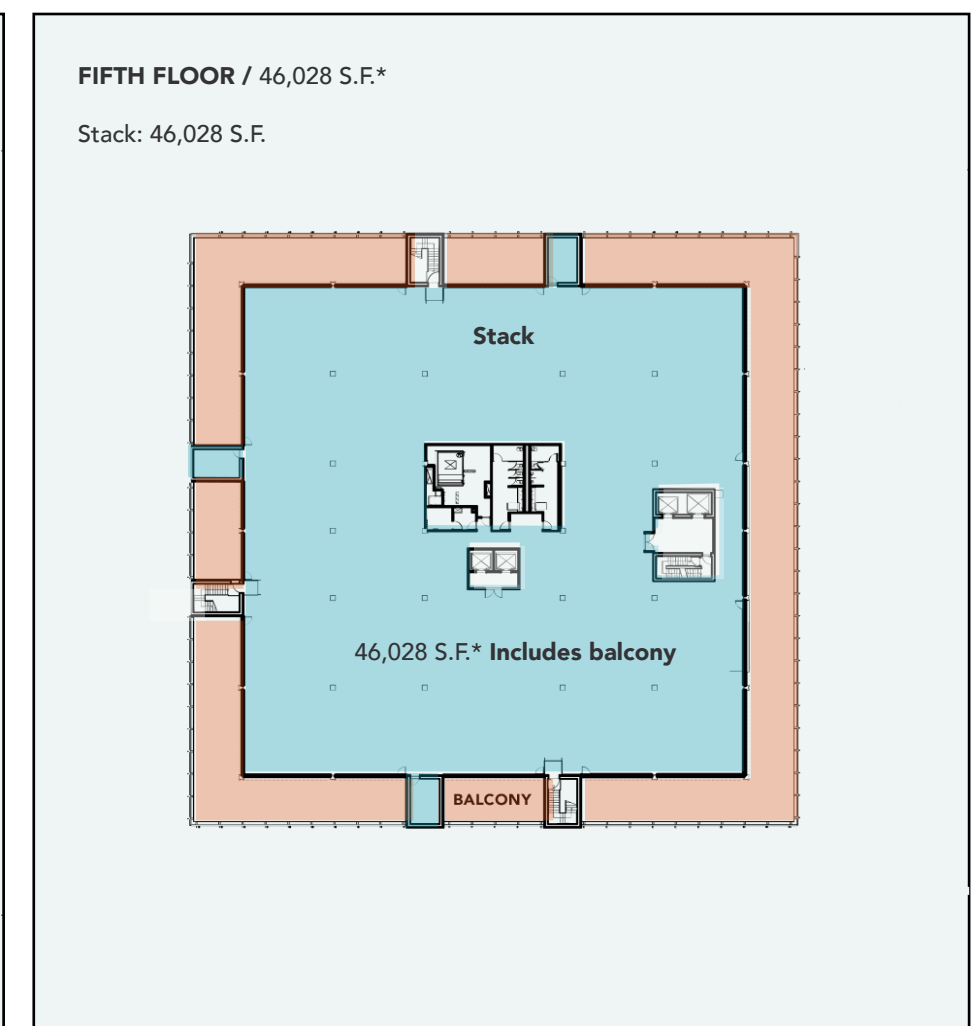
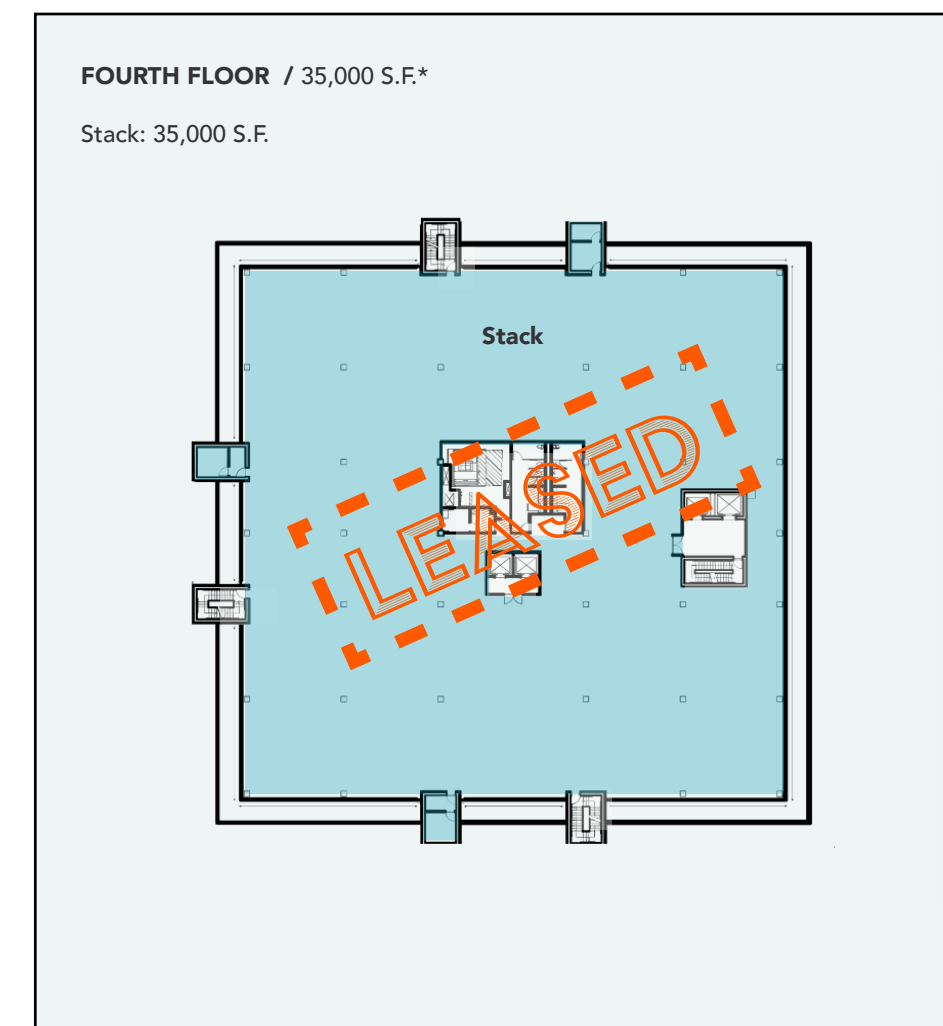
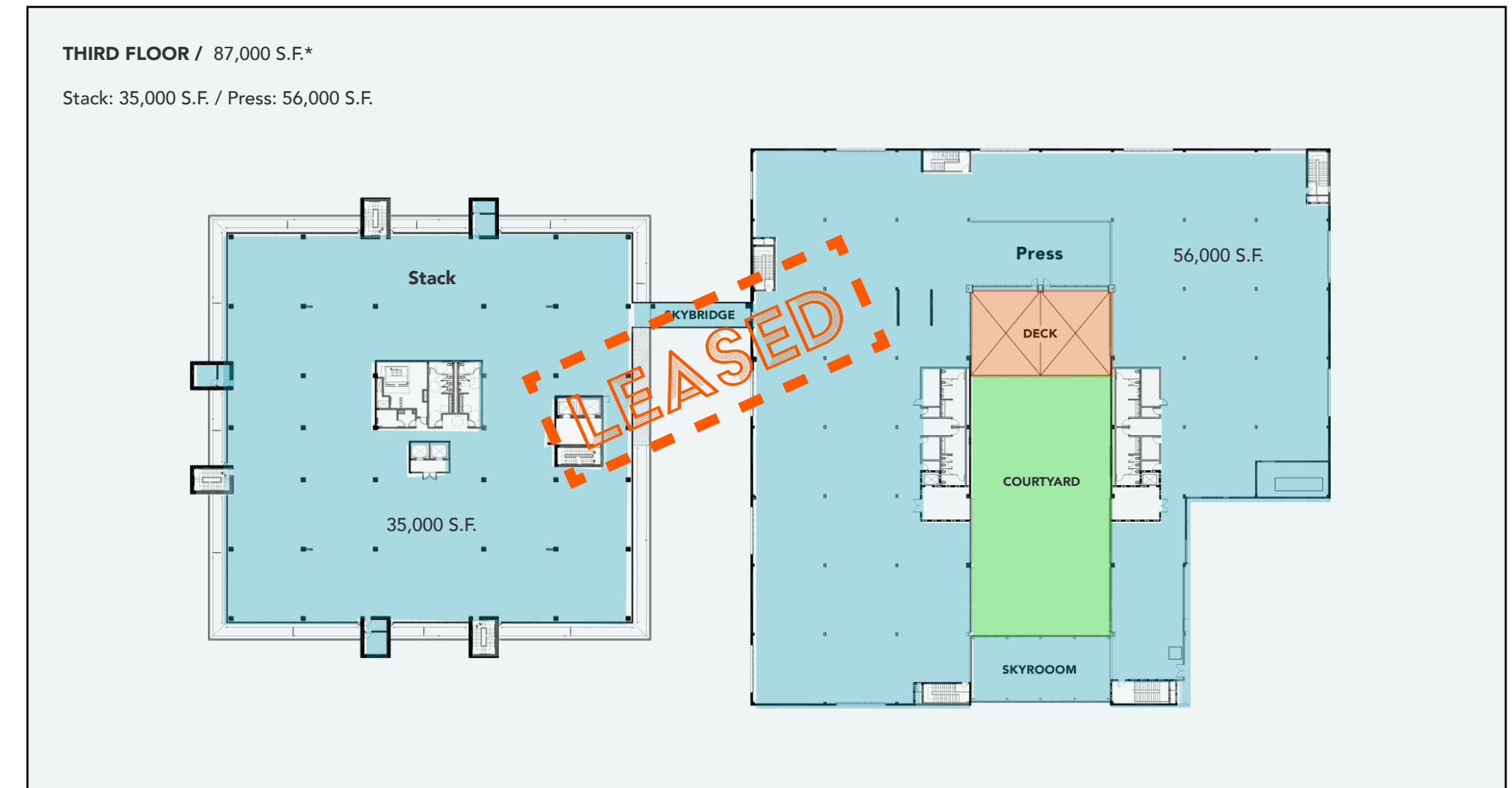
### Abundant Patio Amenities

The project features 9 outdoor patios, both exclusive and common, that offer the opportunity for indoor/outdoor workspaces and roll up doors.

► Floor Plans



**09** Active patios  
**64K** Sq ft of outdoor collaborative space  
**05K** Sq ft fitness studio



**TENANT SPACE** (Blue)

**PATIO** (Orange)

**COMMON + OUTDOOR** (Green)

\*All square footages approximate



## Features

### FITNESS STUDIO

**Body & Mind.** A healthy body leads to a healthy mind. A fitness studio fully outfitted with the latest workout equipment, spa-like lockers and showers is available for AMP&RSAND tenants to use at times that are convenient for them.

### CRAFT COFFEE

**Sourced & Served.** A morning eye-opener or a mid-day pick-me-up. Either way, craft coffee is always brewing, hot and ready.

### CAFÉ

**Healthy & Delicious.** For tenants who choose to stay on-site, a selection of quality, healthy and delicious food will be available.

### ACTIVATED OUTDOOR AREAS

**Outside & Active.** To take advantage of the location and, of course, the San Diego sunshine, there are patios and courtyard areas available for relaxing and tenant activities.

### CONCIERGE SERVICES

**Help & Advice.** An on-site concierge is available to assist tenants.

### BICYCLE SERVICES

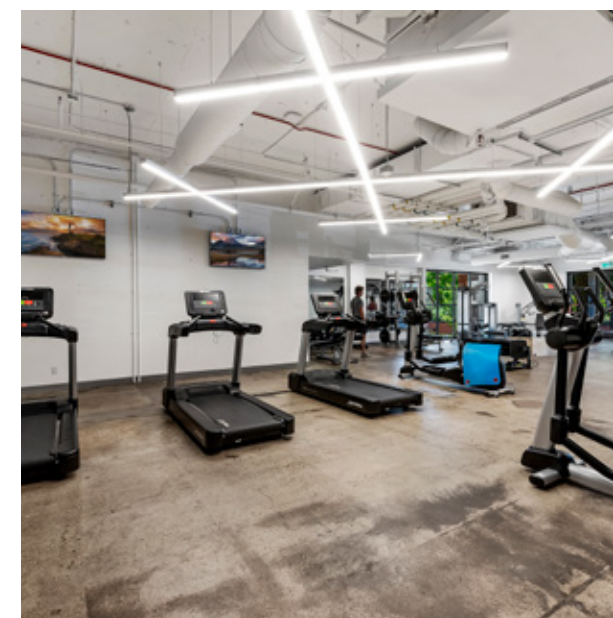
An on-site bike center will be ready with bike lockers, parts and minor repairs. And for those looking to ride to the beach, along the river or even just to the mall, AMP&RSAND has its tenants covered.

### PARKING & SPACE

**Parking & Space.** Reserved parking and valet services are part of AMP&RSAND's premium offering, making life more efficient for the workforce and guests.

### EV PARKING

The project is focused on green technologies and has EV Parking on-site.



# Location

## In the Heart of San Diego.

Sunshine & Fresh Air. Dining & Entertainment. Convenience & Lifestyle. AMP&RSAND's San Diego location brings everything together.



-  3 miles
-  4 miles
-  4 miles
-  .01 miles
-  .02 miles





# Overview

AMP&RSAND is central to almost everything in San Diego. Multiple highways enhance its location, and public-transportation options are available, making the commute easy for employees. Current community initiatives include walking trails to the ocean and multiple parks as part of the San Diego River Park Master Plan. Walkable destinations such as the Fashion Valley Mall, Hazard Center and the Trolley Station, are also prime draws. The already abundant dining, retail and entertainment options are also expanding.







# Demographics

## Why People Love Working in the Urban Core

-  **74%** Shorter Commute to Work
-  **60%** Variety of Dining Options
-  **59%** Access to 24-hour Lifestyle
-  **46%** Proximity to Social Events

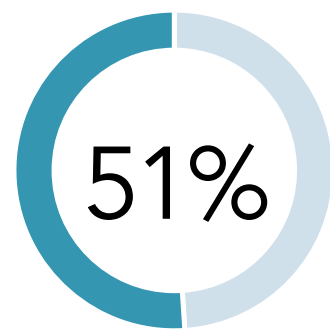
## How San Diego Urban Core Compares to Peer Cities

-  **Peer Markets (Santa Monica & The SF Mission District)**
-  **Avg Rent is Significantly Cheaper**
-  **Median Home Price is 70% Less Expensive**
-  **Average Office Rent (SF/YR) is 50% Less Expensive**

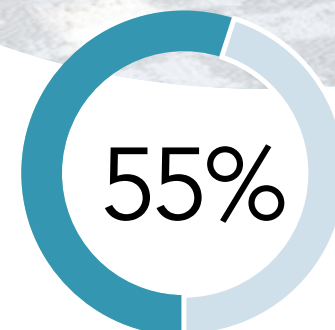
## San Diego Urban Core Talent Wave



2nd Highest Education Level in the County



Have a Bachelor's Degree (or higher)



Work in Management for Business / Science / Arts

# Fresh Air. Fresher Ideas.



AMP&RSAND takes full advantage of San Diego's incredible 300 days of sunshine per year, with an abundance of inspiring outdoor workspaces and meeting places. The interior is just as progressive as the exterior, the industrial loft-style design features exposed brick, concrete pillars and oversized windows. Innovative talent and forward-thinking companies will be drawn to the architecture design. AMP&RSAND is designed for the way people work today.



# Highlights

## ACCESS

This walkable campus has access to multiple freeways and a convenient trolley system, making AMP&RSAND one of the most commuter-friendly locations in San Diego. Undesirable commutes will be a thing of the past with the abundance of developments in the area.

## SAN DIEGO RIVER PARK

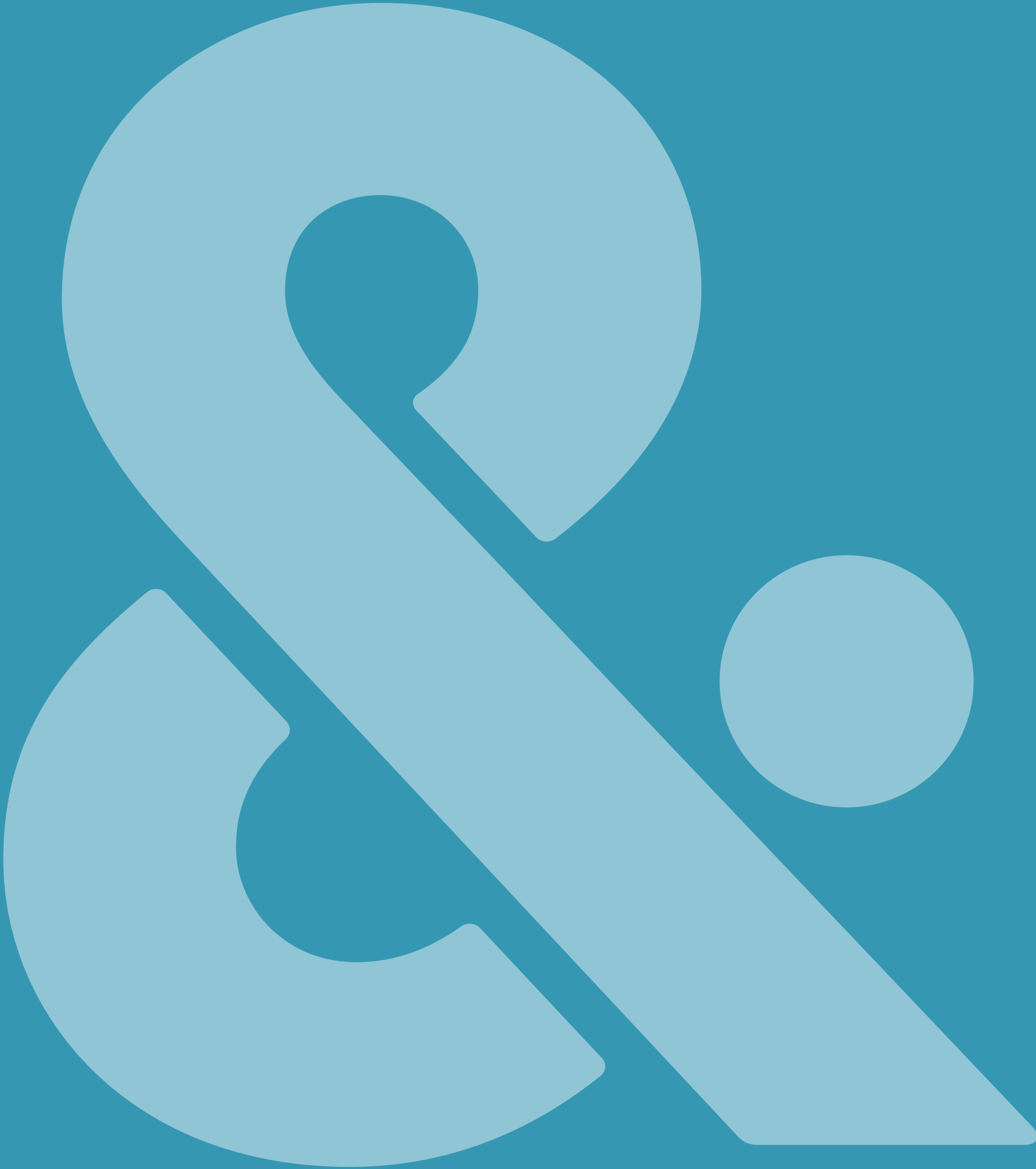
An expansive park is under construction along the 52-mile San Diego River Trail connecting the mountains to the ocean, reorienting development towards the river and creating added value and growth opportunities.

## EDUCATION

A vibrant city offers vibrant opportunities. An abundance of elementary schools, high schools and colleges are located nearby to help your employees' families thrive.

## LIFESTYLE

AMP&RSAND's central location makes San Diego's best dining, shopping and nightlife options easily accessible for employees.



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