



# EMERALD PLAZA

IT'S GOOD FOR BUSINESS.



**CBRE**





## SAN DIEGO'S PREMIERE MIXED-USE OFFICE ENVIRONMENT

Emerald Plaza is an incredible 30 story office tower and 27 story hotel connected by a 100 foot glass atrium. It is San Diego's only mixed-use business center comprising office, hotel, retail and restaurant space. Simply put, these iconic towers offer more on-site amenities and services than any other office building in San Diego, including:

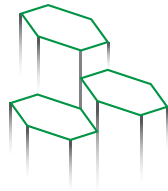
- Attached to the 4-Diamond Westin Hotel
- Adjacent to multiple courthouses
- On-site conference rooms for large (50+) and small gatherings
- On-site management
- Shared amenities including in-suite food service
- Private outdoor patios with spectacular views (select suites)
- One block from the San Diego Trolley, the Coaster and Amtrak Station



WATCH VIDEO TOUR

## AVAILABILITIES

SUITE	SQ/FT	VIEW	DESCRIPTION
740	4,506	South & East	Shell condition.
780	2,165	North & West	Move-in ready spec suite with 3 private offices, conference room, break area and IT closet.
800	7,266	South & West	Law firm build-out with multiple window-lined private offices and conference room. Great view of South West downtown.
950	5,773	South & West	Law firm build-out with conference room and private offices along the windowline, interior workstations and a break room. Available with 30 days' notice.
1010	5,590	West	2nd generation space with great western views and a mix of private offices and open area. Available 1/1/2023
1210	3,562	North	6 private window-lined offices, large conference room, secured reception/waiting, file room, kitchen, & interior office. Availabe 7/1/2022
1240	1,592	South	Primarily open area with conference room and office. Available 7/1/2022.
1250	3,214	South	5 private window-lined offices, conference room and break area. Divisible to 1,537 RSF. Available 7/1/2022.
1270	2,745	West	Great water views to the west. Nicely appointed space with 3 private window-lined offices accompanied with 2 conference rooms, reception area, open area, and break area. Available 9/1/2022.
1320	1,973	East	Spec suite with 4 private windowline offices and a break room.
1340	4,902	South	Warm shell condition with break room and assembly area. Divisible.
1410	2,027	North & East	Spec suite with 4 private windowline offices, 1 interior office, small conference room, kitchen and open area. Available 8/1/2022.
1430	8,289	South	2nd generation office space with a combination of private offices and open area.
1500	5,922	North & West	Well appointed space with double-door entry off the elevator lobby and great views. Reception area, conference room, several windowline offices, break room and open area.
1550	9,892	South & East	Move in ready deposition build out with production room.



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