

1155
ISLAND

CBRE

THE NEW EAST VILLAGE



NEW LOBBY WITH LOUNGE AND OUTDOOR AMENITY



BUILDING

HIGHLIGHTS

NEARBY

Amenities

1155 ISLAND AVENUE



180,000 Square Foot, 8-Story Class-A Office Building



Voluminous 14' - 20' Slab-to-Slab Height



21,200 - 29,700 Square Foot Floor Plates



3,500 SF conferencing and amenity center with 5,000 SF of outdoor patio space



Callie Restaurant featuring Celebrity Chef Travis Swikard, opening Summer 2020



1 Per 1,000 RSF secured subterranean parking with additional 2 per 1,000 RSF available at Padres Parkade (across the street)



Bike lounge with showers and lockers on-site



Adjacent to MTS station

1155 Island Avenue is located in Downtown San Diego's East Village, one of the most dynamic, amenity rich, and rapidly evolving markets in San Diego. Since the development of Petco Park a decade ago, which spurred a revitalization of the East Village, the neighborhood has emerged as one of the most sought after micro markets. Access to San Diego's finest amenities, entertainment and transit are just minutes away.

1

BLOCK



3

BLOCKS



5

BLOCKS



1-3

MILES



280 DAYS OF SUNSHINE
PER YEAR



Coronado Island

1155
ISLAND



Park Blvd

10th Ave



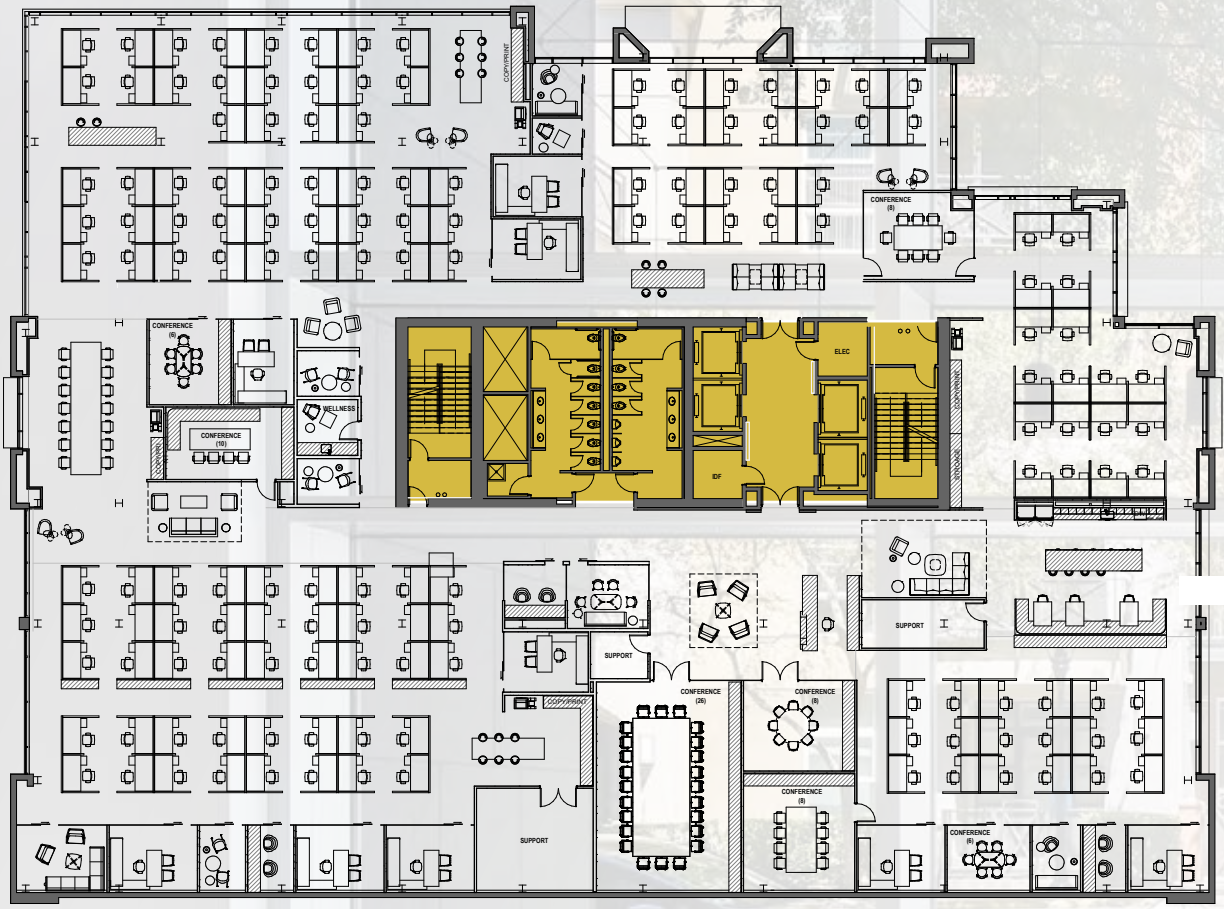
AMENITY RICH PATIO



FLOORS 2-4

LARGE FLOOR PLATES

HIGH DENSITY Opportunity



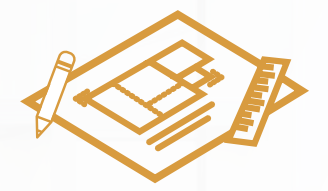
6+ PEOPLE PER 1,000 SQUARE FEET



18 foot slab-to-slab height (full height glass)



14 restroom fixtures per floor (175% greater than market)



Maximum bay depths

HIGHLIGHTS

- APPROXIMATELY 29,700 RSF
- 150 WORKSTATIONS
- 9 OFFICES
- 12 HUDDLE ROOMS
- 1 LARGE CONFERENCE ROOM
- 7 MEDIUM CONFERENCE ROOMS



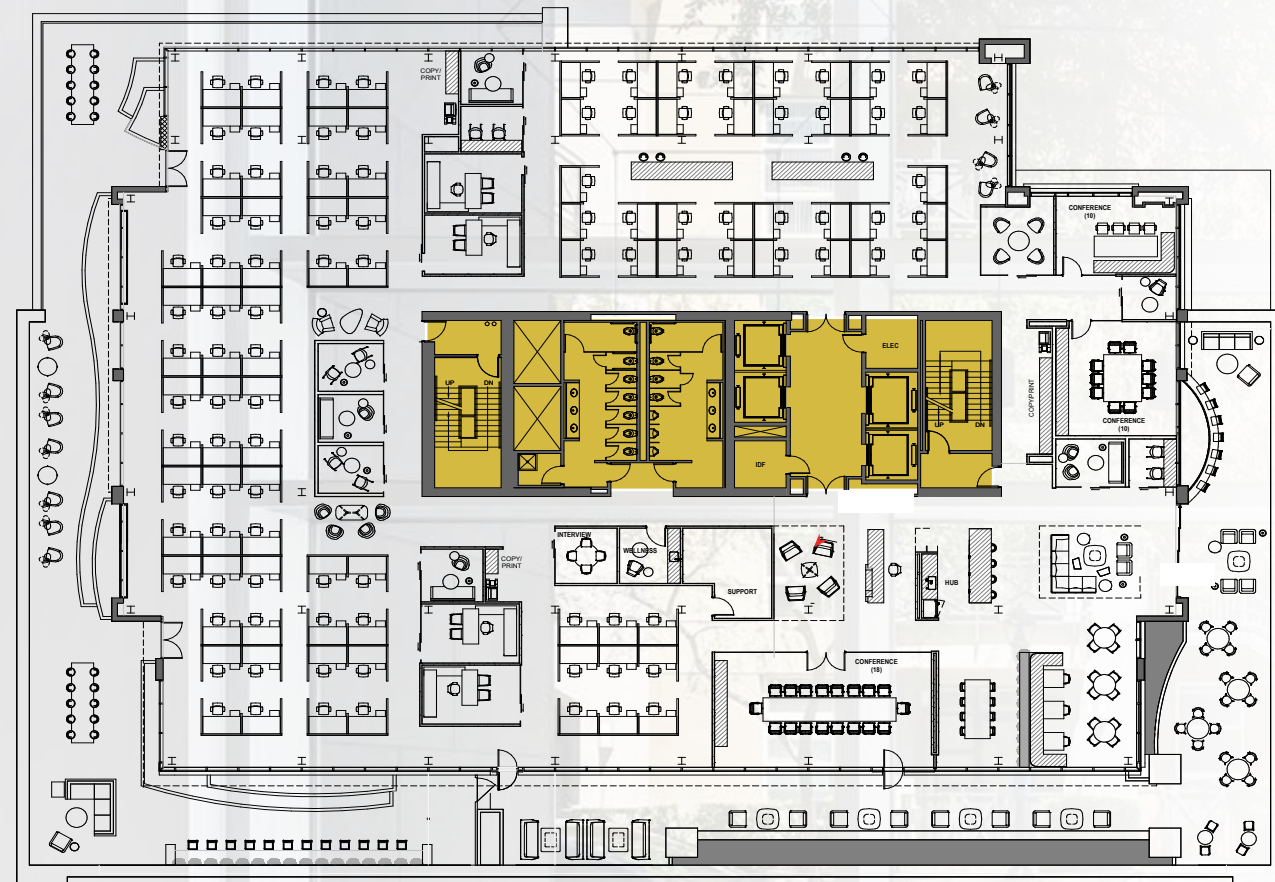
Upgraded mechanical systems



Above standard elevator capacity (high-speed Otis)

FLOOR 5

INDOOR/ OUTDOOR DECK

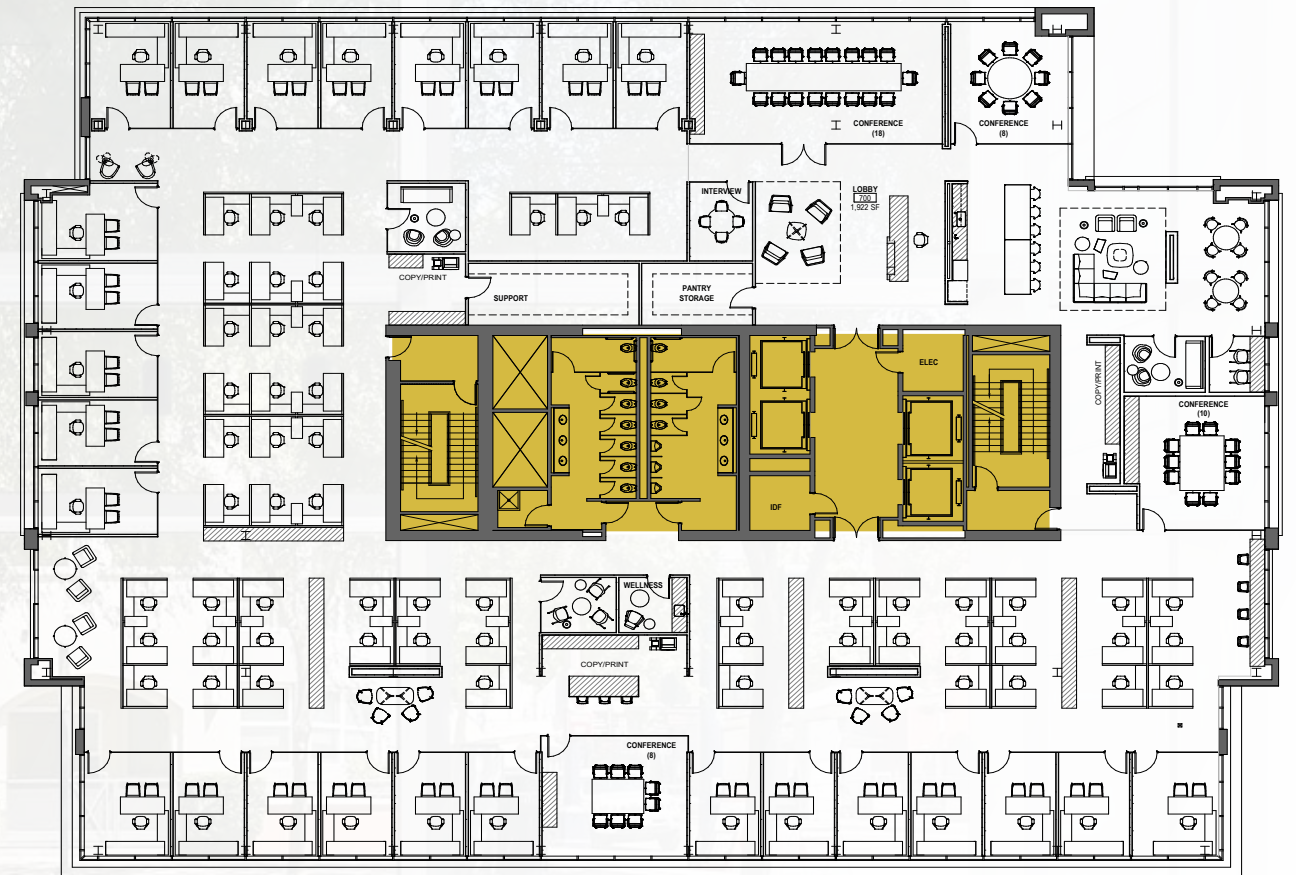


HIGHLIGHTS

- 29,053 RSF
- 99 WORKSTATIONS
- 4 OFFICES
- 1 LARGE CONFERENCE ROOM
- 2 MEDIUM CONFERENCE ROOMS
- 12 HUDDLE ROOMS

FLOORS 6-7

TRADITIONAL FLOOR PLAN



HIGHLIGHTS

- APPROXIMATELY 21,200 RSF
- 56 WORKSTATIONS
- 26 OFFICES
- 1 LARGE CONFERENCE ROOM
- 3 MEDIUM CONFERENCE ROOMS
- 6 HUDDLE ROOMS

PANORAMIC VIEWS
8th Floor Amenity Center



AL FRESCO WORKDAYS
5th Floor Patio



COLLABORATIVE &
— open office



1155

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