

LOVE
WHERE
YOU
WORK

701 B STREET
SAN DIEGO

701B



NEWMARK

REGENT PROPERTIES

A 24-story Class A building, 701B is a landmark on the East side, noted for its distinctive glass facade. Recent full lobby renovation with additional upgrades underway, outdoor seating area with a waterwall, elevator modernization, common area corridor upgrades, restroom improvements & additional building system improvements.

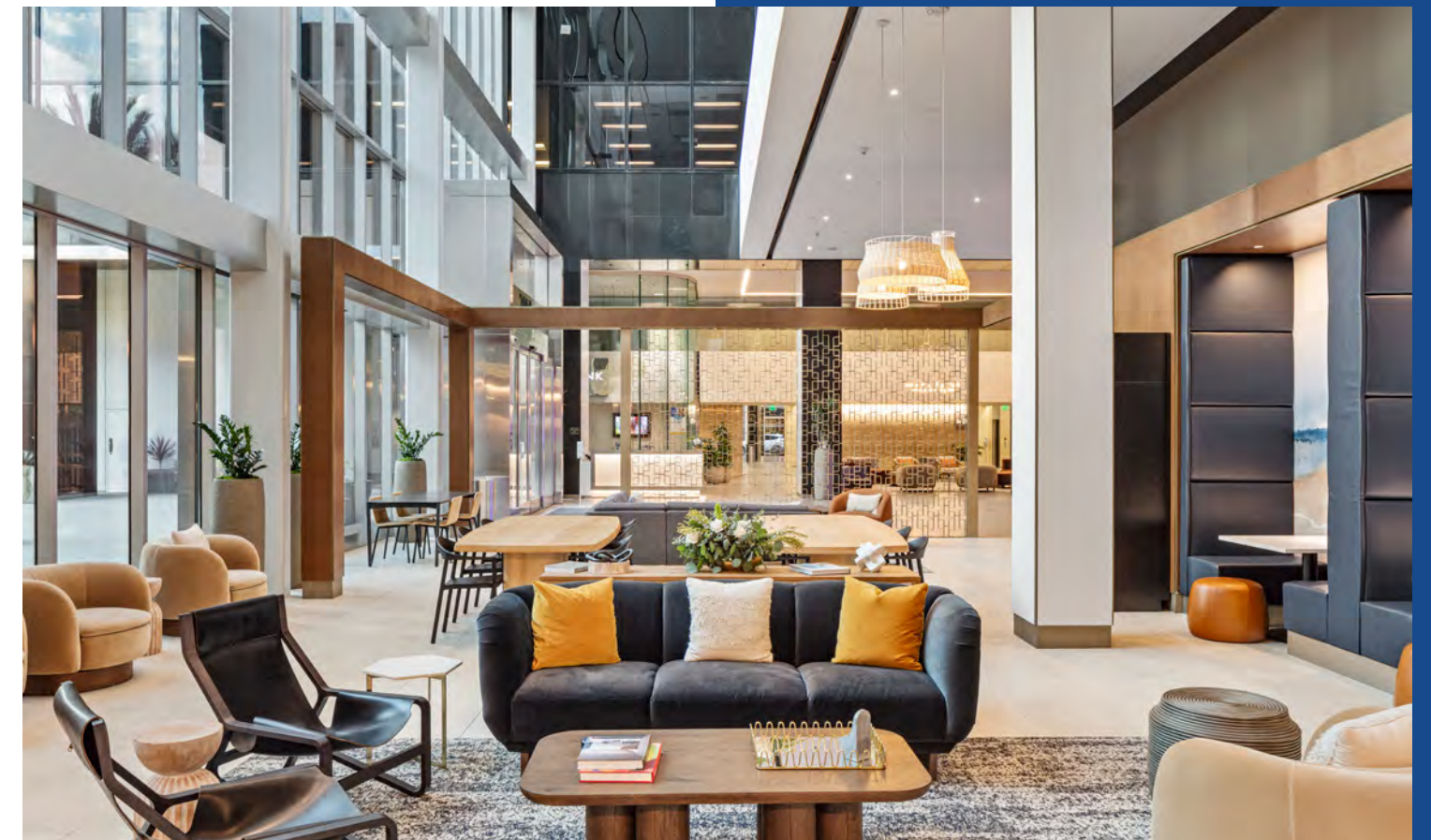
**Experience an Urban Oasis
in the heart of downtown.**

SAN DIEGO

**LOVE
WHERE**

**YOU
WORK**

701B



6 BLOCKS

from Campus
at Horton

5 BLOCKS

from the
Gaslamp Quarter

5 BLOCKS

from City Hall

1 BLOCK

from San Diego
Symphony

9 BLOCKS

from Petco Park

IMMEDIATE ACCESS

to I-5 & Highway 163

CLOSE PROXIMITY

to Various Restaurants

HOTELS NEAR 701B

ANDAZ

COURTYARD
BY MARRIOTT

WESTIN
HOTELS & RESORTS

MARRIOTT
BONVOY

WORK-LIFE REIMAGINED



701B

LARGE FLOOR PLATES

Space that fits your
needs

AMENITY RICH LOCATION

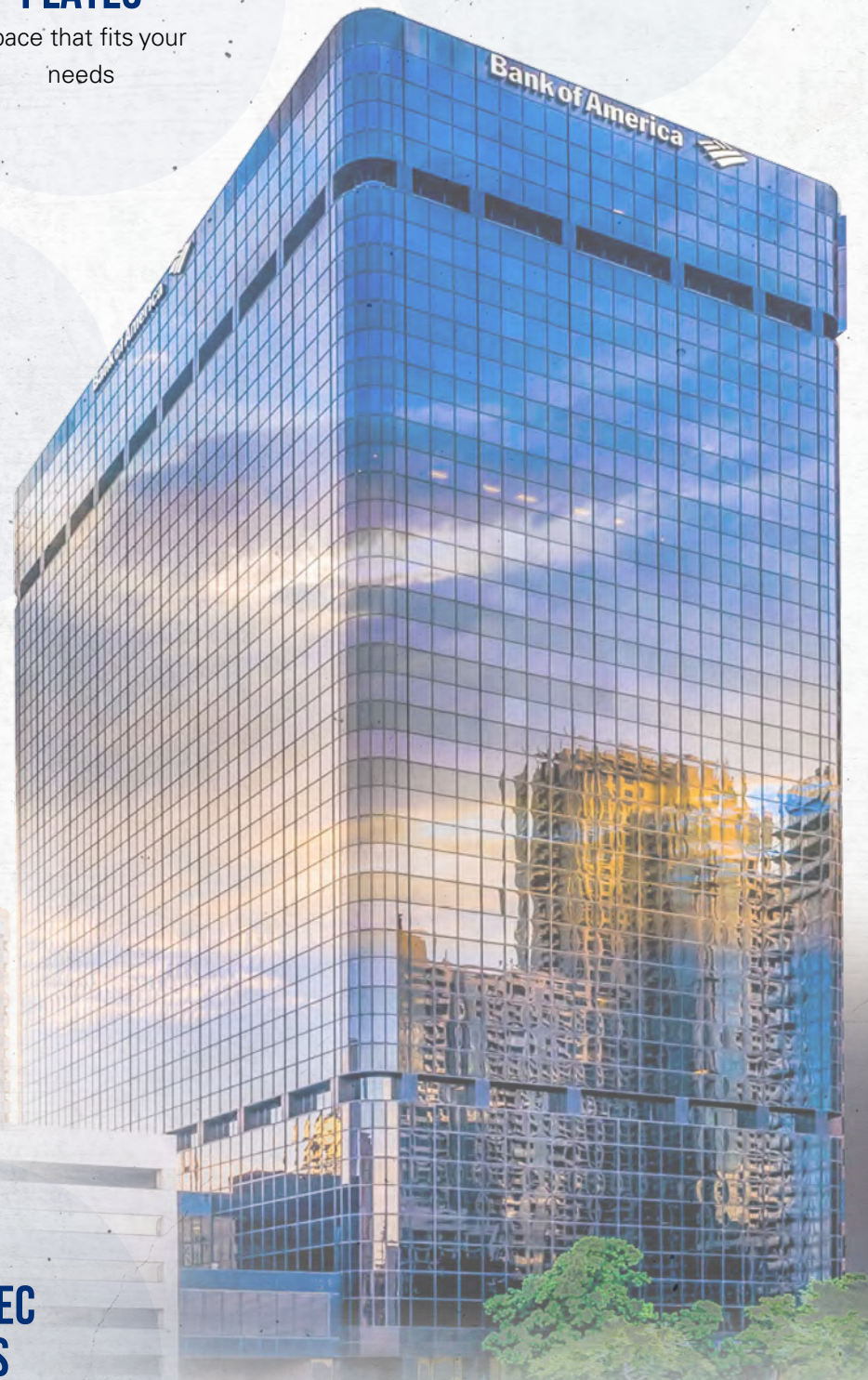
Walk to restaurants, bars &
entertainment

13FT

Ceiling height

NEW SPEC SUITES

Contemporary
workspace



EXPANSIVE VIEWS

San Diego Bay, Coronado & Petco Park



MODERNIZED ELEVATORS

Efficient & reliable



UPSCALE CAFE

Bean Box craft coffee, bagels, pastries & lunch offerings



CONFERENCE + MEETING ROOMS

Audiovisual capabilities



BIKE STORAGE

Ride to work & keep your bike secure



FIRST CLASS AMENITIES

Wine lockers, Kegerator dispenser,
tenant lounge seating, outdoor patio with water wall



24/7 SECURITY

Available for your assistance



FITNESS

New fitness center with Group-X Room, lockers & showers



TENANT ENGAGEMENT APP

Available now for all tenants

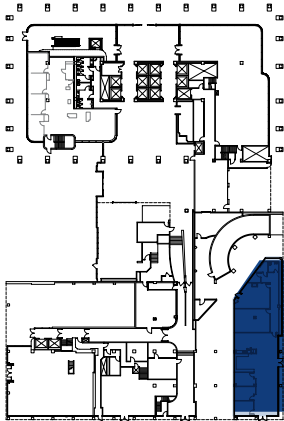
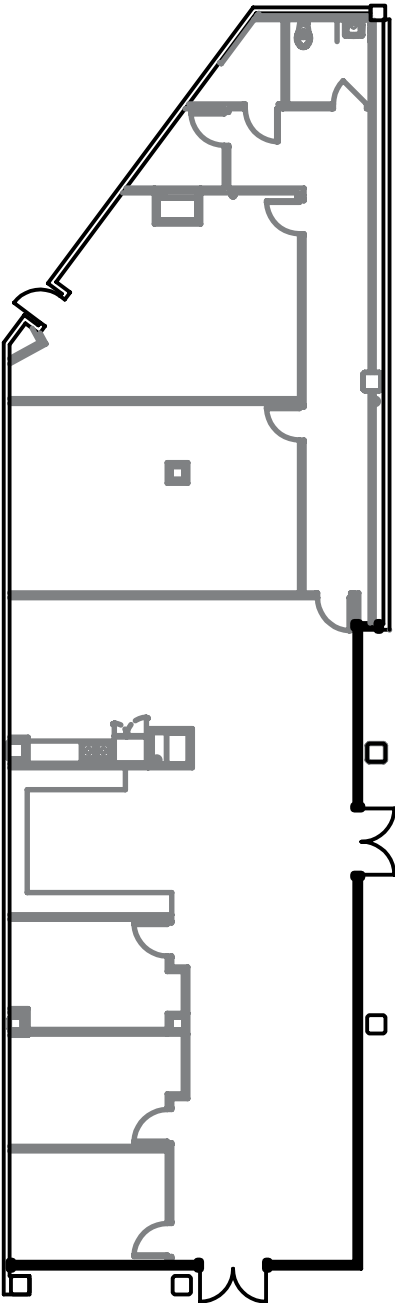


701B AVAILABILITIES

SUITE	SIZE	AVAILABLE	RATES FSG	VIEWS/NOTES
C748	3,711	Vacant	Negotiable	Office build out.
515	1,385	Vacant	\$2.75	Office build out, contiguous with 520, 530, and 540.
520	2,452	Vacant	\$2.75	6 Private Offices + Kitchenette + Conference Room. Contiguous with suites 515, 530, and 540.
530	3,935	Vacant	\$2.75	Perimeter private offices, conference room, kitchenette and open area. Contiguous with suites 515, 520, and 540.
540	1,534	Vacant	\$2.75	Contiguous with suites 515, 520, and 530.
570	2,334	Vacant	\$2.75	Corner Suite. Shell condition w/ creative potential.
700	▶ 22,978	Vacant	\$2.75	White box full floor opportunity.
850	9,801	Vacant	\$2.75	Second generation.
955	3,051	Vacant	\$2.40	Move-in Ready Spec Suite! Double door entry, 4 private offices, conference room, open-style break area & open office. Fully furnished.
1000	▶ 8,592	Vacant	\$2.40	Creative Move-In Ready Spec Suite! Contiguous with Suite 1050.
1050	▶ 6,132	Vacant	\$2.40	Spec Suite. Double door entrance off elevator lobby, efficient office buildout of 8 window line private offices, 2 conference rooms, kitchen and open area.
1060	5,653	Vacant	\$2.40	Spec Suite with 5 window line private offices, conference room, kitchen and open area with West facing views.
1100*	6,745	Vacant	\$2.95	Double-door entry. Shell condition. Expansive south-facing views.
1120*	4,492	Vacant	\$2.40	Spec Suite with excellent west facing views. 4 offices (or 3 offices & conference room), reception & print/copy area.
1150*	2,010	Vacant	\$2.40	New Spec Suite. Double door entrance off elevator lobby, efficient office buildout, 5 window-line private offices, conference room, kitchenette, open area, reception
1160*	4,915	Vacant	\$2.95	Shell condition. Ready for custom tenant improvements.
1300	13,767	Vacant	\$2.95	Traditional office buildout with window lined offices.
1400	22,784	Vacant	\$2.95	Full floor opportunity. Existing dense office buildout with good views.
1500	▶ 20,419	Vacant	\$2.95	Shell condition. Contiguous option for full floor.
1570	2,399	Vacant	\$2.95	4 window-line private offices, 1 interior private office, conference room, kitchen, reception and open area.
1700	8,274	Vacant	\$3.00	Double-door entry. Full bay views. Shell condition. Above market clear height, potential creative finishes.
1725	2,305	Vacant	\$3.00	4 window-line private offices, conference room, kitchenette, open area. Efficient law firm space.
1770	2,950	Vacant	\$3.00	Double-door entry. Shell condition. Potential creative finishes. Contiguous with Suite 1775.
1775	2,062	Vacant	\$3.00	Available Now.
1800	▶ 7,410	Vacant	\$2.95	Several perimeter private offices. Contiguous option.
1810	5,635	Vacant	\$3.00	Double-door entry. Prime South facing bay views. Shell condition. Potential creative finishes. Contiguous option.
1900	23,620	Vacant	\$3.00	Full floor opportunity. Internal connecting staircase to Suite 1800.
2000	23,620	Vacant	\$3.00	Full floor available.

* Suites 1100, 1120, 1150, and 1160 are all contiguous.

SUITE
C748



3,711
RSF

VACANT
Status

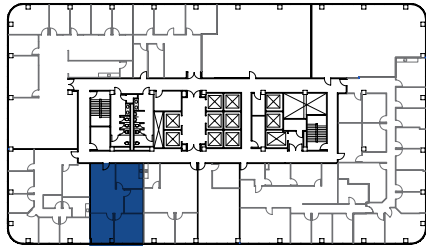
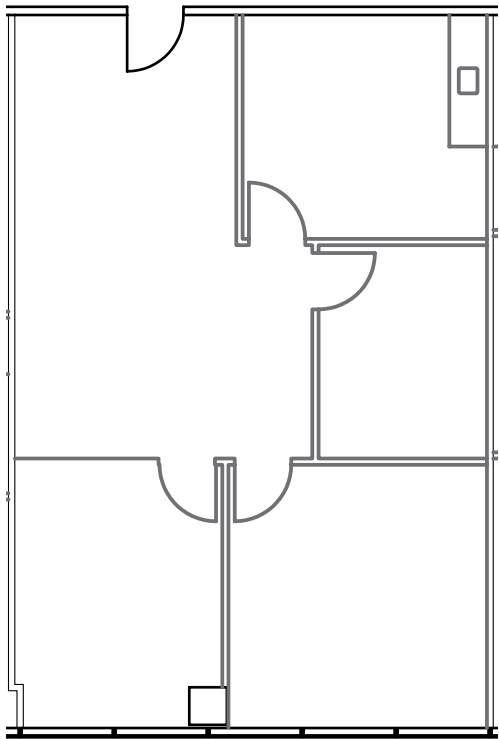
DESCRIPTION
Office build out

SUITE
515

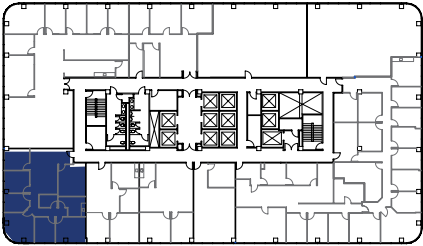
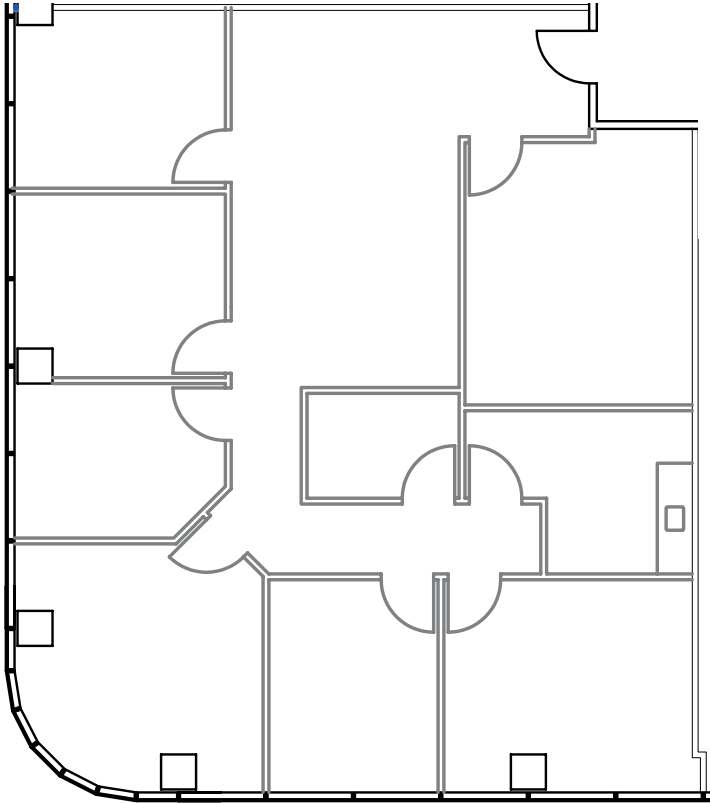
1,385
RSF

VACANT
Status

DESCRIPTION
Office build out,
contiguous with
suites 520, 530,
and 540.



SUITE
520

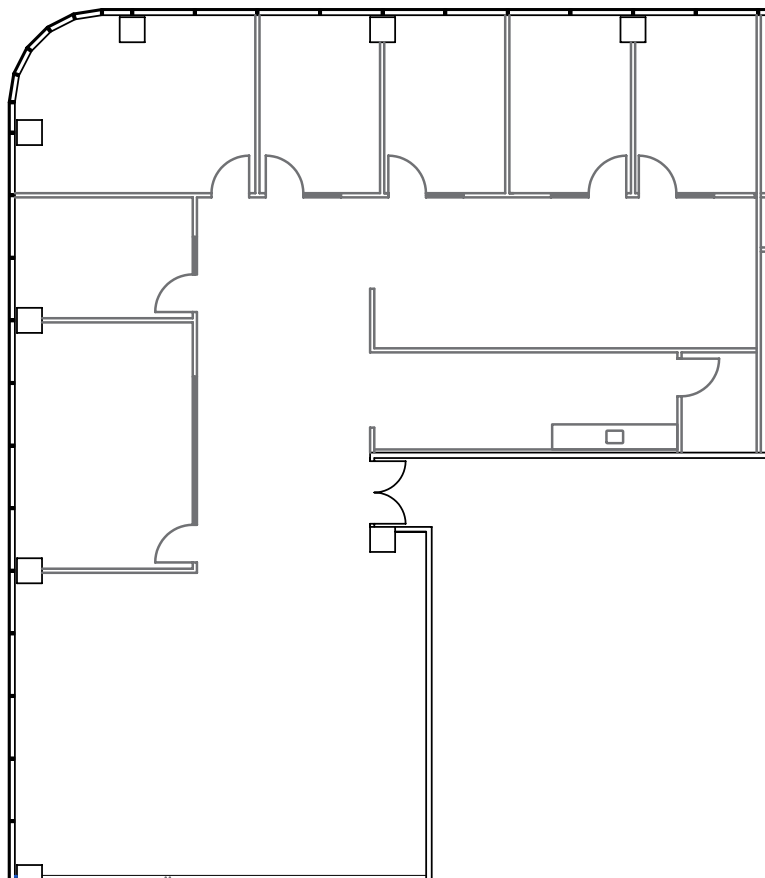


2,452
RSF

VACANT
Status

DESCRIPTION
6 Private Offices + Kitchenette +
Conference Room. Contiguous
with suites 515, 530, and 540.

SUITE
530



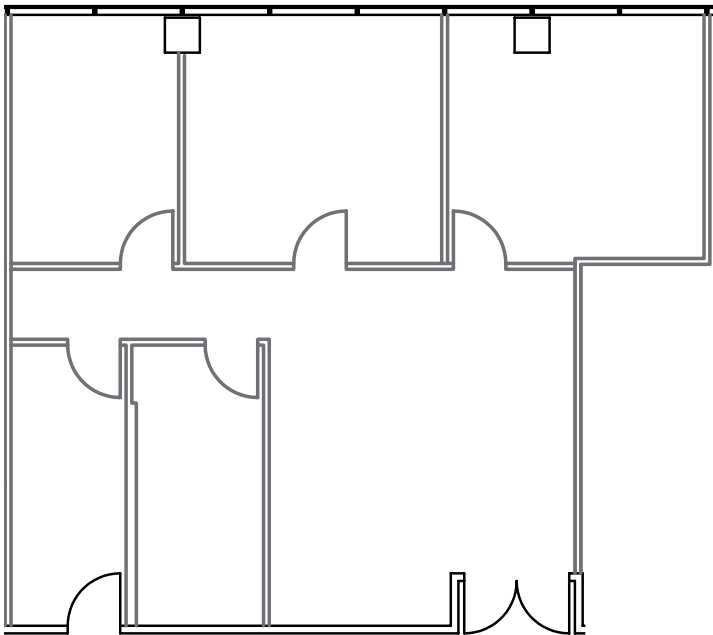
3,935
RSF

VACANT
Status

DESCRIPTION

Perimeter private offices, conference room, kitchenette and open area. Contiguous with suites 515, 520, and 540.

SUITE
540



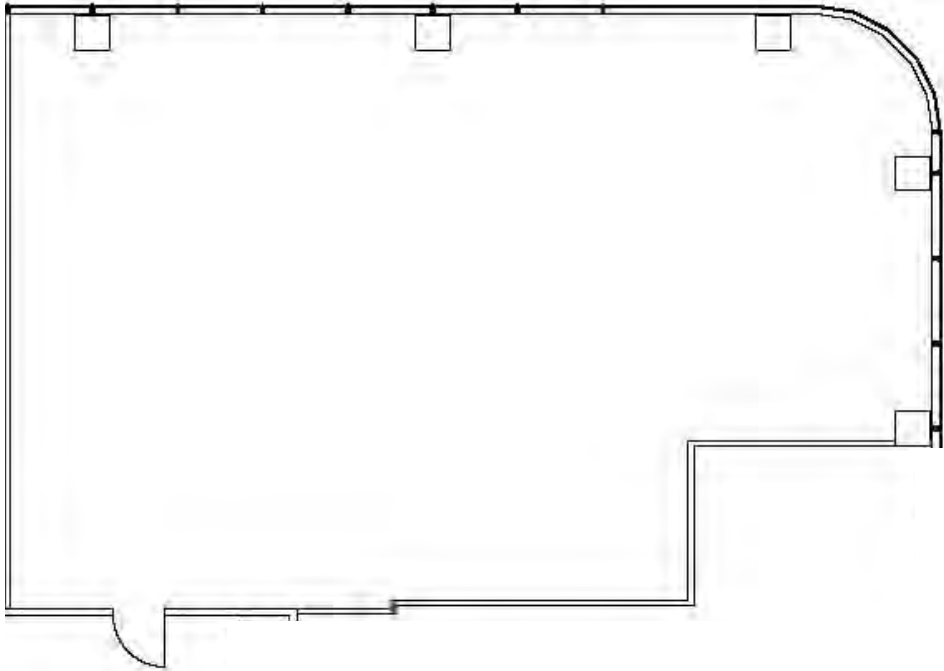
1,534
RSF

VACANT
Status

DESCRIPTION

Available 3/1/2023. Contiguous with suites 515, 520, and 530.

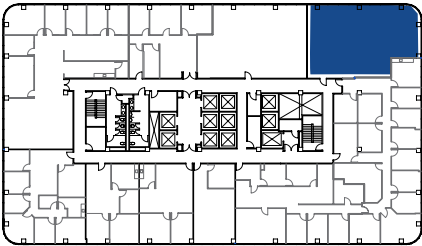
SUITE
570



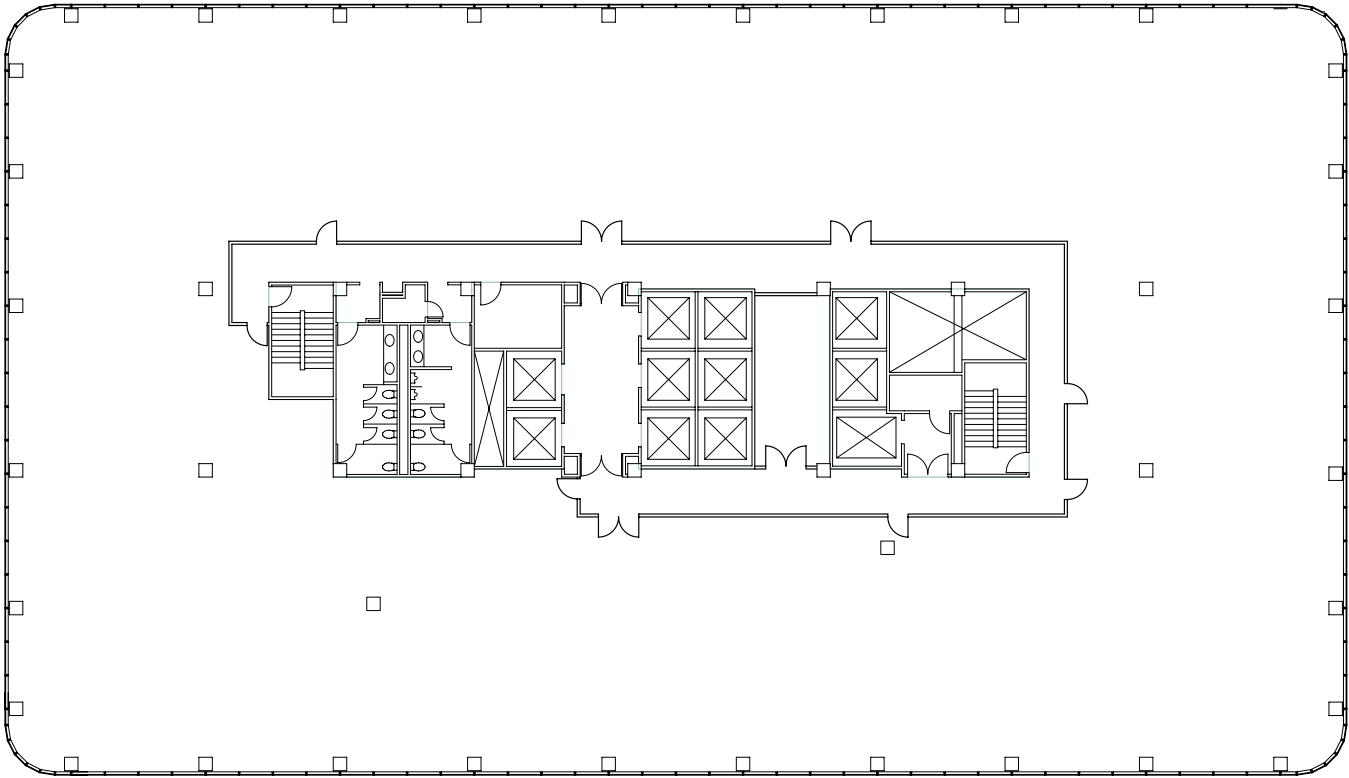
2,334
RSF

VACANT
Status

DESCRIPTION
Corner suite, shell condition with creative potential



SUITE
700



22,978
RSF

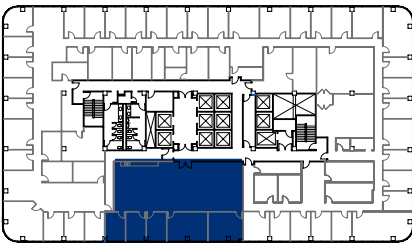
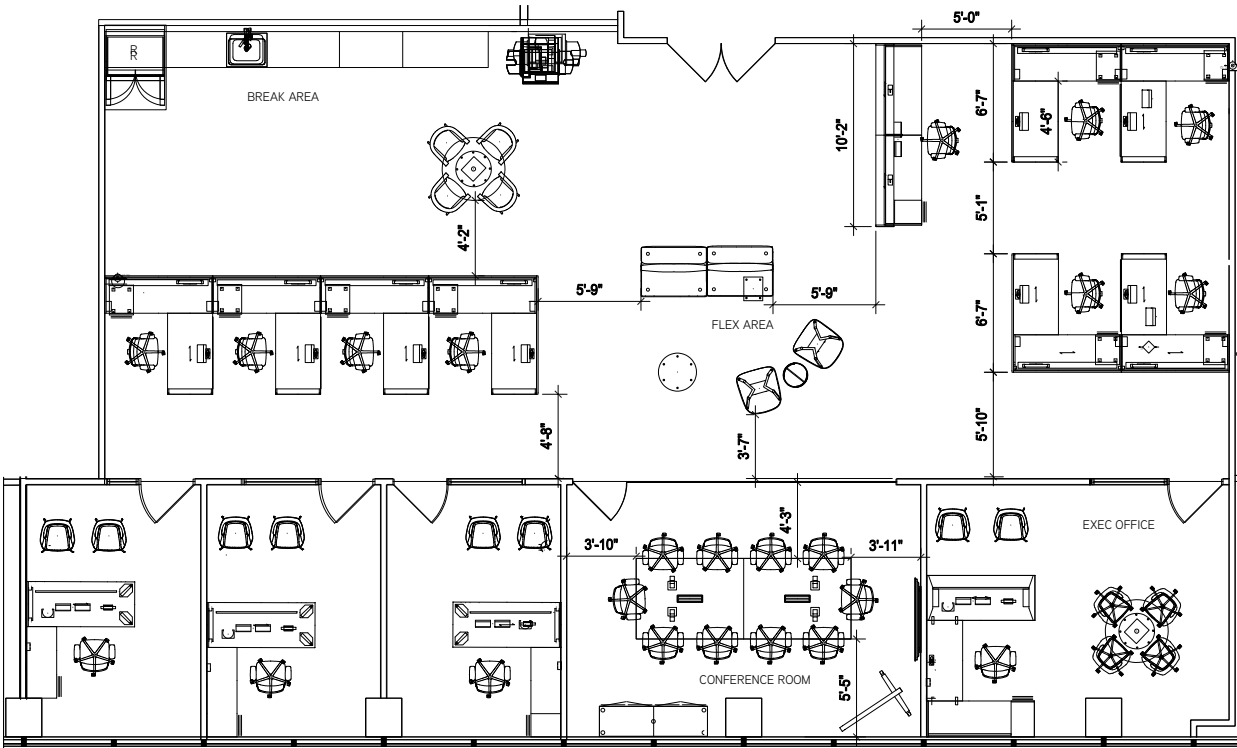
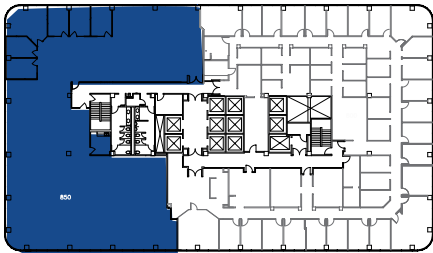
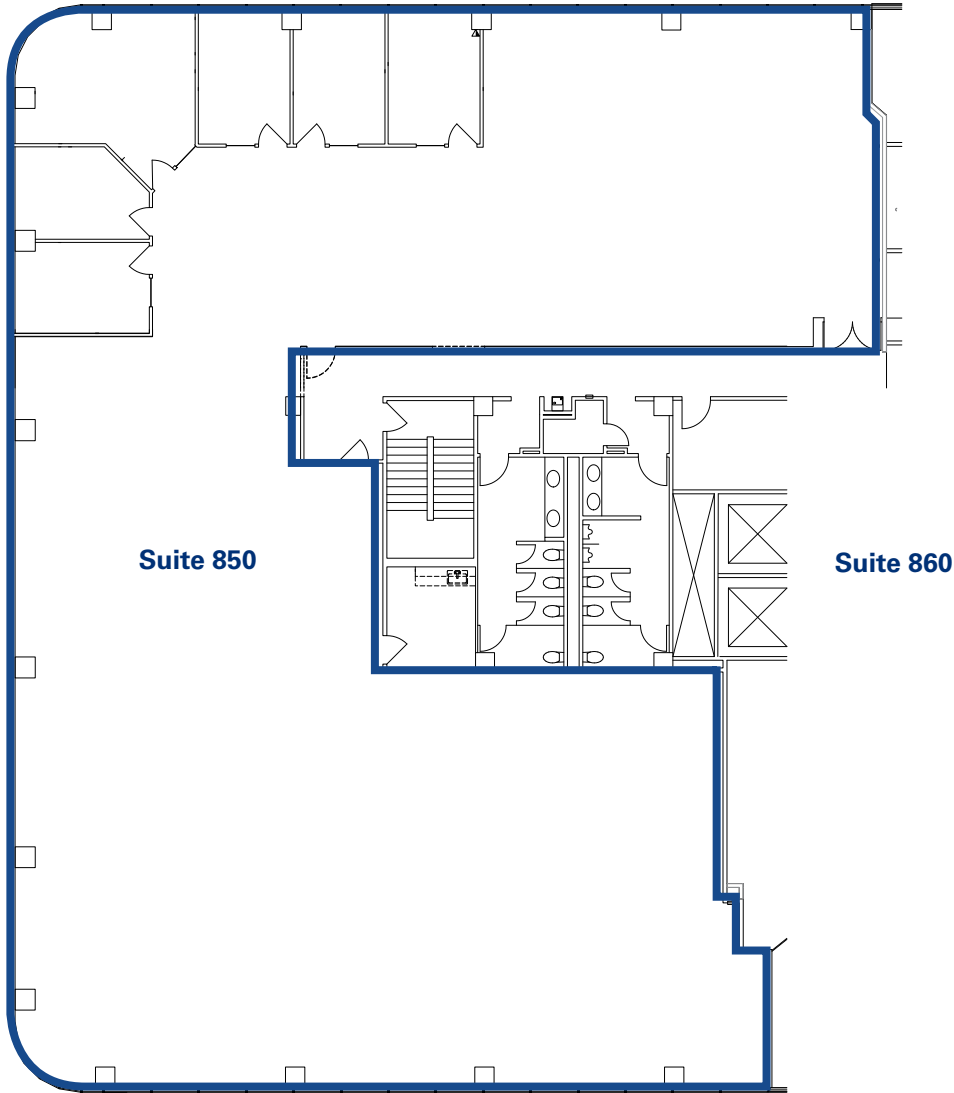
VACANT
Status

DESCRIPTION
White box full floor opportunity.



SUITE 850

SUITE 955



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 850	9,801	Vacant	Second generation

3,051

RSF

VACANT

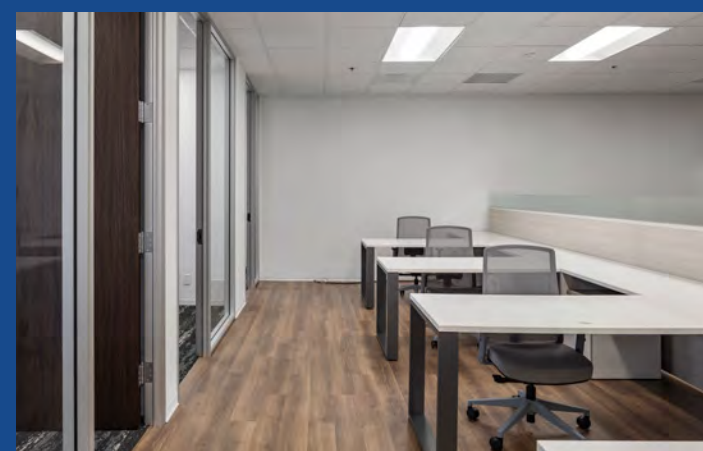
Status

DESCRIPTION

Move-in Ready Spec Suite! Double door entry, 4 private offices, conference room, open-style break area & open office. Fully furnished.

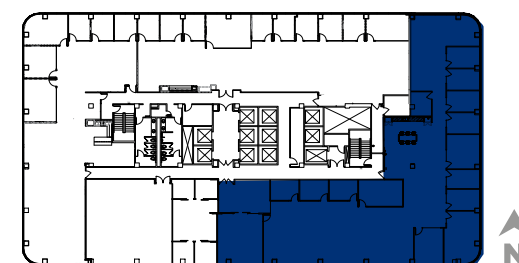
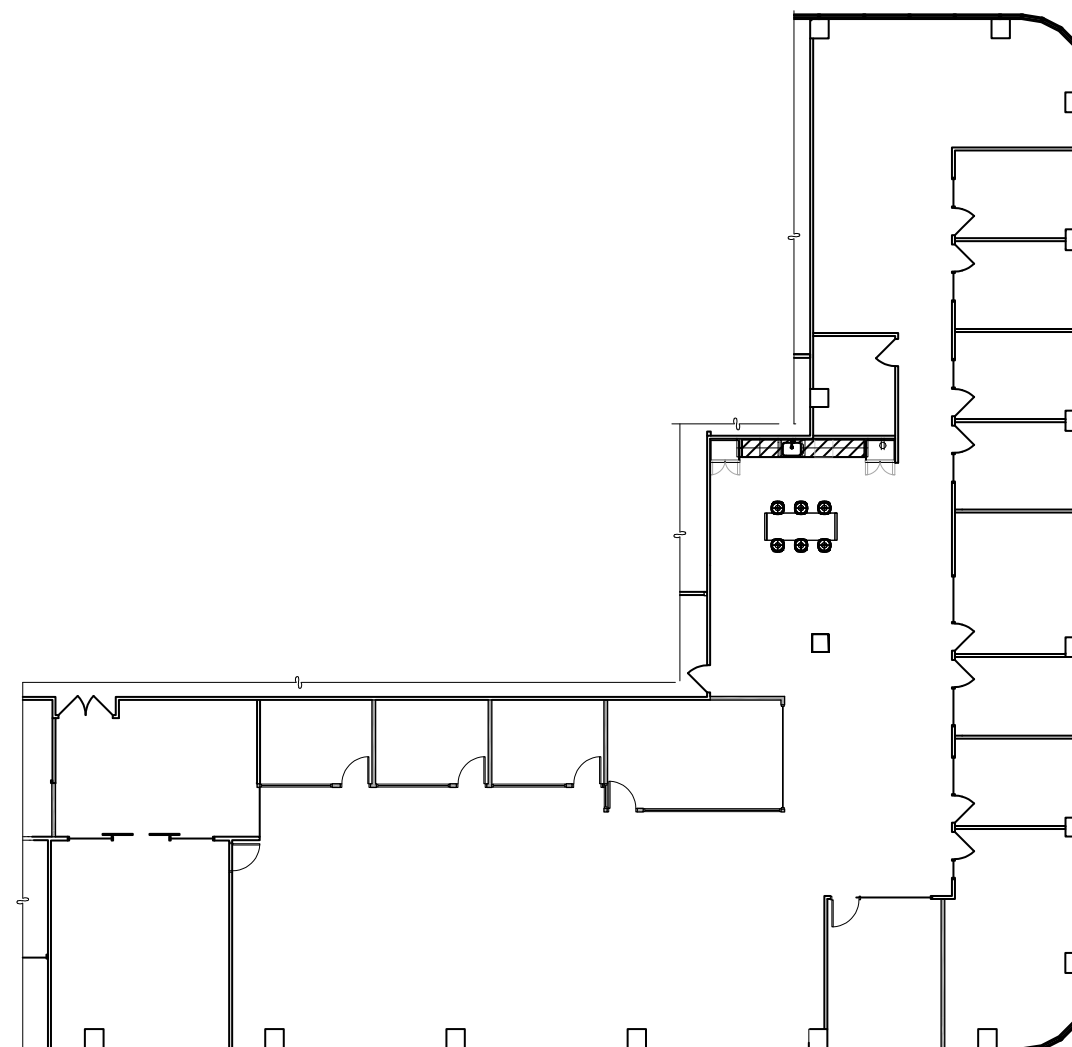


SUITE 955



701 B STREET

SUITE 1000



8,592
RSF

VACANT
Status

DESCRIPTION

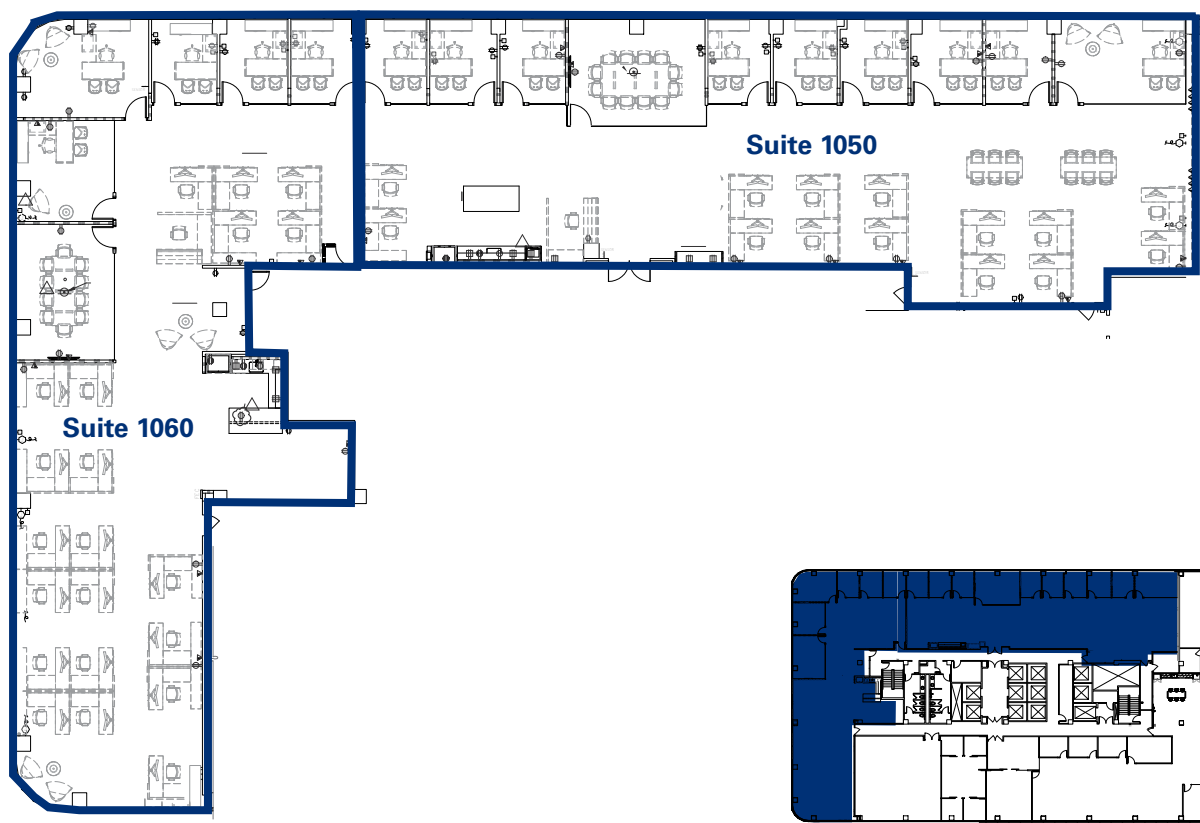
Creative Move-In Ready Spec Suite!
Contiguous with Suite 1050.



SUITE 1000



SUITE 1050 & 1060



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1050	6,132	Vacant	Spec Suite. Double door entrance off elevator lobby, efficient office buildout of 8 window line private offices, 2 conference rooms, kitchen and open area.
Suite 1060	5,653	Vacant	Spec Suite with 5 window line private offices, conference room, kitchen and open area with West facing views.

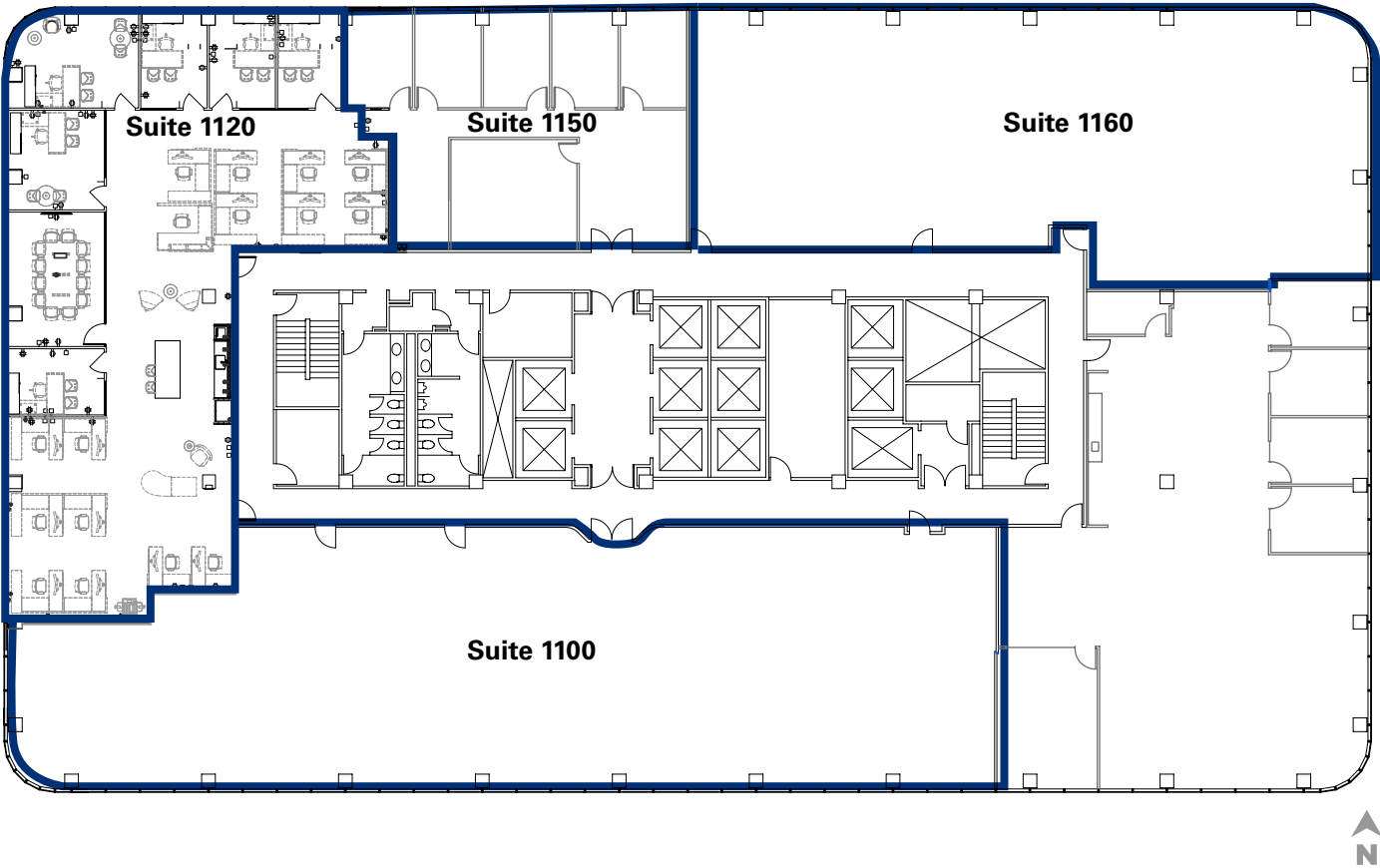
SUITE 1050



SUITE 1060



SUITES 1100, 1120, 1150 & 1160



Suites 1100, 1120, 1150, and 1160 are all contiguous.

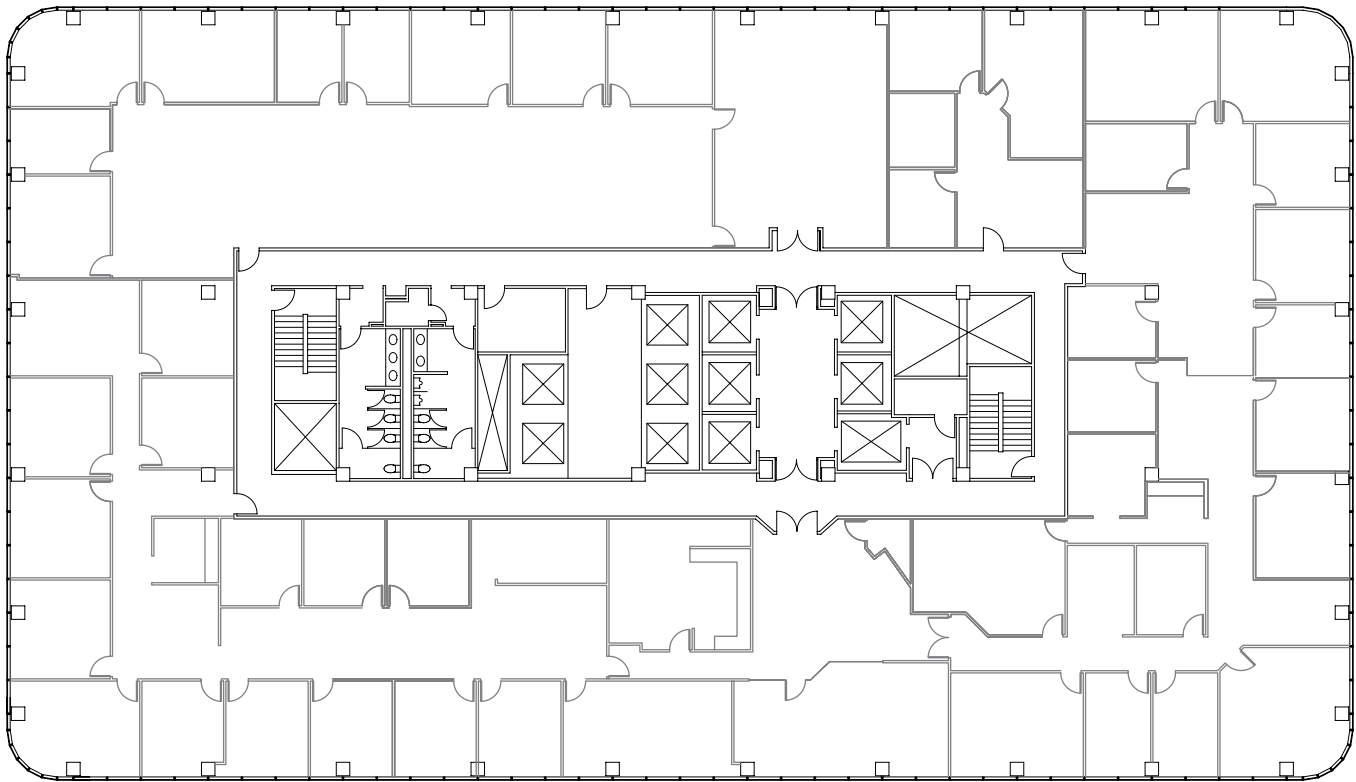
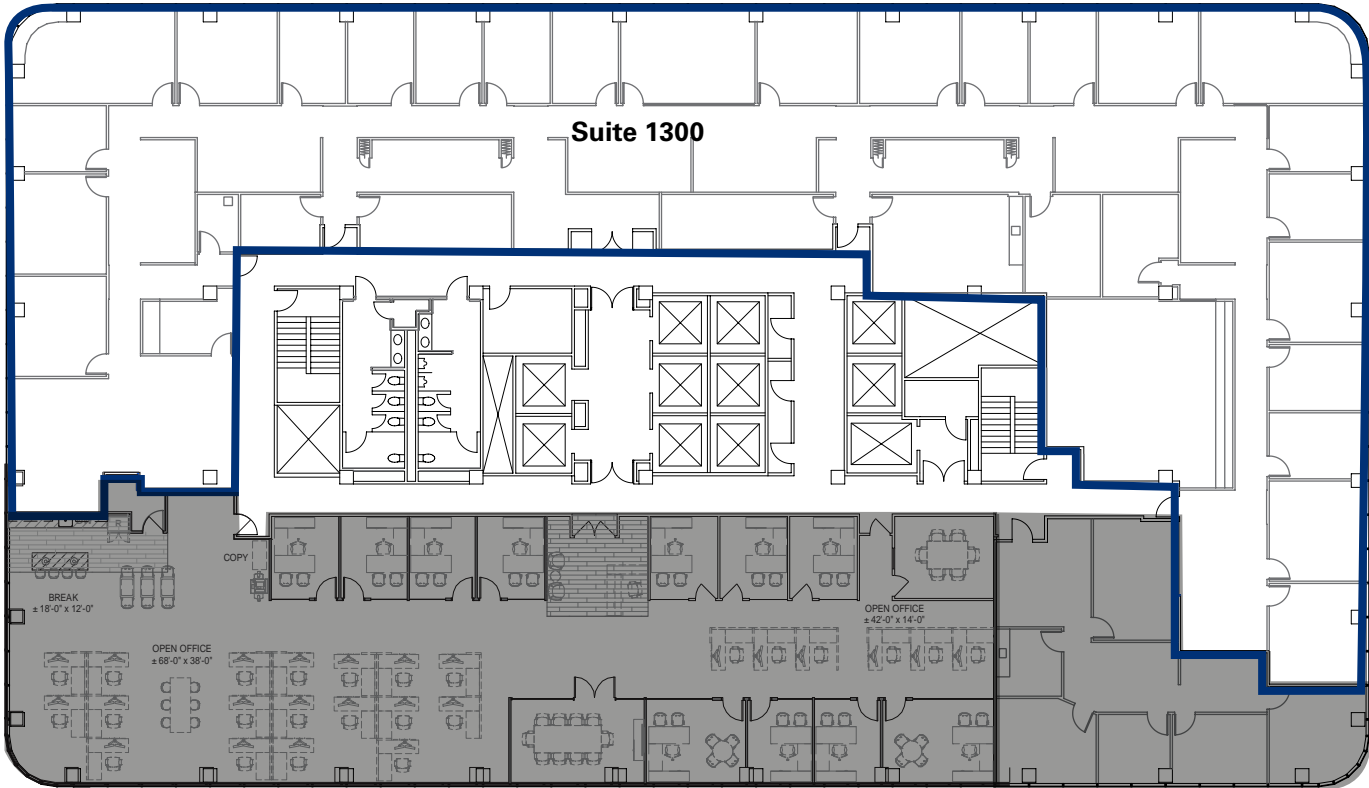
SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1100	6,745	Vacant	Double-door entry. Shell condition. Expansive south-facing views.
Suite 1120	4,492	Vacant	Spec Suite with excellent west facing views. 4 offices (or 3 offices & conference room), reception & print/copy area.
Suite 1150	2,010	Vacant	New Spec Suite. Double door entrance off elevator lobby, efficient office buildout, 5 window-line private offices, conference room, kitchenette, open area, reception
Suite 1160	4,915	Vacant	Shell condition & ready for custom tenant improvements.

SUITE 1120



SUITE
1300

SUITE
1400



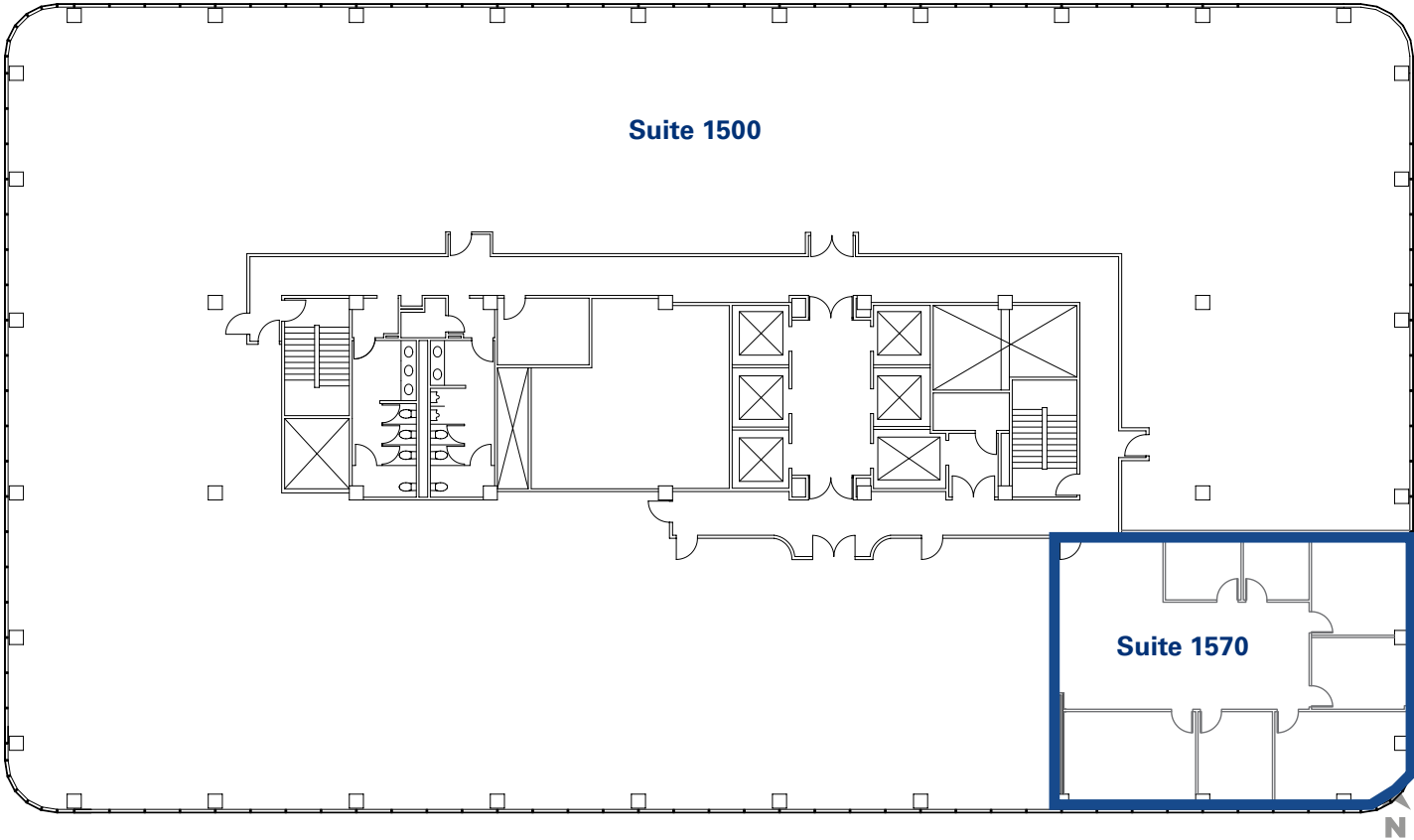
SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1300	13,767	Vacant	Traditional office buildout with window lined offices.


22,784
RSF

VACANT
Status

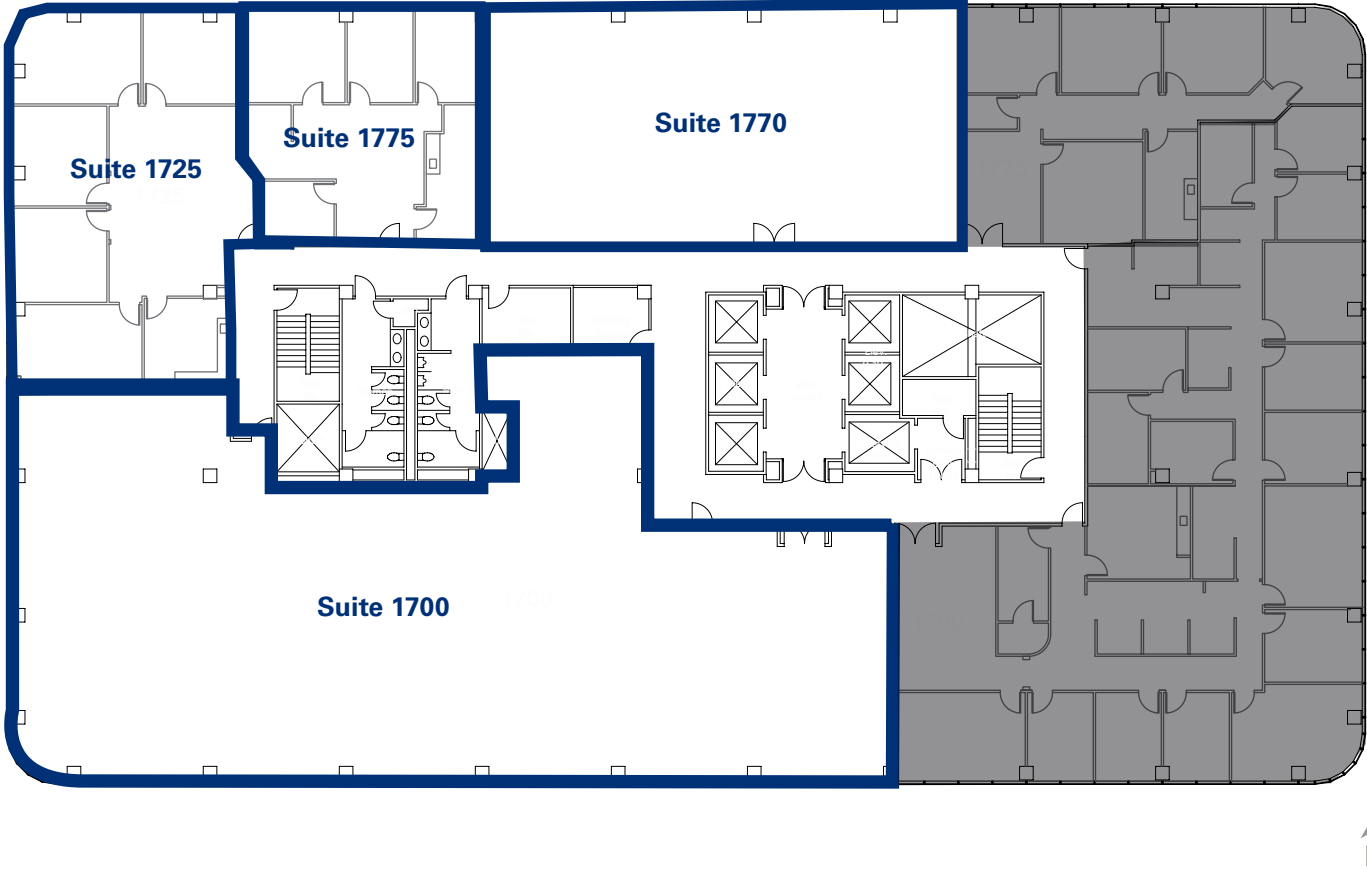
DESCRIPTION
Full floor opportunity.
Existing dense office
buildout with good views.

SUITE 1500 & 1570



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1500 	20,419	Vacant	Shell condition. Contiguous option for full floor.
Suite 1570	2,399	Vacant	4 window-line private offices, 1 interior private office, conference room, kitchen, reception and open area.

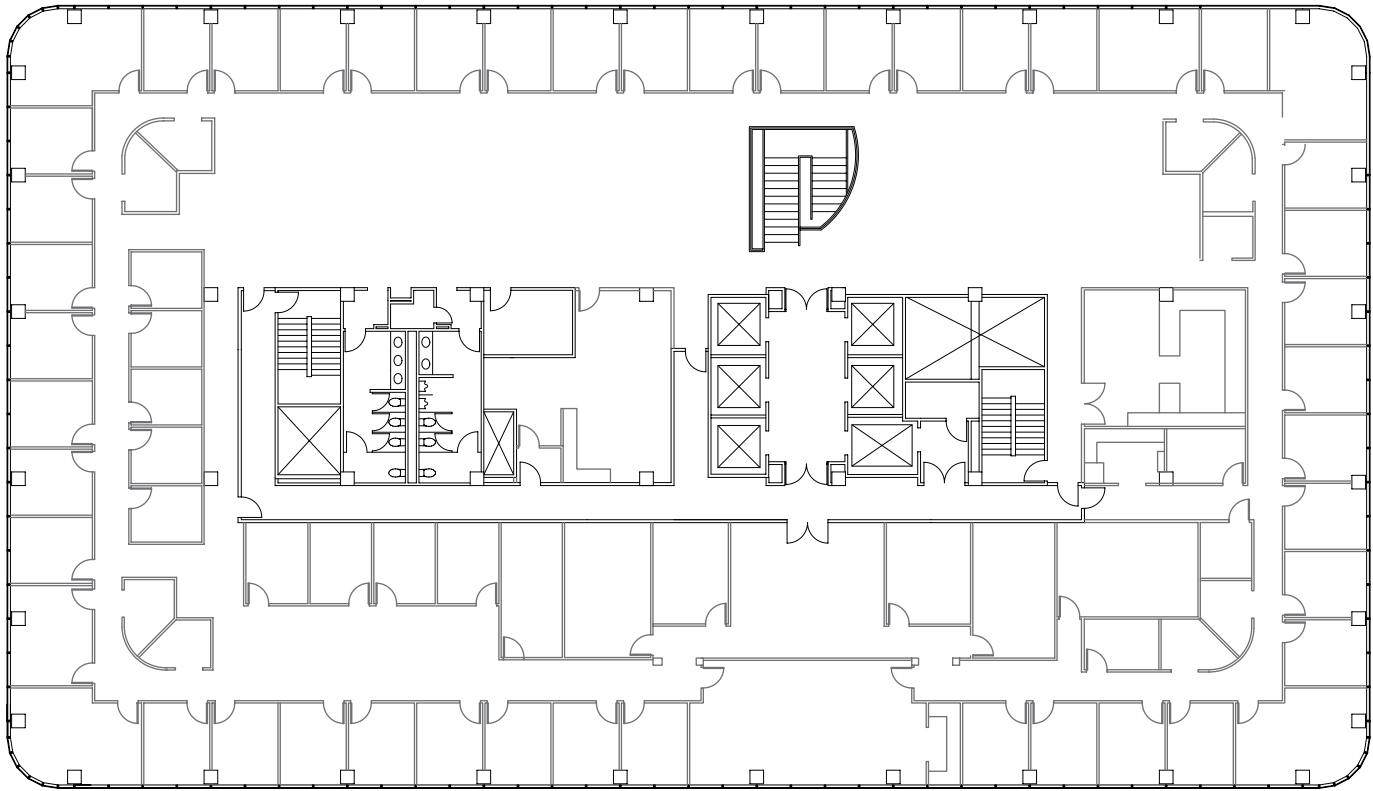
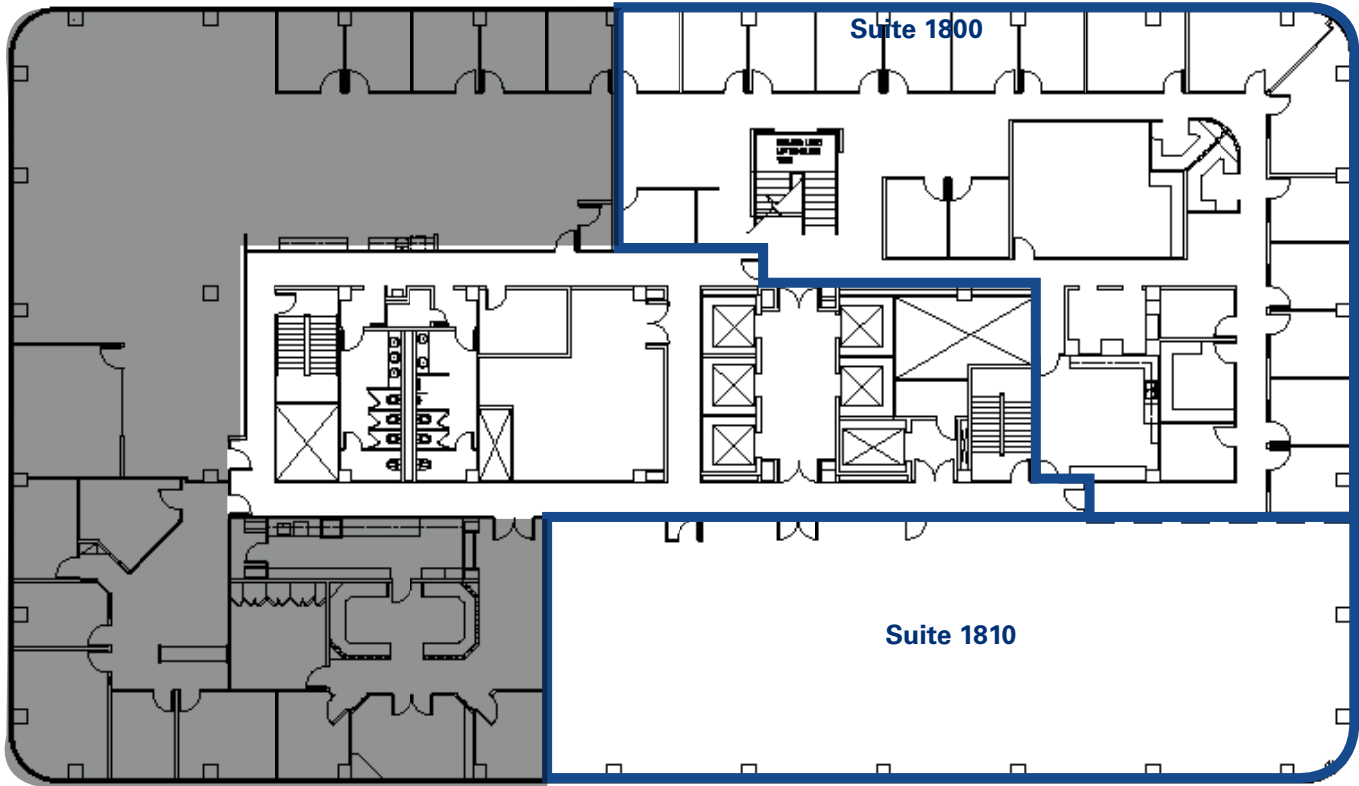
SUITES 1700, 1725, 1770 & 1775



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1700	8,274	Vacant	Double-door entry. Full bay views. Shell condition. Above market clear height, potential creative finishes.
Suite 1725	2,305	Vacant	4 window-line private offices, conference room, kitchenette, open area. Efficient law firm space.
Suite 1770	2,950	Vacant	Double-door entry. Shell condition. Potential creative finishes. Contiguous with Suite 1775.
Suite 1775	2,062	Vacant	Available Now

SUITE
1800 & 1810

SUITE
1900



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1800	7,410	Vacant	Several perimeter private offices. Contiguous option.
Suite 1810	5,635	Vacant	Double-door entry. Prime South facing bay views. Shell condition. Potential creative finishes. Contiguous option.

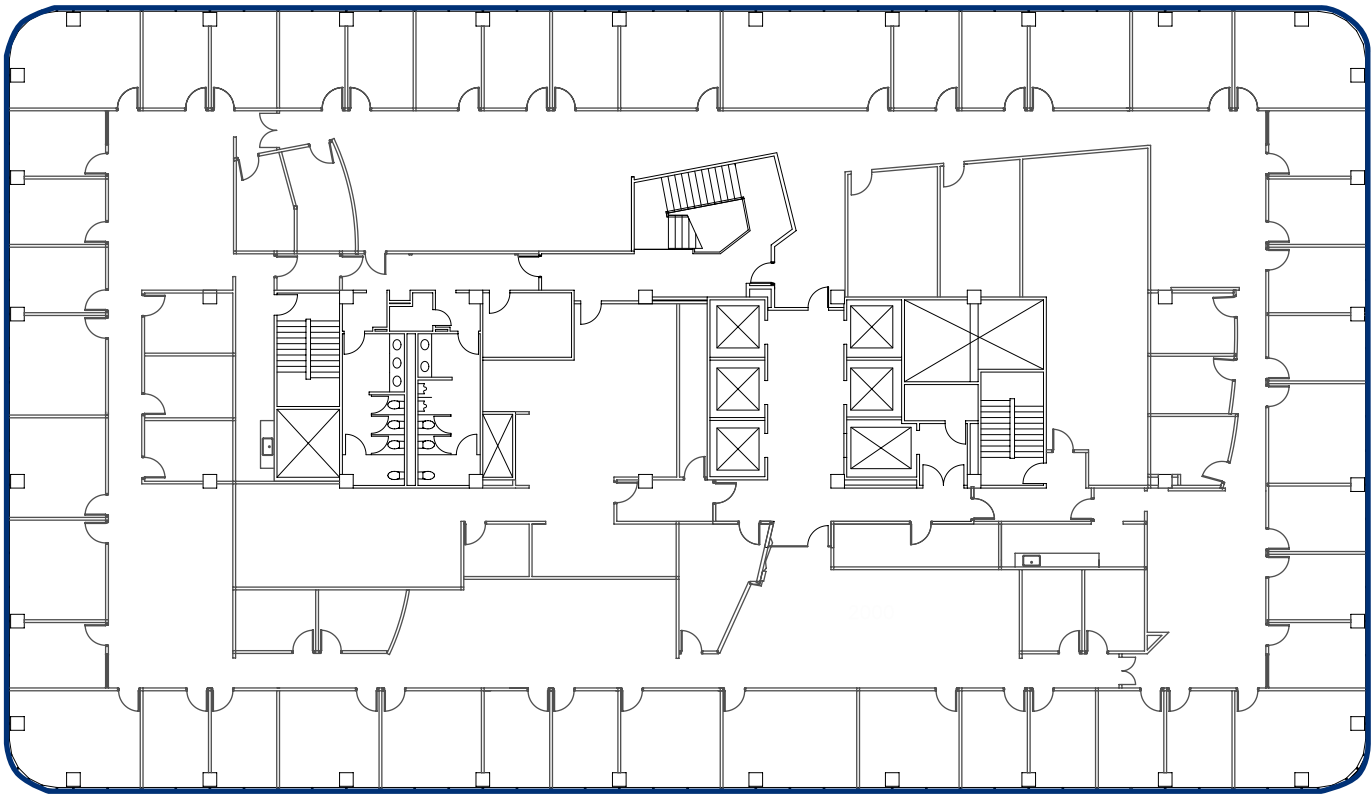
23,620
RSF

VACANT
Status

DESCRIPTION
Full floor opportunity with internal connecting staircase to Suite 1800

701 B STREET

SUITE 2000



23,620
RSF

VACANT
Status

DESCRIPTION
Full floor available

7013

STEVE BRUCE

t 858-875-3605
steve.bruce@nmrk.com
CA RE Lic. #01455744

CHRIS HIGH, SIOR

t 858-875-3604
chris.high@nmrk.com
CA RE Lic. #01734544

CONOR EVANS

t 858-875-3607
conor.evans@nmrk.com
CA RE Lic. #01963596

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



NEWMARK

REGENT PROPERTIES

