

nine to five

redefined

DiamondView
EAST VILLAGE

CBRE

350 10TH AVENUE, SAN DIEGO, CA 92101

think *outside* the cube

It's always sunny in San Diego

Disconnect from your workstation and reconnect with your environment with multiple Wi-Fi access points throughout the building and always active Petco Park.

Why isolate when you can collaborate

The Ultimate Skybox on the rooftop features socially inviting furnishings, inspiring views, and technology to support a variety of business needs.

Work it out

Break a sweat at Fit, East Village's full service fitness center located onsite at DiamondView.



The Ultimate Skybox, located on the 15th floor, is available to building tenants and comes with a full kitchen, conference furniture and IT infrastructure as well as commanding views of downtown and the bay.

turns out the grass *is* greener ...

The “Park” isn’t just for players and fans

A short throw from DiamondView is the 2.7-acre neighborhood park—Park at the Park. A Little League infield, Picnic Hill, kids' play area, groves of trees, and brick plaza all complement your redefined workplace experience.

A change of scenery; without leaving your office

Cantilevered balconies on each floor, floor-to-ceiling glass, and the Ultimate Skybox offer refreshing panoramic views of the San Diego Bay, Pacific Ocean, San Diego skyline, and up-close action of events at Petco Park, including Padres games.



There are about 936 restaurants, bars and coffee shops for East Village's 10,000+ residents to enjoy.

1

COPA VIDA
FIT ATHLETIC CLUB
TILTED KILT
SALVUCCI'S

2

LOLITAS MEXICAN

3

PATIO

4

DIRTY DELS
RUSTIC MIXOLOGY

5

BROOKLYN BAGEL
STARBUCKS
THE DISTRICT
UPS STORE

6

COWBOY STAR
EAST VILLAGE
TAVERN &
BOWL
LOTUS THAI
CUISINE
COFFE & TEA
COLLECTIVE

7

INDIGO HOTEL
TOM & TOM'S COFFEE
THE MARKET HALL

8

7-ELEVEN
BASIC PIZZA KITCHEN
DETOX LOUNGE
FLIRT AN URBAN
BOUTIQUE SALON

9

BOOTLEGGER
KNOTTY BARREL
THE KEBOB
SHOP

10

FLOYDS 99
SMASHBURGER

12

9

6

7

10

15

16

13

11

8

4

5

11

PARK AT THE PARK
PETCO PARK
SOCIAL TAP

12

J WOK
NEIGHBORHOOD
NOBLE EXPERIMENT
ZANZABAR CAFÉ

13

BUB'S @ THE BALLPARK
STONE BREWING

14

CVS

15

HOTEL SOLAMAR
JSIX/LOUNGESIX

16

ALTITUDE SKY LOUNGE
BLIND BURRO
BROKEN YOLK CAFÉ
LUCKY'S LUNCH COUNTER
MARRIOTT GASLAMP QUARTER
PALM RESTAURANT
SOLEIL @ K

17

POSTALANNEX+
SUBWAY

18

MCCORMICK & SCHMICK'S
OMNI HOTEL
TERRACE BAR AND GRILL
TIN FISH

18

17

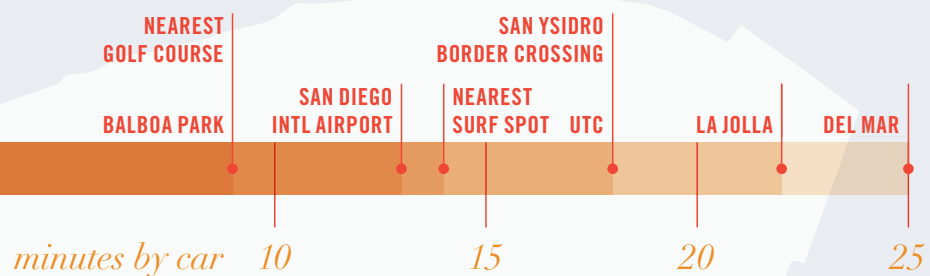
SIXTH

ELEVENTH

PARK

NEARBY AMENITIES

In East Village, an average of 16 restaurants, bars and coffee shops are within a five-minute walk.



*Within a hop, skip, and a jump ...
(or a short walk, bicycle, bus, cab, ferry, or trolley ride, if you prefer)*

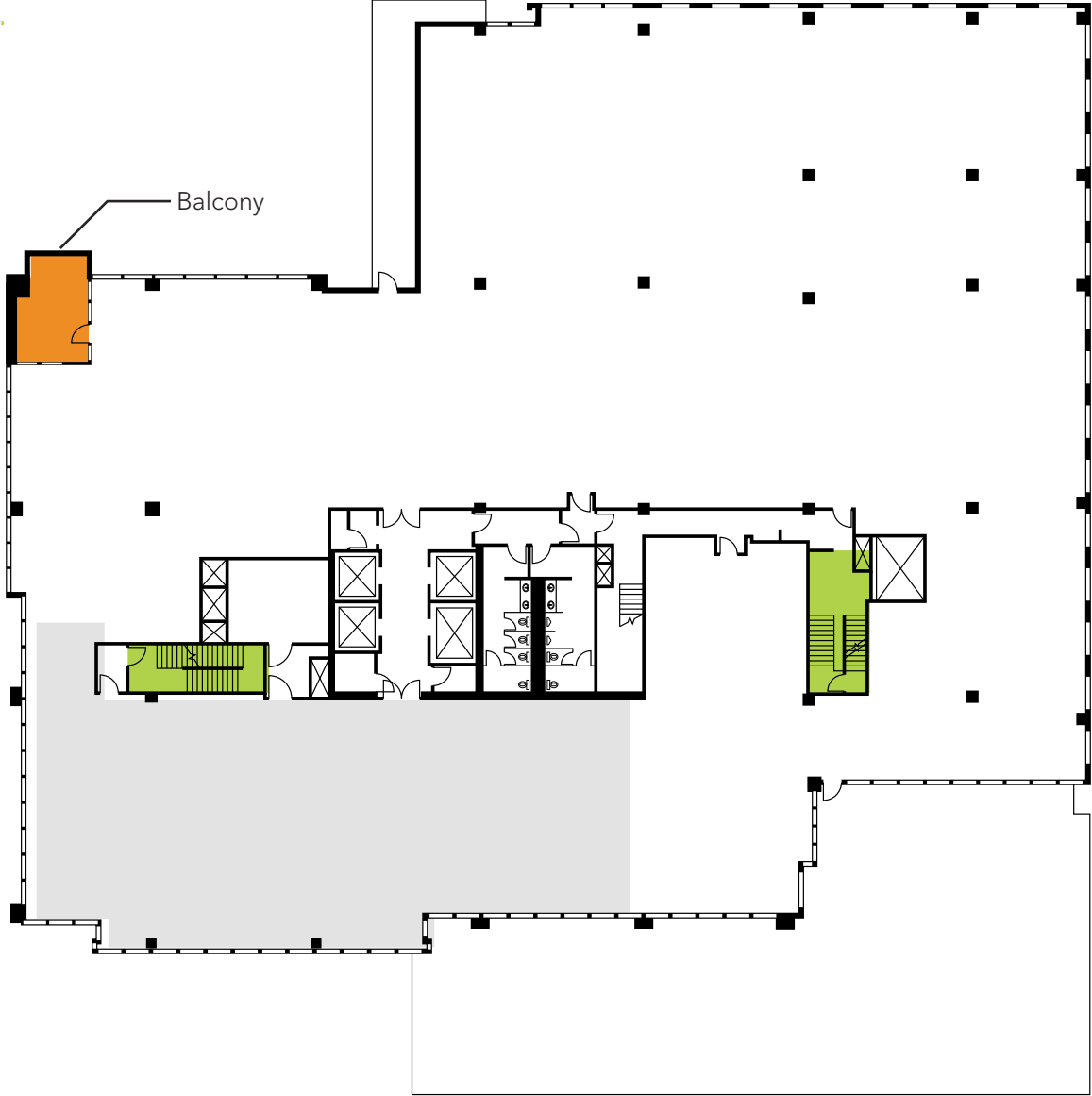
EMBARCADERO/SEAPORT VILLAGE	SAN DIEGO CONVENTION CENTER	SAN DIEGO INTERNATIONAL AIRPORT
GASLAMP QUARTER	LITTLE ITALY	SAN DIEGO ZOO
HORTON PLAZA	BALBOA PARK	OLD TOWN SAN DIEGO
	CITY OF CORONADO	

downtown—the *heart* of san diego



a floor plan that's *uniquely* yours to shape

*Southwest Corner
Suite 400*



Floor/Suite

4TH / 400

Condition

**SECOND
GENERATION**

22,545 RSF

Features

- › Double door entry off elevator lobby
- › Combination of private offices and open/collabrative layout
- › Private balcony overlooking PETCO Park

for more information on how to *redefine* your nine to five, contact:

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EAST VILLAGE

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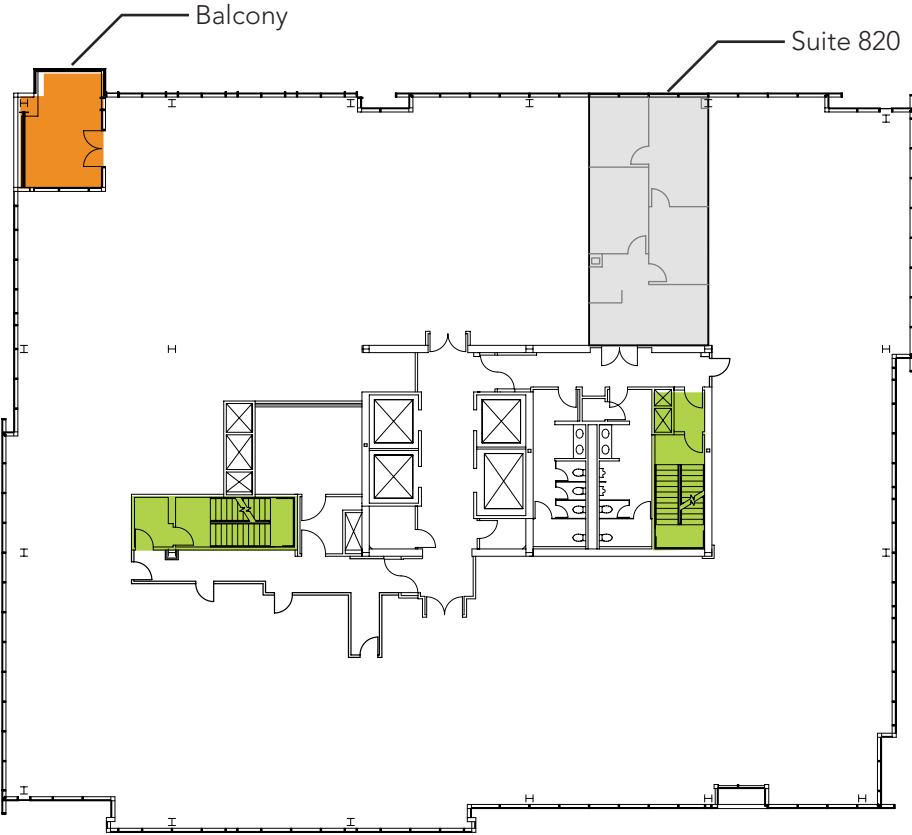
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SUITE 400

a floor plan that's *uniquely* yours to shape

*Western Facing
Suite 820*



Floor/Suite

8TH / 820

Condition

**SECOND
GENERATION**

1,033 RSF

Features

- › Dramatic bay and ballpark view
- › Efficient for private office layout with open kitchen/reception

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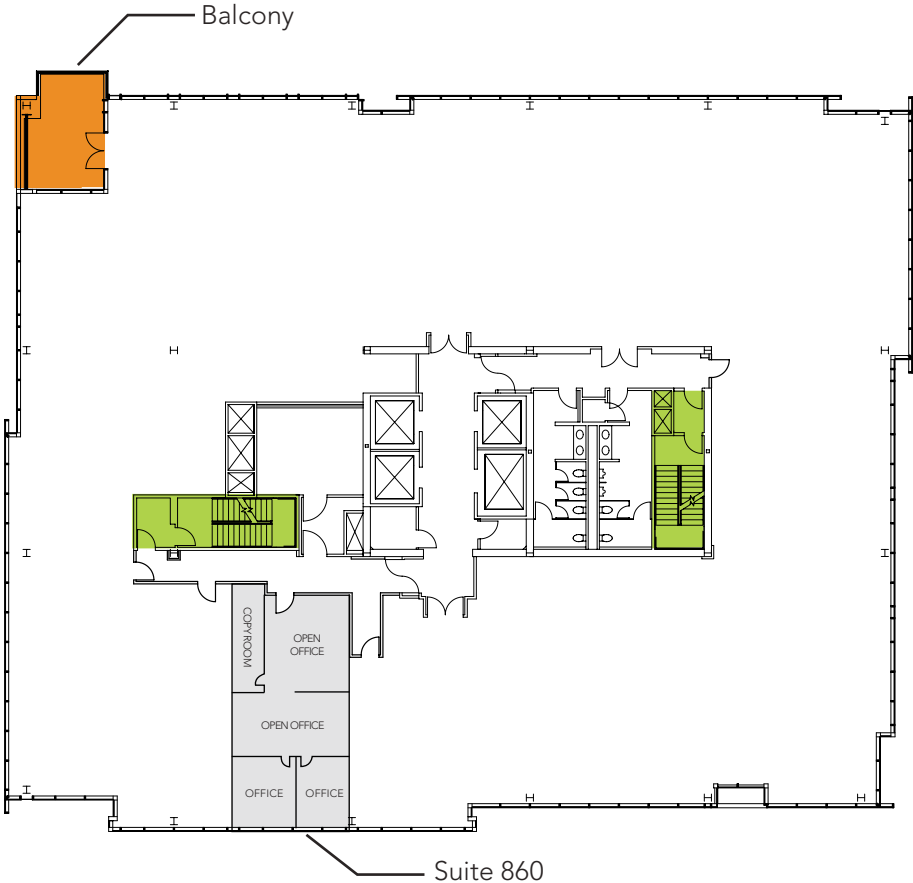
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SUITE 820

a floor plan that's *uniquely* yours to shape

Southwest Corner
Suite 860



Floor/Suite
8TH / 860

Condition
**SECOND
GENERATION**

1,026 RSF

- Features
- › Two private offices and open/collabrative layout
 - › Immediately adjacent to PETCO Park and The Park at the Park
 - › Walking distance to many nearby amenities

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ADDITIONAL SOURCES: EASTVILLAGESANDIEGO.COM SANDIEGO.ORG WALKSCORE.COM

CUSTOM TENANT COMMON AREA