

808 J
STREET

Let your
real estate
do the
talking.

**ATTRACT
& RETAIN
TOP TALENT**

808 J
STREET

“Superior talent is up to eight times more productive”

– McKinsey

“Failure to attract and retain top talent was the #1 issue in the Conference Board’s 2016 survey of global CEOs”

– McKinsey

“Corporate culture drives job satisfaction”

– Robert Half



Award-winning improvements



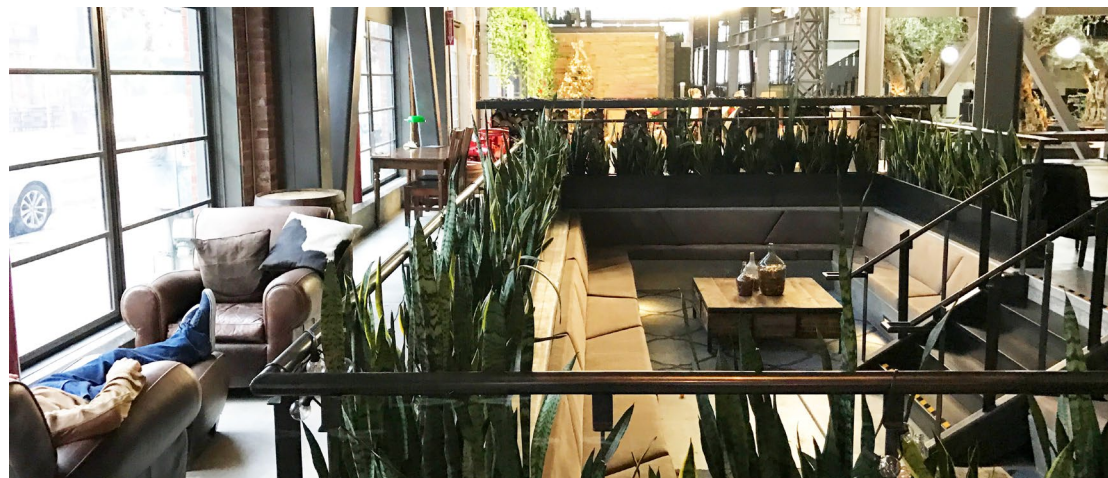
Move-in ready

about 808 J STREET

808 J STREET is a one-of-a-kind creative office environment in the heart of Ballpark Village. Complete with lifestyle-inspired tenant improvements, this space is the ultimate selling point for attracting and retaining top talent. The award-winning interior was designed for companies who value well-being, happiness, productivity, collaboration and biophilia.

In the most highly activated area of downtown, just outside your doorstep, the opportunities are endless. Jump on a scooter and ride to the waterfront, stroll across the street to Copa Vida for a cup of coffee, walk across the street to cheer on the Padres or jog to one of the dozens of nearby fitness centers, spin, boxing, yoga or pilates studios. Inside the project, the building speaks for itself, creating a truly memorable experience with ample features including:

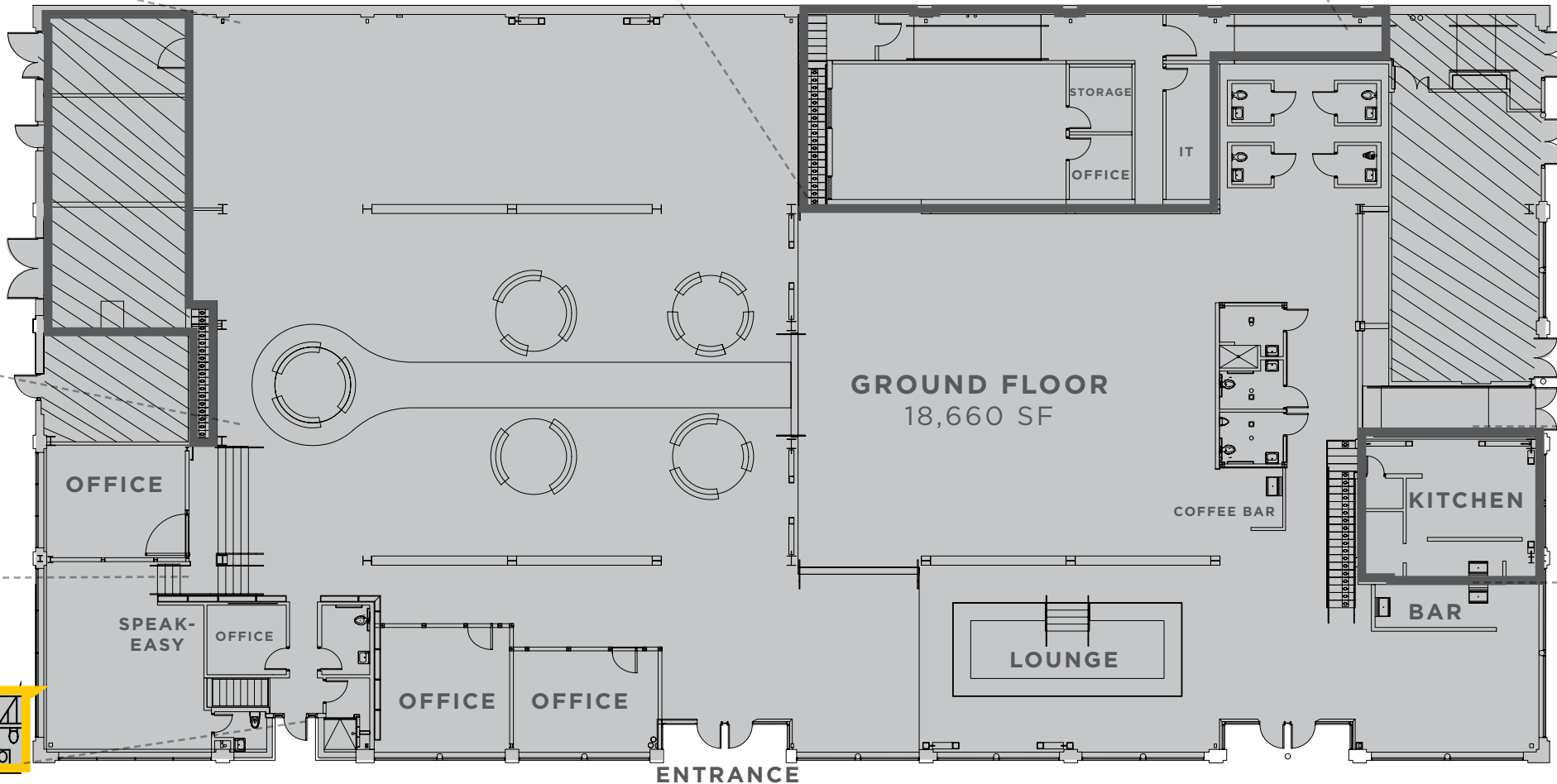
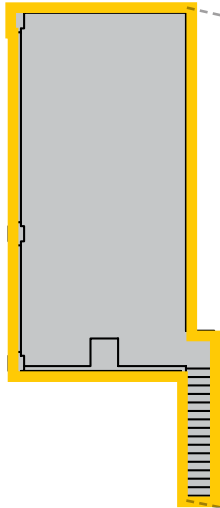
- Polished **concrete floors**
- 22' **vaulted ceilings**
- **Speak-easy** accessible via a hidden hydraulic stairwell system
- **Full break room & separate wet bar** with craft beer and kombucha on tap
- High-end **showers & lockers**
- Interior **exposed brick, steel frame windows, exposed steel beams** and extensive **natural light**
- **Biophilic design** with moss walls, live olive trees and natural woods
- **Superior walkability** to restaurants, bars, retail and the ballpark
- Walking distance to the **trolley station and public transportation**
- Ability to provide up to **3/1,000 RSF parking** at Padres Parkade (subject to availability)
- **Built-in expansion opportunity** - ability to add an additional 6,281 RSF of mezzanine space



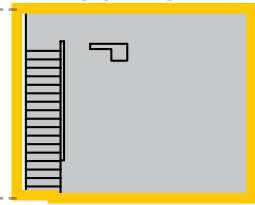
floor plan

MEZZANINE
962 SF

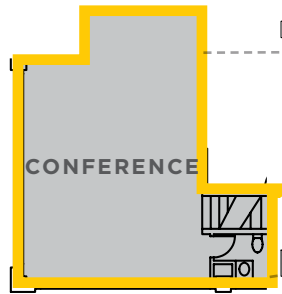
MEZZANINE
1,612 SF



MEZZANINE
594 SF



MEZZANINE
729 SF



22,557 SF
available



22,557 RSF
 Divisible to 10,000 RSF
 & Expandable to 28,838 RSF

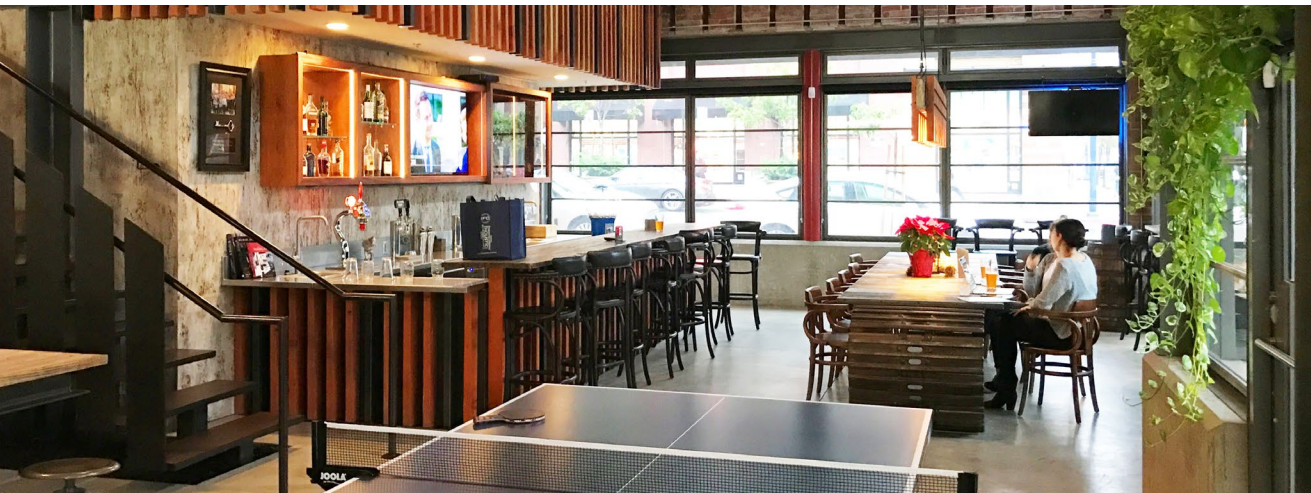
**FLEXIBLE
 WORKSPACE**
 Best-In-Class
 Creative Office

HEART OF
 the Ballpark District

100+
 Dining & Bar options
 within 10 minute walk

22'
 Ceilings

**LIVE. WORK.
 PLAY.**
 Environment



downtown amenities



HOTELS

1. Hilton San Diego Bayfront - **1,190 Rooms**
 2. Andaz San Diego - **159 Luxury Rooms**
 3. Omni San Diego Hotel - **152 Luxury Rooms**
 4. San Diego Marriott Gaslamp Quarter - **306 Rooms**
 5. Hotel Solamar San Diego - **235 Rooms**
- & many more nearby hotels!

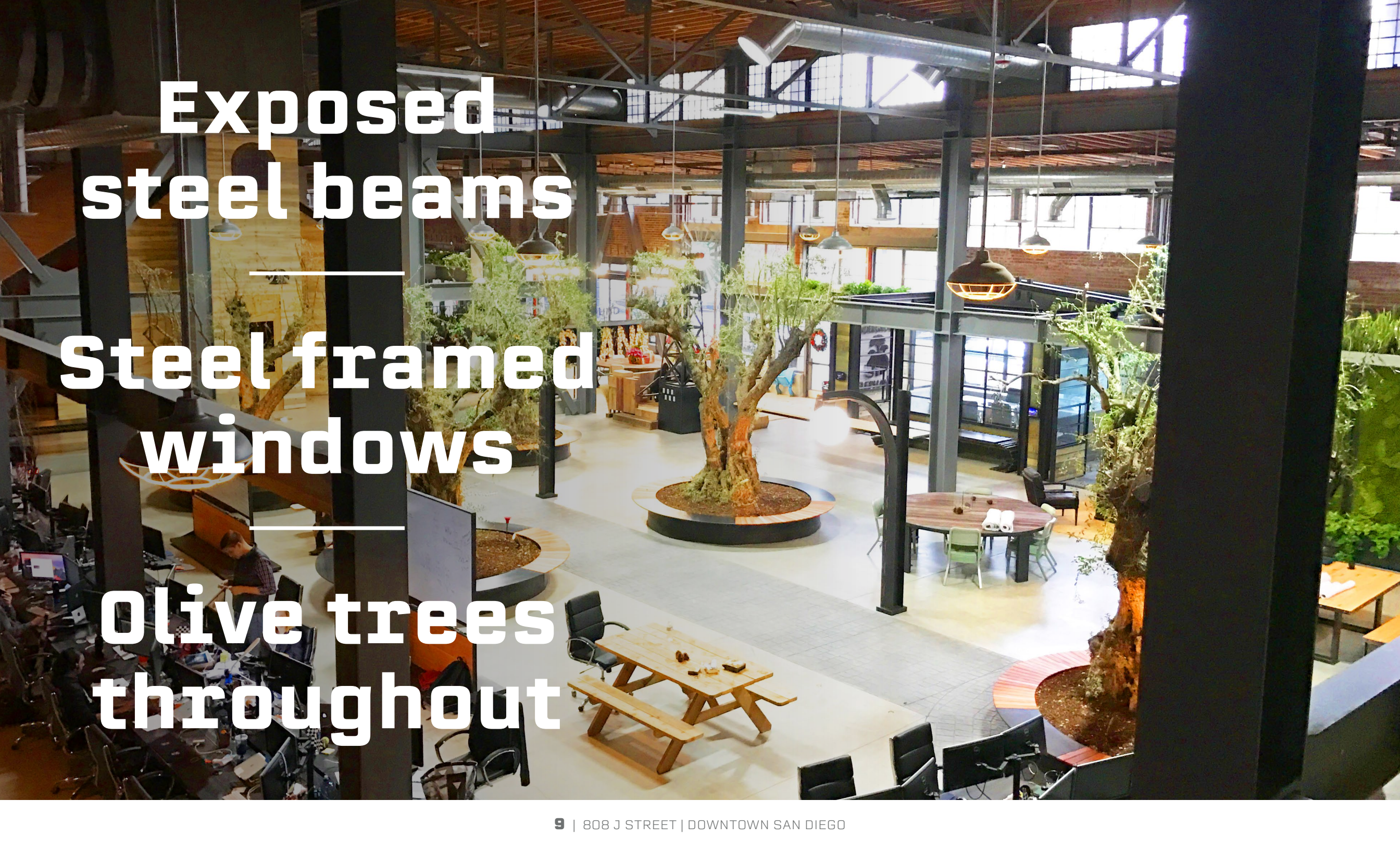
NIGHTLIFE

1. Hotel Solamar's Rooftop Bar
 2. Altitude Sky Lounge
 3. The Rooftop by STK at Andaz
 4. Bub's at the Ballpark
 5. Half Door Brewing Co.
 6. Moonshine Flats
 7. Stone Brewery
 8. Rare Form
 9. Oxford Social Club
 10. Barleymash
 11. Bootlegger
- & many more!

RESTAURANTS

1. Water Grill
 2. The Blind Burro
 3. UNION Kitchen & Tap
 4. BASIC Pizza
 5. The Mission
 6. Copa Vida
 7. Lolita's
 8. El Puerto
 9. Cowboy Star
 10. Rustic Root
 11. La Puerta
 12. Searsucker
 13. Greystone Prime
 14. The Nolen
 15. Meze Greek Fusion
 16. Luckys Lunch
 17. Taka
 18. Burger Lounge
 19. Nobu
 20. Oceanaire
 21. LionFish
 22. Social Tap
- & many more!





**Exposed
steel beams**

**Steel framed
windows**

**Olive trees
throughout**

A person with long black hair, wearing a black fringed jacket, blue denim jeans, and black boots, is sitting on a wooden bench. A golden retriever dog is sitting next to them, looking towards the camera with its tongue out. The background features a white wall with peeling paint and some green foliage.

Dog friendly office



**Make a
statement.**

**Make your
move.**

808 J

STREET



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