

FOR LEASE | OFFICE HIGH-RISE  
DOWNTOWN SAN DIEGO

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STREET

525



**CBRE**



# 22 FLOOR OFFICE **HIGH RISE** IN DOWNTOWN **SAN DIEGO**

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is a class A, 22-story, 450,000 SF building owned and operated by LaSalle, located in the heart of the B Street corridor. The building is rated LEED Gold Certified and has also earned EPA's Energy Star Premier certification.



ON-SITE AMENITIES



New on-site gym



State-of-the-art conference center



CVS Pharmacy, Starbucks, and FedEx|Kinko's



Immediate access to Fifth Avenue trolley stop



New on-site lockers and showers





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VIEW FROM **15TH**  
**FLOOR** VACANCY





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SUITE 1725  
5,827 RSF

SUITE 1500  
19,823 RSF (Full Floor)

SUITE 1400  
6,120 RSF

SUITE 1430  
5,960 RSF

SUITE 1470  
4,597 RSF

SUITE 1100 (Full Floor)  
19,117 RSF

SUITE 1050  
7,736 RSF

SUITE 1010  
2,828 RSF



## AVAILABILITIES

SUITE	RSF	DESCRIPTION	VIRTUAL TOUR
1010	2,828 RSF	Available now. 2 window-lined private offices, interior storage and IT room, open kitchen area and remainder open space.	
1050	7,736 RSF	Available now. 2nd generation office space with incredible southern views.	
1100	19,117 RSF (Full Floor)	Available now. Full floor opportunity with incredible panoramic views.	
1400	6,120 RSF	Available now. Suites 1400, 1430 & 1470 are contiguous for a total of 16,677 RSF. South East Views.	
1430	5,960 RSF	Available now. <b>Newly constructed spec suite.</b> Suites 1400, 1430 & 1470 are contiguous for a total of 16,677 RSF.. South East Views.	
1470	4,597 RSF	Available now. <b>Newly constructed spec suite.</b> Suites 1400, 1430 & 1470 are contiguous for a total of 16,677 RSF.. South East Views.	
1500	19,823 RSF (Full Floor)	Available now. Unique full floor opportunity. Double door entry off lobby. 360° views.	
1725	5,827	Available 1/1/2023 . Double-door entry off elevator lobby. Combination of private offices and open area, large break area and copy room.	





Surrounding retailers within a 2 minute walk:

**SERVICES**

FedEx Kinkos  
CVS Pharmacy  
Allen Pharmacy  
Bank of the West  
California Bank & Trust  
Union Bank  
Bank of America  
Wells Fargo Bank  
San Diego Bike Shop  
6th Ave Mail Station

**RETAILERS**

Fifth Avenue Florists  
Ross

**TRANSPORTATION**

MTS San Diego  
Fifth Avenue Stop

**FOOD**

Starbucks  
Grab-n-Go Subs  
Donut Bar  
Salad Style  
Veggilish  
Thai Island  
Ramaki  
Sushi Freak  
Valentine's Mexican Food  
Pho Xpress  
Stout Public House  
Subway  
The Local  
Ogawashi Sushi  
7-Eleven  
Taco Stand

Amenities within a 5-minute walk include the Horton Plaza Park and a range of options for dining, lodging, and fitness.

## WALKABLE AMENITIES

525 B Street is centrally located within walking distance of several downtown amenities, to include daytime food options, shopping, and service providers.



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For more information, please contact:

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