



# LIBERTY STATION

SAN DIEGO, CALIFORNIA

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THE OFFICE EXPERIENCE



LIBERTY  
STATION



LIBERTY STATION

Providing a portal to the past, an experience for the present, and a promise for the future.

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Centrally located within the heart of  
'America's Finest City' is **Liberty Station**.



DOWNTOWN



SAN DIEGO  
INTERNATIONAL AIRPORT

### TIMES/DISTANCES

From Liberty Station



**GASLAMP QUARTER**

5 miles / 26 mins



**LITTLE ITALY**

3.9 Miles / 22 mins



**SUNSET CLIFFS**

3.5 Miles



**CORONADO FERRY  
(Broadway Pier)**

4.0 Miles / 18 mins



**OLD TOWN**

2.2 Miles / 10 mins



**HILLCREST**

4.2 Miles / 25 mins



**SAN DIEGO AIRPORT**

2.1 Miles / 4 mins



**DOWNTOWN  
SAN DIEGO**

4.3 Miles / 12 mins



Inspiring moments is the higher purpose that guides everything we do at Liberty Station. Our entire premise is to create possibilities and opportunities for people to savor life and its many moments.

## THE ARTS DISTRICT

arts culture, fine dining, & entertainment

**FIRE SIDE**



**MONIKER GENERAL**  
SAN DIEGO, CALIFORNIA

**SODA & SWINE**  
**THE LOT**

Partial Tenant List:

Boys and Girls Foundation, Better San Diego, Brick, Con Pane Rustic Breads & Café, Corvette Diner, Crown Ace Hardware, Fitness Together, National Comedy Theater, NTC Foundation, The Loma Club

## THE QUARTER

local marketplace+ commerce

**MITRE**

TENDER GREENS

**YOGA SIX**

Partial Tenant List:

Cold Stone Creamery, CUBRC Inc, Department of Homeland Security, Corky McMillin Companies, Five Guys, Ikiru Sushi, Liberty Station Cleaners, Navy Federal Credit Union, North Chapel, Omni Dental, Panera Bread, Point Loma Sports Club, Postal Annex, Sammy's Woodfired Pizza, Smart Nails, Starbucks, Trader Joe's, Von's, Allison & Partners, Cubic Corporation

## THE NEIGHBORHOOD

community neighborhood

**ROCK CHURCH**

Partial Tenant List:

High Tech High

## SOUTH POINT

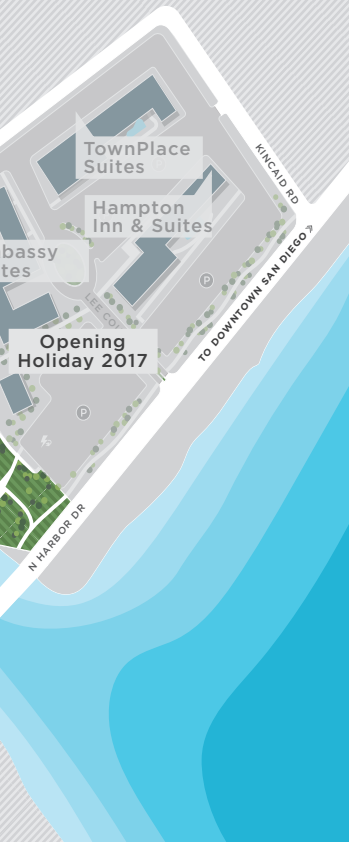
destination hotels

**Oggi's**  
SPORTS | BREWHOUSE | PIZZA

**SMASH BURGER**

Partial Tenant List:

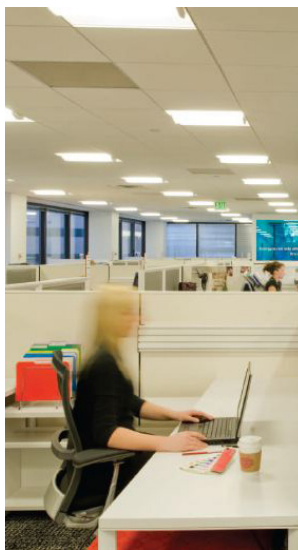
Courtyard Marriott, European Wax Center, Harbor Greek Café, Homewood Suites by Hilton, Issara Thai, Los Primos Mexican Restaurant, Massage Envy Spa, Polish Me Nails, Pt. Loma Nazarene University, Starbucks, Subway, Sushiya





LIBERTY STATION





# The Office Experience

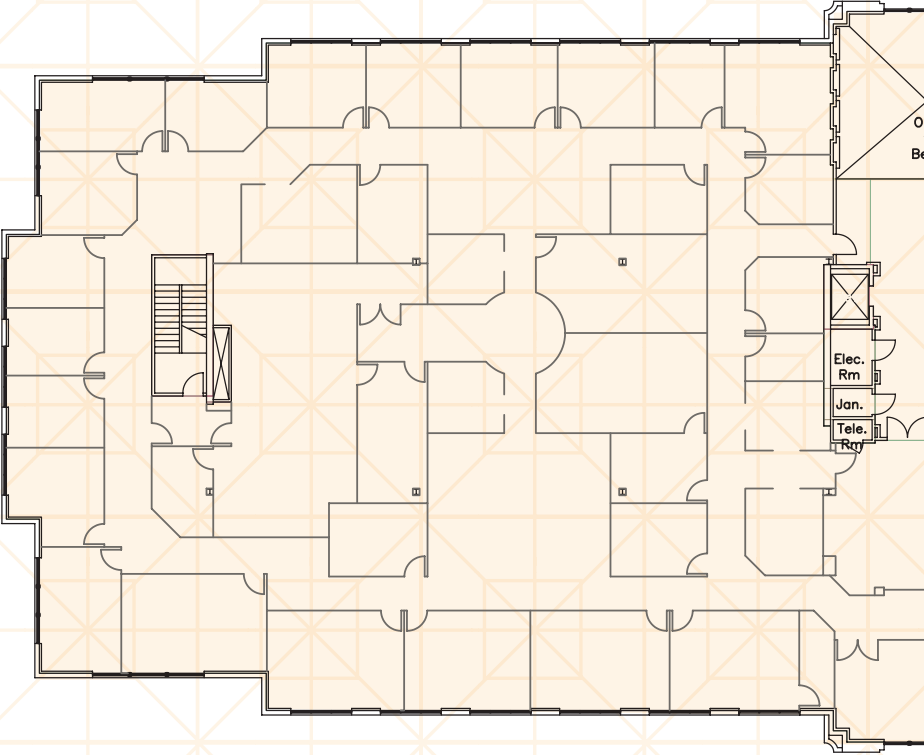


ADDRESS	BUILDING NAME	RBA
2280 Historic Decatur Rd	901	50,663
2750 Womble Rd	903	60,383
2468 Historic Decatur Rd	905	32,856
2488 Historic Decatur Rd	906	36,009
2445 Truxtun Rd	27	33,151
2495 Truxtun Rd	28	34,000



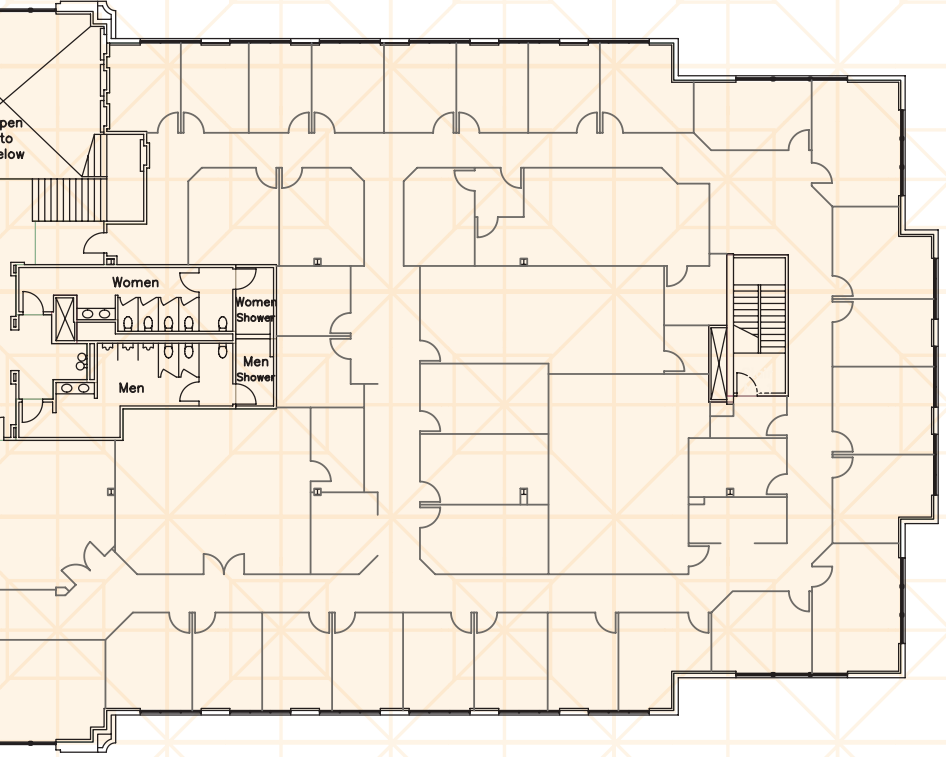
SUITE	SF	NOTES
200	25,789	4/1/2018
200	9,647	60 Days
	100% Leased	
	100% Leased	
200	5,000	1/1/2018
200	2,150	1/1/2018
206	1,565	Vacant

2280 Historic Decatur Road

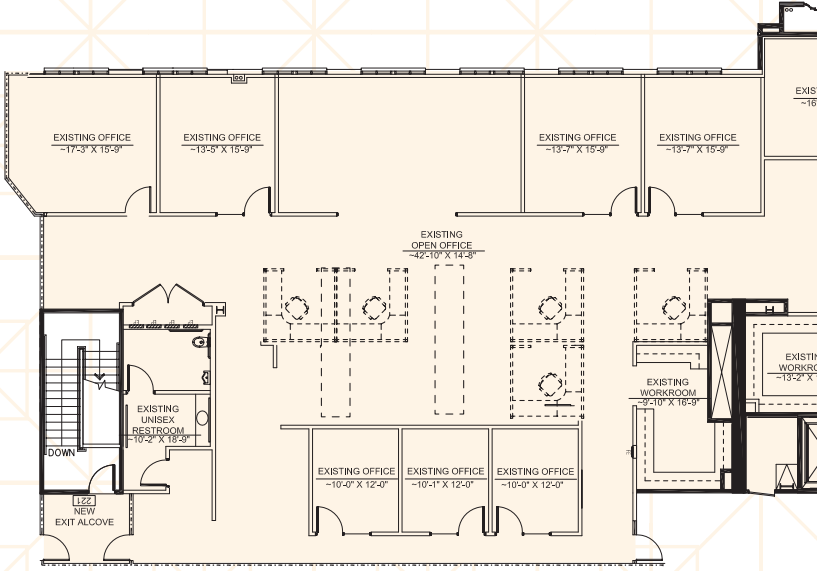


**Suite 200 - 25,789**

Full floor opportunity, with a mixture of perimeter private offices, internal private offices and conference rooms.

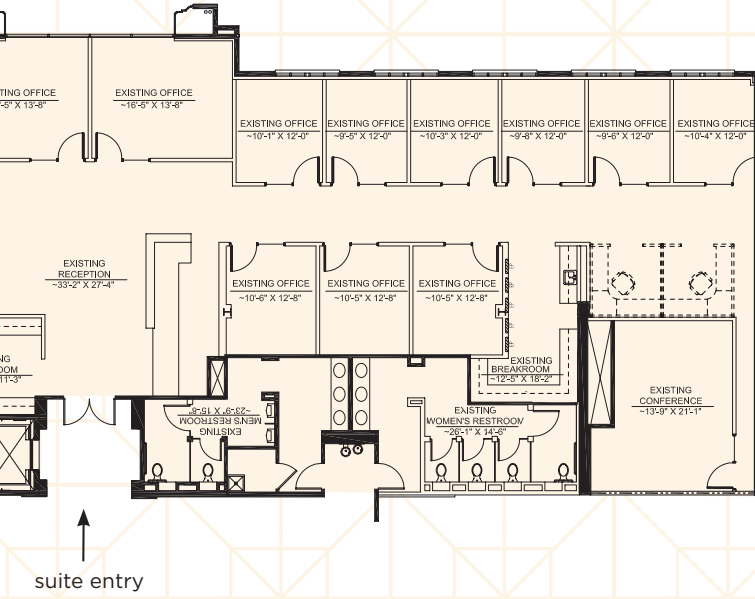


# 2750 Womble Road

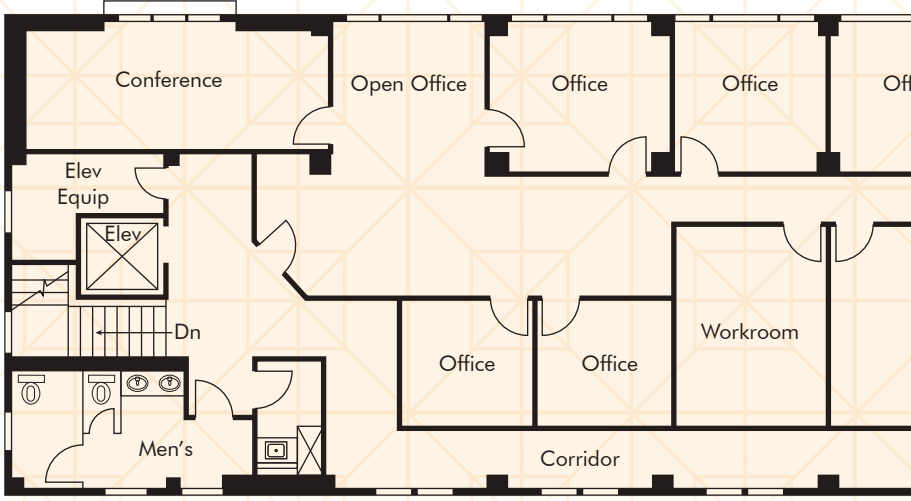


## Suite 200 - 9,647 SF

Expansive window line. Existing floor plan features double door entry off the lobby, reception, 15 private offices, conference, break room, several work rooms, and open area.



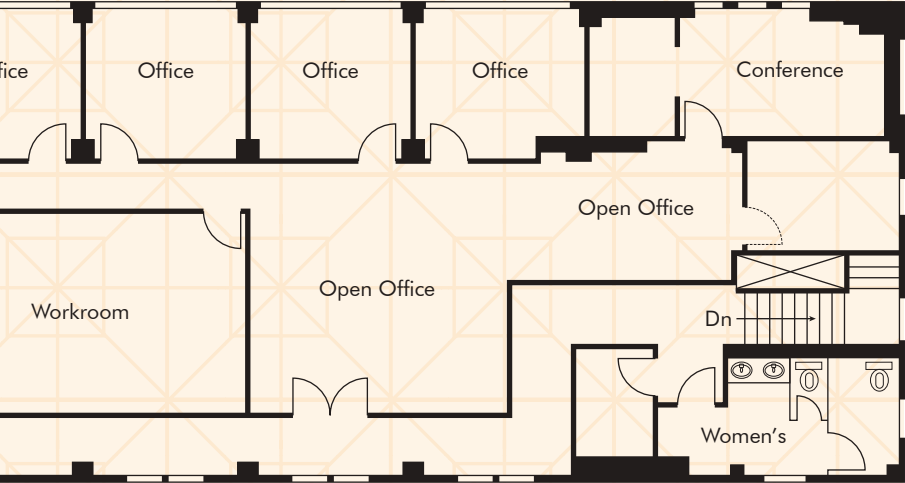
2445 Truxtun Road





## Suite 200 - 5,000 SF

Six window lined offices, two interior offices, two conference rooms, open area and large workroom.

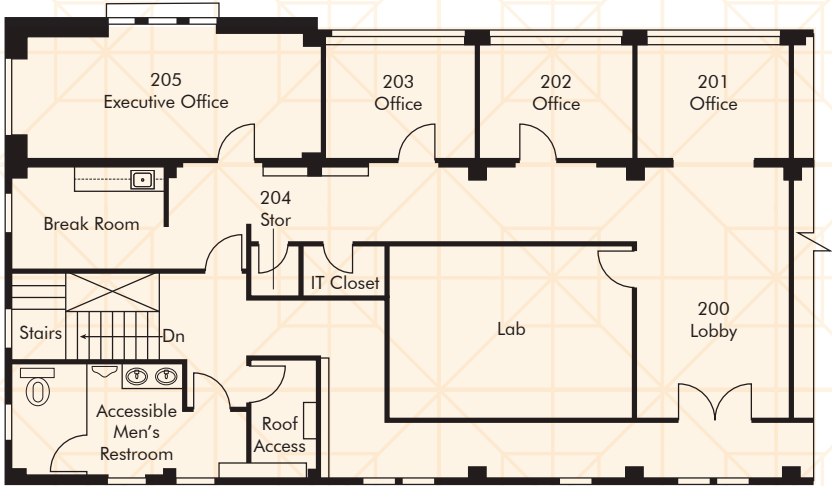


2495 Truxtun Road



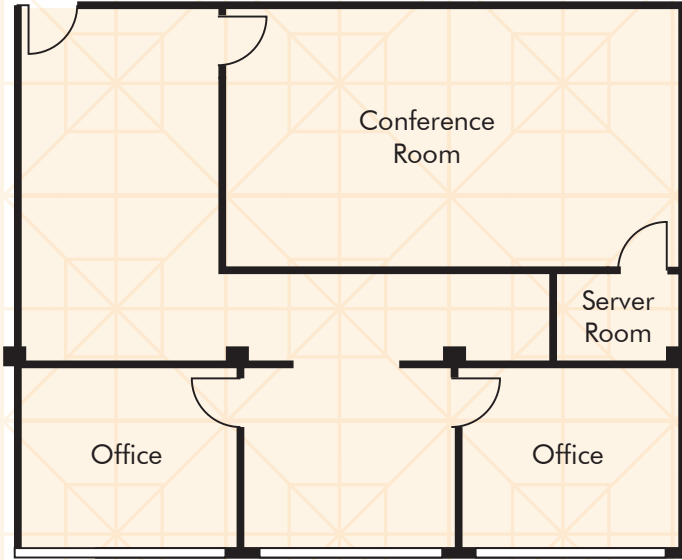
**Suite 200 - 2,150 SF**

Window lined executive office, 3 window lined offices, break room, workroom, lab and reception area.



**Suite 206 - 1,565 SF**

2nd floor suite with 2 private offices, conference room and open area.





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[librestation.com](http://librestation.com)

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