

PALADION

770 first avenue



Downtown San Diego's newest office development

Be inspired

paladionoffice.com

44,945 SF now available

Brand new, class A office building with all new mechanical systems

Efficient +/-47K sf floor plates

Direct access to outdoor amenity space and private patios

Floor-to-ceiling glass with an abundance of natural light

Up to 14' slab to slab heights

Low-rise building providing less time in elevators and easy access in and out of the building

5 high-speed elevators serving all office and parking levels

Direct access from the parking garage to each floor

Secured outdoor atrium in the center of the building for tenants' employees to enjoy

State of the art fitness center with shower and locker facilities

Walking distance to everything Downtown has to offer



± 47k SF
floor plates



indoor/outdoor
work environment



floor-to-ceiling
glass throughout



walkable
amenities



2 levels
subterranean
parking

770 First Avenue . San Diego, CA 92101

Be central

Located adjacent to Horton Plaza and an easy walk to the courthouses, convention center, Amtrack & Trolley, hotels and fine dining.

You'll also have quick access to major cross streets and a five minute trip to the airport.

30+
Restaurants & Bars

<0.1
Miles to trolley line

20+
Gyms & Fitness
Centers

1
Minute walk to
Horton Plaza

10+
Hotels within 2 miles

2
Minute walk to
City Administration
Building

770 First Avenue . San Diego, CA 92101

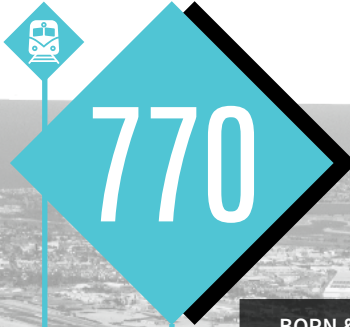


Be Downtown

San Diego Airport
(8 minutes)



**Amtrak, Coaster
Train, & SD Trolley**
(2 blocks)



5 Freeway Access
I-5, SR 163, SR 94
(5 minutes)



U.S./Mexico Border
(20 minutes)



SAN DIEGO
BAY

RaDD/IQHQ

EDDIE V'S

CONVENTION
CENTER

DEL FRISCO'S

ANIMAE

THE GUILD

BORN &
RAISED

CRAFT &
COMMERCE

HERB &
WOOD

CRACK
SHACK

JUNIPER &
IVY

DOBSON'S

RUSTIC
ROOT

COWBOY
STAR

NEARBY
RESIDENTIAL

LOCAL
BREWERIES

BALBOA
PARK

LIVELY
NIGHTLIFE

PETCO
PARK

TRENDY
CAFES

Be **active**

Availability

Floor	SF	Rate	Comments
3 rd Floor	37,228	Neg.	Shell condition. Divisible down to 5,400 SF.
Suite 450	7,717	\$2.90 + E	Brand new spec suite now available. Open exposed ceiling with interior glass front offices.

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On-site
bike storage



On-site
shower/
lockers



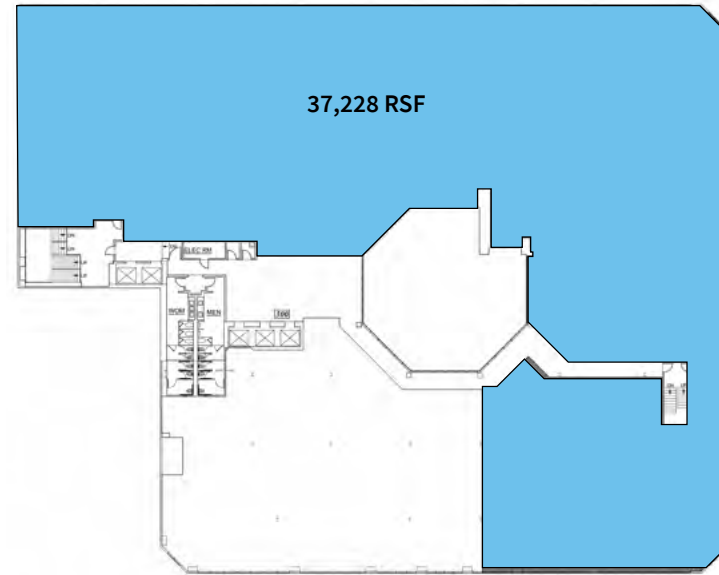
On-site
fitness center



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3rd Floor
37,228 s.f.
Divisible to
5,432 RSF - 14,364 RSF

As-built / shell condition



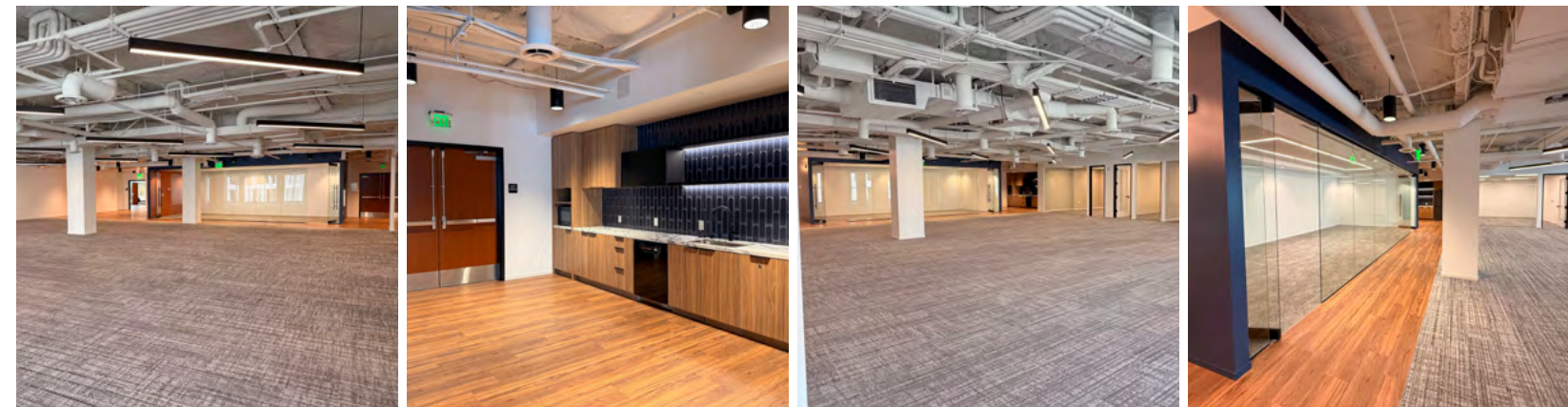
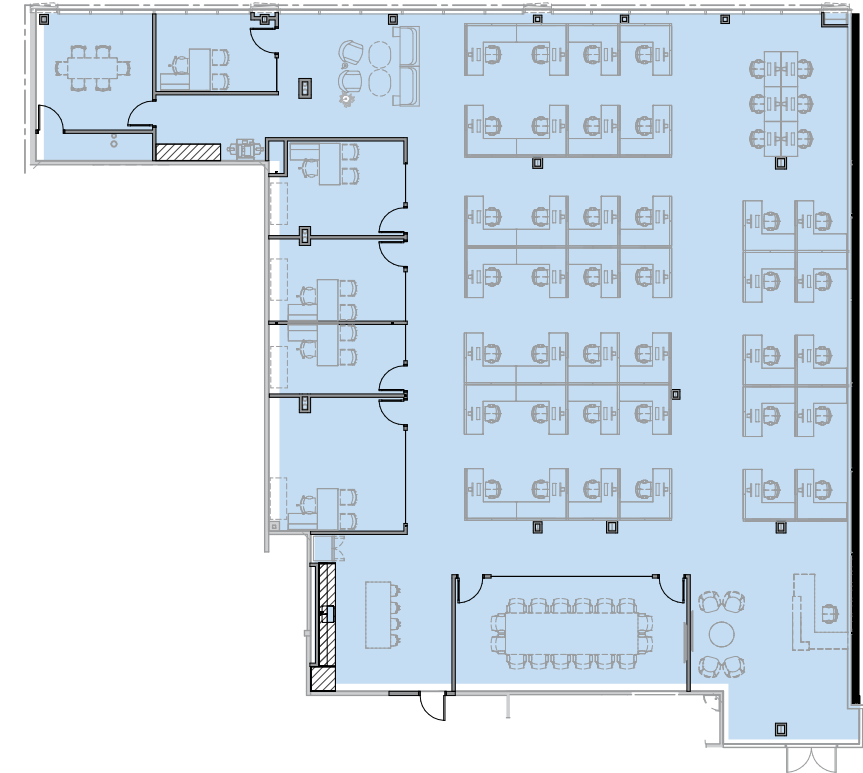
Hypothetical Floorplan



Suite 450
7,717 s.f.



Brand new spec suite
with open exposed ceilings





Developed by BOSA

BOSA is recognized internationally for their success pioneering new markets and creating developments that are catalysts for change. They combine functionality and aesthetic excellence to develop dynamic, sustainable, mixed-used environments that energize neighborhoods and inspire their citizens.

<http://thinkbosa.com>

Designed by JWDA Architecture

Joseph Wong Design Associates (JWDASM) has been at the forefront of global architectural and interior design since it was founded in San Diego, California in 1977. For over thirty years, JWDA has planned and designed major buildings throughout California and in most major cities in Asia. JWDA's distinctive work is creative and elegant, complemented by its carefully developed knowledge of local history and context. Throughout the world, JWDA has created original, award-winning designs that are functional, efficient, and site-specific. With its talented resources of architects, designers, interior designers, landscape designers, planners and research team members, JWDA has maintained its reputation for developing top quality, meticulously coordinated and smoothly delivered projects to its global clients over the years.

www.jwdainc.com

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