1 COLUMBIA PLACE

401 W A STREET
SAN DIEGO, CA

GANMI JLL

Jones Lang LaSalle Brokerage, Inc. Real Estate License # 01856260

MORE THAN OFFICE SPACE. A DESTINATION.

DYNAMIC CULTURE.
DELIBERATE EXCELLENCE.

Under visionary new ownership, 1 Columbia Place stands as San Diego's next workplace benchmark—a 593,000 SF Class A tower rising 27 stories in Downtown's most connected corridor.

This is where sweeping bay views meet sophisticated urban amenities. Where onsite retail blends seamlessly with world-class dining steps away. Where your team doesn't just work—they thrive.

Positioned at the intersection of business, culture, and coastal lifestyle, 1 Columbia Place delivers a curated experience that makes every day genuinely inspiring.

AMENITIES THAT BUILD
BETTER WORKDAYS

Modern Lobby

Casa Columbia (tenant lounge)

Three Conference Centers

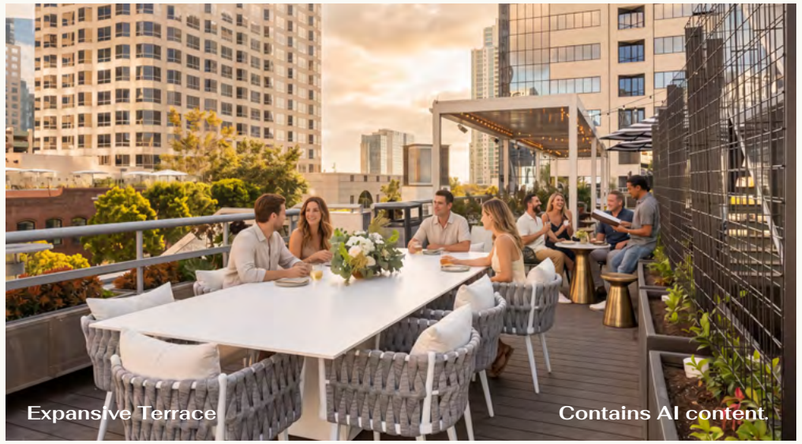
Expansive Terrace

State-of-the-Art Fitness Center operated by Balanced Fitness

Casa Social (game room)

Private Mother's Lounge

Onsite Retail
(Donut Bar, Appetite Cafe, Thai Massage, and more)



Expansive Terrace

Contains AI content.

Casa Columbia (tenant lounge)

Contains AI content.

Contains AI content.

Casa Columbia (tenant lounge)

Contains AI content.



Casa Social (golf simulator)

Contains AI content.



Conference Center

Contains AI content.



Fitness Center

HOSPITALITY-FIRST. TENANT-FOCUSED.
SAN DIEGO-BASED.

Led by a new ownership team, Ganmi, with a distinguished track record of transforming urban properties in Japan, 1 & 2 Columbia Place is positioned for a new era of excellence. Combining global experience with a hands-on, San Diego-based management team, they bring a disciplined, tenant-focused approach to creating a premier workplace destination. Transformative enhancements currently in development include a food hall within the building, curated art gallery, and exclusive members club — redefining what a workplace destination can be.

Professional Management
On-site team with 30+ staff members

Fitness Center
Free membership for every team member

24/7 Security
Round-the-clock protection and peace of mind

Concierge Services
Your personal building support team

Dedicated Property Manager
Always accessible, always responsive

Tenant Events
The Ganmi Experience: Curated networking and community building

Enhancements Underway
Food hall, curated art gallery, and exclusive members club



Tenant Events


Fitness Classes

THE GANMI EXPERIENCE


Dedicated Property Manager

AVAILABILITY

SUITE	SIZE	AVAILABLE	VIEWS/NOTES
325	1,877 SF	Now	Shell condition
750	3,478 SF	Now	Future Spec Suite
925	2,171 SF	Now	4 Private Offices + Conference Room + Open Area w/ Kitchen
950*	3,024 SF	Now	Modern Creative Spec - Suite + Multiple Private Offices and Open Area + Partially Furnished
960*	7,207 SF	Now	Open Floor Plan + Call Rooms + Large Conference + Kitchen + Creative Finishes
1200**	20,265 SF	3/1/2028	Full Floor Opportunity
1300**	20,293 SF	Now	Full Floor Opportunity - with a Mixture of Open Build-out & Exterior Offices + Conference Room
1410	4,098 SF	Now	Future Spec Suite
1420	2,883 SF	Now	4 Window-Lined Private Offices + Conference Room + Kitchen Office Area
1600***	8,354 SF	Now	Future Spec Suite + Bay Views
1650***	2,649 SF	Now	Fully Furnished Spec Suite with Creative Finishes
1675***	5,244 SF	Now	2nd gen law firm space with double door entry
1700	20,703 SF	Now	Full Floor Office - Build Out
1810	2,927 SF	Now	Corner suite with water views. Conference Room + 6 Private Offices + Open Area + Break Room + IT/Storage
1840	2,503 SF	Now	2 Private Offices + Conference Room + Open Area + Break Room
1900	15,092 SF	6/1/2027	2nd gen law firm space with western facing views
2300****	20,600 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell
2400****	20,113 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell

*Contiguous for up to 10,231 RSF
**Contiguous for up to 40,558 RSF
*** Contiguous for up to 16,247 RSF
****Contiguous for up to 40,713 RSF

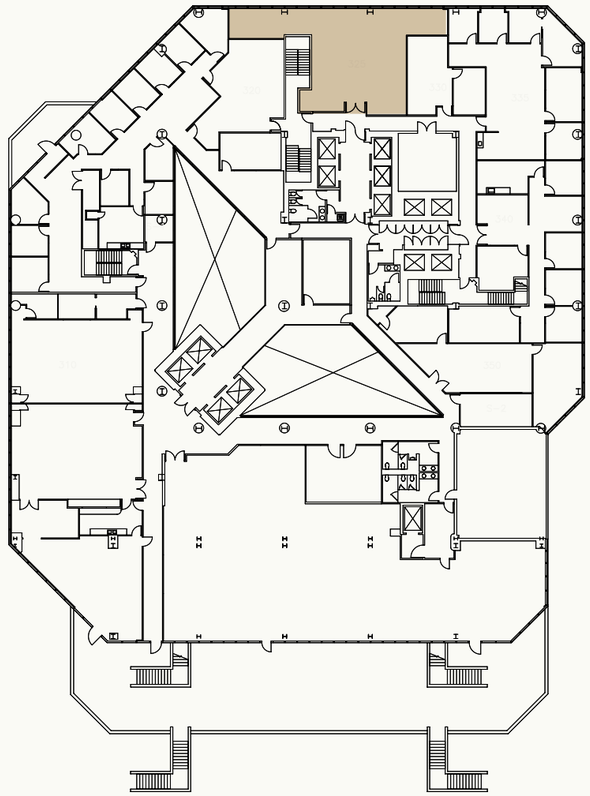
FLOOR 3

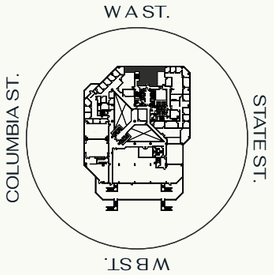
Suite 325: 1,877 RSF

Available now

DOWNLOAD FLOORPLAN

Suite 325
1,877 SF

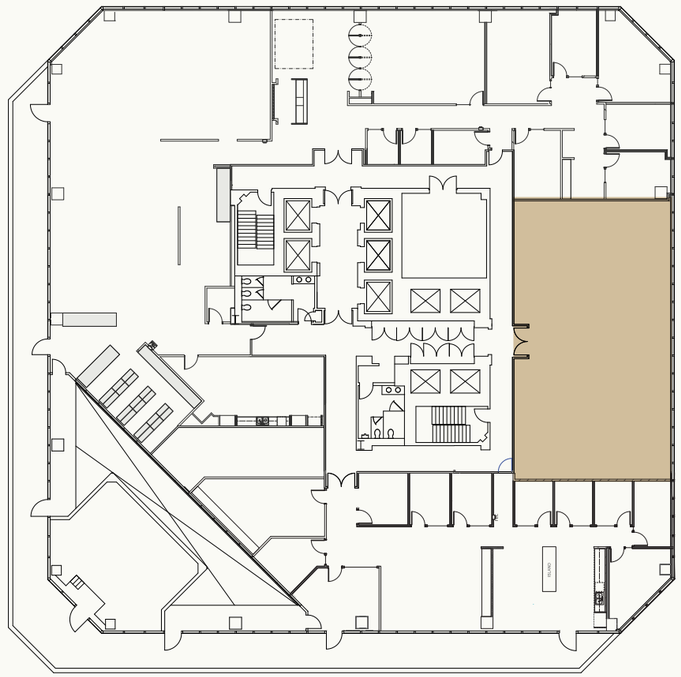


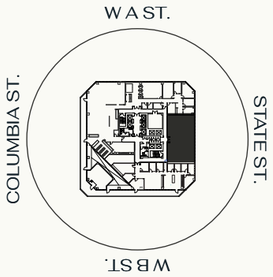


FLOOR
7

Suite 750: 2,923 RSF
Future Spec Suite
Available Now

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FLOOR
9

Suite 925: 2,171 RSF
Suite 950*: 3,024 RSF
Suite 960*: 7,207 RSF

*Contiguous for up to 10,231 RSF

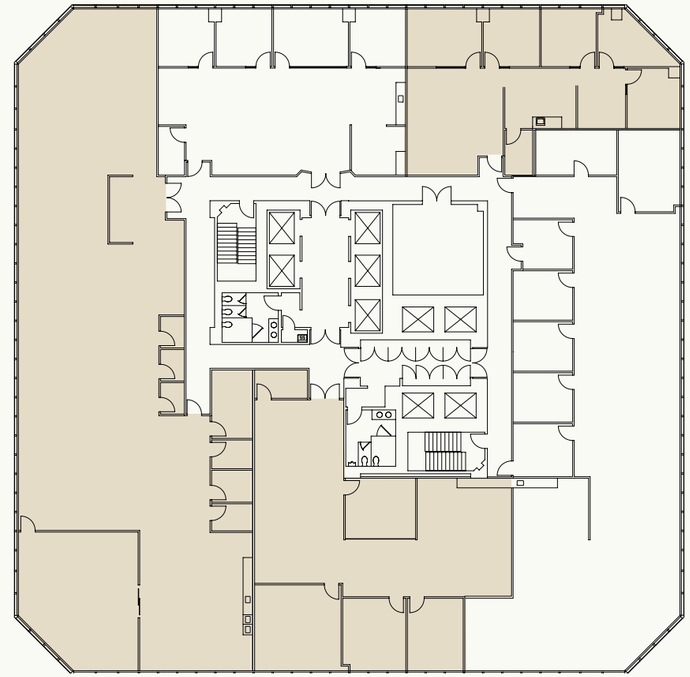
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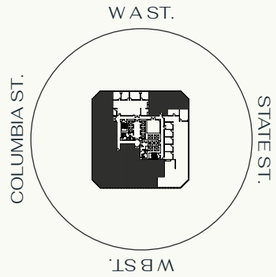
Click or scan QR code
to view 3D Tour

Suite 960
7,207 SF

Suite 925
2,171 SF



Suite 950
3,024 SF



FLOOR 12

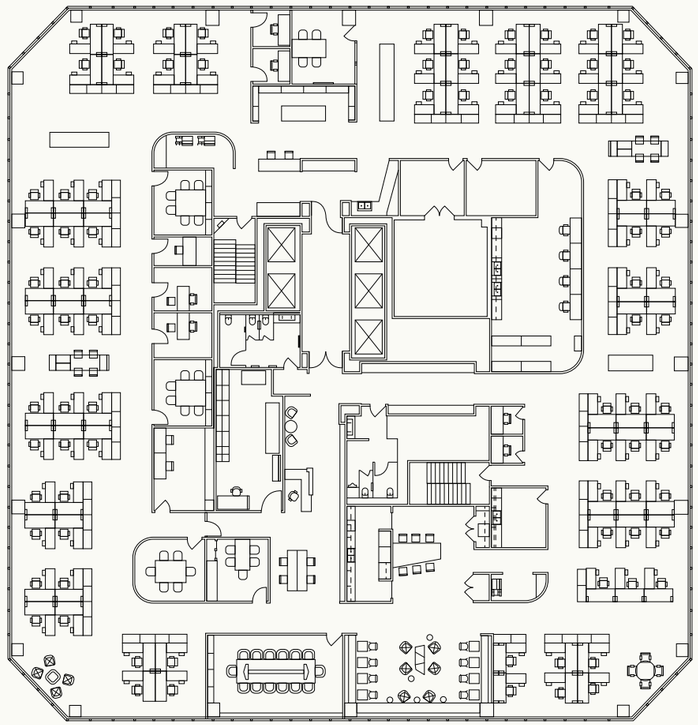
Suite 1200: 20,265 RSF

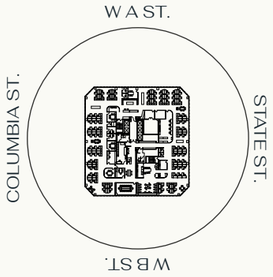
Full floor opportunity

Contiguous with 13th floor for up to 40,558 SF

Available 3/1/28

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FLOOR 13

Suite 1300: 20,293 RSF

Full floor opportunity

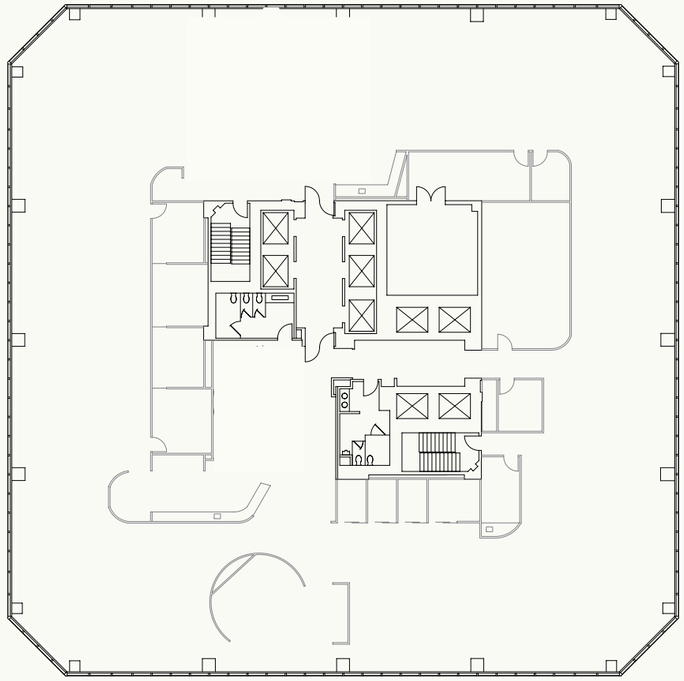
Mixture of open build-out & exterior offices

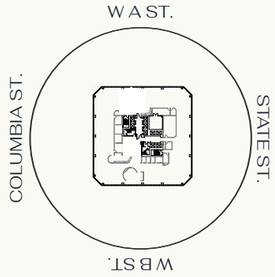
Conference room

Contiguous with 12th floor for up to 40,558 SF

Available now

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FLOOR 14

Suite 1410: 4,098 RSF
Suite 1420: 2,883 RSF

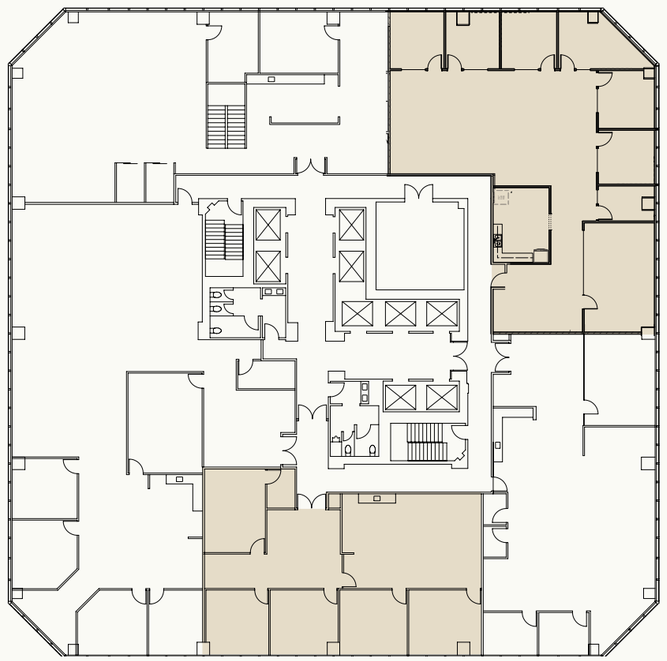
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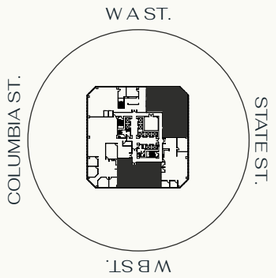
Click or scan QR code
to view 3D Tour

Suite 1410
4,098 SF

Future spec suite



Suite 1420
2,883 SF



FLOOR 16

Suite 1600: 8,354 RSF
Suite 1650: 2,649 RSF
Suite 1675: 5,244 RSF

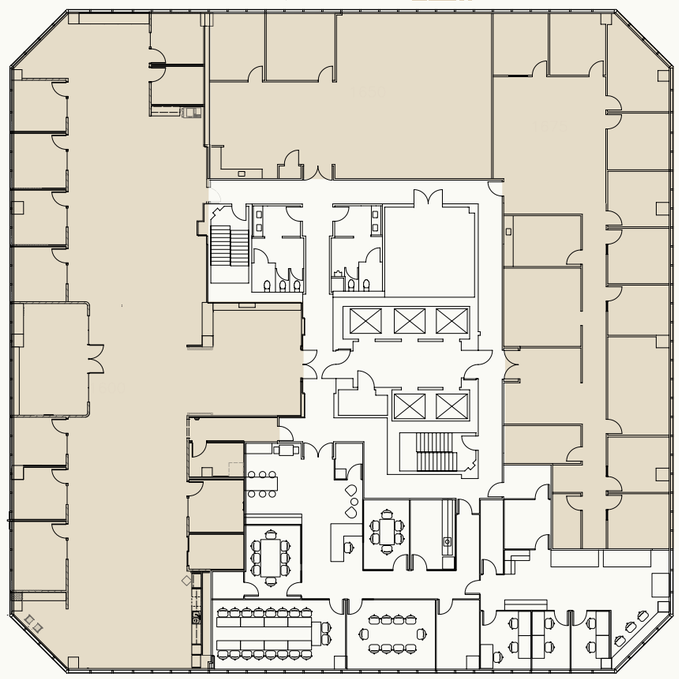
Suites are contiguous for up to
16,247 RSF

Available now

DOWNLOAD FLOORPLAN

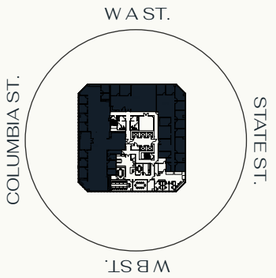
Click or scan QR code
to view 3D Tour

Suite 1650
2,649 SF



Suite 1600
8,354 SF

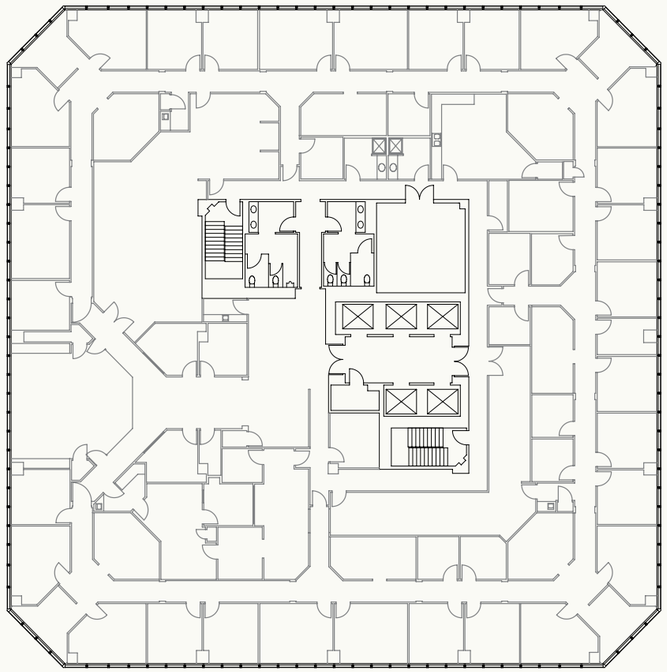
Future spec suite

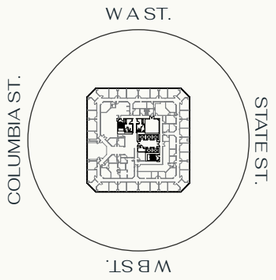


FLOOR
17

Suite 1700: 20,703 RSF
Full floor office build out
Available now

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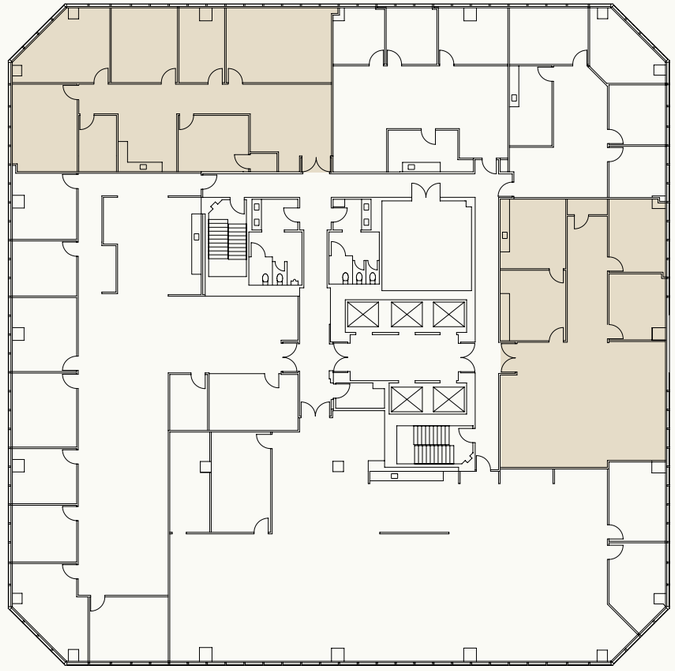
FLOOR
18

Suite 1810: 2,927 RSF
Suite 1840: 2,503 RSF
Available Now

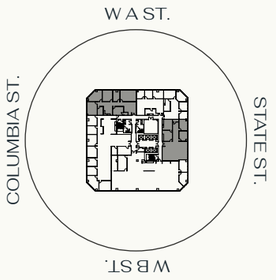
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Suite 1810
2,927 SF



Suite 1840
2,503 SF



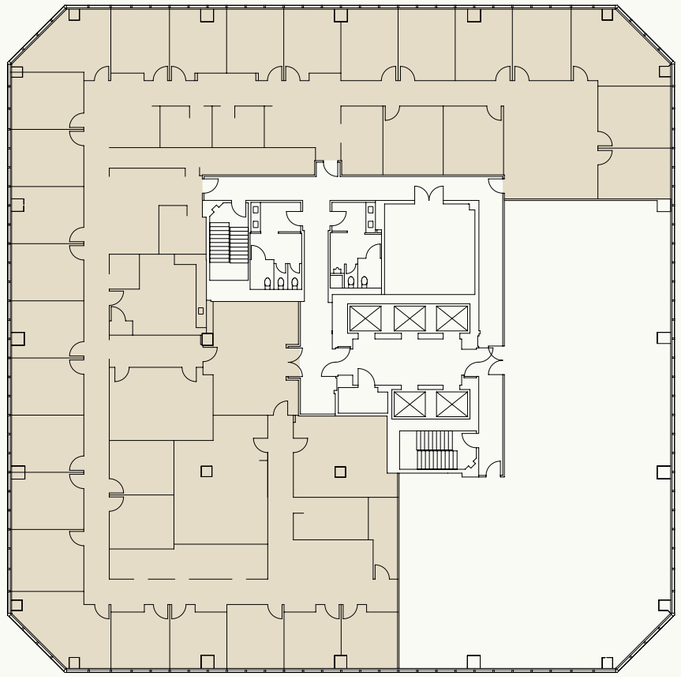
FLOOR 19

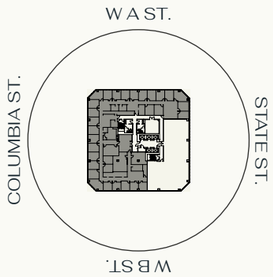
Suite 1900: 15,092 RSF

2nd gen law firm space with western facing views

Available 6/1/27

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FLOOR 23

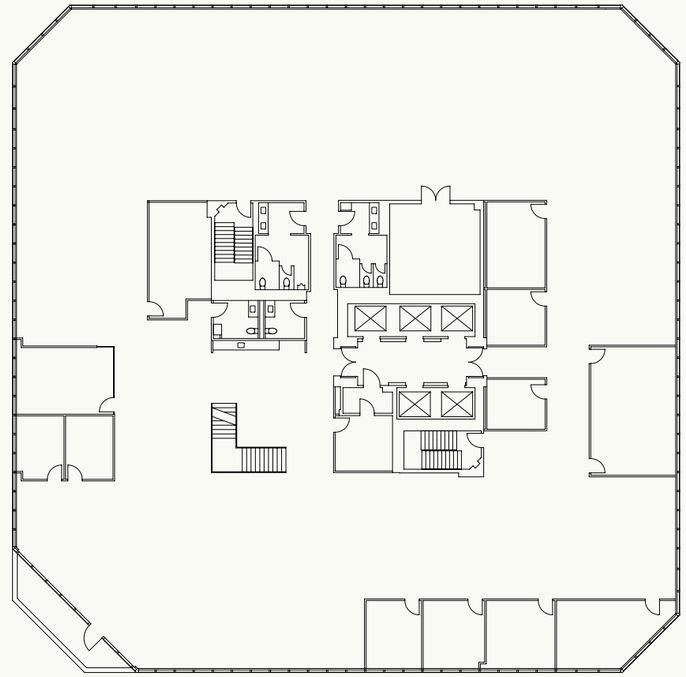
Suite 2300: 20,600 RSF

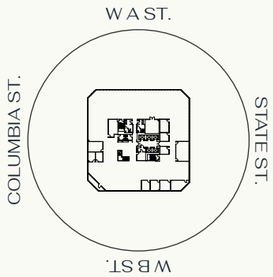
2nd gen creative office, primarily open floorplan, interconnecting stairwell

Contiguous with the 24th floor up to 40,713 RSF

Available 3/1/27

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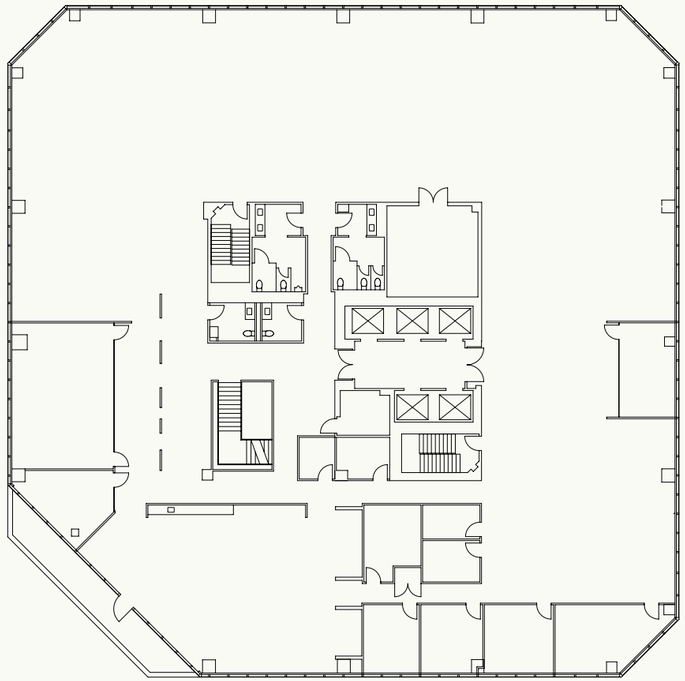
FLOOR
24

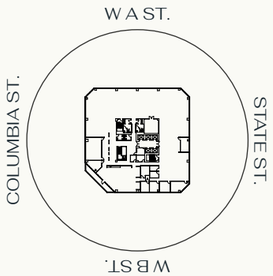
Suite 325: 20,113 RSF
2nd gen creative office, primarily open floorplan, interconnecting stairwell

Contiguous with the 23rd floor up to 40,713 RSF

Available 3/1/27

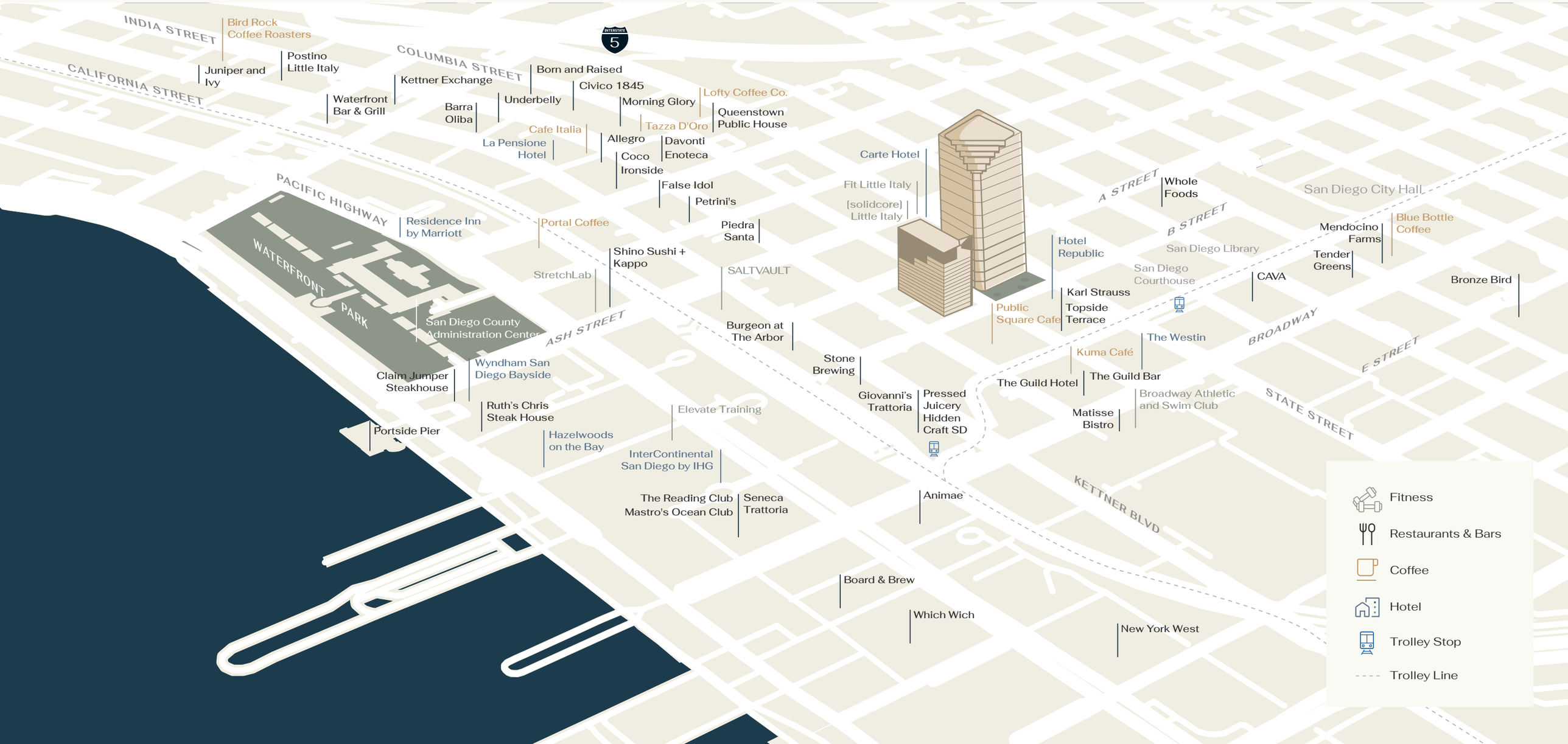
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CONVENIENCE, CONNECTIVITY & WALKABILITY



THE BEST OF SAN DIEGO

5 MINUTES
Little Italy
Gaslamp Quarter
Balboa Park
Seaport Village

10 MINUTES
Petco Park
San Diego Zoo
Coronado Island
San Diego International Airport

15 MINUTES
Liberty Station
Mission Beach

25 MINUTES
La Jolla Shores

Balboa Park







1 COLUMBIA PLACE

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