



elevate your workplace

TOWER 591

591 CAMINO DE LA REINA

TOWER 591

TOWER 591

elevate your workplace



Tower 591 is a twelve-story 183,000 SF, Class A office building located in the heart of Mission Valley. This ideal location provides easy access, visibility and excellent signage opportunities. Public transportation as well as abundant amenities are within walking distance of Tower 591. This central location is minutes away from Downtown San Diego and the San Diego International Airport. Tower 591 provides the convenience of on-site amenities including new outdoor lounge seating areas, contemporary cafe, and updated fitness center. The newly transformed Tower 591 also features a new entrance, modern exterior, modern hospitality lobby, light and bright common corridors, new common area finishes including restrooms and elevators and new landscaping.

TOWER 591

AREA HIGHLIGHTS

DOWNTOWN

POINT LOMA

One of San Diego's strongest residential markets with over 20,000 units and another 6,400 units planned or under construction.

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EASY ACCESS
to I-8 and Hwy 163



ABUNDANT AMENITIES
Walk to shopping malls & restaurants



TENANT IDENTITY/VISIBILITY
Be seen



LIVE. WORK. PLAY.
One of San Diego County's largest multi-family markets, second largest office market & the largest retail market



PUBLIC TRANSPORTATION
Trolley stop at Fashion Valley mall



FLEXIBILITY
Creative or traditional?

ACTIVATED PATIO AREAS



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ACTIVATED PATIO AREAS
Outdoor lounge seating areas



MODERNIZED LOBBY,
CORRIDORS & RESTROOMS
Modern, hospitality vibe; light and bright



NEW FITNESS CENTER
New equipment and finishes



RENOVATED
EXTERIOR
Extensive exterior
upgrades



NEW CONFERENCE
CENTER
Large meeting space



NEW CONTEMPORARY
CAFE
Hip and fresh

UPGRADED LOBBY



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RENOVATED CORRIDORS

TOWER 591

UPGRADED BISTRO



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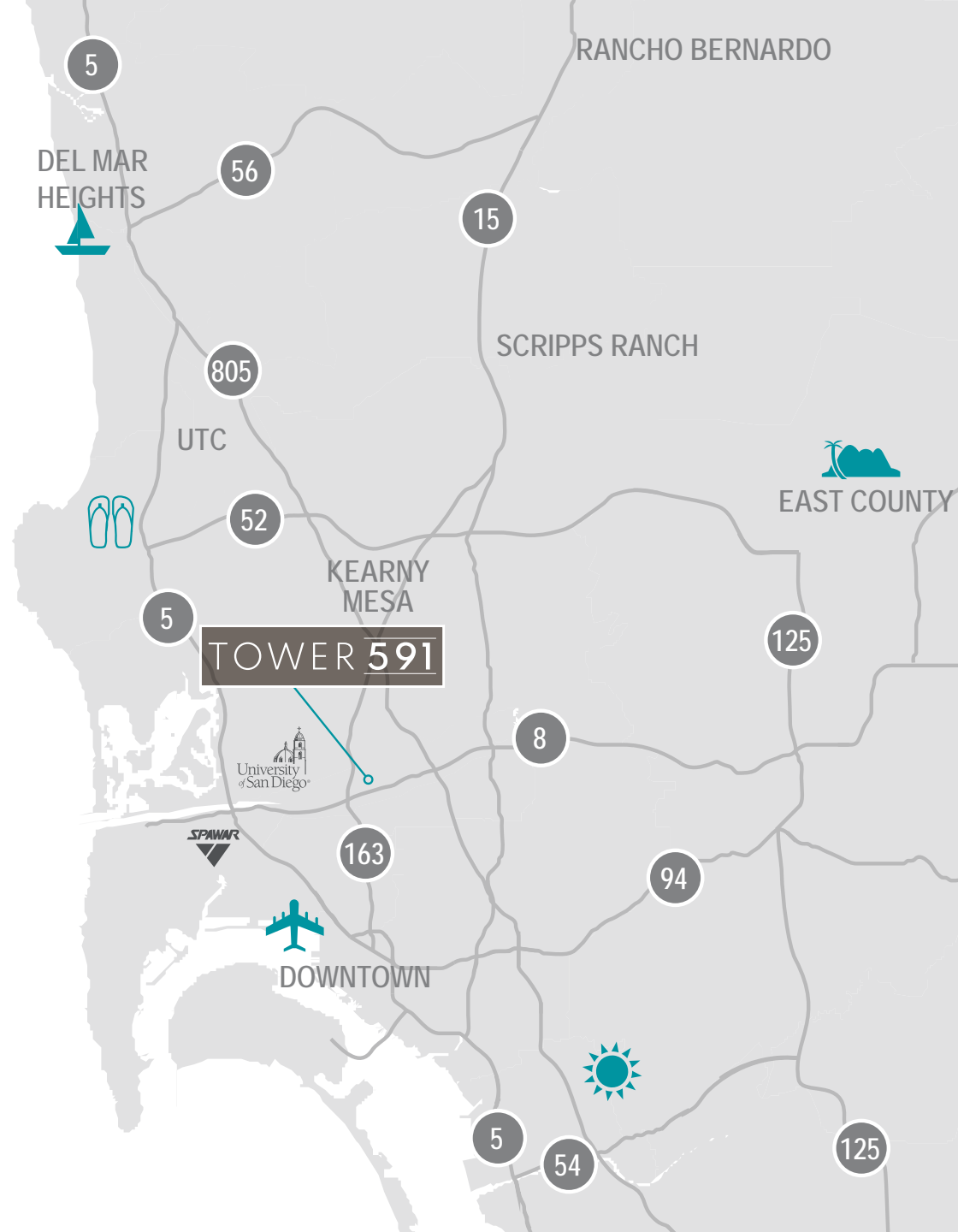
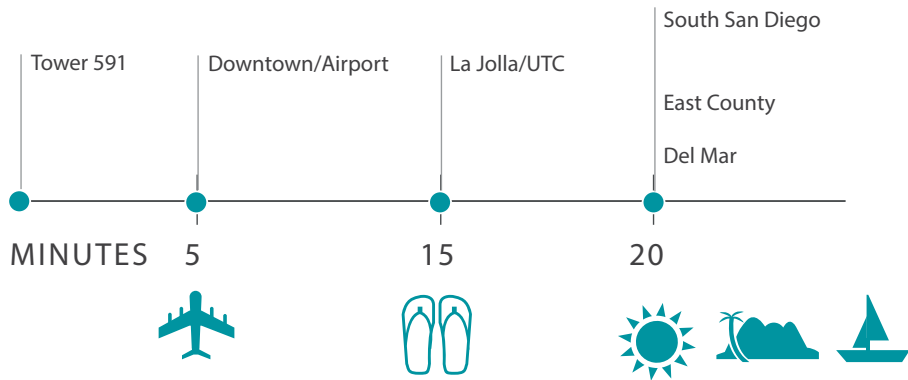
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NEW FITNESS CENTER

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DRIVE TIMES



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183,000

SQUARE FOOT
office building

12

STORIES

15,600

SQUARE FEET
floorplates

17%

CORE FACTOR

MV-CO

ZONING
office, medical & educational use

2018

YEAR RENOVATED
1996 & 2004 as well

TOWER 591

- Trolley Line
- Trolley Stop
- San Diego River Bicycle & Pedestrian Path

LOCATION



5 minute walk to fashion valley trolley stop

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1. FASHION VALLEY MALL

P.F. Chang's
Cheesecake Factory
True Food Kitchen

2. SHAKE SHACK

3. MISSION VALLEY CENTER WEST

Gordon Biersch
King's Fish House
Chevy's

4. WESTFIELD MISSION VALLEY

Outback Steakhouse
Chipotle
Pei Wei
Corner Bakery
Robeks
Ruby's Diner

Broken Yolk Cafe

Tender Greens

Yard House

BevMo

The Lazy Dog Cafe

Pete's Coffee

5. PARK VALLEY CENTER

On the Border
Sammy's Woodfired Pizza
Panda Express
Starbucks

6. HAZARD CENTER

Joe's Crab Shack
Smashburger,
Yogurtland
Wood Ranch BBQ & Grill

Doubletree Hotel

BJ's

Intermezzo Espresso Cafe

Starbucks Coffee

Which Wich Superior Sandwiches

7. FRIARS MISSION CENTER

Ralph's
Jamba Juice
CVS Pharmacy
Einstein Bros Bagels
El Portal Mexican Grill
Greek Cafe
The Works

8. CIVITA

A master-planned community with
parks, open spaces, new homes &
apartments, shops and restaurants!



TOWER 591

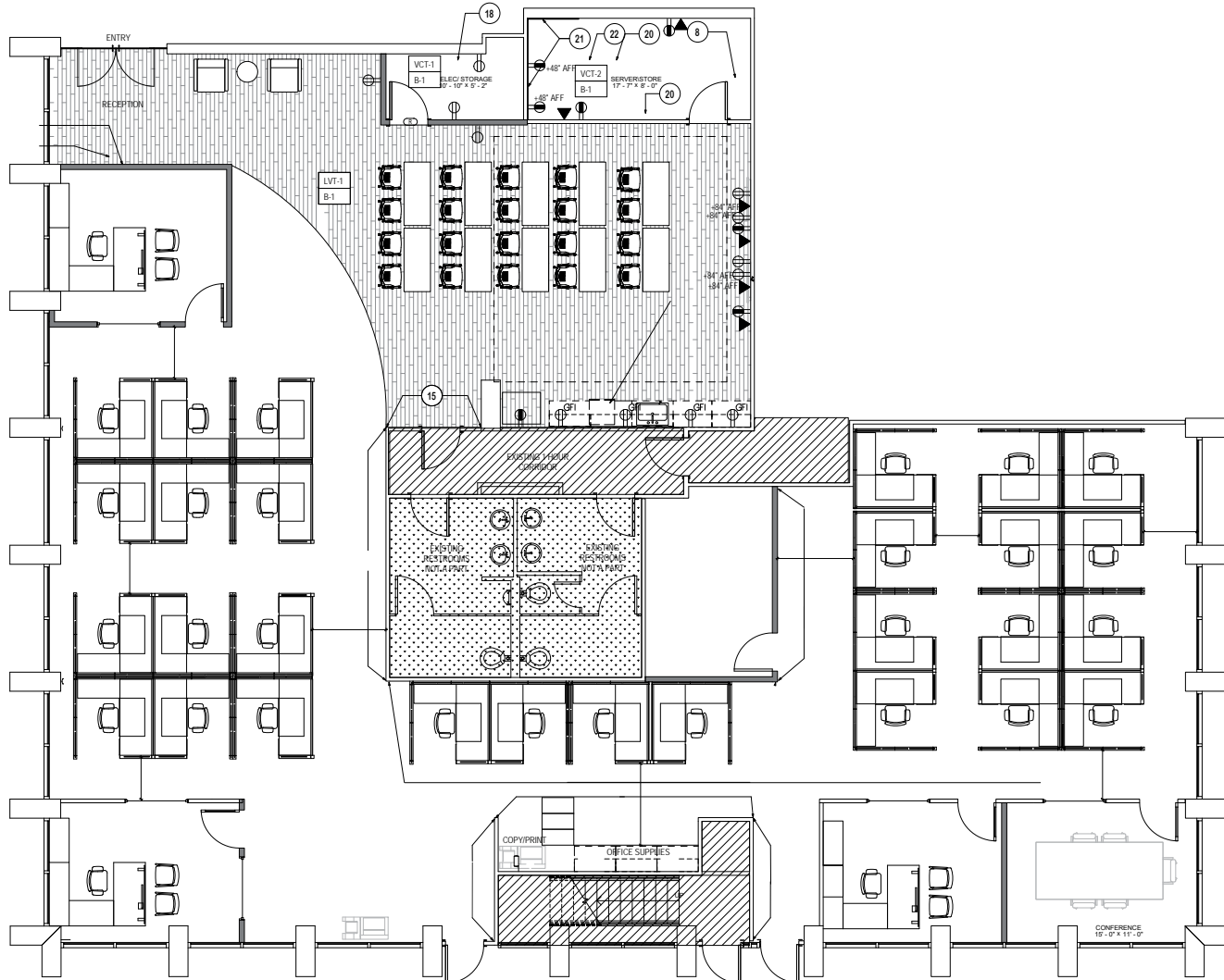
A work space should be bright, inviting and inspiring allowing employees to be more energetic and creative. Tower 591 offers the ability for tenants to do just that. With flexible and open floor plans available, companies can find the perfect space to fulfill their specific needs whether they are creative or traditional.

*Suites 200, 205 & 216 are contiguous for up to 9,300 SF
 **Suites 525, 530 & 540 are contiguous for up to 7,349 SF
 ***Suites 1120, 1125 are contiguous for up to 4,760 SF
 ***** Suites 1210 & 1218 are contiguous for up to 4,892 SF

AVAILABILITY

SUITE	RSF	RENT/RSF	COMMENTS
100	5,921	Neg.	Available 9/1/2022
200*	2,313	Neg.	Spec Suite
205*	5,166	Neg.	Vacant
216*	1,821	Neg.	Spec Suite
420	4,133	Neg.	Partially built out spec suite
525**	3,967	Neg.	Spec suite
530**	1,667	Neg.	Vacant
540**	1,715	Neg.	Vacant
720	3,120	Neg.	Vacant
811	3,039	Neg.	Vacant
818	5,955	Neg.	Vacant
929	2,814	Neg.	Vacant
1100****	5,212	Neg.	Vacant, shell condition
1120****	2,888	Neg.	Vacant.
1125****	1,872	Neg.	Vacant
1210*****	3,613	Neg.	Available 10/1/22.
1218*****	1,279	Neg.	Available 9/1/22

SUITE 100 | 5,921 sf | Available 9/1/22.



TOWER **591**

TAKE A TOUR

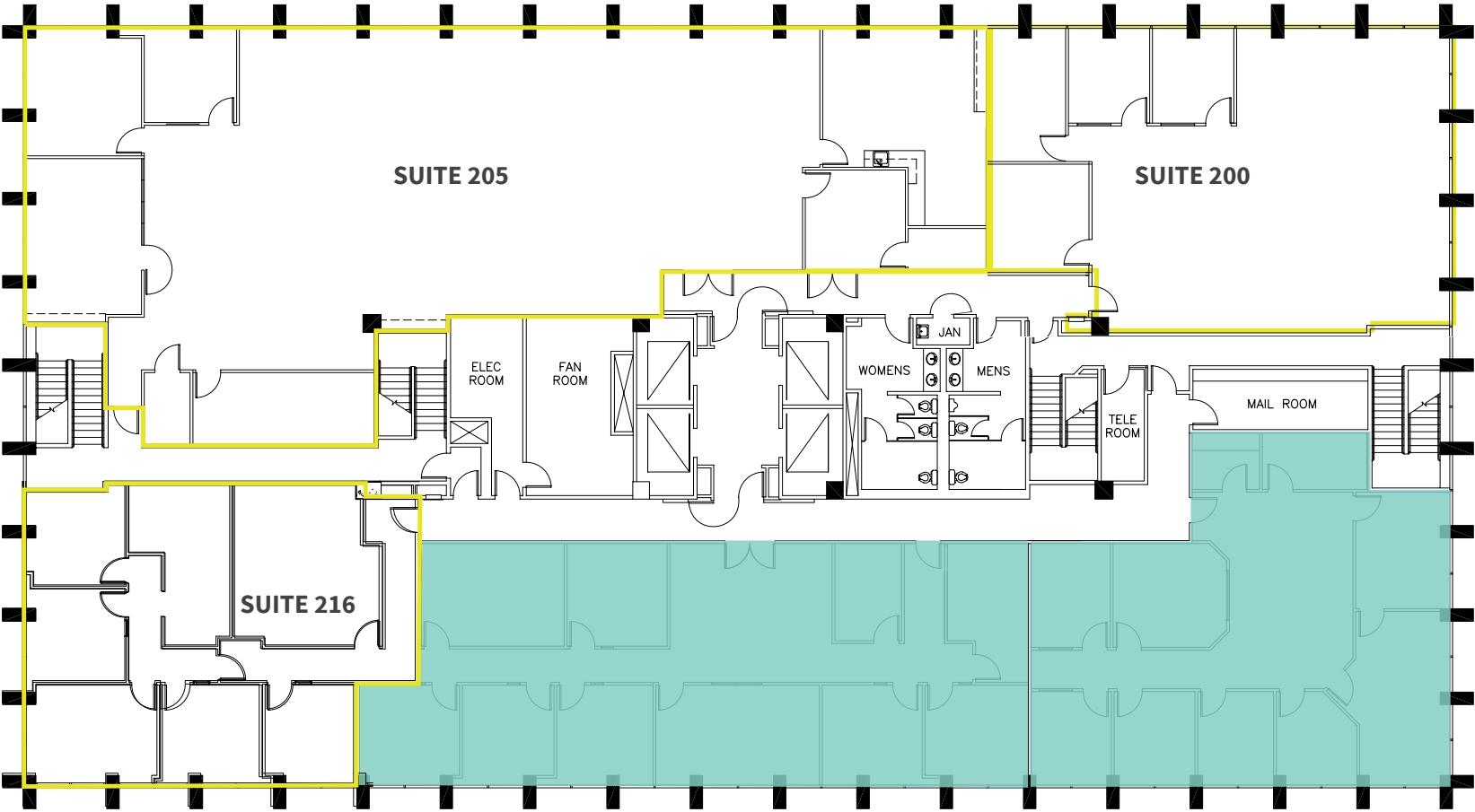
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[▶ bit.ly/591_Suite205](https://bit.ly/591_Suite205)

[▶ bit.ly/591Suite216](https://bit.ly/591Suite216)

SUITE 200 | 2,313 SF | Spec Suite.
SUITE 205 | 5,166 SF | Vacant
SUITE 216 | 1,821 SF | Spec Suite.

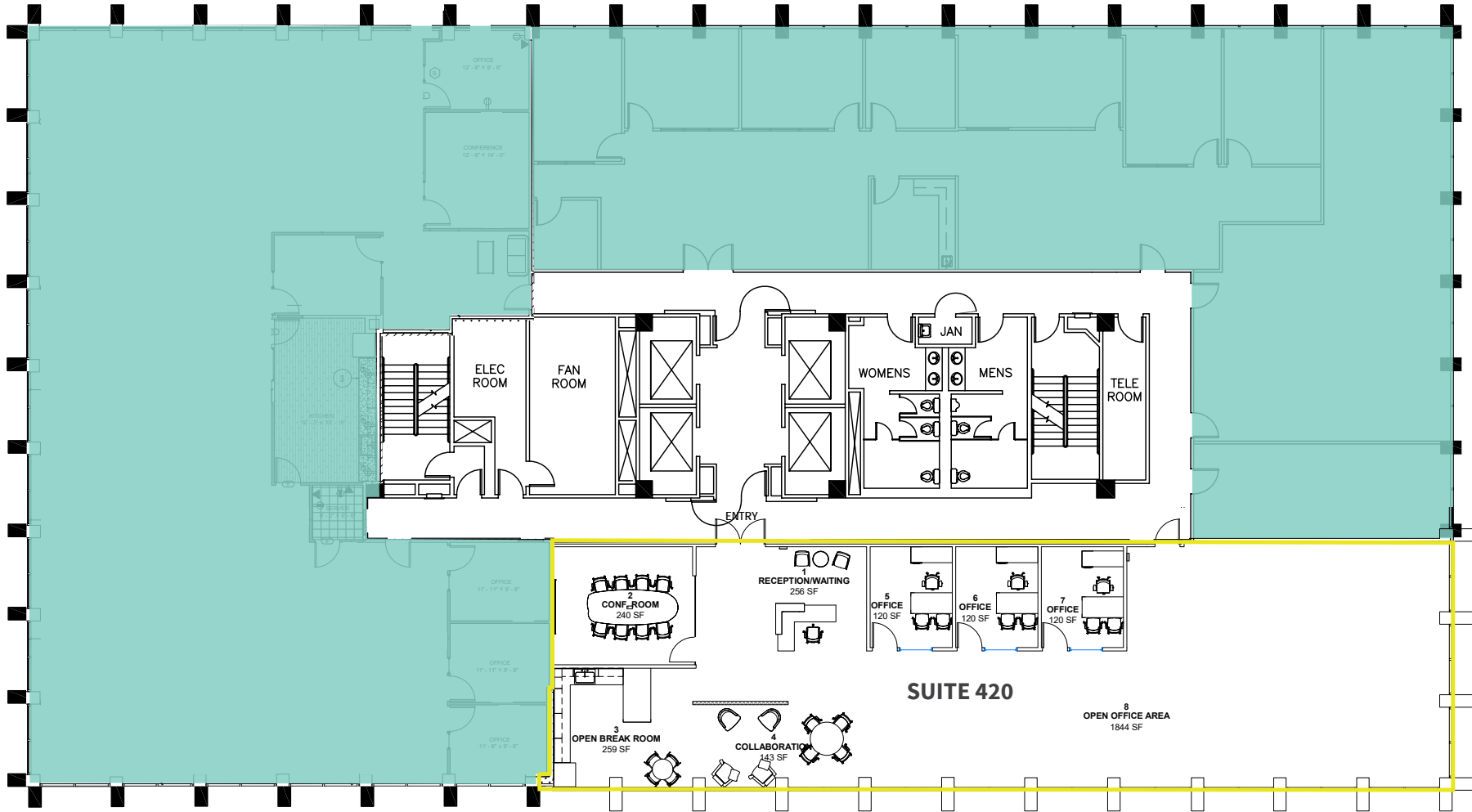
*Suites 200, 205 & 216 are contiguous for up to 9,300 SF



TAKE A TOUR

SUITE 420 | 4,133 SF | Partially built out spec suite.

bit.ly/591Suite420



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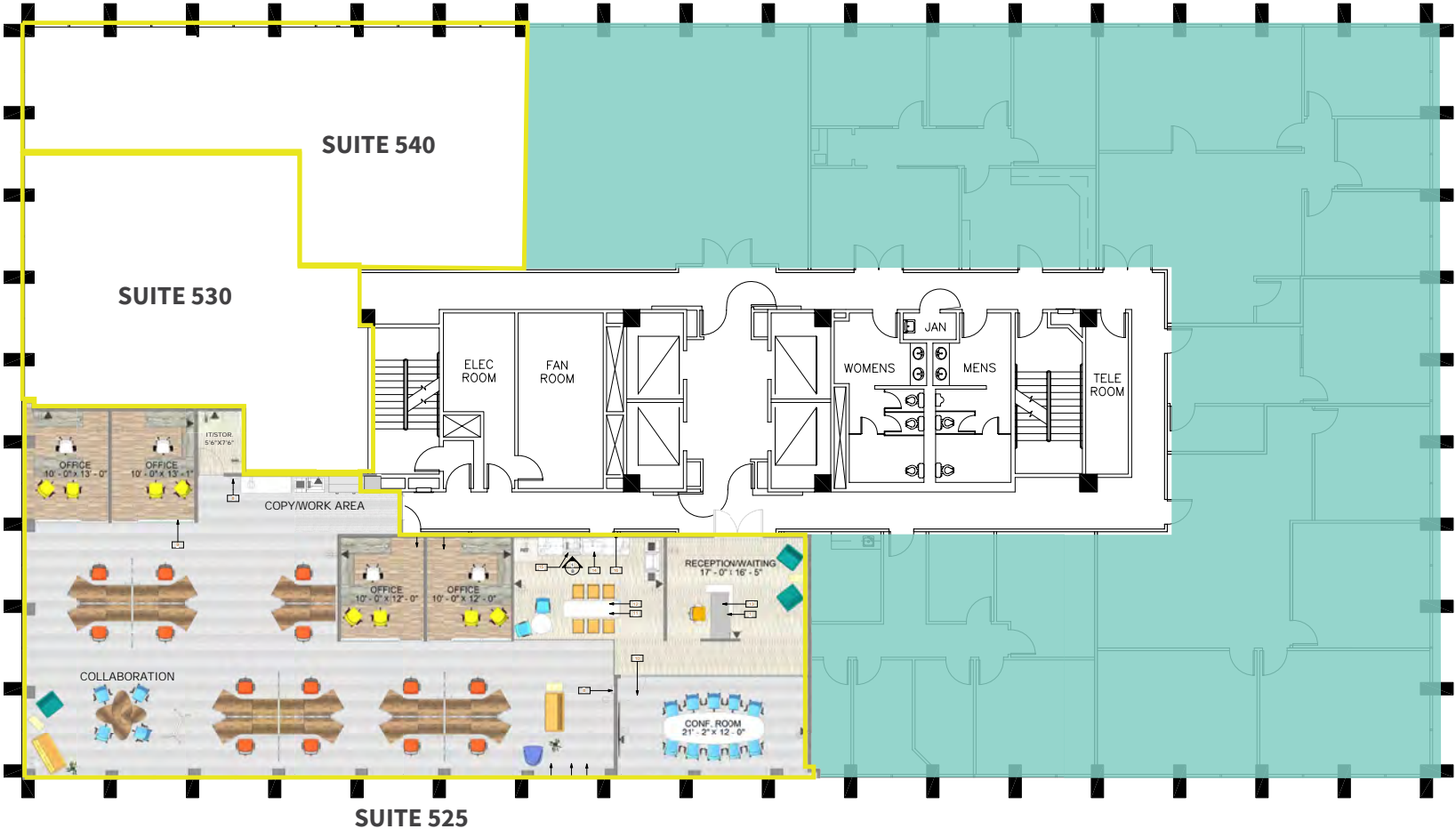
TAKE A TOUR

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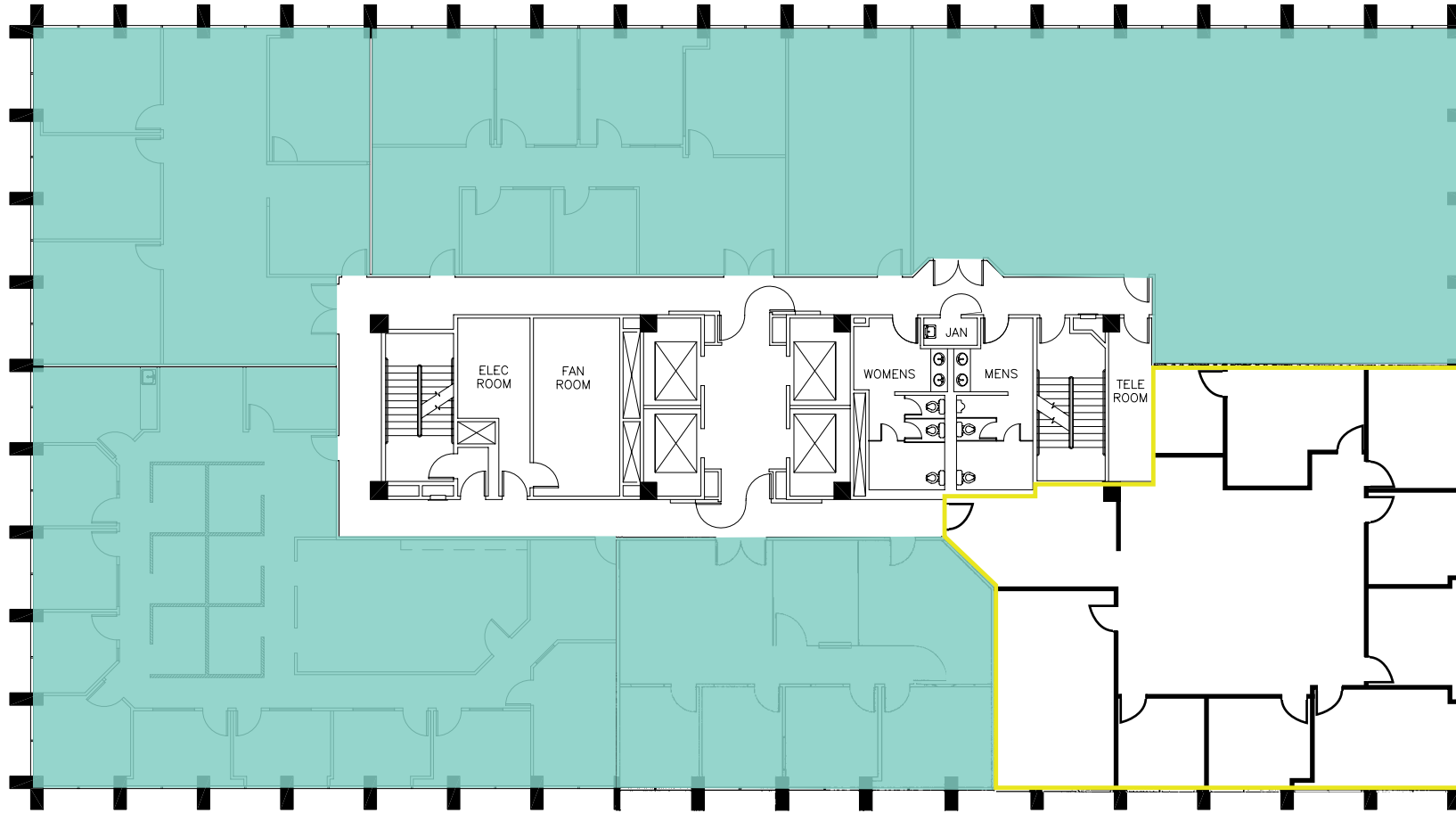
[▶ bit.ly/591Suite530](https://bit.ly/591Suite530)

[▶ bit.ly/591Suite540](https://bit.ly/591Suite540)

SUITE 525 | 3,967 SF | Spec suite.
SUITE 530 | 1,667 SF | Vacant.
SUITE 540 | 1,715 SF | Vacant.
*Suites 525, 530 & 540 are contiguous for up to 7,349 SF



SUITE 720 | 3,120 sf | Vacant.



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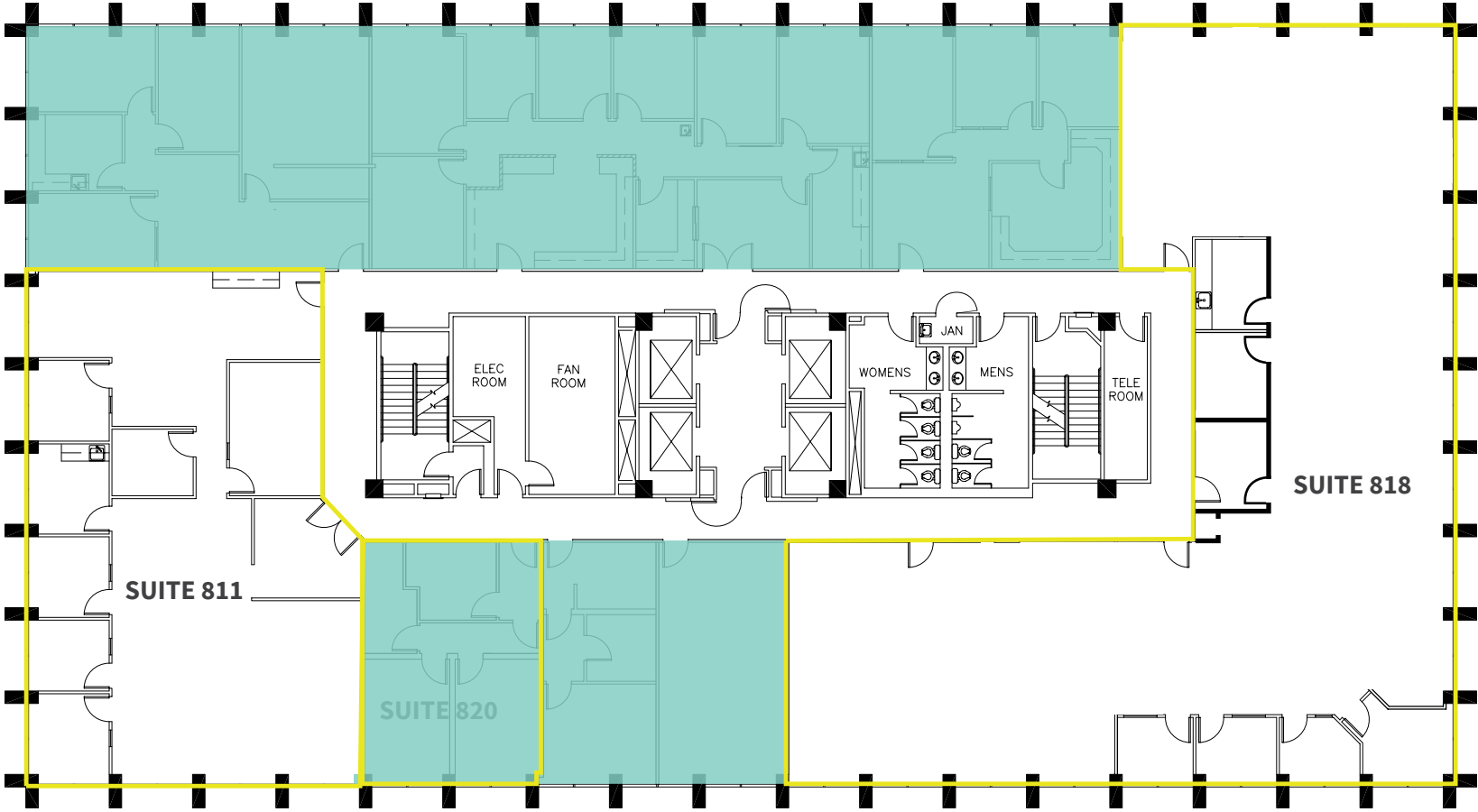
TAKE A TOUR

[▶ bit.ly/591Suite811](https://bit.ly/591Suite811)

[▶ bit.ly/591Suite818](https://bit.ly/591Suite818)

SUITE 811 | 3,039 sf | Vacant.

SUITE 818 | 5,955 sf | Vacant.

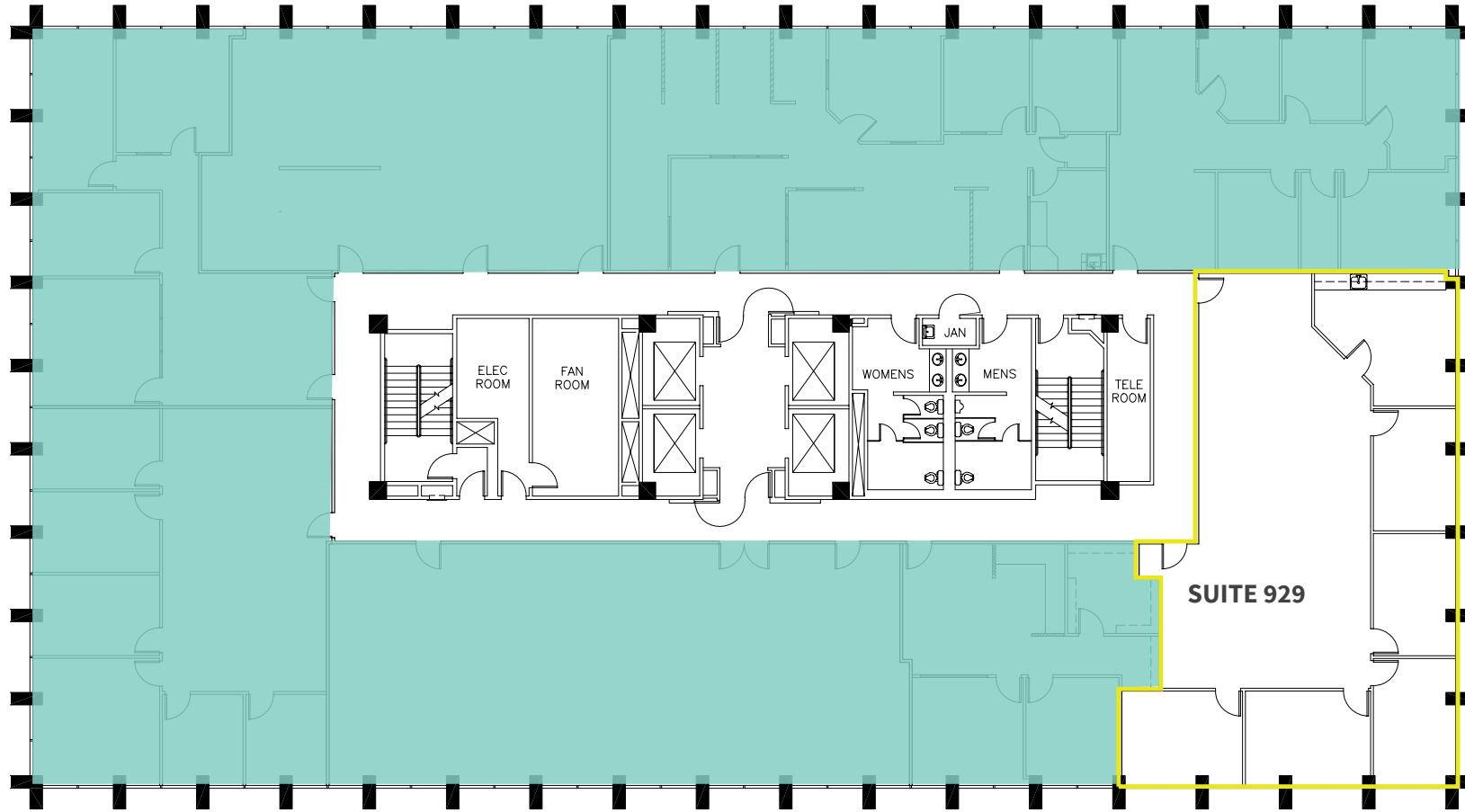


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SUITE 929 | 2,814 sf | Vacant.

TAKE A TOUR

 bit.ly/591Suite929



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TAKE A TOUR

[▶ bit.ly/591Ste1100](https://bit.ly/591Ste1100)

[▶ bit.ly/591Suite1120](https://bit.ly/591Suite1120)

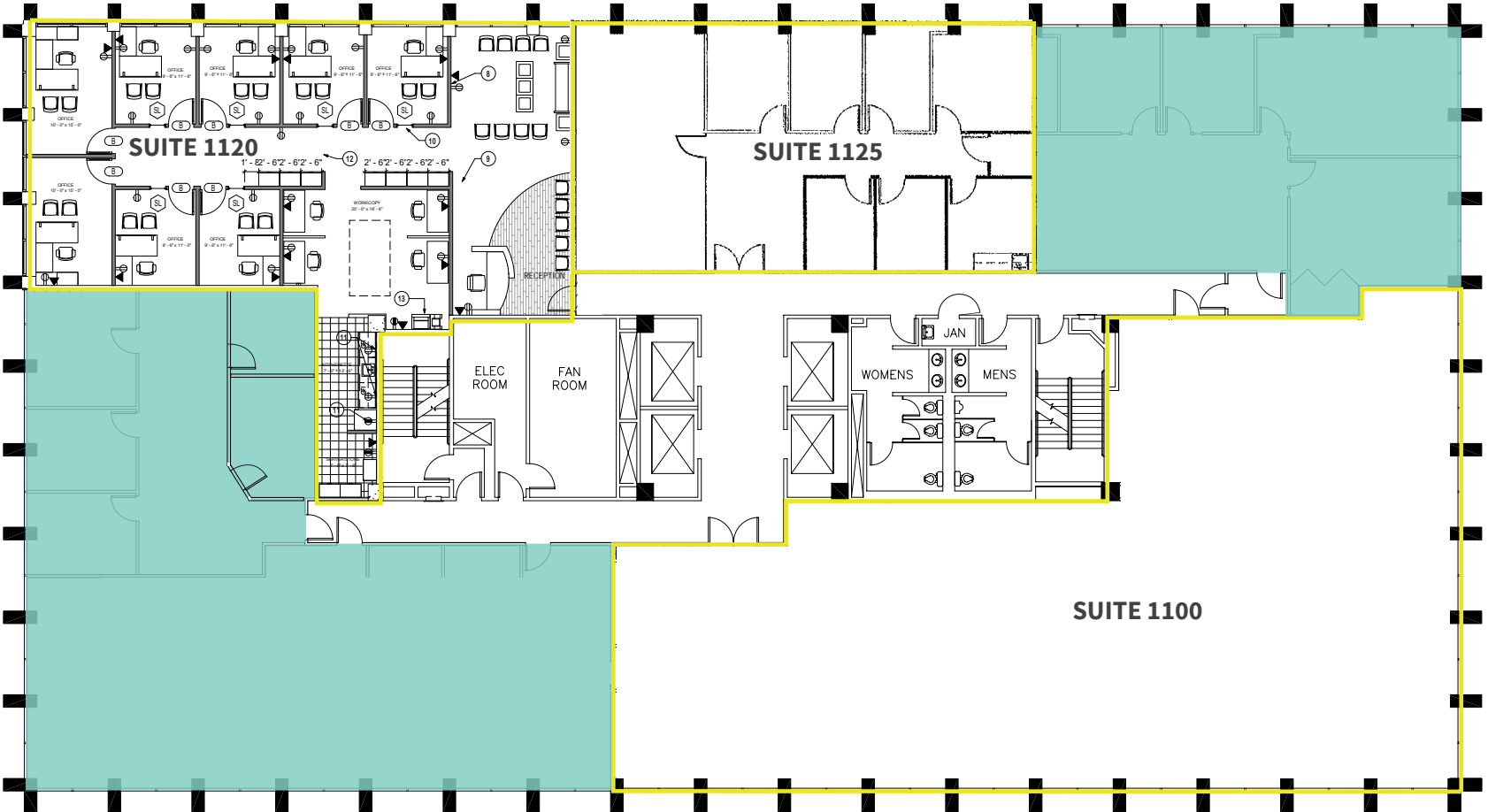
[▶ bit.ly/591Suite1125](https://bit.ly/591Suite1125)

SUITE 1100 | 5,212 sf | Vacant.

SUITE 1120 | 2,888 sf | Vacant.

SUITE 1125 | 1,872 sf | Vacant.

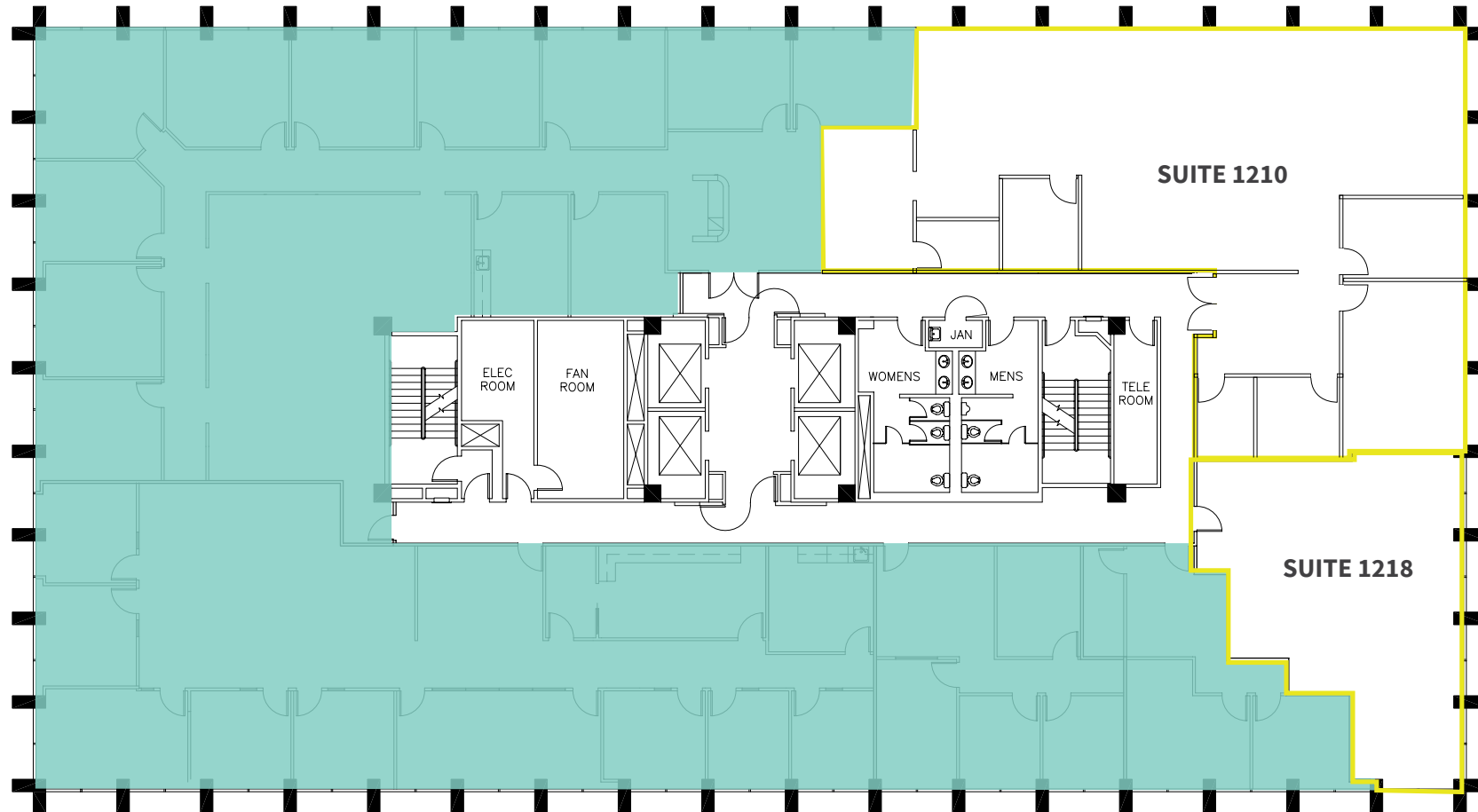
*Suites 1120, 1125 are contiguous for up to 4,760 SF



SUITE 1210 | 3,613 sf | Available 10/1/22.

SUITE 1218 | 1,279 sf | Available 9/1/22.

*Suites 1210 & 1218 are contiguous for up to 4,892 SF



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