

PALADION

770 first avenue



Downtown San Diego's newest office development

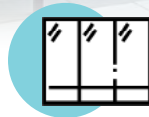
Be inspired



± 47k SF
floor plates



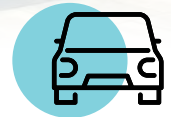
indoor/outdoor
work environment



floor-to-ceiling
glass throughout



walkable
amenities



2 levels
subterranean
parking

137,000 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

770 First Avenue . San Diego, CA 92101

AIRPORT

SAN DIEGO BAY

B Street Pier

Broadway Pier

Navy Pier

Radiation

PACIFIC HIGHWAY

Seaport Village

CONVENT

Be central

LITTLE ITALY

DATE STREET

HAWTHORN STREET

GRAPE STREET

STREET

ELM STREET

CEDAR STREET

BALBOA PARK

BEECH STREET

ASH STREET

A STREET

B STREET

C STREET

San Diego City College

E STREET

F STREET

EAST VILLAGE

G STREET

J STREET

K STREET

L STREET

M STREET

N STREET

O STREET

P STREET

Q STREET

SANTA FE DEPOT

STATE COURTHOUSE

FEDERAL COURTHOUSES

770

GASLAMP DISTRICT

PETCO PARK

MARINA

2ND AVENUE

3RD AVENUE

7TH AVENUE

8TH AVENUE

9TH AVENUE

10TH AVENUE

11TH AVENUE

PARK BLVD.

13TH STREET

14TH STREET

15TH STREET

16TH STREET

MARKET STREET

ISLAND AVENUE

INDIA STREET

COLUMBIA STREET

STATE STREET

UNION STREET

FRONT STREET

1ST AVENUE

2ND AVENUE

3RD AVENUE

4TH AVENUE

5TH AVENUE

6TH AVENUE

HARBOR DRIVE

TURNER BLVD.

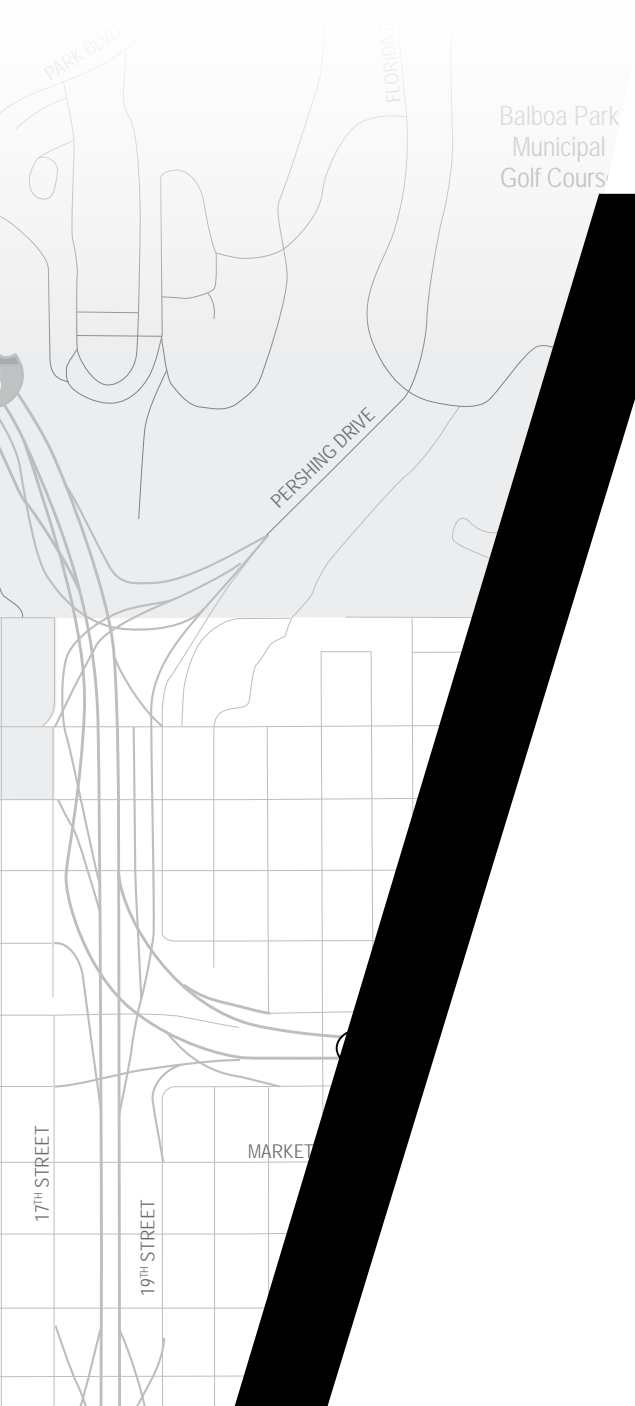
BROADWAY

Pantoja Park

HORTON PLAZA

COLUMBIA

CORE DISTRICT



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

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

San Diego Airport
(8 minutes)

770

SAN DIEGO
BAY

RaDD/IQHQ

EDDIE V'S

CONVENTION
CENTER

DEL FRISCO'S

ANIMAE

THE GUILD

BORN &
RAISED

CRAFT &
COMMERCE

DOBSON

RUSTIC
ROOT

LIVELY
NIGHTLIFE

PETCO
PARK

5 Freeway Access

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



U.S./Mexico Border

(20 minutes)



CRACK
SHACK

HERB &
WOOD

I'S

JUNIPER &
IVY

NEARBY
RESIDENTIAL

BALBOA
PARK

COWBOY
STAR

LOCAL
BREWERIES

TRENDY
CAFES



Be active



On-site
bike storage



On-site
shower/
lockers



On-site
fitness center



Availability

Floor	SF	Rate	Comments
1 st Floor	28,379	Neg.	Full floor divisible to 5,864 s.f.
2 nd Floor	46,918	Neg.	Full floor divisible to 10,000 s.f.
3 rd Floor	47,007	Neg.	Full floor divisible to 10,000 s.f.
Suite 450	14,831	Neg.	Double door entry off elevator lobby with access to large outdoor balcony

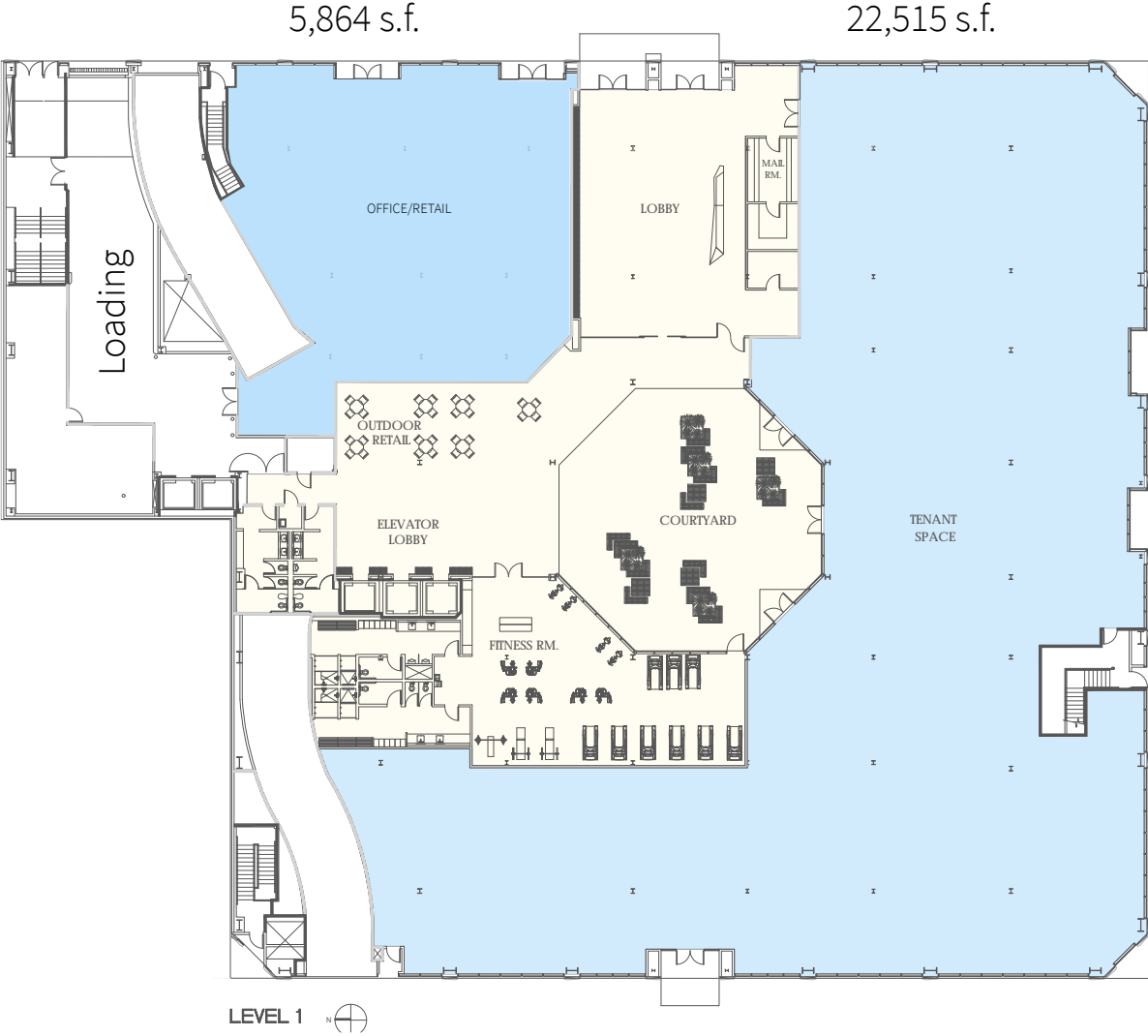
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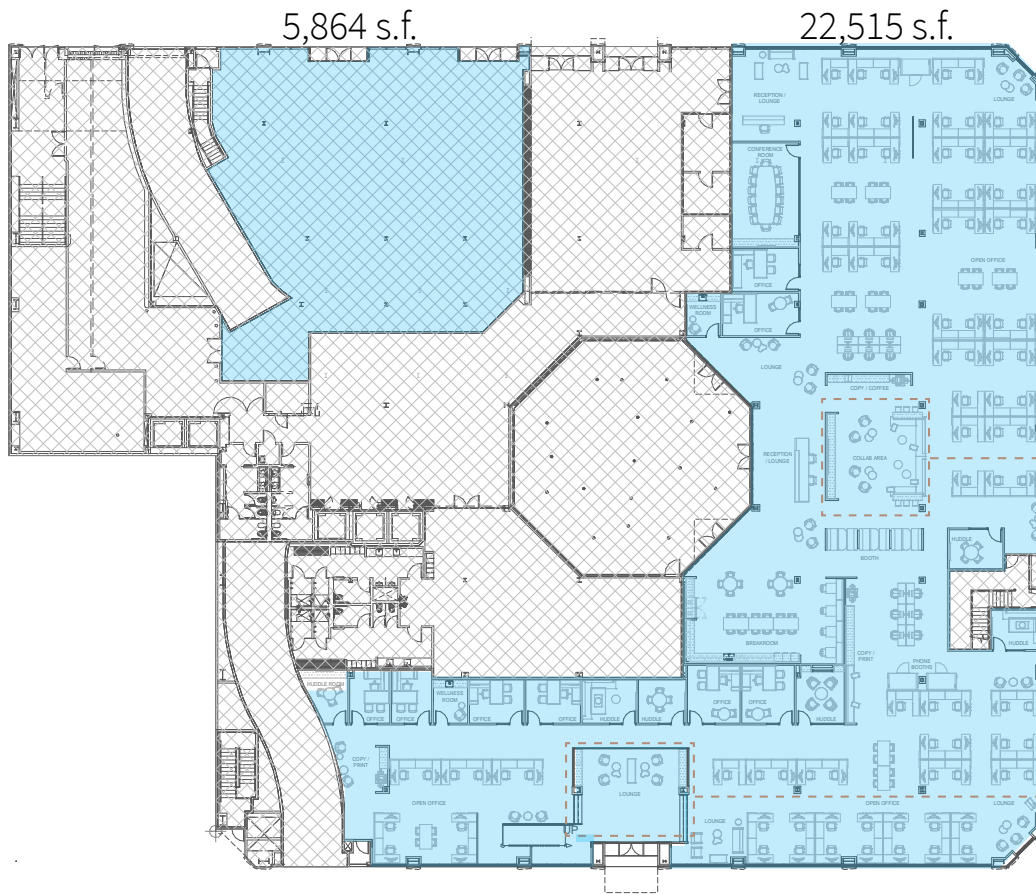


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First Floor As-built

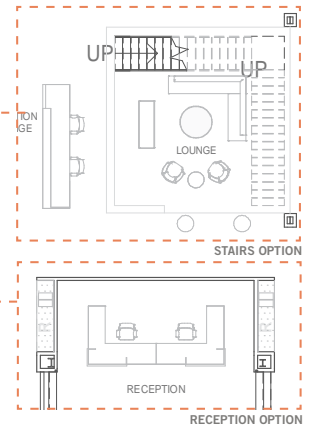


1st Floor Conceptual



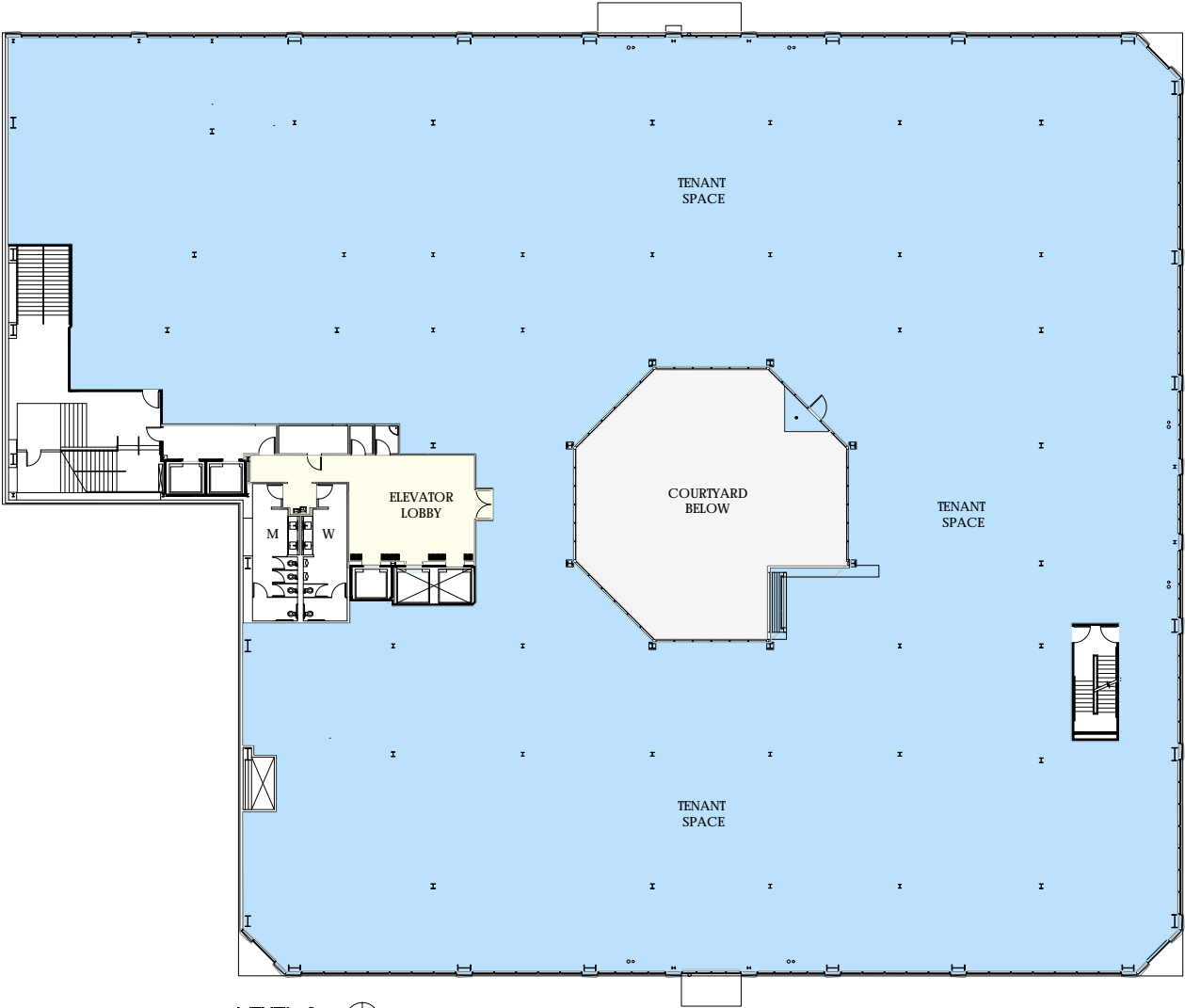
PROGRAM SUMMARY

QTY.	ROOM
02	RECEPTION
08	OFFICES
92	WORKSTATIONS
12	HOTELING DESK
01	CONFERENCE ROOM
06	HUDDLE ROOM
01	COLLAB. AREA
02	WELLNESS ROOM
01	BREAK ROOM
03	COPY / COFFEE
07	LOUNGE
03	PHONE ROOM



2nd Floor

46,918 s.f.

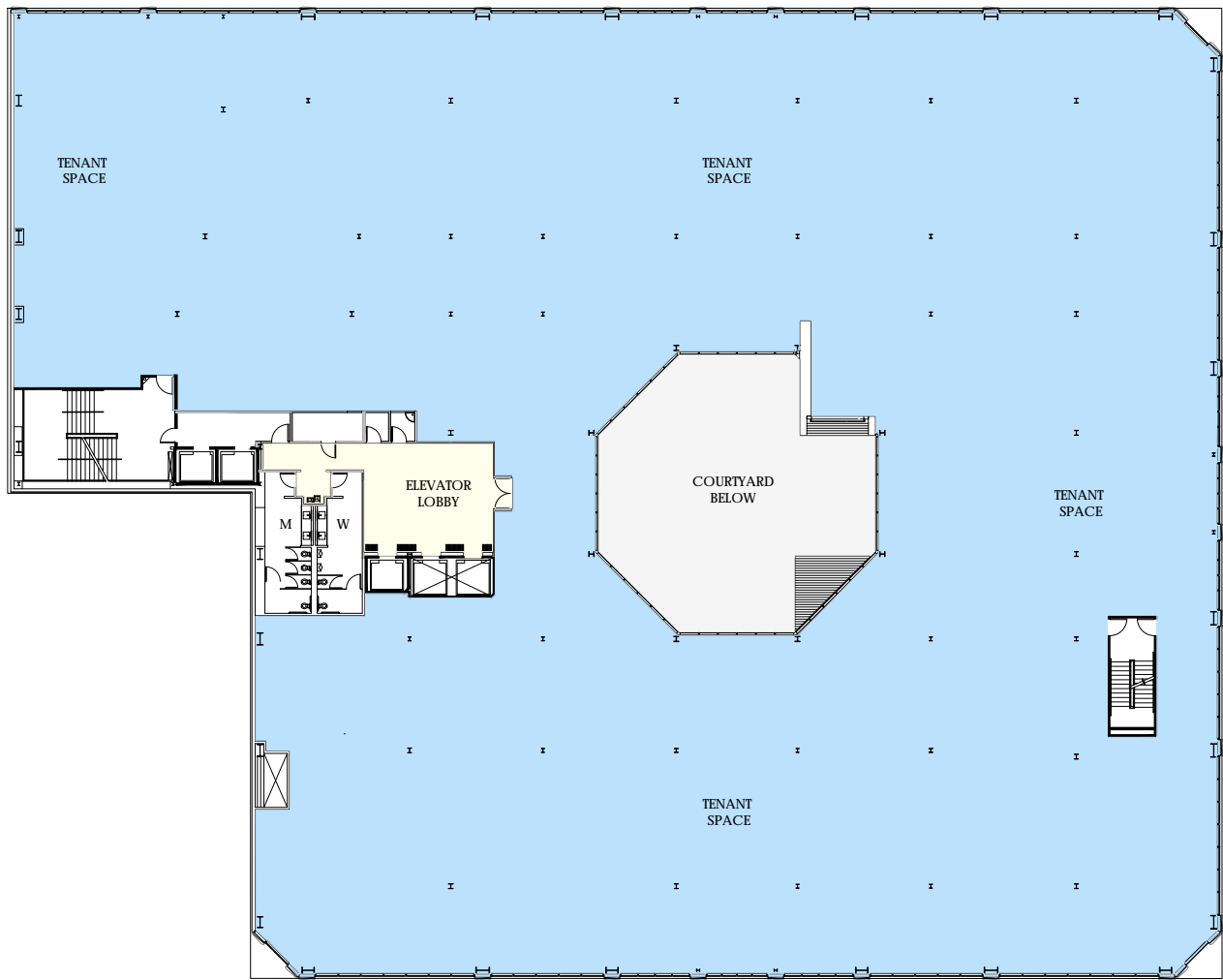


LEVEL 2



3rd Floor

47,007 s.f.

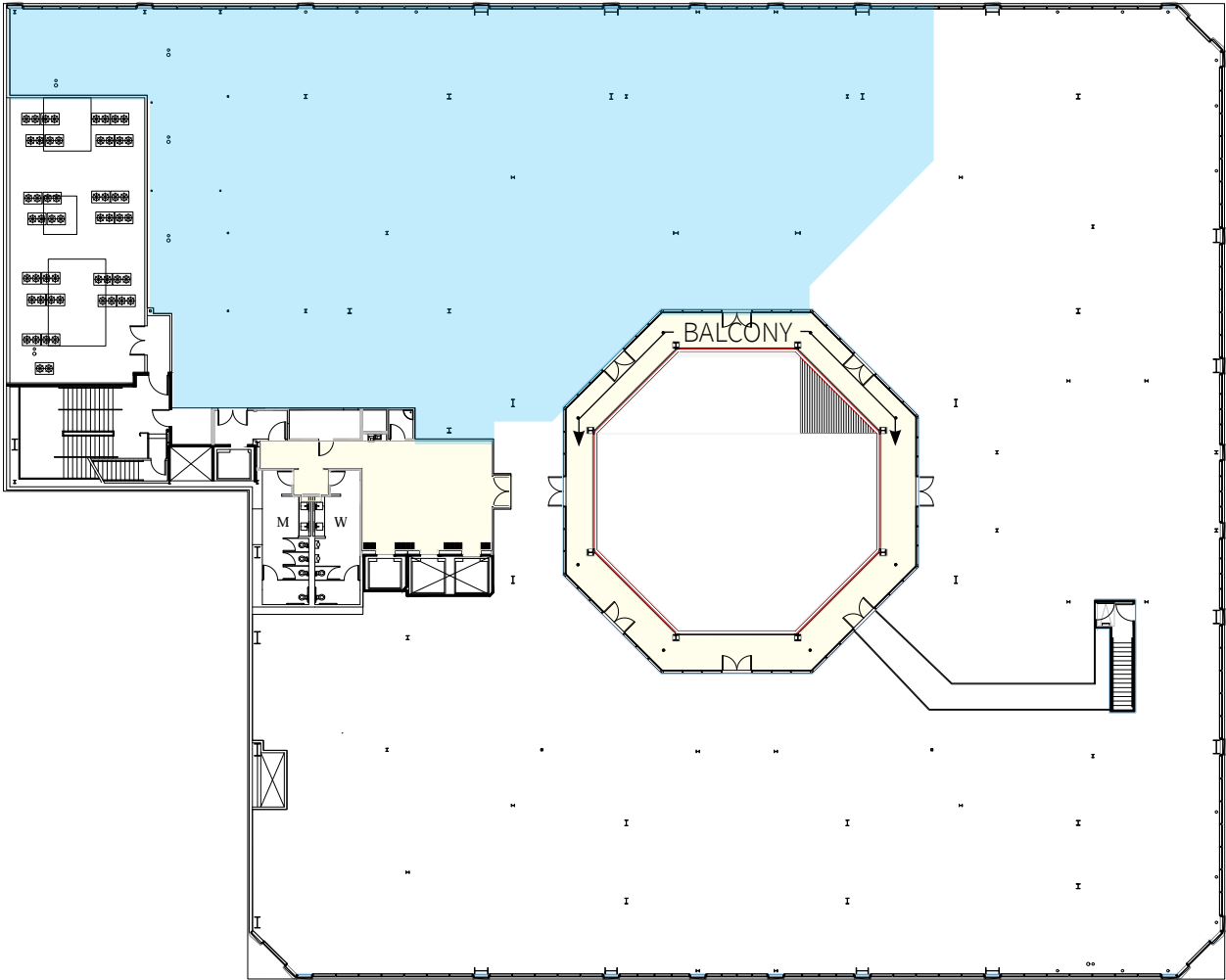


LEVEL 3



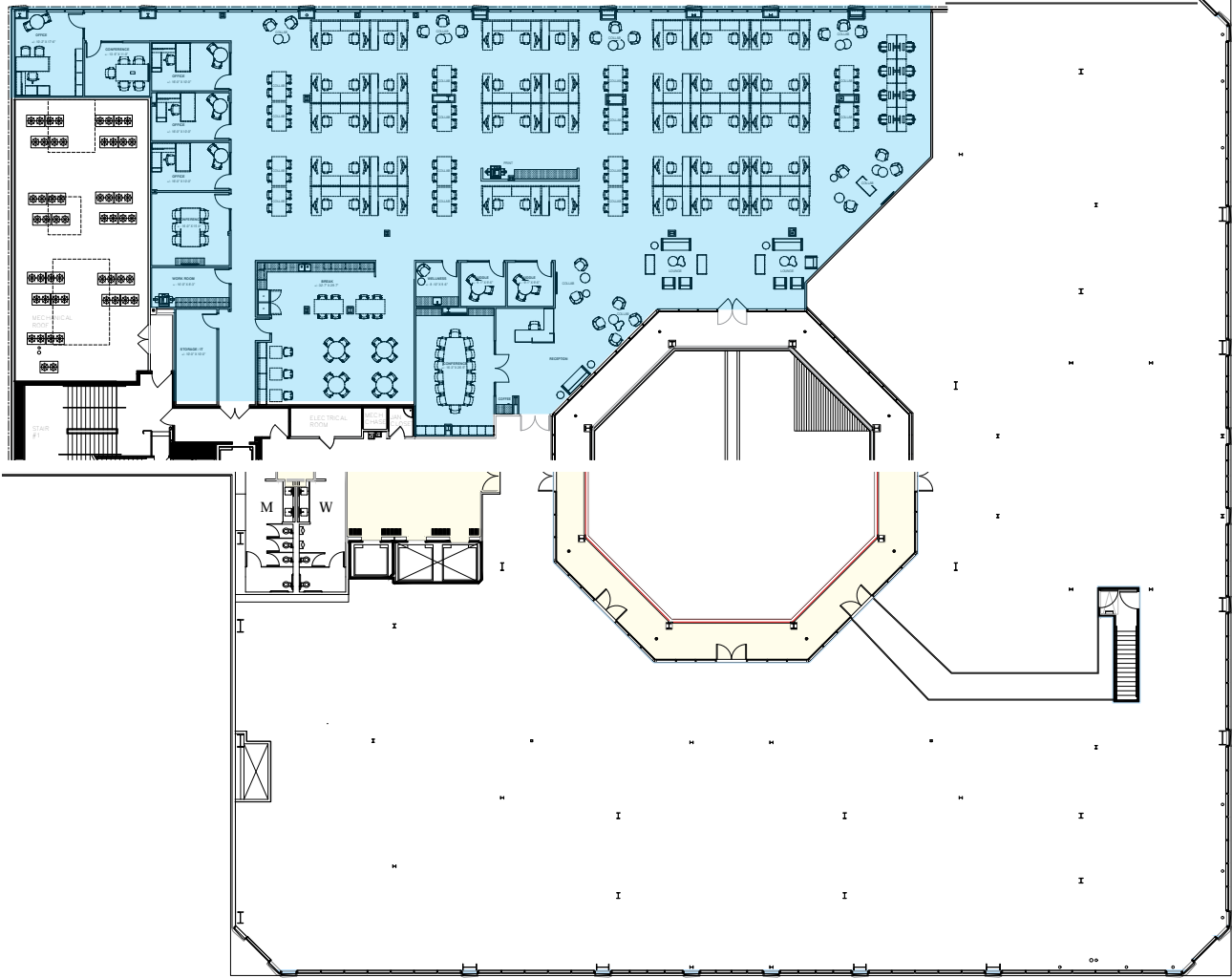
Suite 450 As-built

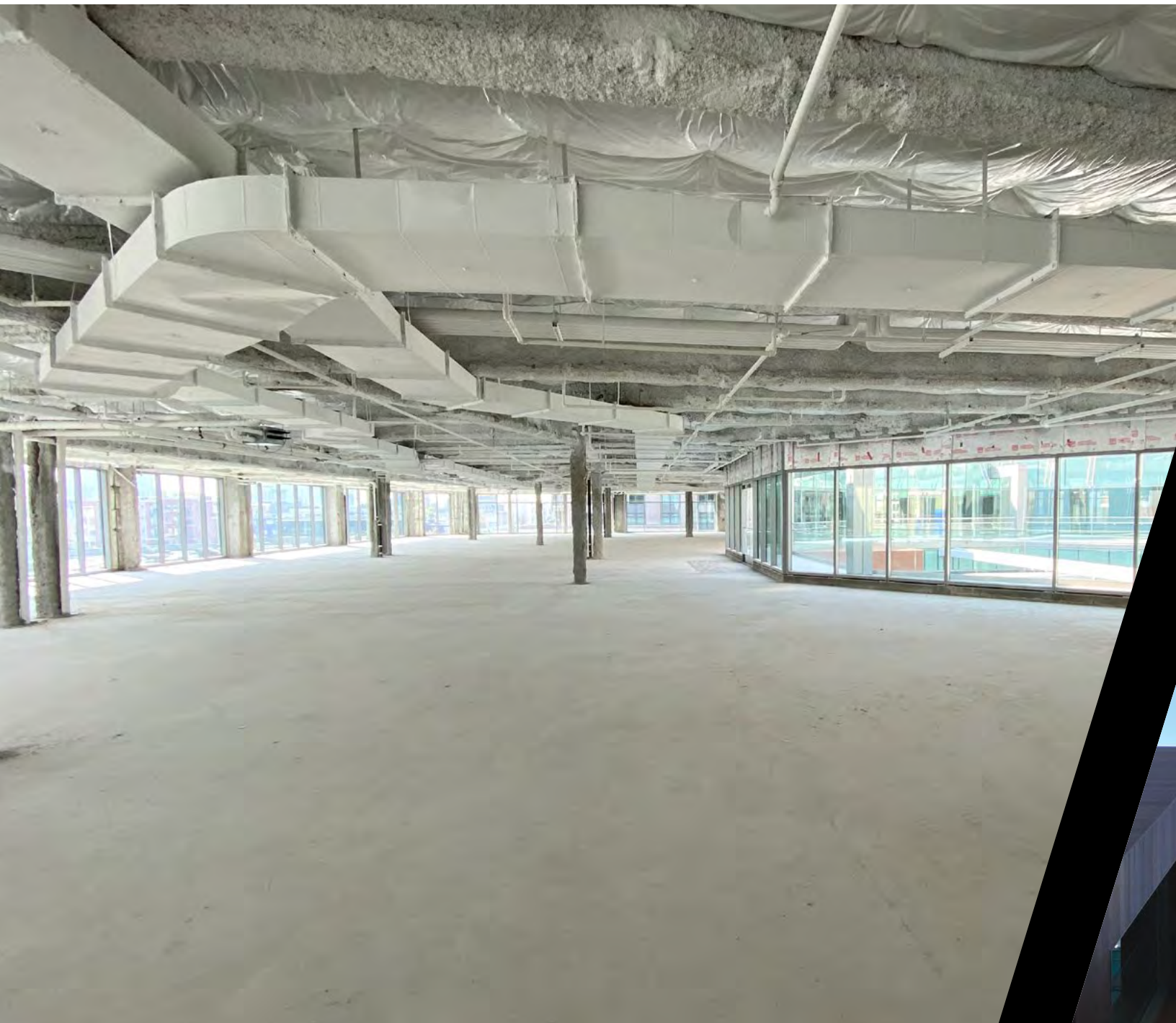
14,831 s.f.



Suite 450 Conceptual

14,831 s.f.







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

PALADION

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paladionoffice.com



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