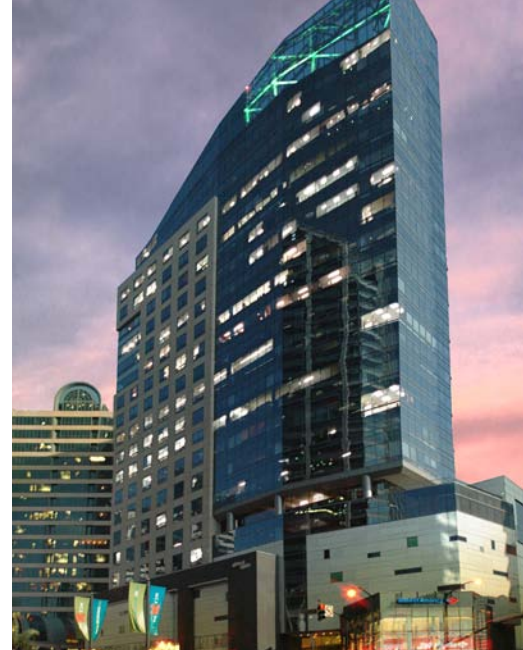


# FIRST ALLIED PLAZA

655 west broadway

**FIRST ALLIED PLAZA** is a Class A+ office tower with panoramic views of San Diego Bay and Downtown. A new generation of Downtown San Diego office availabilities, which boast the best location and corporate appointments. Positioned at the southeast corner of West Broadway and Kettner Boulevard, First Allied Plaza makes a distinctive architectural statement, offers exceptional water views, and a prestigious West Broadway address. The building is located immediately adjacent to dining establishments, a new high end fitness center, public transportation and the San Diego Bay.



## Property Features

Interior column-free construction provides for maximum efficiency in space planning and dramatic window exposure

Dynamic views of San Diego Bay and Downtown San Diego

9-foot finished ceiling heights, with 13-foot slab to slab clearance

Dramatic floor to ceiling windows, resulting in unobstructed views

Above standard parking ratio - 2/1,000 sf

Dramatic lobby with hand carved Roman travertine, exposed concrete, art glass in aluminum curtain wall and Uruguayan labradorite granite with a flamed/brushed finish

Impressive elevator lobbies with hand troweled Venetian plaster, hand carved classic Roman travertine and Uruguayan labradorite granite with a spazzolato finish

Large, demisable floor plates to accommodate large or smaller tenants

Energy Star Certified building featuring newer, state-of-the-art construction (2005)

Bruegger's Bagels, full service bank and auto detailer

24-hour security

Fitness facility and Starbucks Coffee nearby

On-site property management

# FIRST ALLIED PLAZA

## Availability

SUITE	SIZE (RSF)	AVAILABLE
600	6,500-16,322	Now
870	1,603	Now
950	3,000-6,507	Now
1450	5,761	Now
1680	3,973	Now



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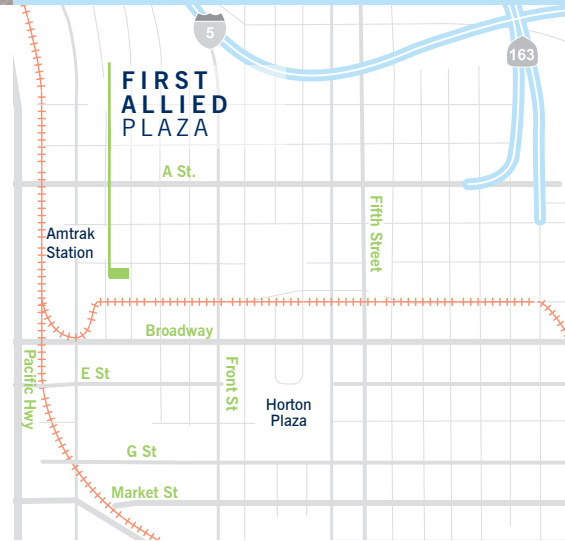
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## Property Access



Easily accessible via Interstate 5, as well as Highways 163 and 94

Favorable transportation infrastructure, including San Diego's main trolley station, bus lines, Amtrak & Coaster train stations

Within walking distance to the Federal Courts and County Courts, Horton Plaza, Little Italy, San Diego Bay and the Civic Center

The Convention Center, the historic Gaslamp Quarter and PETCO Park are also easily accessible

Minutes to San Diego International Airport (Lindbergh Field), Balboa Park and Seaport Village

