350 Camino De La Reina | San Diego, CA 92108

SVP Strategic Value Partners

Lincoln

AMP&RSAND

A Modern Workspace for a Modern Workforce.

CUSHMAN & WAKEFIELD

An Everlasting Impression.

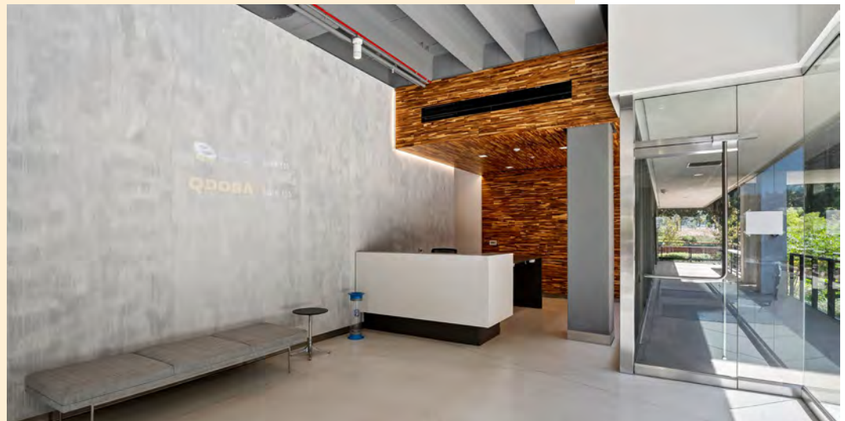
As the former site of the San Diego Union-Tribune, AMP&RSAND is an iconic landmark pressed in San Diego's history and reimagined for the demands of the modern workforce. The printing press was the first form of technology to spread ideas while creating a platform for a more connected world. When the Union-Tribune stopped its presses in 2016, it made one final impression — the ampersand.

Historic at its core but progressively redesigned, AMP&RSAND transcends the traditional San Diego office space.

Designed for a Modern Workforce.

13-ACRES | 2 BUILDINGS | 360K SF

- Flexible floor plates to accommodate tenants from 6K to 44K SF
- Indoor / outdoor environment with abundant outdoor meeting spaces
- On-site gourmet cafe - Therapie Bistro
- 3rd party operated fitness center with group classes and private training sessions
- Dog friendly campus



AMP&RSAND

The New San Diego Workplace.

AMP&RSAND is a historic location reimagined for the demands of the modern workforce. Offering large, agile spaces to accommodate a company's growth, it will entice and retain talented employees with amenities that go beyond the nine-to-five workdays of the past. Beautiful & Thoughtful. Modern & Authentic. Creative & Civilized. This is AMP&RSAND, the future of the San Diego workplace.

The Press Open Office

The Press Cafe

AMP&RSAND

Press.

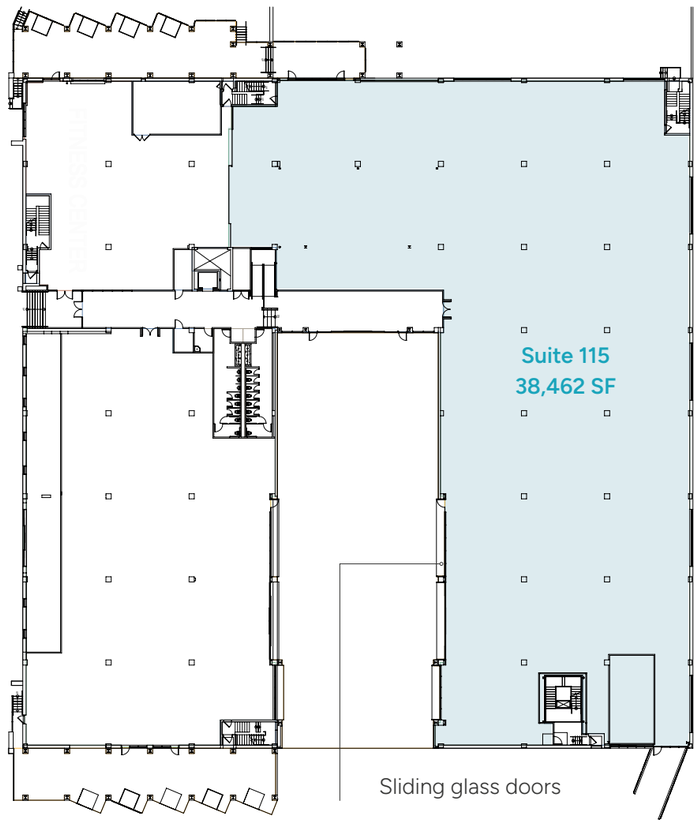
SUITE 115 | 19,200 - 44,000 SF Available

CLICK HERE FOR 3D VIRTUAL TOUR

HIGHLIGHTS:

- High volume ceilings (13'-28')
- Collaborative indoor/outdoor workspaces with private tenant patio
- Sliding glass doors that open to the courtyard
- Private exterior entrance
- Prominent signage opportunities that provide excellent identity at ground floor level

As-Built
1st Floor (Press)



The Press Collaborative Spaces

Press.

SUITE 115 | 19,200 - 44,000 SF Available

CLICK HERE FOR 3D VIRTUAL TOUR

The Press Mezzanine

HIGHLIGHTS:

- High volume ceilings (13'-28')
- Collaborative indoor/outdoor workspaces with private tenant patio
- Sliding glass doors that open to the courtyard
- Private exterior entrance
- Prominent signage opportunities that provide excellent identity at ground floor level

Single Tenant Hypothetical 1st Floor (Press)

Multi-Tenant Hypothetical 1st Floor (Press)

AMP&RSAND

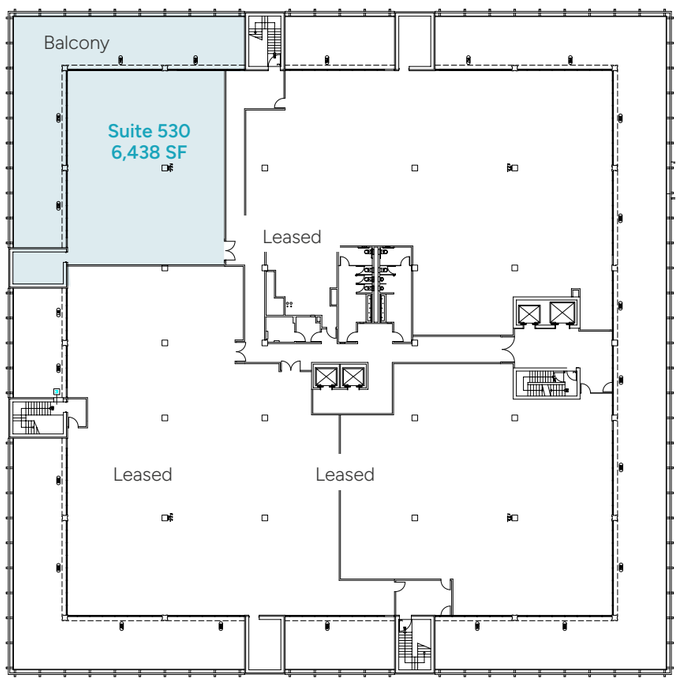
Stack.

SUITE 530 | 6,438 SF Available

HIGHLIGHTS:

- High volume 14’ ceilings
- Collaborative indoor/outdoor workspace with private outdoor patios
- Excellent natural light via floor-to-ceiling glass windowline

As-Built
5th Floor (Stack)

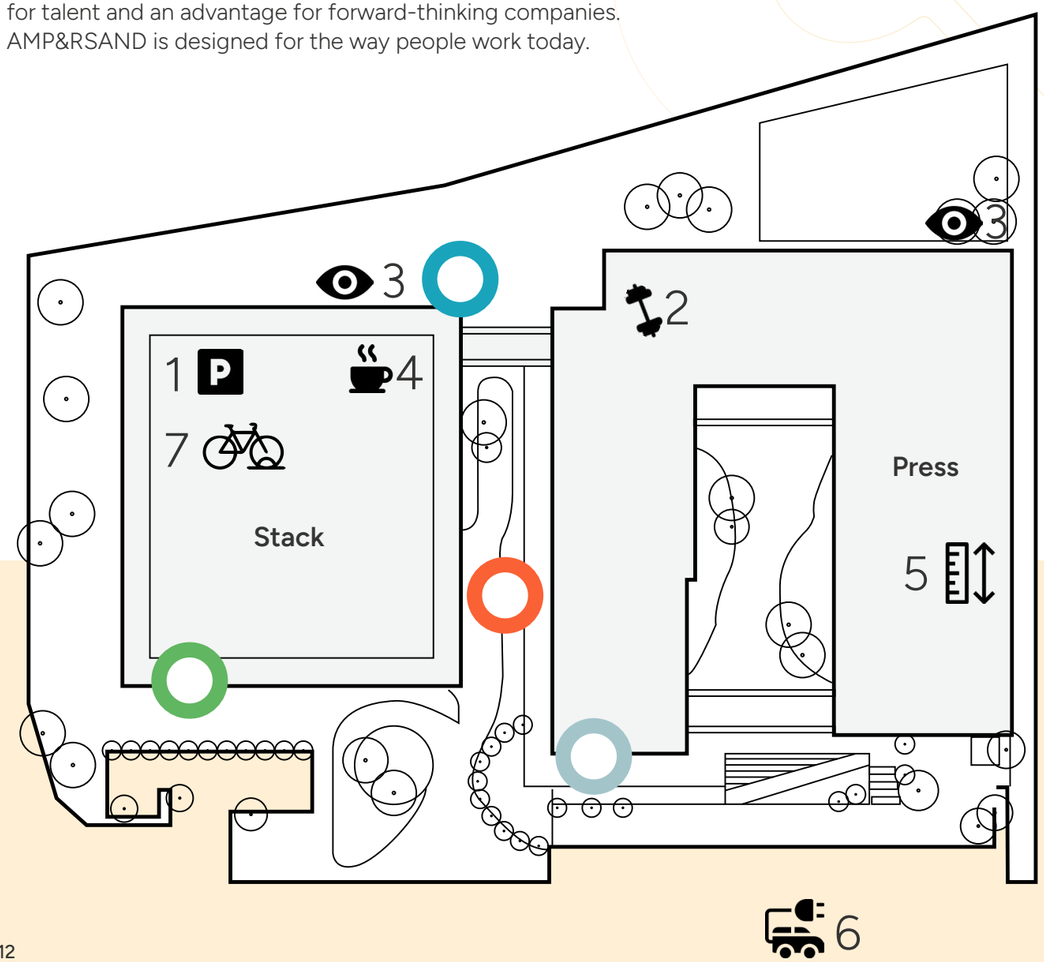


The Stack 5th Floor Patio

AMP&RSAND

The AMP&RSAND Experience.

AMP&RSAND takes full advantage of San Diego's incredible 360 days of sunshine per year, with an abundance of inspiring outdoor workspaces and meeting places. And the interior is just as progressive. An industrial-loft-style feel of exposed brick, concrete pillars and oversize windows will be a draw for talent and an advantage for forward-thinking companies. AMP&RSAND is designed for the way people work today.



THE CAFE \\ REST & RELAXATION

Under the expansive Ficus canopy, the Cafe provides a unique opportunity for rest and relaxation. The space is filled with flexible lounge furniture to encourage an early morning meditation, mid-day yoga refresh, or coffee and conversation with your co-workers.

THE WALKWAY \\ COMMUNITY & CONNECTION

A hub of activity. A link between two buildings. Central to everything, the park provides play areas, stepped seating and private gathering spaces.

THE BALCONIES \\ PERSPECTIVES & PRODUCTIVITY

Designed to inspire new perspectives, and bring productivity to new heights, the balconies at AMP&RSAND can be found throughout both buildings overlooking the Dock, the Press Courtyard and the Walkway.

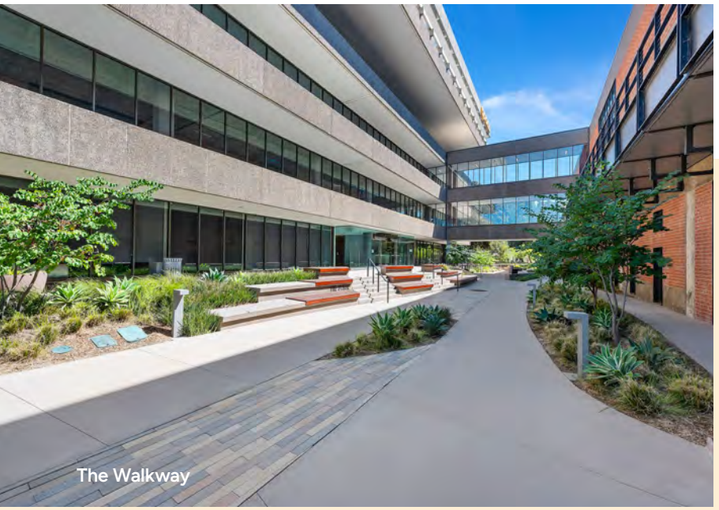
THE DOCKS \\ HISTORIC & INNOVATIVE

Once used for unloading ink and paper, these former loading docks have been repurposed into outdoor gathering space. Meeting tables and glass marker boards transform the docks into platforms for creativity.

SITE KEY

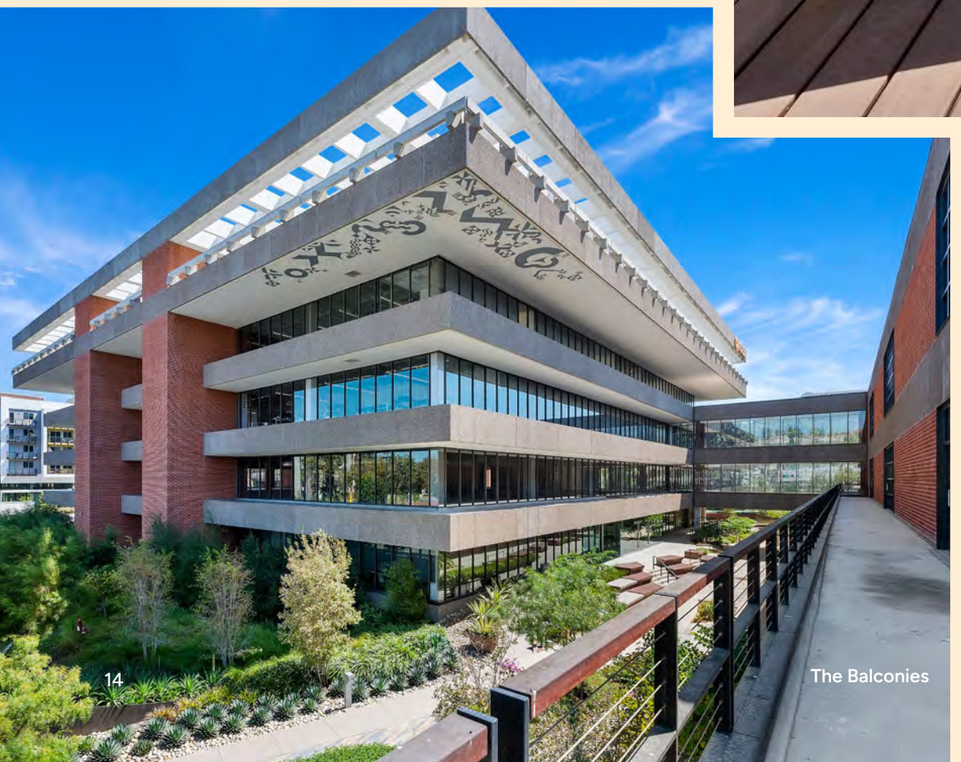
1. Covered parking & storage space (P1)
2. Indoor / outdoor fitness center, resort-style showers & lockers, yoga room
3. Building top signage facing the I-8 freeway. Seen by 215,000+ cars per day.
4. On-site gourmet cafe - Therapie Bistro
5. High volume concrete ceilings (28')
6. EV charging stations
7. Bicycle storage

Amenity Rich.



The Walkway

The Press Courtyard



The Balconies

AMP&RSAND

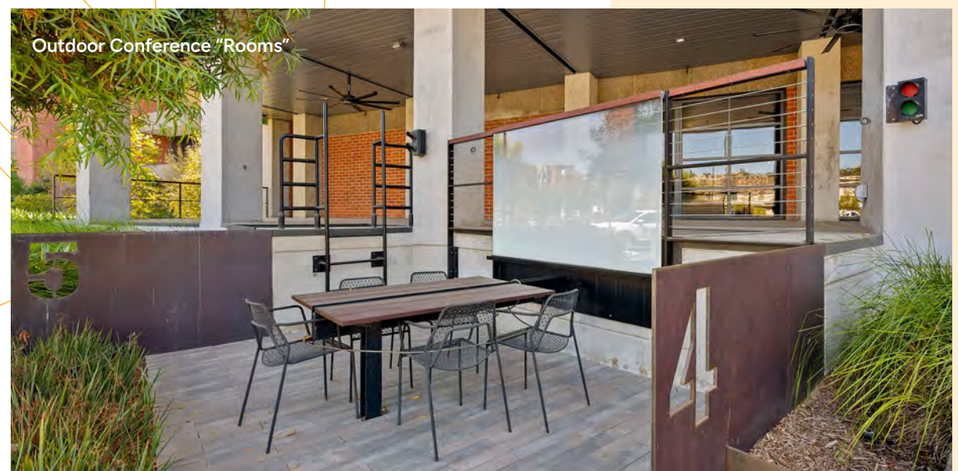
Therapie Bistro

Full Service Deli & Market Steps Away

Fitness Center

Bicycle Storage

Resort-Style Showers & Lockers



Outdoor Conference "Rooms"

Yoga Studio

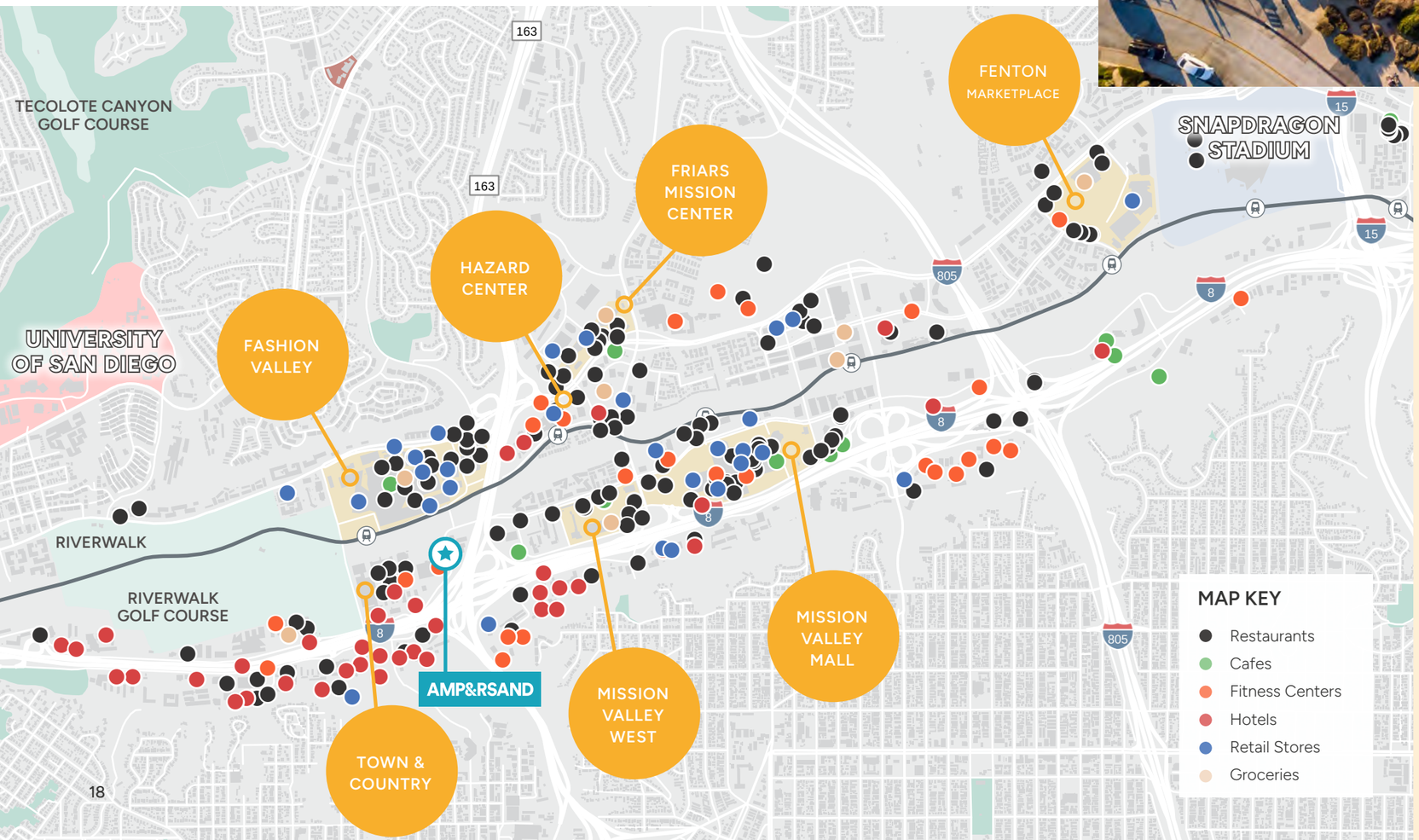
AMP&RSAND

Where Workstyle Meets Lifestyle in the Heart of San Diego.

3 min.
Walk to Fashion Valley Trolley Station

2-5 min.
Walk to 50+ Restaurants and Stores

13 min.
Drive to San Diego International Airport



It's All About Location.

AMP&RSAND is central to almost everything in San Diego. Multiple highways enhance its location, and public-transportation options are available, making the commute easier for employees. Current community initiatives include walking trails to the ocean and multiple parks as part of the San Diego River Park Master Plan. Walkable destinations, like the Fashion Valley Mall, Hazard Center and the Trolley Station, are also prime draws. The already abundant dining, retail and entertainment options are also expanding.

04
Commuter Freeways

05
Miles to Pacific Ocean

06
Local Parks & Trails

LEARN MORE

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