

2100 KETTNER



KILROY

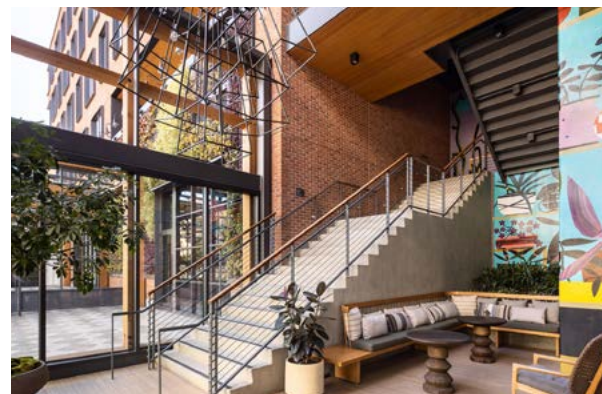
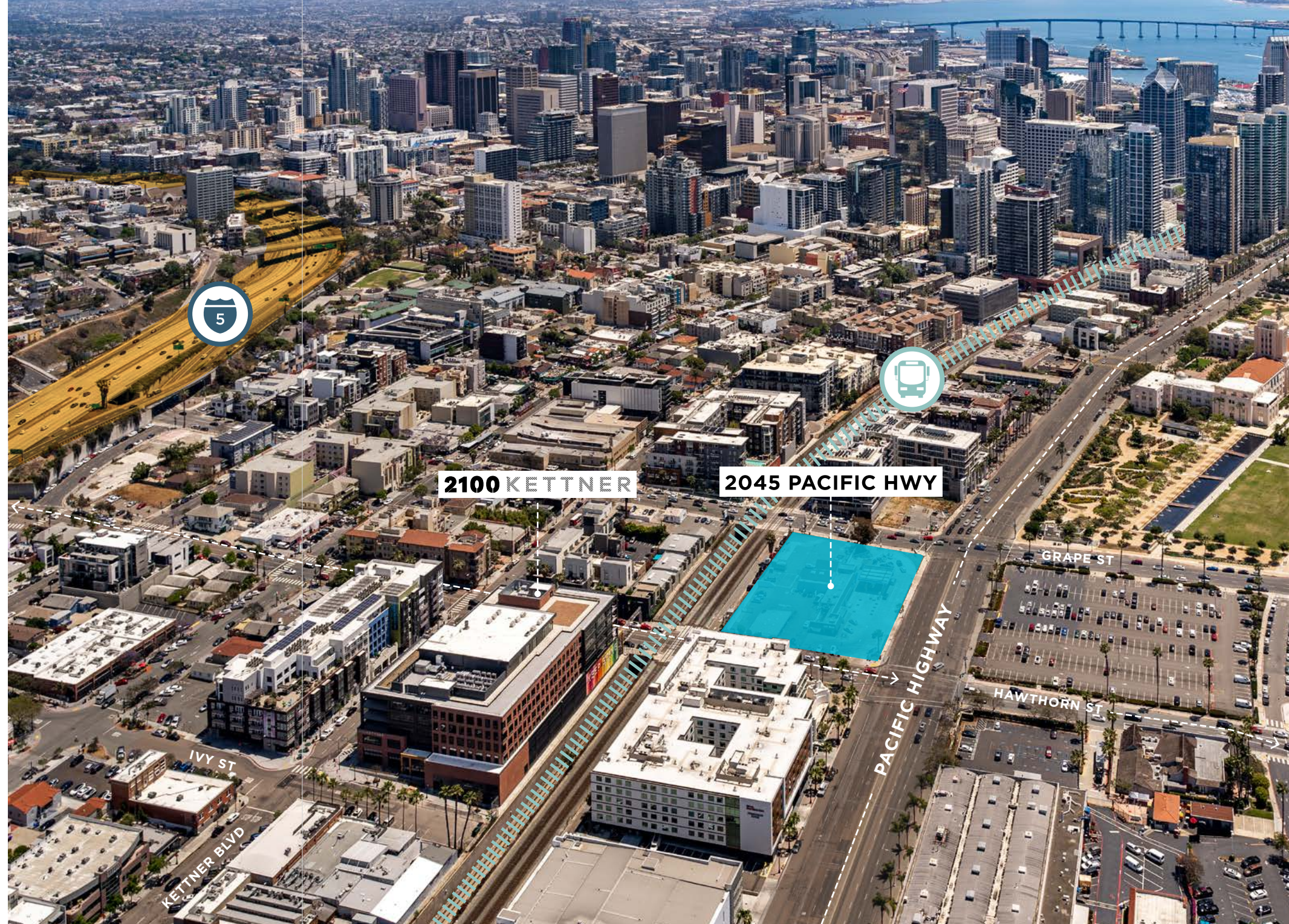
ONLY HALF THE STORY LIVES INSIDE.

The rest unfolds on Kettner Boulevard, in the cafés, the energy, the waterfront sunsets, and the rhythm of Little Italy.

2100 Kettner places your business at the center of it all.

Work boldly. Connect effortlessly. Thrive fully.





~200,000
SQUARE FEET,
OFFICE

~15,000
SQUARE FEET,
RETAIL

~47,000
AVG OFFICE FLOOR
PLATE SF

280
PARKING
SPACES

95
WALK SCORE

PLATINUM
LEED CERTIFIED

WHERE
BRICK AND
TIMBER
MEET.

Inspired by both the history of the neighborhood and its creative, energetic community, the building design reflects a symbiotic mix of materials and experiences, bridged together by an inviting open air staircase and numerous outward-facing balconies.





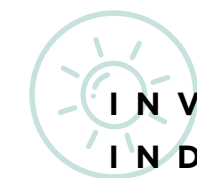
**FIRST
CLASS
RETAIL**

curated mix of fine-casual
food & beverage, lifestyle
retailers, and fitness studios



**URBAN
LIVING
ROOM**

inviting outdoor work
& inspiring lounge
areas, including wifi
and electrical outlets



**INVITING
INDOOR +
OUTDOOR
ATMOSPHERE**

prioritizing healthy
& happy workspaces



WORK HARD, EAT BETTER.

Recognized as a hotbed for cultural and culinary innovation, Little Italy is a place to see and be seen. Cafe seating line the streets, old and new businesses harmoniously stand side-by-side as people (and dogs) frequent the neighborhood's restaurants, breweries / wineries, coffee shops, art galleries and piazzas.

This hard-working spirit is built into the community's foundation, strengthened by top-of-class housing, high-street retail, transit, and historic landmarks - it's no wonder today's workforce has their eyes set on Little Italy.

The NOW
A MASSAGE BOUTIQUE

SUGARFISH
BY SUSHI NOZAWA

SLICE HOUSE
BY TONY GEMIGNANI

BODY FIT
TRAINING

POSTINO

HANDEL'S
HOMEREAU'S CREAM



SURROUNDING INTERESTS

- James Coffee
- The Little Italy Barbary
- Camino Riviera
- Meyer Fine Art
- Jacqueline Lavenu Gallery
- D3 Home Modern Furniture
- Hyde Edwards Spa
- Bottlecraft
- Bird Rock Coffee Roasters
- The Crack Shack
- Juniper and Ivy

- Herb & Wood
- Ballast Point Brewing
- Waterfront Bar & Grill
- RoVino Rotisserie + Wine
- Puerto La Boca
- Mona Lisa Italian Foods
- Devil's Dozen Donut Shop
- Kettner Exchange
- Bolt Brewery
- Cloak + Petal
- Barbuseria

- Born + Raised
- Cafe Gratitude
- Underbelly
- Monello
- Bencotto
- Glass Door
- Civico 1845
- Landini's Pizzeria
- Filippi's Pizza Grotto
- Mimmo's Italian Village
- Trattoria Fantastica

- Cafe Italia
- Napizza
- Salt & Straw
- Wolfie's Carousel Bar
- Ironside
- Sorrento Ristorante
- Princess Pub
- Davanti Enoteca
- Burger Lounge
- Buon Appetito
- Tazza D'Oro

- Pappalecco
- Queenstown Public House
- Allegro
- Breakfast at Stephanies
- Isola Pizza Bar
- Harbor Breakfast
- Craft & Commerce
- Petrini's
- Kebab Shop
- Extraordinary Desserts
- Parakeet Cafe

- Farmer's Table
- Morning Glory
- Postino
- Bun & Patti
- Pali Wine Co.
- F45
- Casbah Bar & Music
- Coco Maya



**WHY STOP AT
AMAZING?**

**TAKE IT TO
THE TOP!**

Experience San Diego's most dynamic outdoor experience on the private rooftop terrace with unobstructed views from the San Diego bay to La Jolla. Have lunch alfresco or host an impromptu meeting with colleagues while taking in the San Diego sun and sea air.

**OPEN
AIR.
OPEN
IDEAS.**

Anchored by dramatic ceiling heights and expansive glass, the event and conference room extends beyond its walls. With the NanoWall fully retracted, the space flows directly onto a private outdoor deck — inviting fresh air, natural light, and a dynamic indoor/outdoor atmosphere.

Cozy yet adaptable seating and an elevated bar make it equally suited for strategy sessions or celebratory evenings.





PERFORMANCE BY DESIGN

At 2100 Kettner, sustainability and operational excellence are not add-ons, they are foundational. Every material, system, and spatial decision was thoughtfully integrated to support environmental responsibility, occupant well-being, and long-term performance.

Designed to elevate both experience and efficiency, the building reflects Kilroy's commitment to forward-thinking architecture and resilient workplace environments.

Key design and sustainability features include:

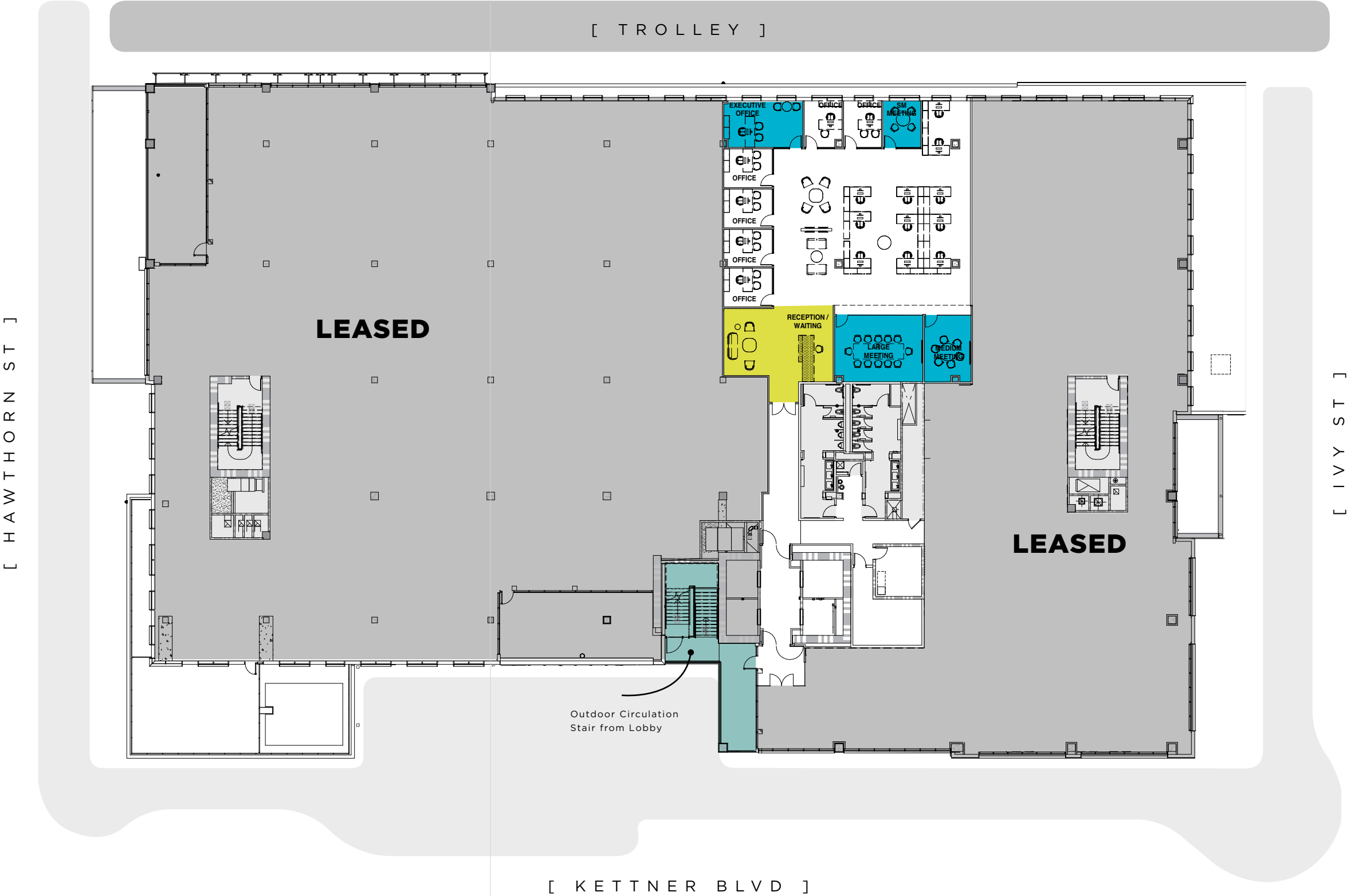
- An activated open stair that promotes movement, visibility, and connection across floors
- Expansive outdoor terraces and a rooftop deck that extend the workplace into open air, maximizing natural light and coastal climate
- Seamless indoor/outdoor lobby design that enhances flow while embracing San Diego's year-round environment
- High-performance, low-iron glazing that optimizes daylight penetration while maintaining energy efficiency
- Flexible, column-efficient floor plates designed for adaptability and long-term workplace evolution
- Touchless building systems in high-traffic areas for intuitive, modern functionality
- Localized HEPA filtration and enhanced air purification systems supporting superior indoor air quality throughout common areas and vertical circulation
- Independent third-party verification by Underwriters Laboratories, affirming rigorous environmental health and operational standards prior to occupancy

2100 Kettner represents a new standard, where architectural clarity, sustainable performance, and human-centered design converge.

LEVEL 3 // AS-BUILT SPEC SUITE

-6,026 SQ. FT.

- Open / Private Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support
- Demising Wall



LEVEL 4 // MULTI-TENANT SPEC SUITES

~47,421 SQ. FT.

- Open / Private Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support

LEVEL 4 DETAILS:

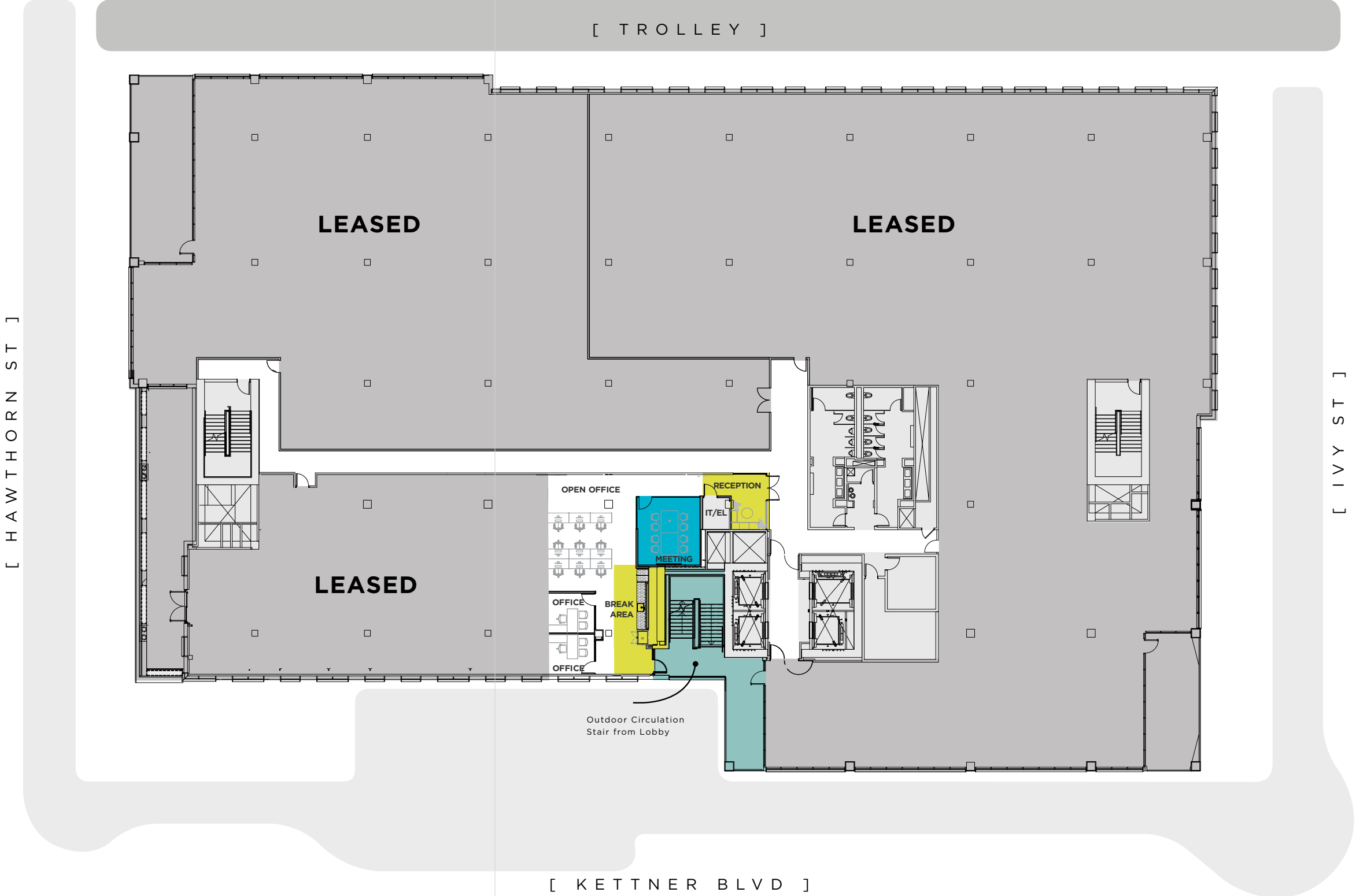
- Spec Suite Options:
- ~4,000 - 10,840 Sq. Ft.
- ~9,450 Sq. Ft.



LEVEL 5 // AS-BUILT SPEC SUITE

2,354 SQ. FT.

- Open / Private Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support



LEVEL 6 // SINGLE TENANT TEST FIT

-46,170 SQ. FT.

- Open Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support

[HAWTHORN ST]

[TROLLEY]

[IVY ST]



LAUNCH TOUR

kilroyrealty.com/tour/2100_kettner

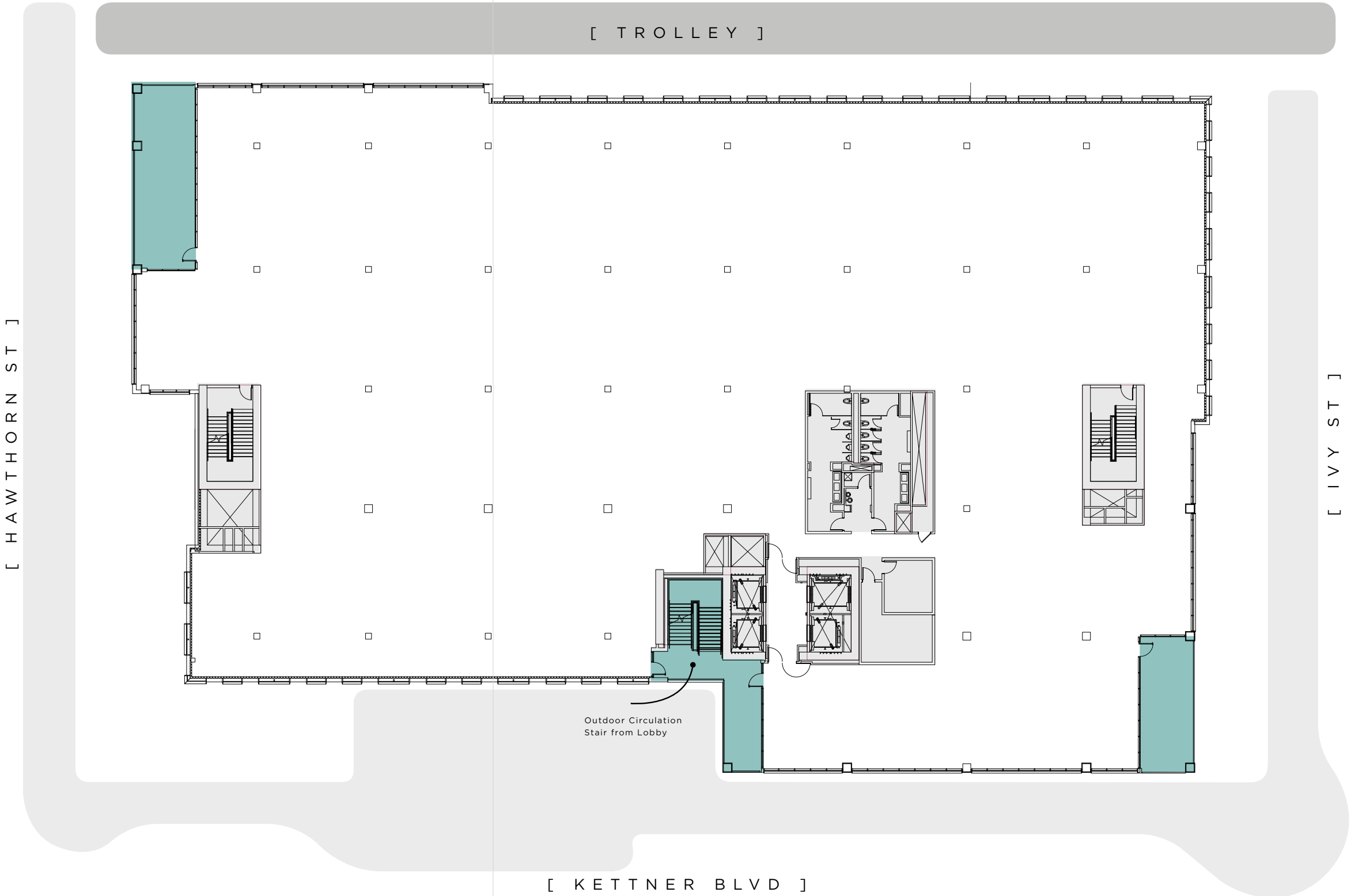


[KETTNER BLVD]

LEVEL 6 // AS-BUILT SPACE PLAN

~46,170 SQ. FT.

- Open Offices
- Meeting Rooms
- Amenity / Break / Collab.
- Terraces / Outdoor Space
- Core / Support







MORE THAN A BUILDING – THE KILROY EXPERIENCE

Kilroy Realty is a leading West Coast real estate company focused on creating sustainable, high-quality workplaces that support tenant well-being and contribute positively to the environment and community.

SUSTAINABLE, INNOVATIVE DESIGN

- Kilroy properties emphasize sustainable design and practices, aligning with tenants' environmental goals.
- Buildings feature top-tier amenities, along with retail, public art, and community spaces, creating dynamic environments for work and leisure.

TENANT-FOCUSED MANAGEMENT

- Kilroy's property management approach includes sustainability-focused programs and proactive support to enhance tenants' experience.
- Workspaces are designed to promote employee well-being and foster a sense of community, making them attractive to companies in tech, media, life sciences, and other innovative industries.

kilroyrealty.com

A LEADER IN SUSTAINABLE DESIGN AND OPTIONS.

Our resilient portfolio minimizes environmental and social impacts while maximizing the health and productivity of our tenants, employees, and communities.



CARBON NEUTRAL OPERATIONS

Maintained carbon neutral operations since 2020.



WELL HEALTH-SAFETY RATING

Achieved WELL Health-Safety Rating for every directly-managed asset.



US EPA'S GREEN POWER PARTNERSHIP

Member of the National Top 100 list of the largest green power users



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