

# BLOCK D

845 15<sup>TH</sup> STREET | DOWNTOWN SAN DIEGO



LEED Platinum Certified

Orchid Award Winner





# WORK BRIGHTER

Where Sustainability  
& Ideas Intersect



## BLOCK D

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### START FRESH

State-of-the-art LEED Platinum construction attracts talent & saves money

### BREATHE IN

Operable windows and floor-to-ceiling glass bring fresh air and light indoors

### BREATHE OUT

Reconnect and recharge at the on-site and nearby amenities

### BE INSPIRED

Located in the heart of East Village – San Diego's creative talent hub

### GET NOTICED

Full-floor penthouse suite available with downtown views







# START FRESH



with a LEED Platinum workday



Block D is one of the few LEED Platinum buildings in Downtown San Diego. How does this help your team?

- Improved air quality increases productivity
- Water efficiency reduces usage and waste
- Solar panels and brand-new HVAC reduce energy bills
- Cross breeze allows for reduced HVAC usage
- Natural light reduces electricity usage

# BREATHE IN

## BLOCK D TAKES WELLNESS TO NEW HEIGHTS

From maximizing natural daylight to harnessing the sun's energy, your team and your space can be the picture of health.







# BASK IN THE

SAN DIEGO GLOW

Shine a natural spotlight on your workday with floor-to-ceiling glass, roll-up doors, and operable windows that bring fresh air and cross ventilation throughout your suite.

Need some shade? Balconies offer several movable panels to provide you with just the right amount of sunlight.

# BALCONIES

FOR DAYS

Bring the outdoors in with wrap-around balconies on every floor! This is the perfect spot for outdoor collaboration and drinking in the inspirational downtown views.



# POWER UP PRODUCTIVITY

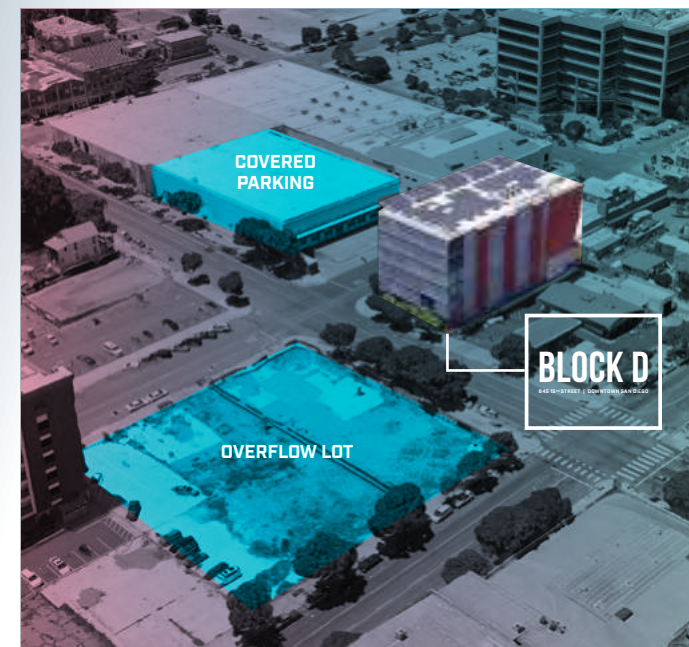
Our state-of-the-art solar panels significantly increase efficiency and reduce electricity costs.



# WE HAVE

PARKING COVERED

Block D offers covered and secured parking up to 2/1,000 RSF. Additional spaces available in the adjacent overflow lot.







# DREAM BIG

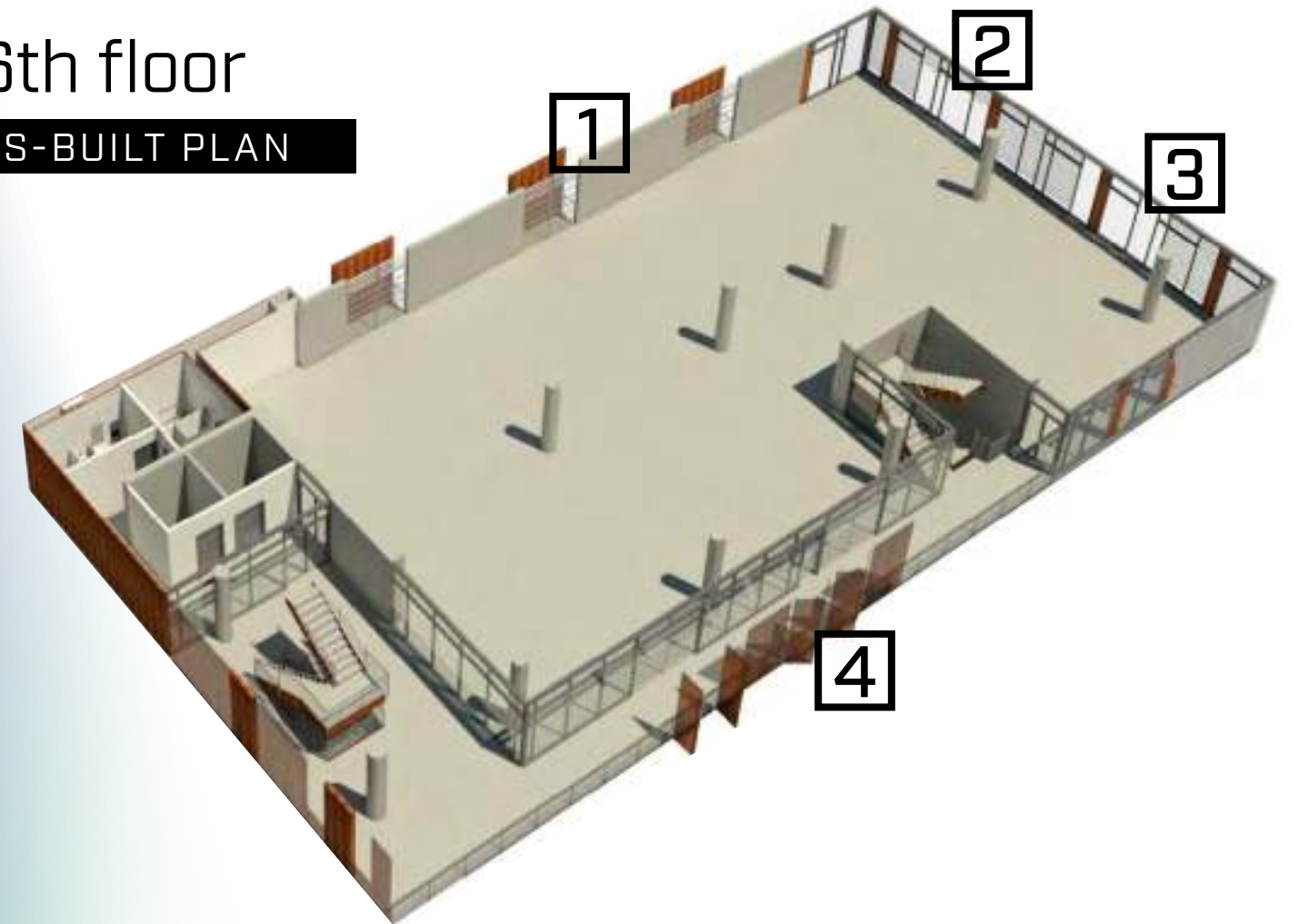
PENTHOUSE STYLE

entire 6th floor  
10,201 RSF | AVAILABLE NOW

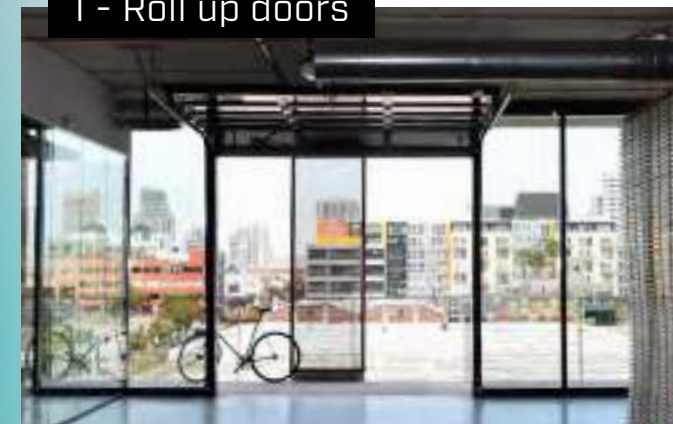
Build to your specifications -  
ready for tenant improvements



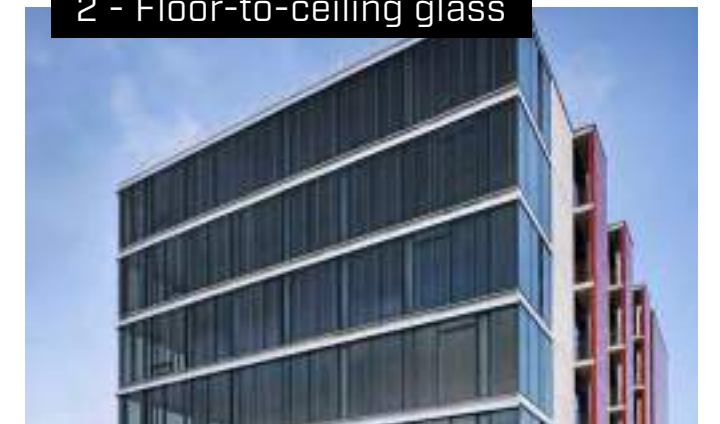
6th floor  
AS-BUILT PLAN



1 - Roll up doors



2 - Floor-to-ceiling glass



3 - Operable windows



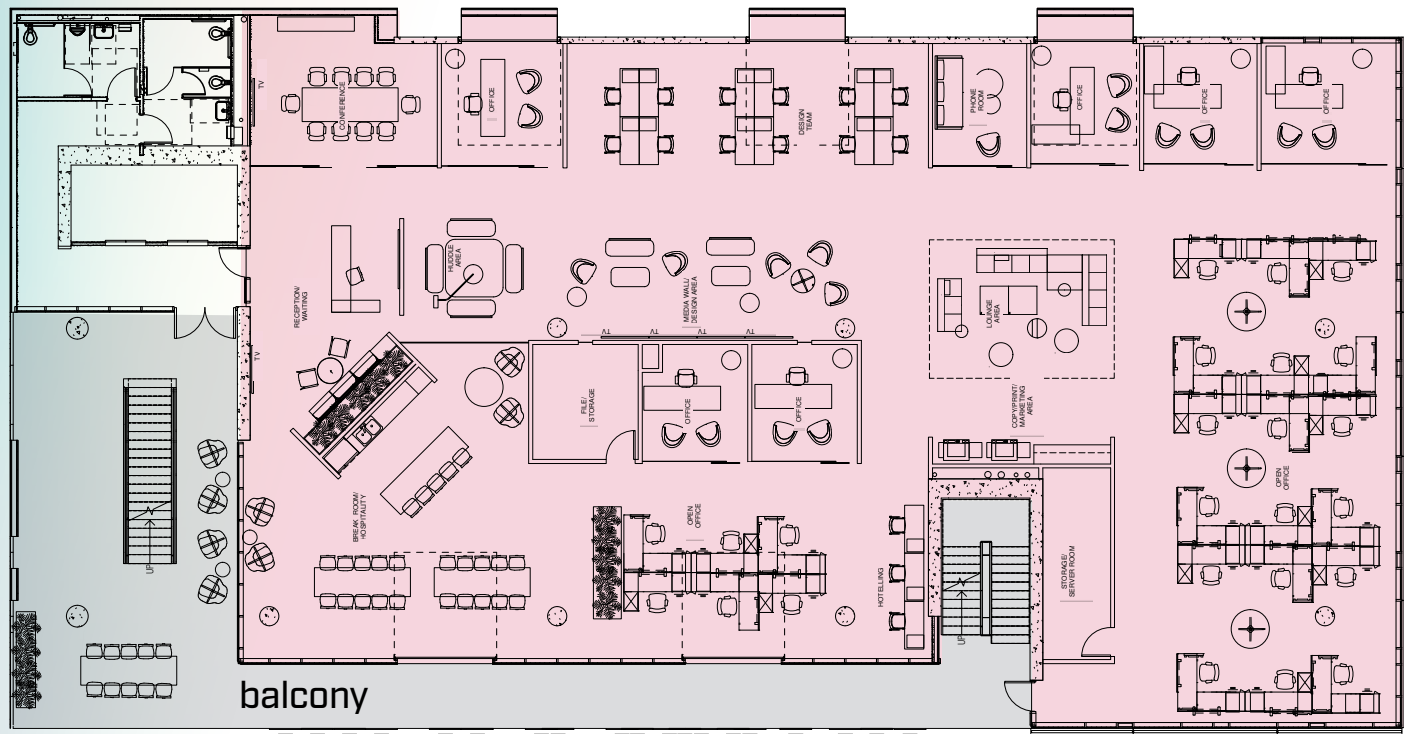
4 - Multiple balconies and patios





# OWN IT

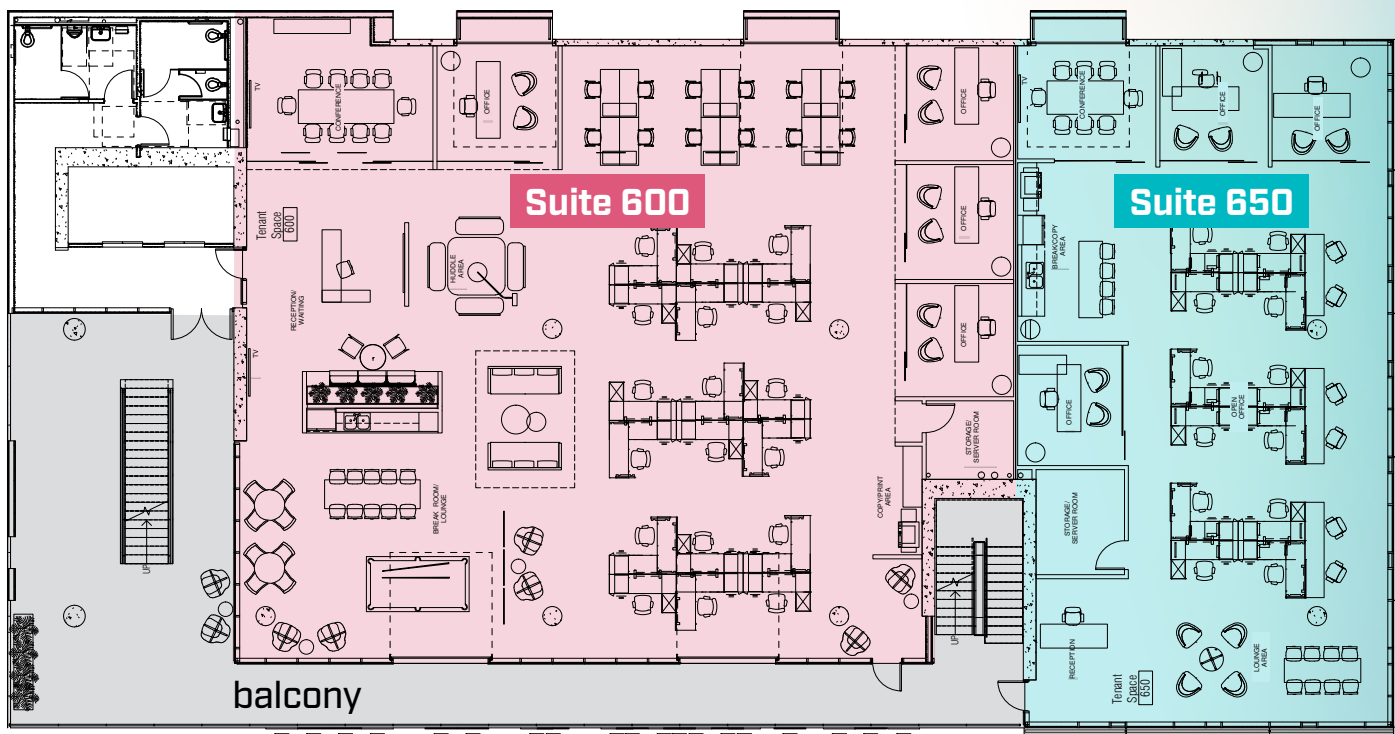
Entire 6th Floor Hypothetical Floorplan  
10,201 SF



# SHARE IT

Multi-Tenant Hypothetical Floorplan  
Suite 600: 6,603 SF | Suite 650: 3,598 SF

Multiple Demising Options Available!







On-site artisanal bakery



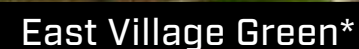
On-site salon for men



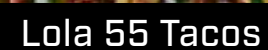
Bring your dog to work!

## recharge with on-site and nearby

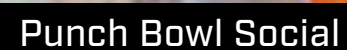
# AMENITIES



State-of-the-art project spanning 90,000 SF that will feature a community center, dog park, café, outdoor performance area, and more. Delivering Summer 2025.

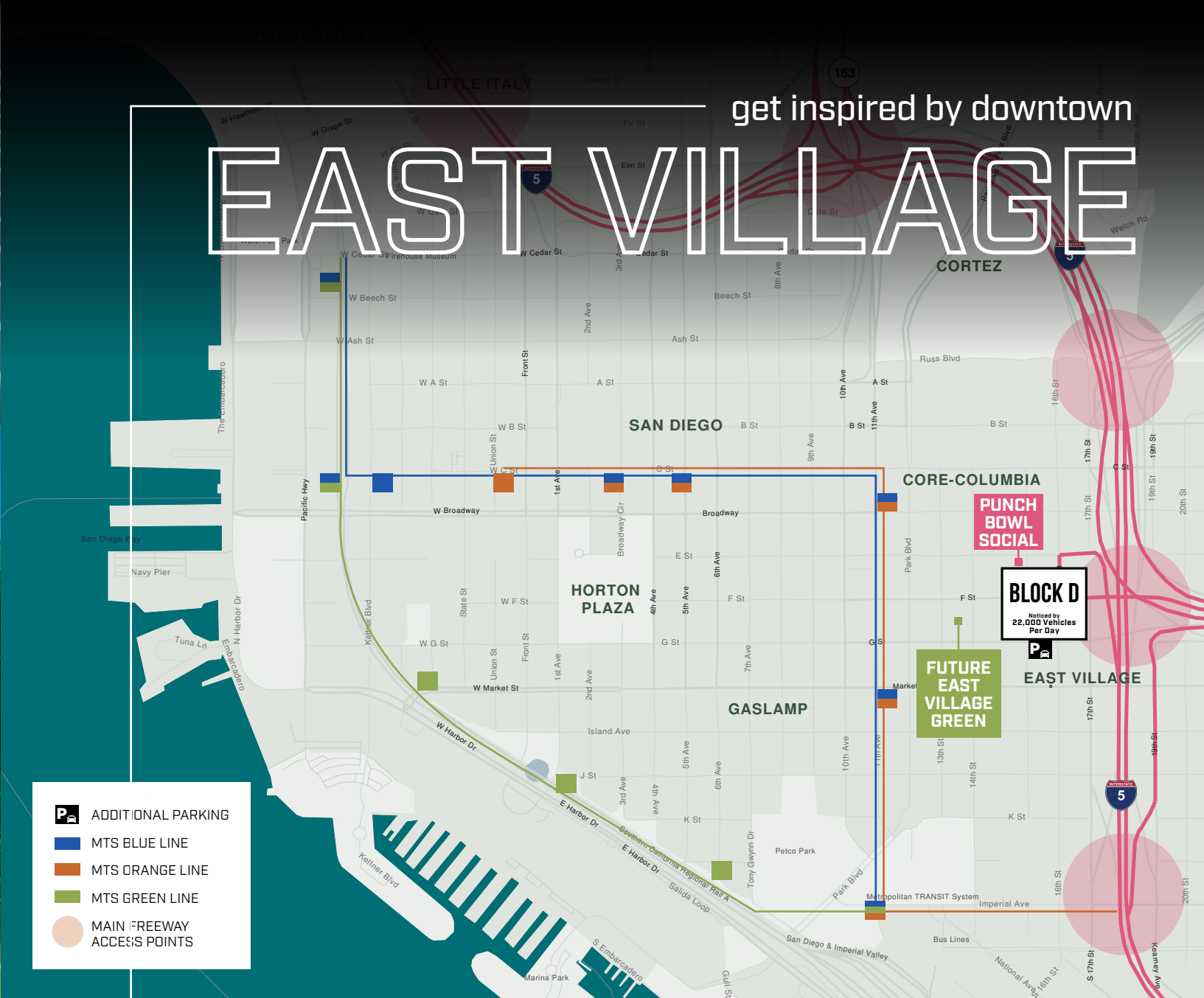


Unique gourmet tacos & cocktails



Hang out with food, drinks, games, and more

\*photo credit: <https://eastvillagegreen.com/>



45+  
restaurants

60+  
shops

15+  
public art installations

7+  
hotels



**PUNCH BOWL  
=SOCIAL=**

INVICTUS  
FITNESS

THE BXNG CLUB

Rikka Fika

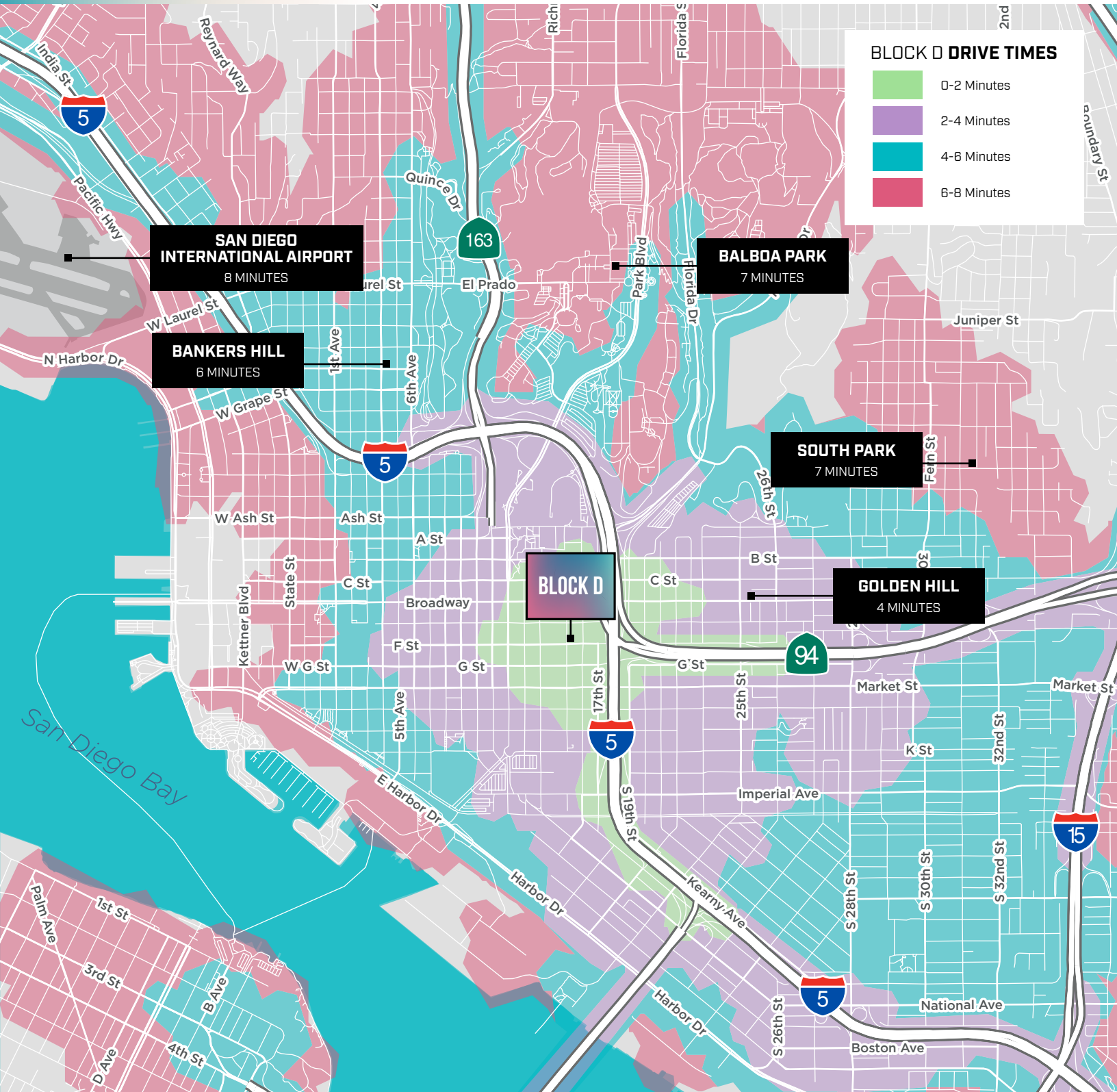
## BLOCK D

## BOOKS



# GET AROUND

Our premium location offers easy access to local freeways, entertainment and nightlife, and the best East Village and Downtown San Diego have to offer.



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