

# AMP&RSAND

**A Modern Workspace  
for a Modern Workforce.**

[ampersandiego.com](http://ampersandiego.com)

CIM

 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.

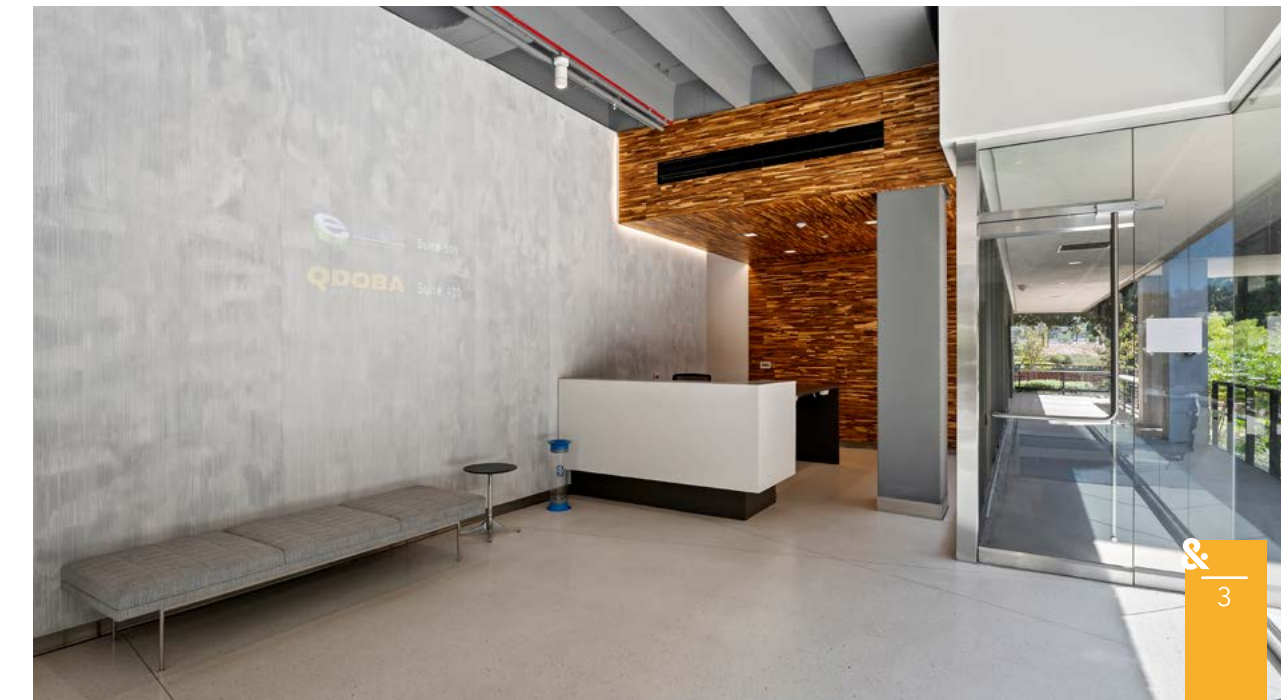
**AMP&RSAND**

**350 Camino De La Reina  
San Diego, CA 92108**



# Designed for a Modern Workforce.

- 13-acres | 2 buildings | 342K SF
- Flexible floor plates to accommodate tenants from 6K to 86K 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





# 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.



## Press. Suite 100 - 34,272 SF Available.

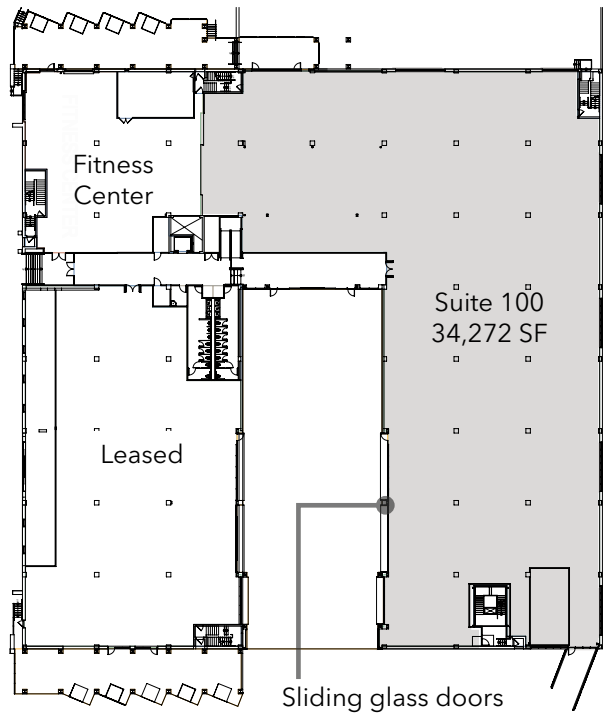
### Highlights:

- 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



[CLICK HERE FOR 3D  
VIRTUAL TOUR](#)

As-Built  
1st Floor (Press)



Hypothetical  
1st Floor (Press)





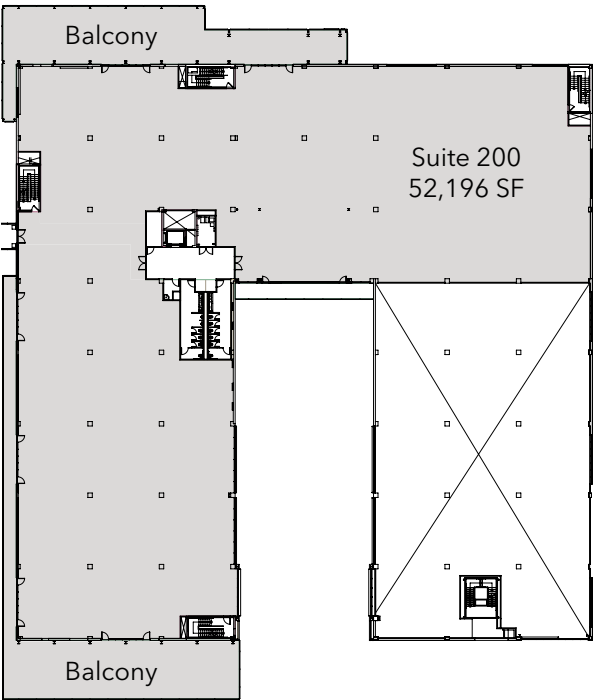
# Press.

## Suite 200 - 21,586 - 52,196 SF Available.

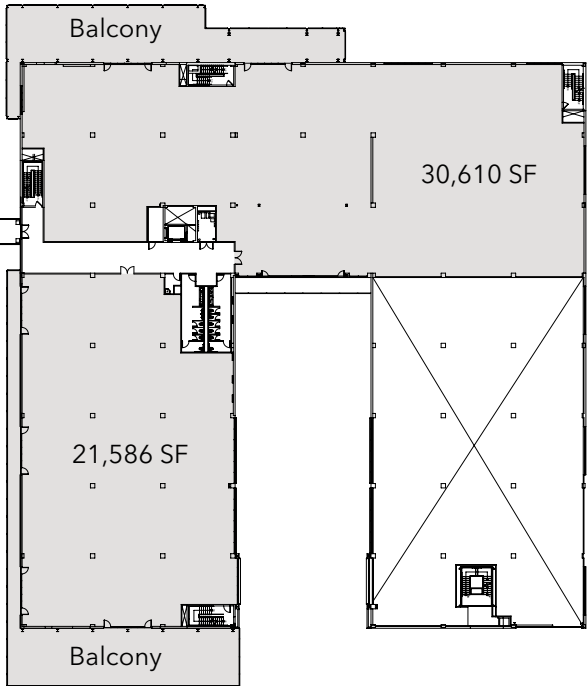
- Highlights:
- Full floor opportunity
  - High volume 14' ceilings
  - Collaborative indoor/outdoor workspaces with private tenant patios
  - Building exterior and freeway signage opportunities



As-Built  
2nd Floor (Press)



Hypothetical Demising  
2nd Floor (Press)



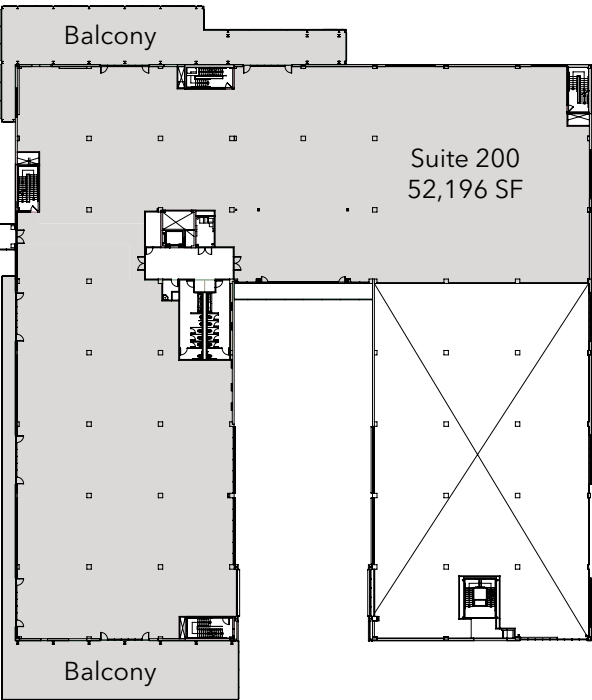
# Press.

## 1st & 2<sup>nd</sup> Floor - 86,468 SF Available.

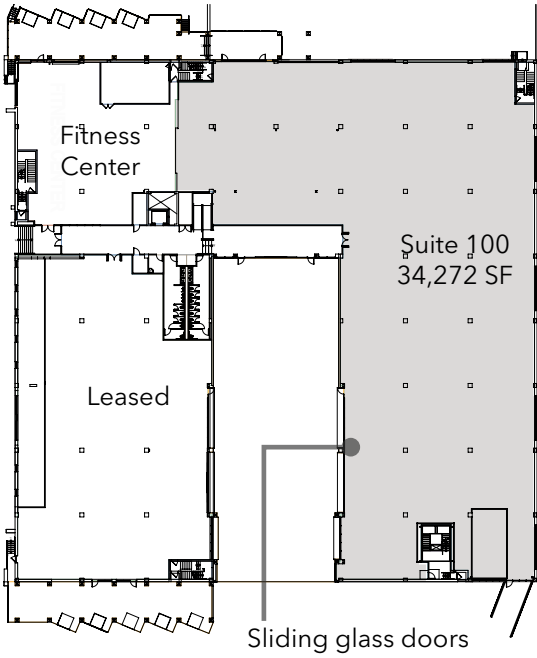
- Highlights:
- High volume ceilings (13'-28')
  - Collaborative indoor/outdoor workspace with private outdoor patios
  - Excellent natural light via floor-to-ceiling glass windowline
  - Private exterior entrance
  - Prominent signage opportunities



As-Built  
2nd Floor (Press)



As-Built  
1st Floor (Press)





# Stack.

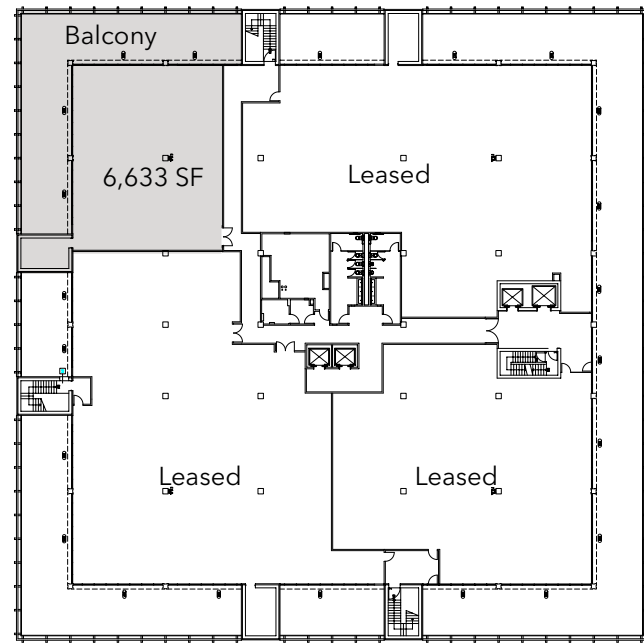
## Suite 550 - 6,633 SF Available.

### 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)**

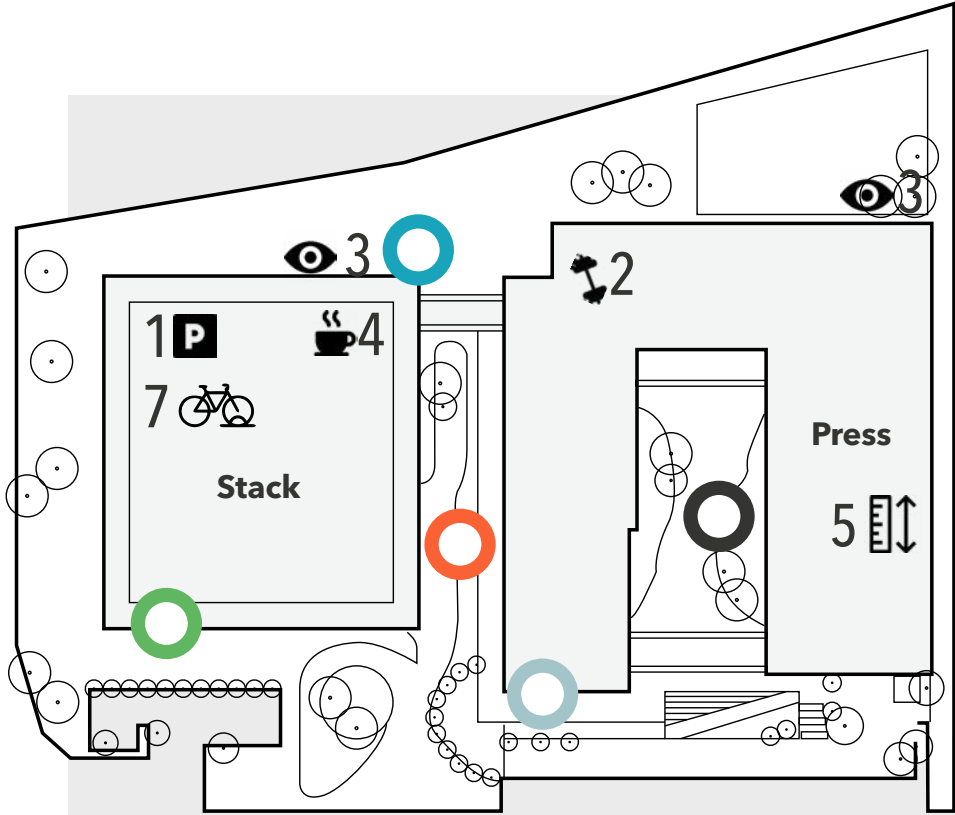




# The AMP&RSAND Experience.

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.

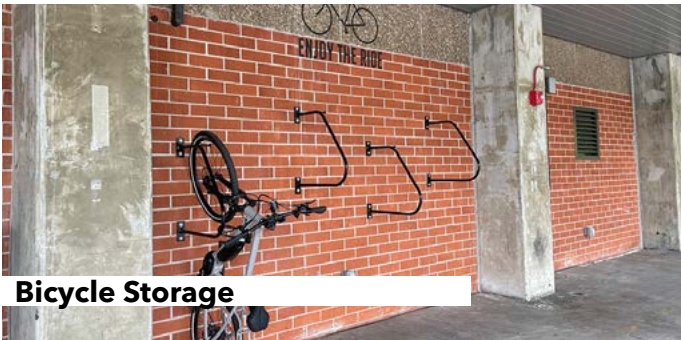


- |  |   |
|--|---|
| 1. Covered parking & storage space (P1)  | 4. On-site gourmet cafe - Therapie Bistro |
| 2. Indoor / outdoor fitness center, resort-style showers & lockers, yoga room  | 5. High volume concrete ceilings (28')    |
| 3. Building top signage facing the I-8 freeway. Seen by 215,000+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

## Amenity Rich.



The Walkway



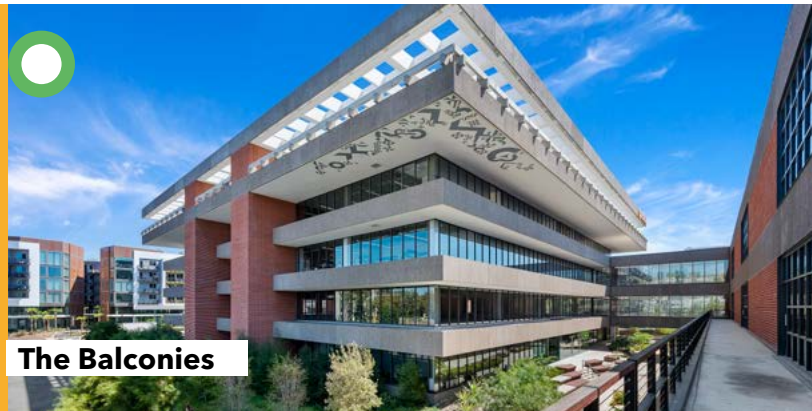
Bicycle Storage



The Press Courtyard



Outdoor Conference "Rooms"

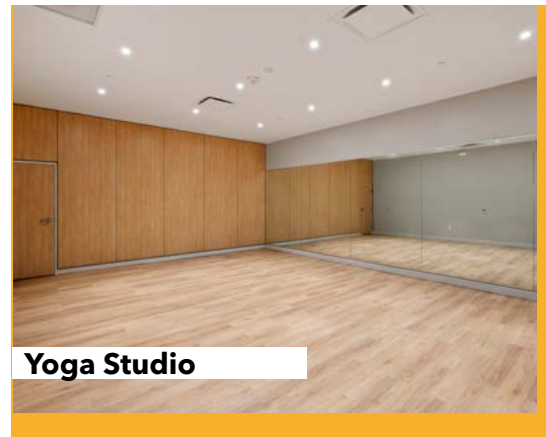


The Balconies



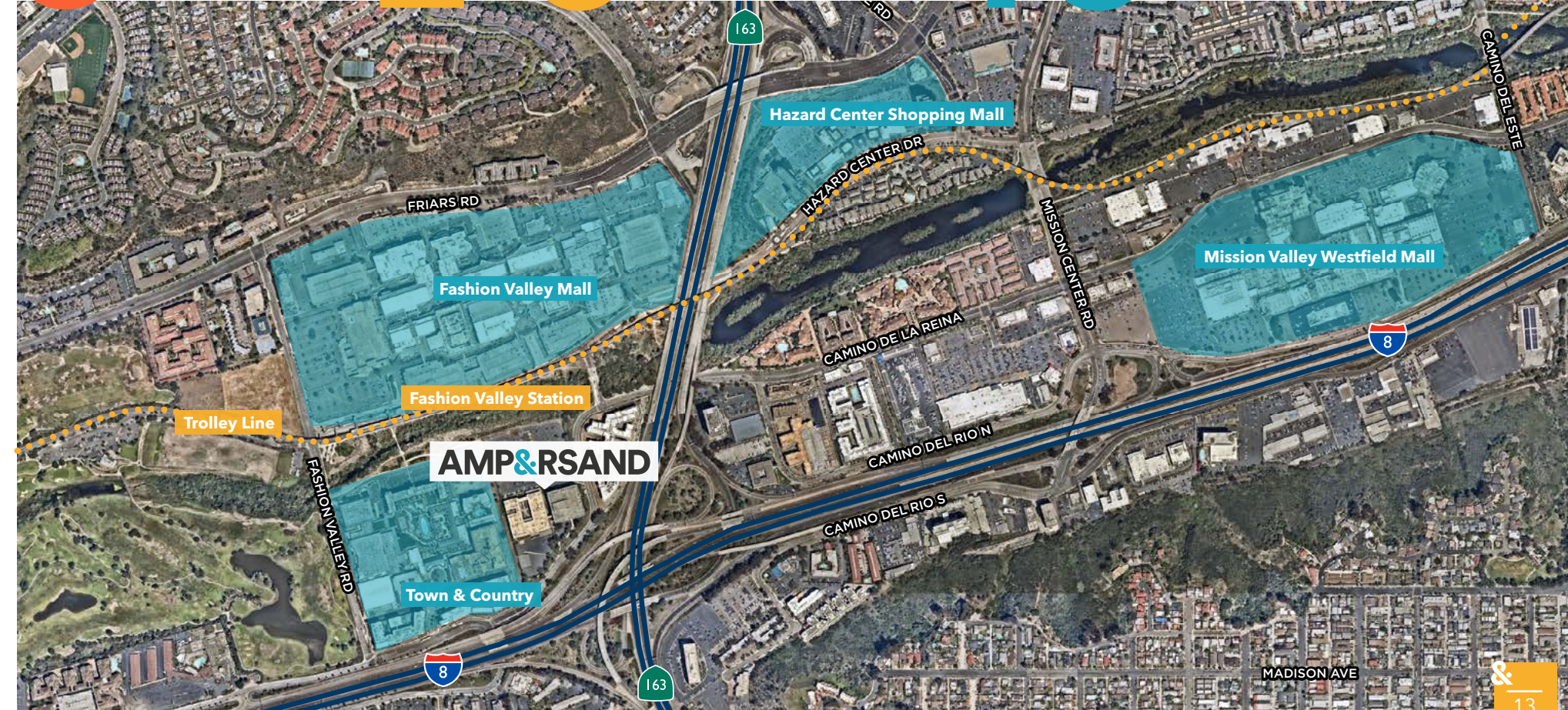


# Amenity Rich.



# 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.

Commuter Freeways

04

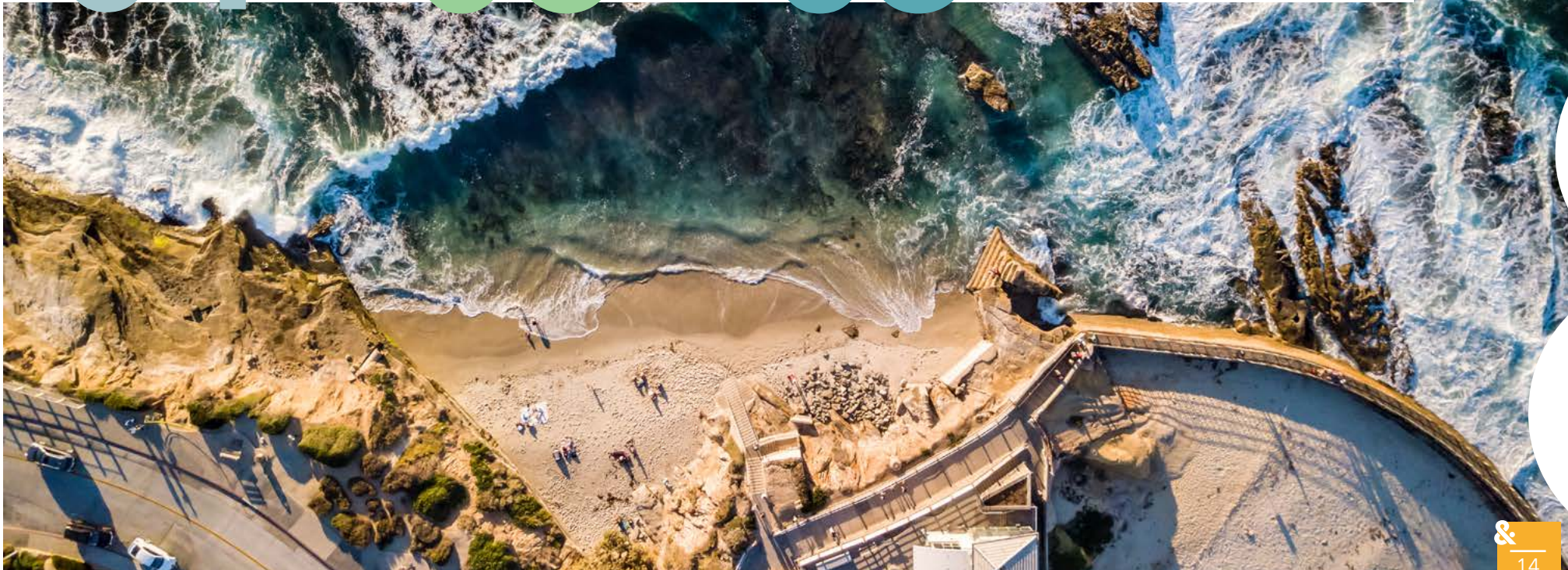
Miles to Pacific Ocean

05

Local Parks & Trails

06

Learn More



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