

225[^]XYZ

BROADWAY

*from legacy
to landmark*

225 BROADWAY | SAN DIEGO, CA 92101

XYZ
RENT

CRUZAN

CUSHMAN &
WAKEFIELD



designed to the

HIGHEST POWER^

Rising 22 stories above the heart of Downtown San Diego, 225 Broadway is a striking architectural landmark designed by the legendary Robert Mosher. With its iconic silhouette and bold mid-century modernism, it adds unmistakable character to the city's skyline.

Boasting sweeping views of Downtown San Diego and a generous set of refined amenities, 225 Broadway is more than just an office building — it's a statement.

From lifestyle and wellness-driven features to seamless accessibility and efficient, future-ready design, 225 Broadway offers everything today's workforce demands — and more.

◆ 362,018 SF | 22 STORIES





225th XYZ
BROADWAY

THE EXECUTIVE EXPERIENCE, REDEFINED

- ★ New tenant lounge and conference center (coming 2026)
- ★ Expansive outdoor plaza and seating areas
- ★ Prominent signage opportunities
- ★ 1.5/1,000 RSF covered and secure parking
- ★ Panoramic views of Downtown San Diego and the ocean with floor-to-ceiling windows throughout
- ★ Modern lobby and arrival experience
- ★ On-site dining and adjacent food and beverage options
- ★ On-site property management and security
- ★ Multiple walkable transit options
- ★ Walking distance to the city's most popular restaurants, hotels, and retail

Exclusive access to AquaVie Luxury Fitness & Wellness Club



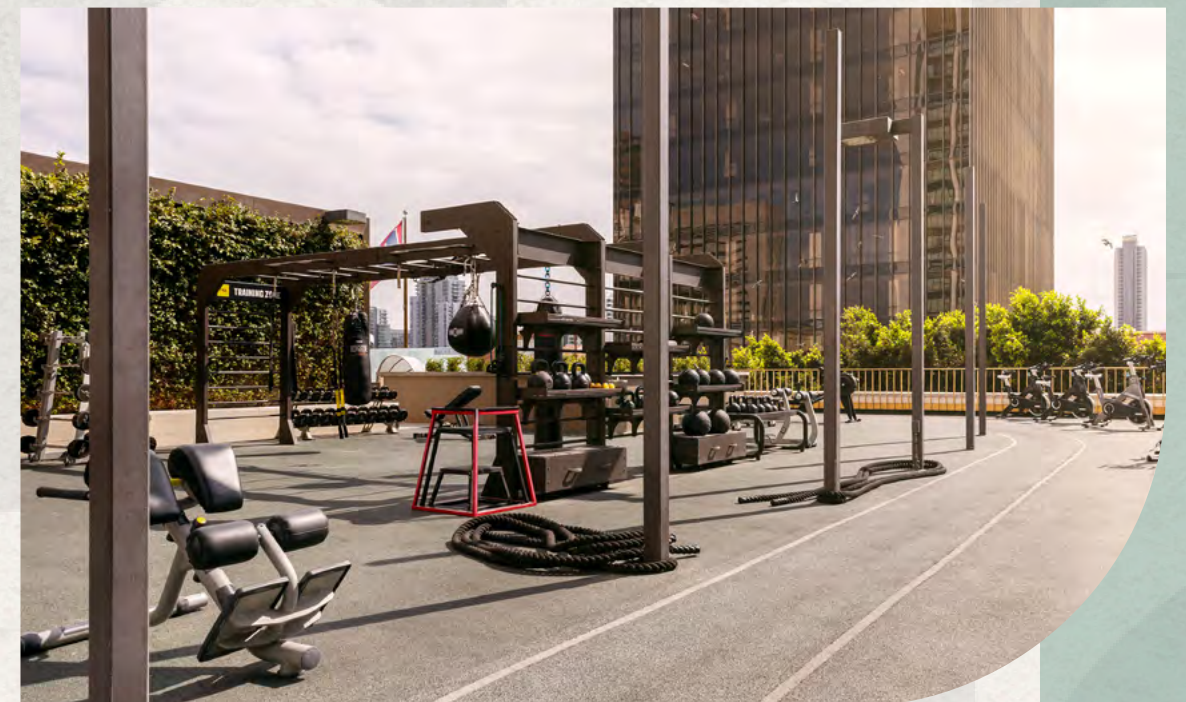


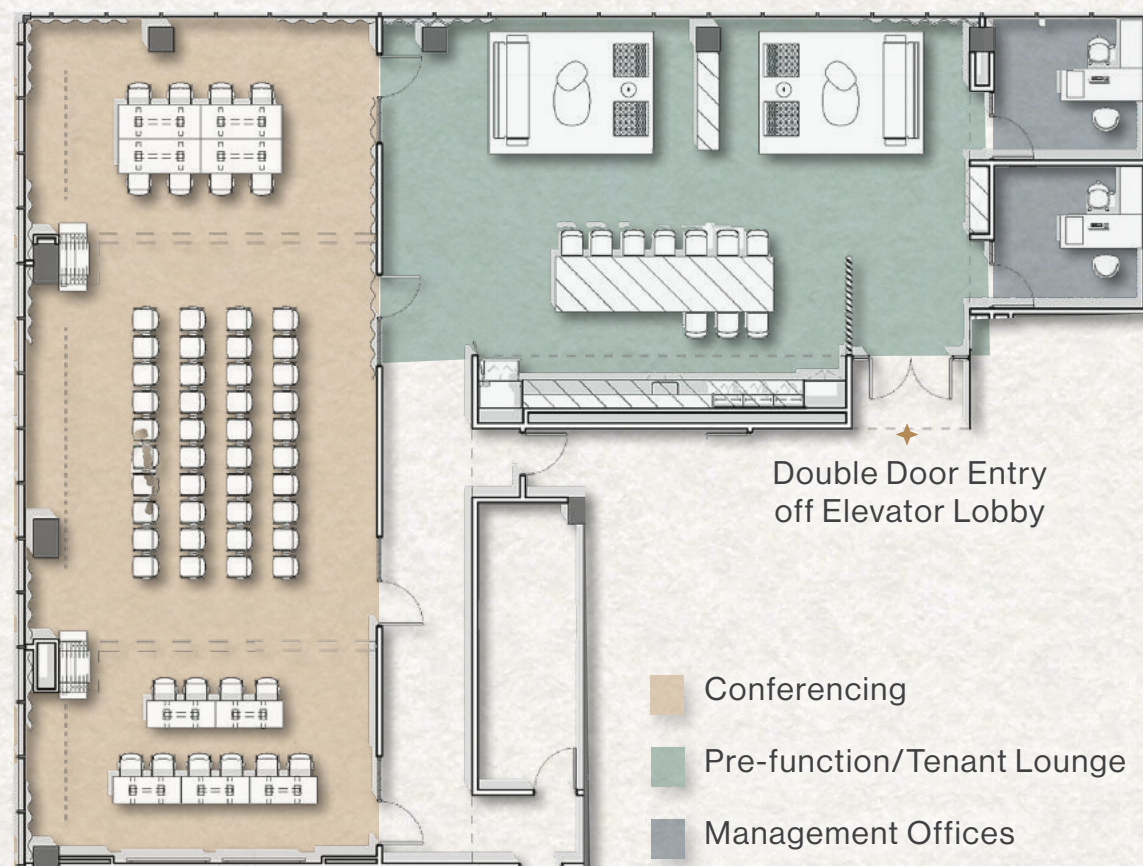
exclusive access to

AQUAVIE

LUXURY FITNESS & WELLNESS CLUB

- ✦ 40,000 SF fitness facility with indoor/outdoor workout areas featuring top-of-the-line equipment from Technogym and Peloton
- ✦ Massage and skincare services provided at the AquaVie Spa
- ✦ Rooftop Junior Olympic-size lap pool, hot tub, and poolside bar
- ✦ Fire pits and lounge with Wi-Fi for both work and leisure
- ✦ Rooftop cardio and strength training equipment and 1/10th mi track
- ✦ Luxury locker rooms with sauna and steam room access
- ✦ Group X classes (Barre, HIIT, Yoga, Spin, and more)





tailored meetings

TIMELESS HOSPITALITY

TENANT AMENITY FLOOR | COMING 2026

Marrying the building's architectural heritage with forward-thinking design, the 5th floor Tenant Lounge & Conferencing Center will embody an exclusive experience crafted for today's dynamic corporate needs. This jewel-box amenity space—with rich finishes, warm lighting, and lounge-style comfort will serve as the hub of 225 Broadway.

- ★ Elegant pre-function lounge ideal for tenant gatherings, corporate meetings, or a serene workspace away from the office
- ★ Flexible conferencing room with bi-fold walls for seamless reconfiguration to accommodate intimate boardroom setups, larger event formats, and everything in between
- ★ State-of-the-art technology, including high-speed Wi-Fi, one-touch teleconferencing, and seamless screen sharing

the heartbeat of SAN DIEGO

Surrounded by San Diego's most dynamic districts, 225 Broadway offers walkable access to the Gaslamp Quarter, Petco Park, the Civic/Core neighborhood, and the waterfront. With premier hotels nearby and proximity to city government offices and courthouses, the location keeps you connected to what matters most.

JUST STEPS AWAY FROM ALL
SAN DIEGO HAS TO OFFER:

160+
RESTAURANTS

20+
COFFEE SHOPS

15+
FITNESS CENTERS

12+
HOTELS



WALKABLE
AMENITIES:

AQUAVIE

Panera
BREAD

DUNKIN'
DONUTS

Mendocino
Farms

BLUE BOTTLE
COFFEE

WHOLE
MARKET

Dobsons

STARBUCKS

tender greens

CAVA



*modern, turn-key
spec suites available*

FIND THE SUITE THAT

SUITS YOUR STYLE

AVAILABILITIES

SUITE	RSF	TOUR	STATUS	CONDITION	SUITE NOTES
120	5,439 SF	▶	Vacant	Spec Suite	1st floor spec suite with 5 interior private offices, 2 huddle rooms or 2 additional offices, phone room, 7 conference rooms, open kitchen area, copy/storage room, 2 in-suite bathrooms and open area. Suite offers high-ceilings with abundant natural light and its own private entrance.
140	3,022 SF	▶	Vacant	Spec Suite	1st floor creative spec suite with 1 large conference room, 3 private offices, open kitchen area, print/copy room and in-suite restroom. Suite features high ceilings and private street-level entry.
500	15,958 SF	▶	Vacant	Shell	Coming Soon – amenity floor with tenant lounge, catering kitchen, conference center, and multiple spec suites.
1200	11,546 SF	▶	Vacant	2nd Gen	Former law firm space with reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, and open office.
1360	1,347 SF	▶	Vacant	Shell	Open office
1450	5,188 SF	▶	Vacant	2nd Gen Spec Suite	Open reception/lounge, open kitchen area, large conference room, 3 private offices, 2 phone rooms, server/storage, and large open area.
1600	6,962 SF	▶	Vacant	2nd Gen	Reception, 1 large conference room, 12 private offices, and storage/IT room. Contiguous up to 11,359 SF with Suite 1650.
1650	4,397 SF	▶	Vacant	2nd Gen Spec Suite	2 medium conference rooms or large offices, 5 private offices, large kitchen/break room, and open office. Contiguous up to 11,359 SF with Suite 1600.
1740	1,038 SF	▶	Vacant	2nd Gen	2 perimeter offices and small open space.
2100	15,476	-	Available Aug-26	2nd Gen	Former law firm space with dense build-out.
2200	16,002	▶	Available Aug-26	2nd Gen Creative	Creative plan with high ceilings, reception, 3 offices, 3 conference rooms, 1 breakout/phone room, large open area, kitchen, breakroom lounge, storage/IT room + former law firm space with dense build-out.

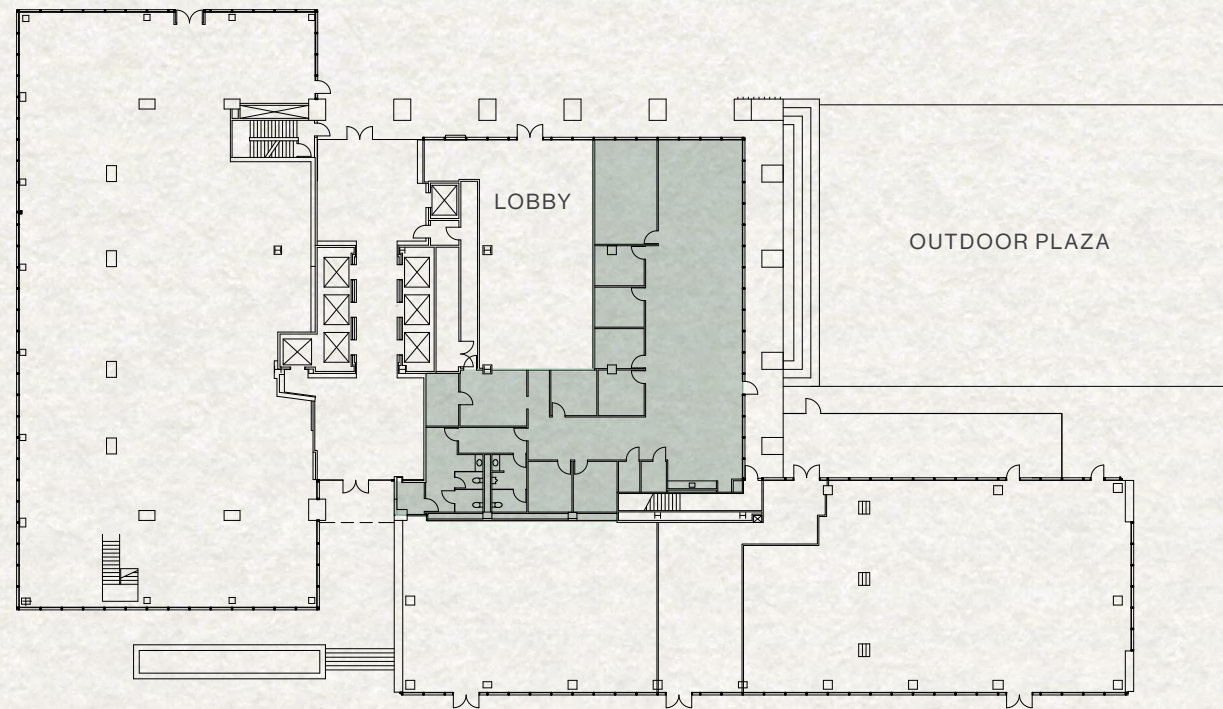
21st/22nd Floor - Top two floors of building contiguous for up to 31,478 SF

first floor

SUITE 120

5,439 SF | AVAILABLE NOW

1st floor spec suite with 5 interior private offices, 2 huddle rooms or 2 additional offices, phone room, 7 conference rooms, open kitchen area, copy/storage room, 2 in-suite bathrooms and open area. Suite offers high-ceilings with abundant natural light and its own private entrance.

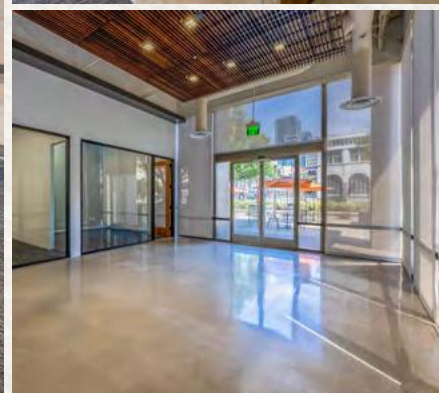
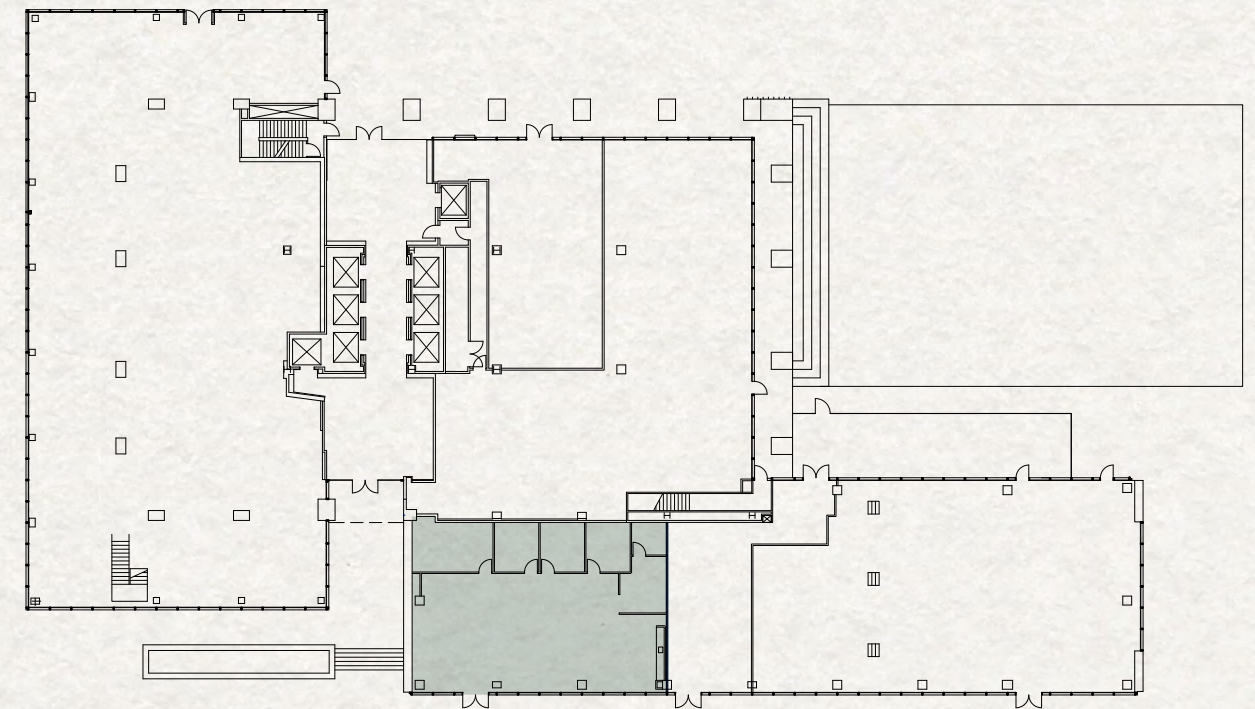


first floor

SUITE 140

3,022 SF | AVAILABLE NOW

1st floor creative spec suite with 1 large conference room, 3 private offices, open kitchen area, print/copy room and in-suite restroom. Suite features high ceilings and private street-level entry.

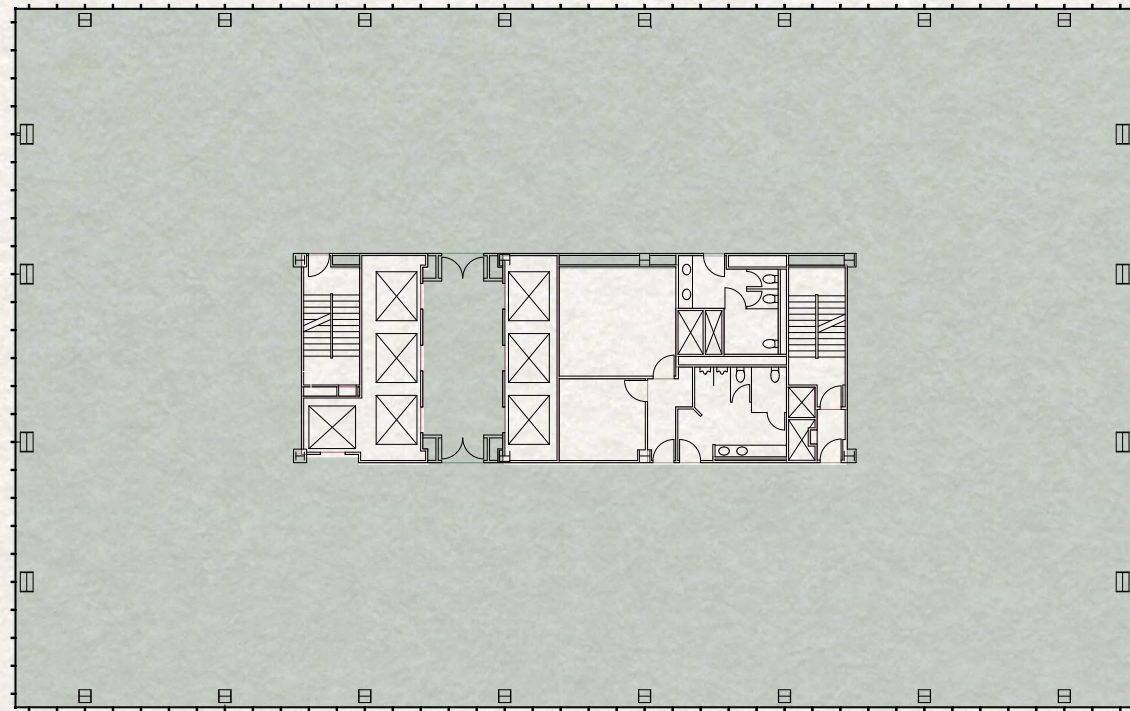


fifth floor

SUITE 500

15,958 SF | AVAILABLE NOW

Coming Soon – amenity floor with tenant lounge, catering kitchen, conference center, and multiple spec suites.

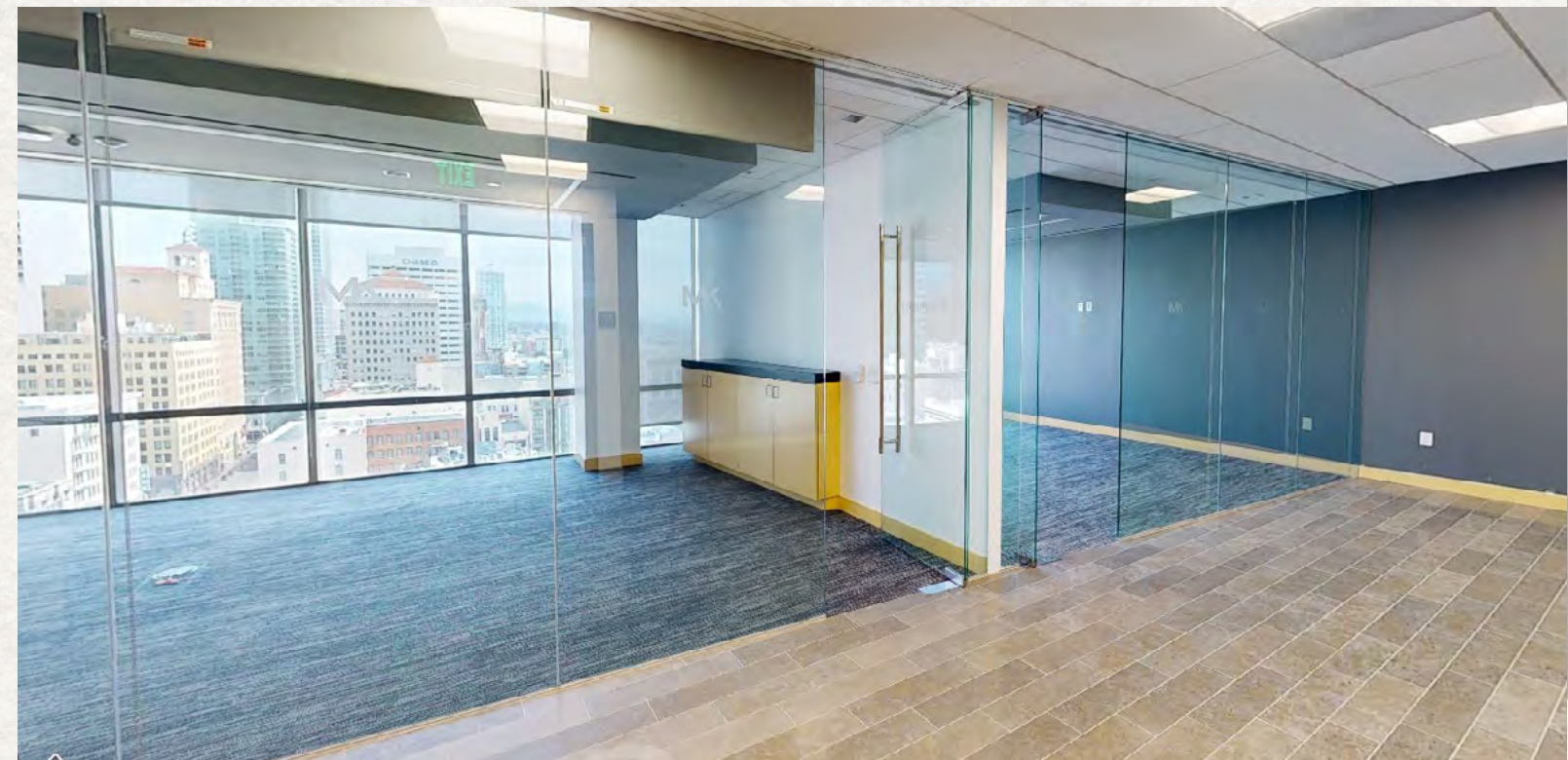
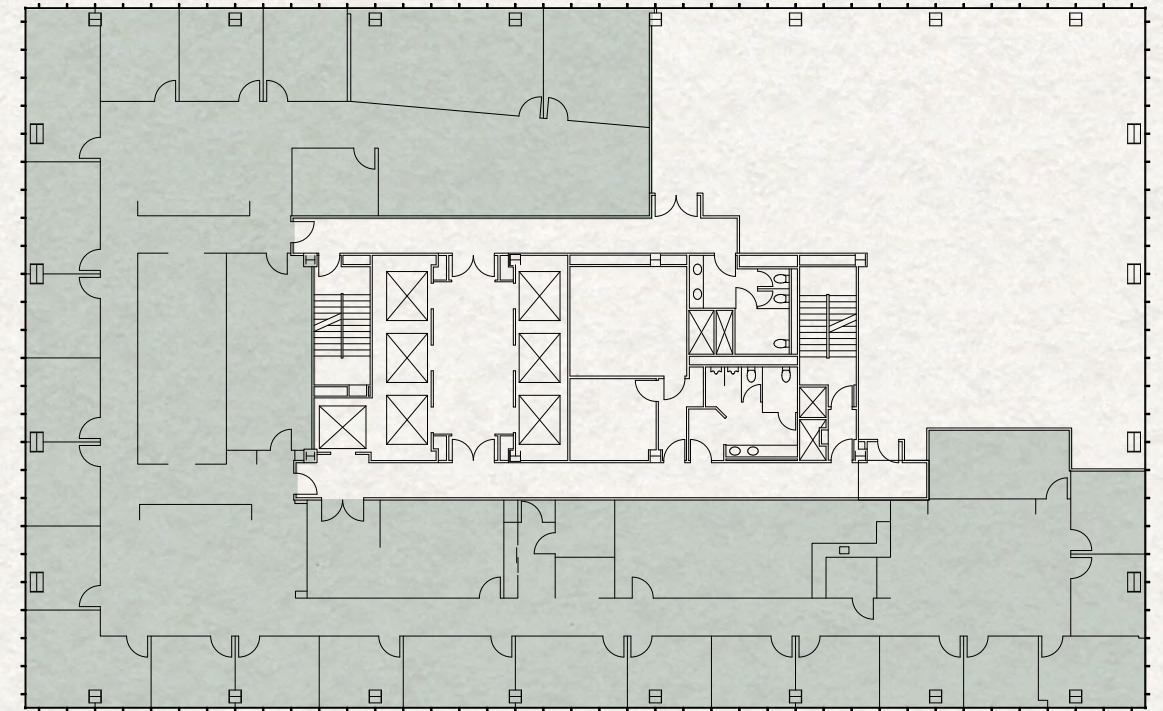


twelfth floor

SUITE 1200

11,546 SF | AVAILABLE NOW

Former law firm office with reception, 1 large and 2 medium conference rooms, 23 perimeter offices, 2 large copy/file rooms, server room, and open office.

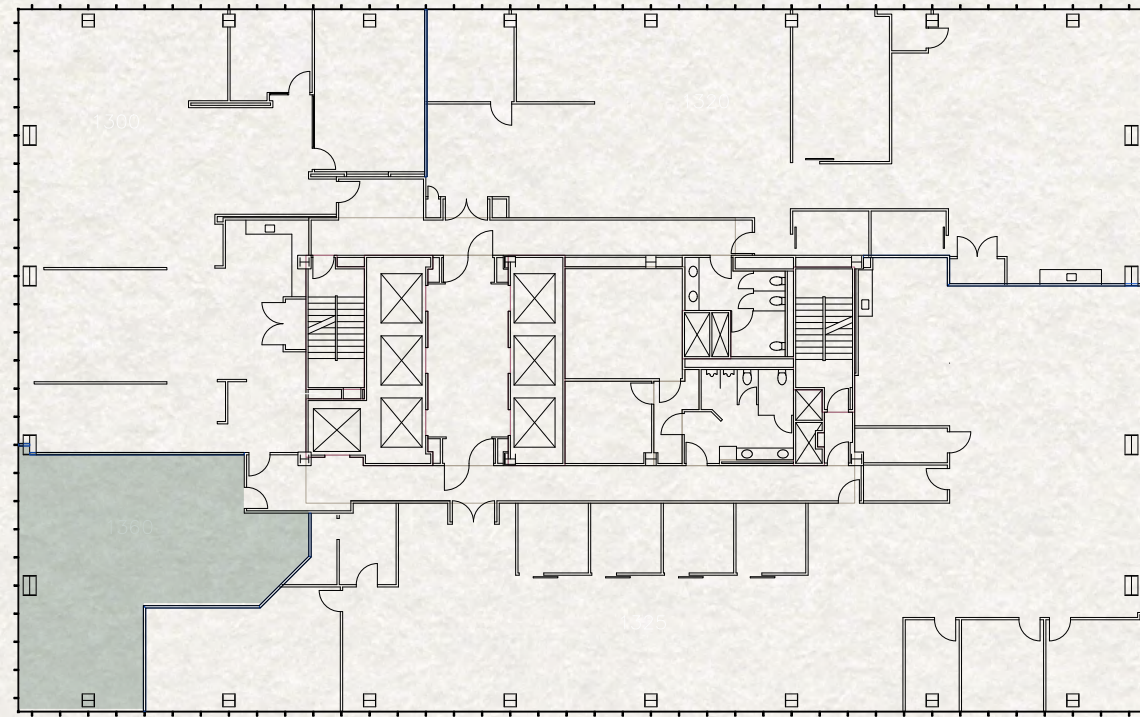


thirteenth floor

SUITE 1360

1,347 SF | AVAILABLE NOW

Open office

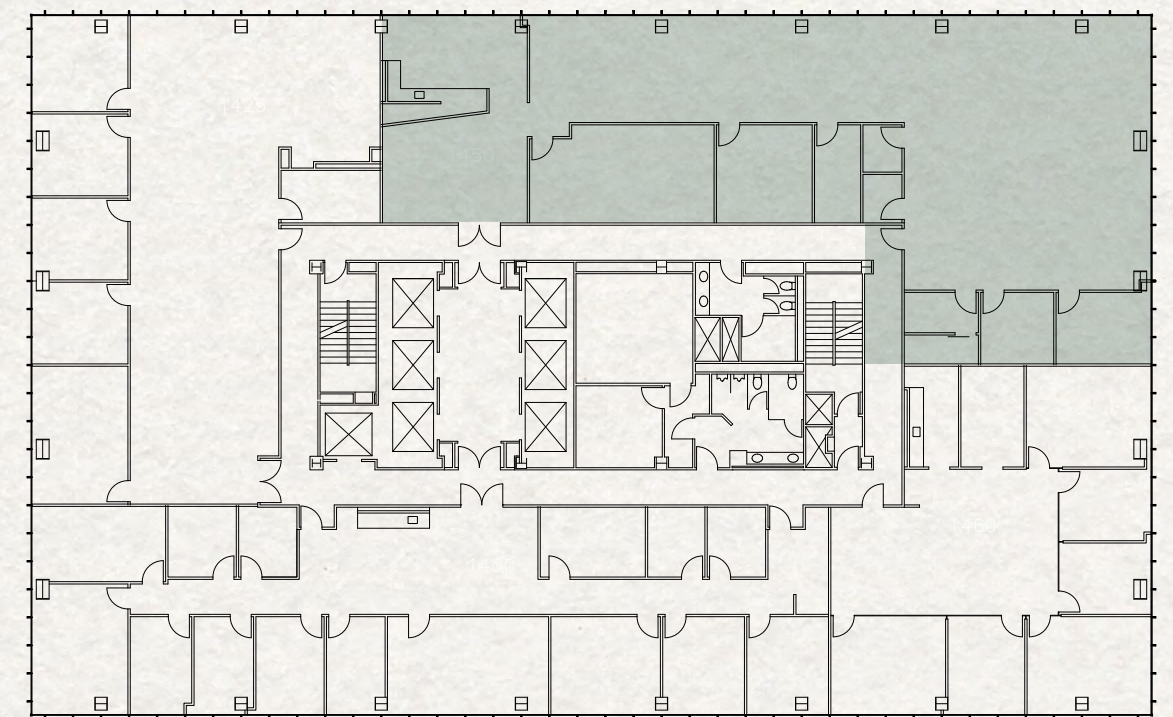


fourteenth floor

SUITE 1450

5,188 SF | AVAILABLE NOW

Open reception/lounge, open kitchen area, large conference room, 3 private offices, 2 phone rooms, server/storage, and large open area.

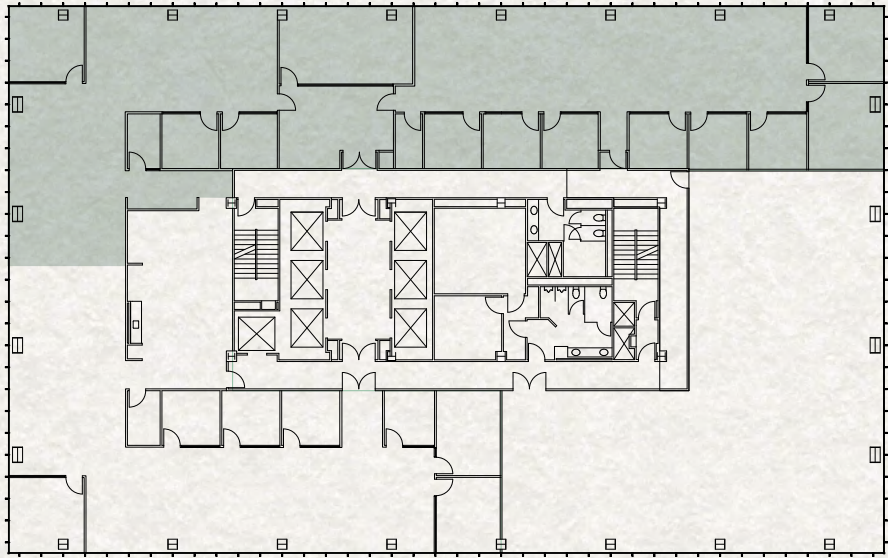


sixteenth floor

SUITE 1600

6,962 SF | AVAILABLE NOW

Reception, 1 large conference room, 12 private offices, and storage/IT room. Contiguous up to 11,359 SF with Suite 1650.

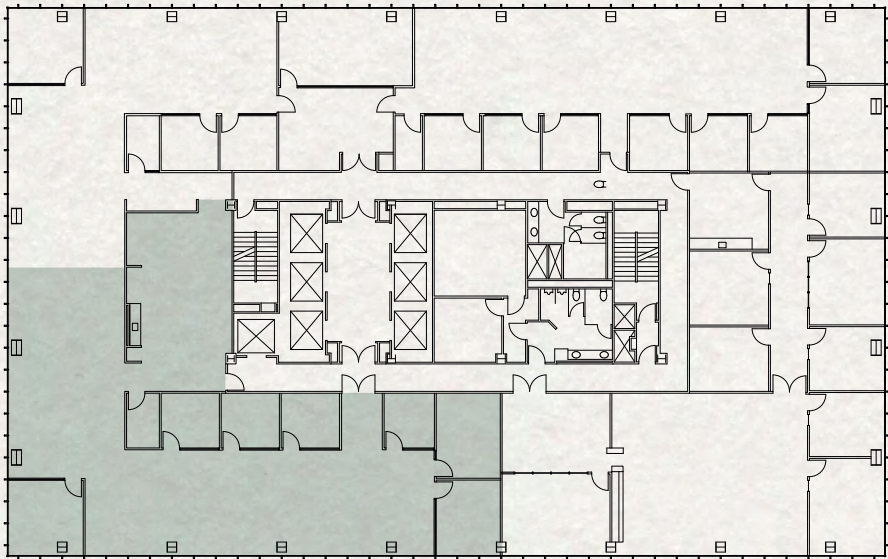


sixteenth floor

SUITE 1650

4,397 SF | AVAILABLE NOW

2 medium conference rooms or large offices, 5 private offices, large kitchen/break room, and open office. Contiguous up to 11,359 SF with Suite 1600.



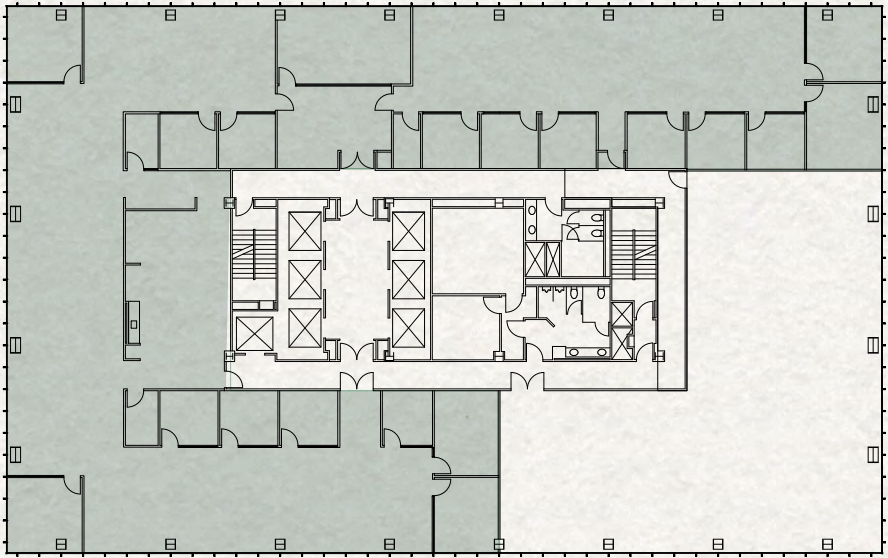
sixteenth floor

SUITE 1600

& 1650

11,359 SF | AVAILABLE NOW

Reception, large conference room, 2 medium conference rooms or large offices, 17 private offices, large kitchen/break room, open office and storage/IT room.

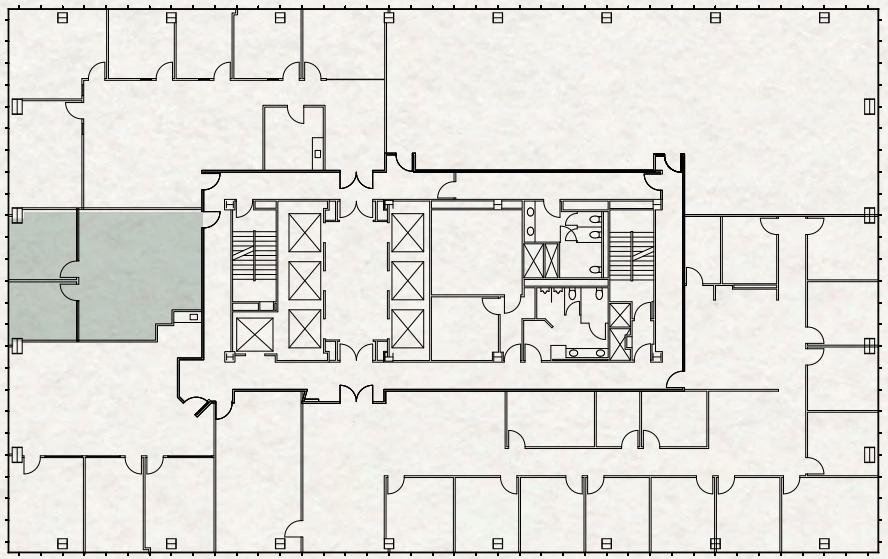


seventeenth floor

SUITE 1740

1,038 SF | AVAILABLE NOW

2 perimeter offices and small open space.



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TENANT NAME

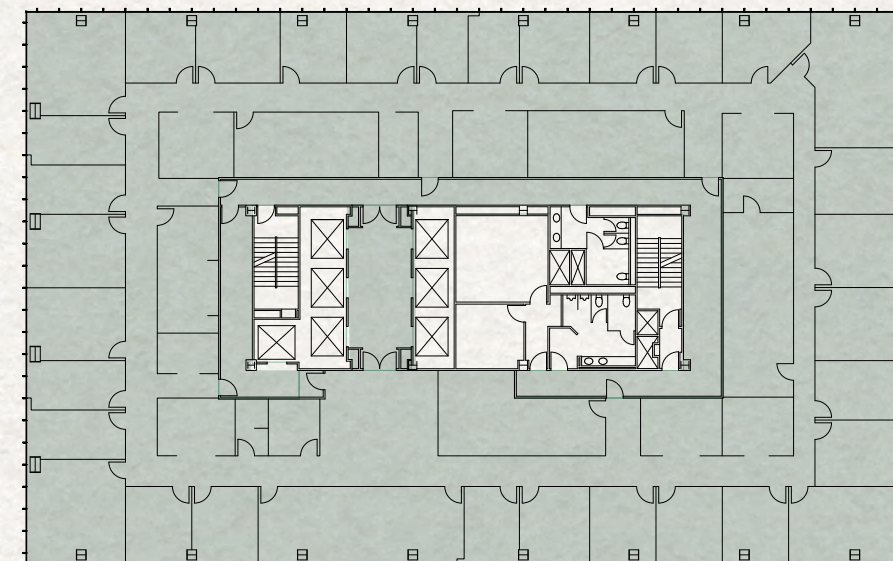
unbelievable
top floor views

21st & 22nd
contiguous to 31,478 SF

twenty first floor

15,476 SF | AVAILABLE AUG-26

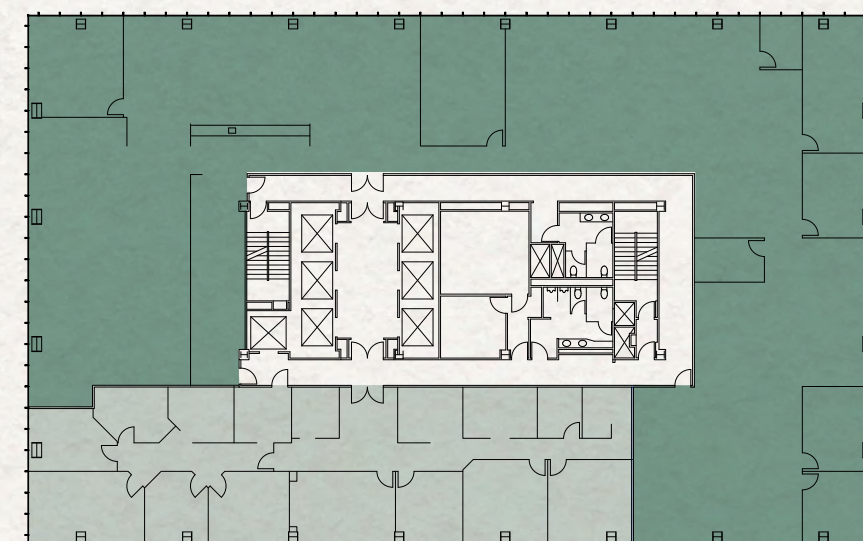
Former law firm space with dense build-out.



twenty second floor

16,002 SF | AVAILABLE AUG-26

Creative, high ceiling plan with high reception, 3 offices, 3 conference rooms, breakout/phone room, large open area, kitchen, lounge, storage/IT room + former law firm space with dense build-out.





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spaces tailored
TO IMPRESS



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XYZ
RENT

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