



kettner&ash

1420 KETTNER BLVD., SAN DIEGO, CA 92101



The Opportunity

The Office Environment.

- 7 stories of Class A Office totaling 123,059 RSF
- Side-core floor plates with atrium averaging 19,008 RSF
- Ability to deliver multiple contiguous floors

Experience Little Italy.

- 35 restaurants within 5 blocks of Kettner & Ash
- Art galleries, boutiques, culinary options & retail shops
- Weekly farmer's market

On the move.

- 5 minute walk to Santa Fe train depot & San Diego Trolley
- Convenient access to Interstate 5 as well as CA-163 and CA-94
- 7 minute drive to San Diego International Airport

Live. Work. Play.

- 4,200 residential units nearby
- 1,608 residential units planned or under construction in the area
- Multiple entertainment & nightlife options

Location. Location. Location.

- 2 blocks from scenic San Diego Bay
- World famous Gaslamp Quarter within 1 mile
- 2 blocks from PortSide Pier



Modern Lobby





Convenient
Bird Rock Coffee
On-Site



ROCK COFFEE ROASTERS



CLICK HERE FOR VIRTUAL
RESTROOMS/LOCKERS TOUR



Resort Style Locker Rooms



Outdoor Patios

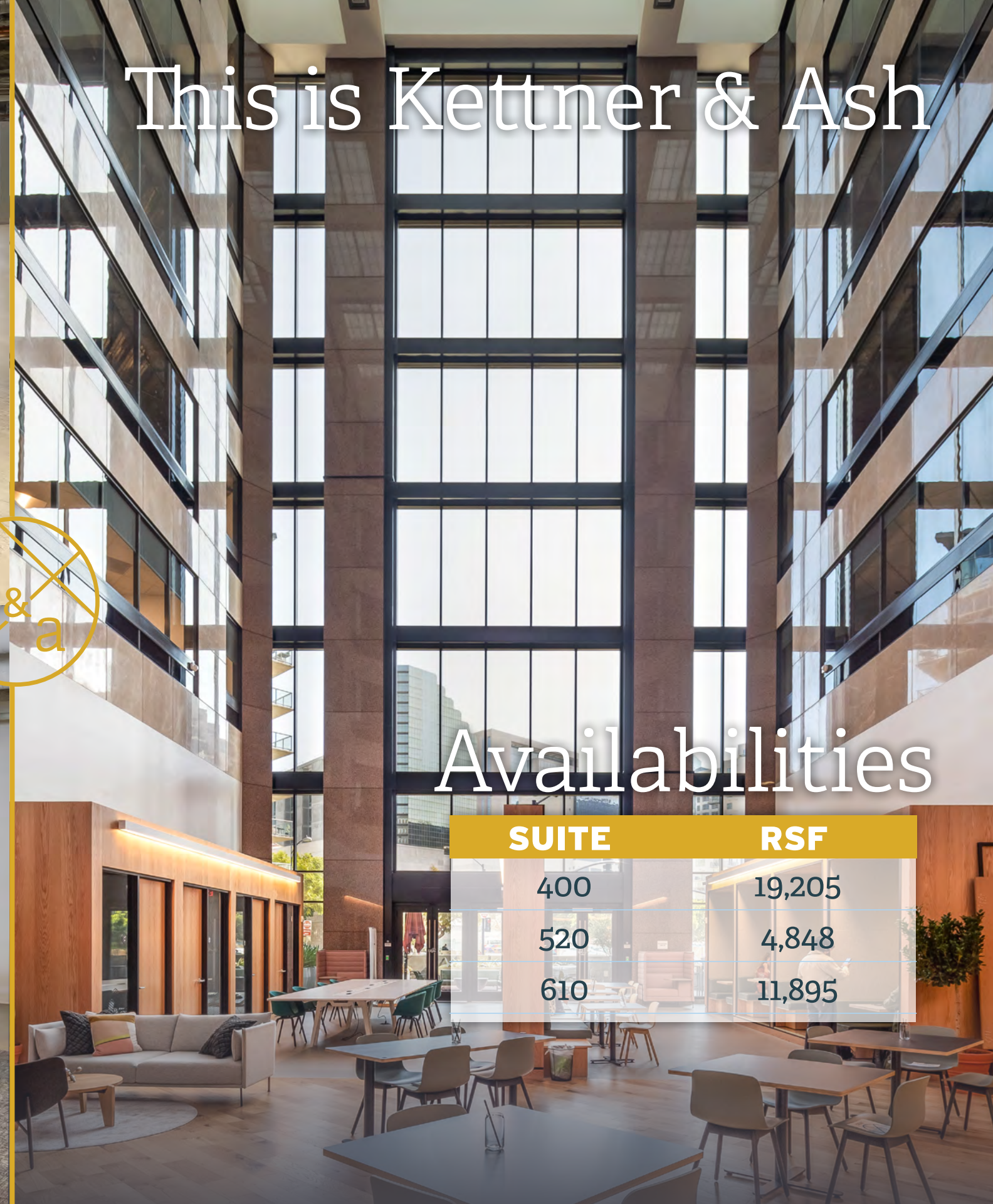
Third Floor Common Area Balcony



[CLICK HERE FOR VIRTUAL TOUR OF 3RD
FLOOR TENANT LOUNGE & OUTDOOR PATIO](#)



Exclusive Tenant Lounge



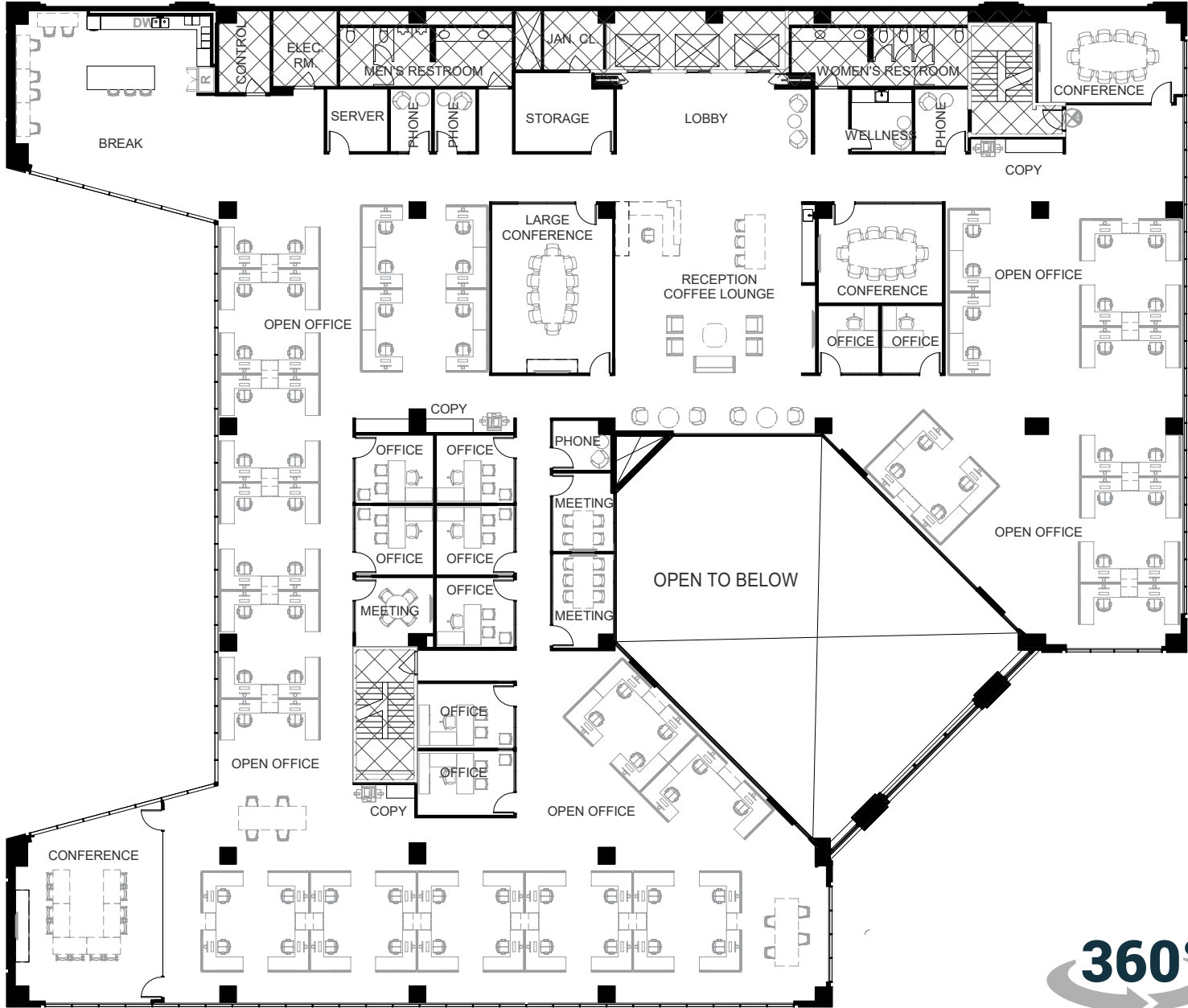
This is Kettner & Ash

Availabilities

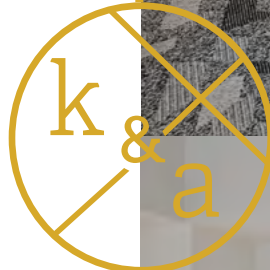
SUITE	RSF
400	19,205
520	4,848
610	11,895

Suite 400 - 19,205 RSF

SPEC SUITE

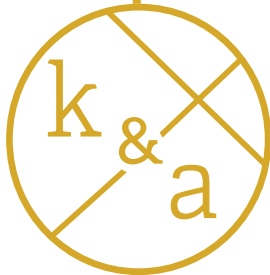
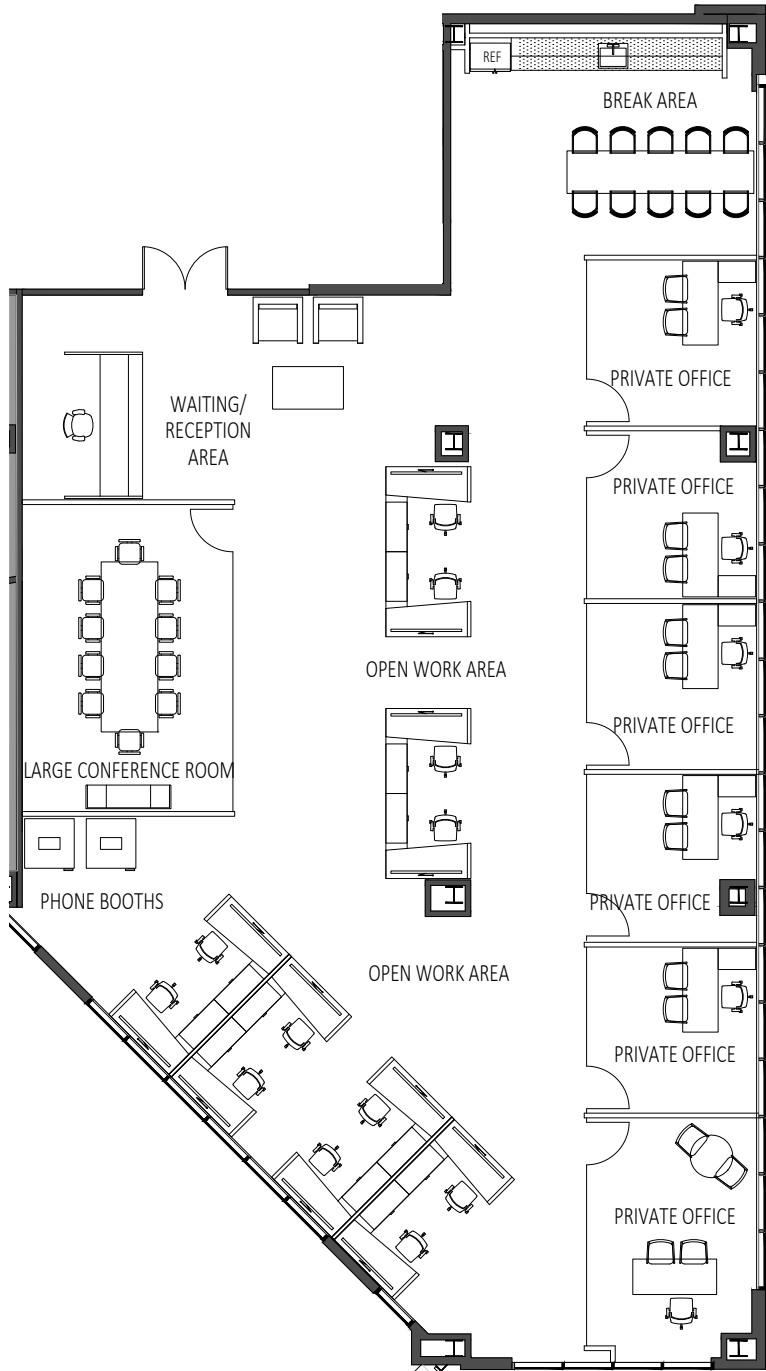


360°



Suite 520 - 4,848 RSF

FUTURE SPEC SUITE




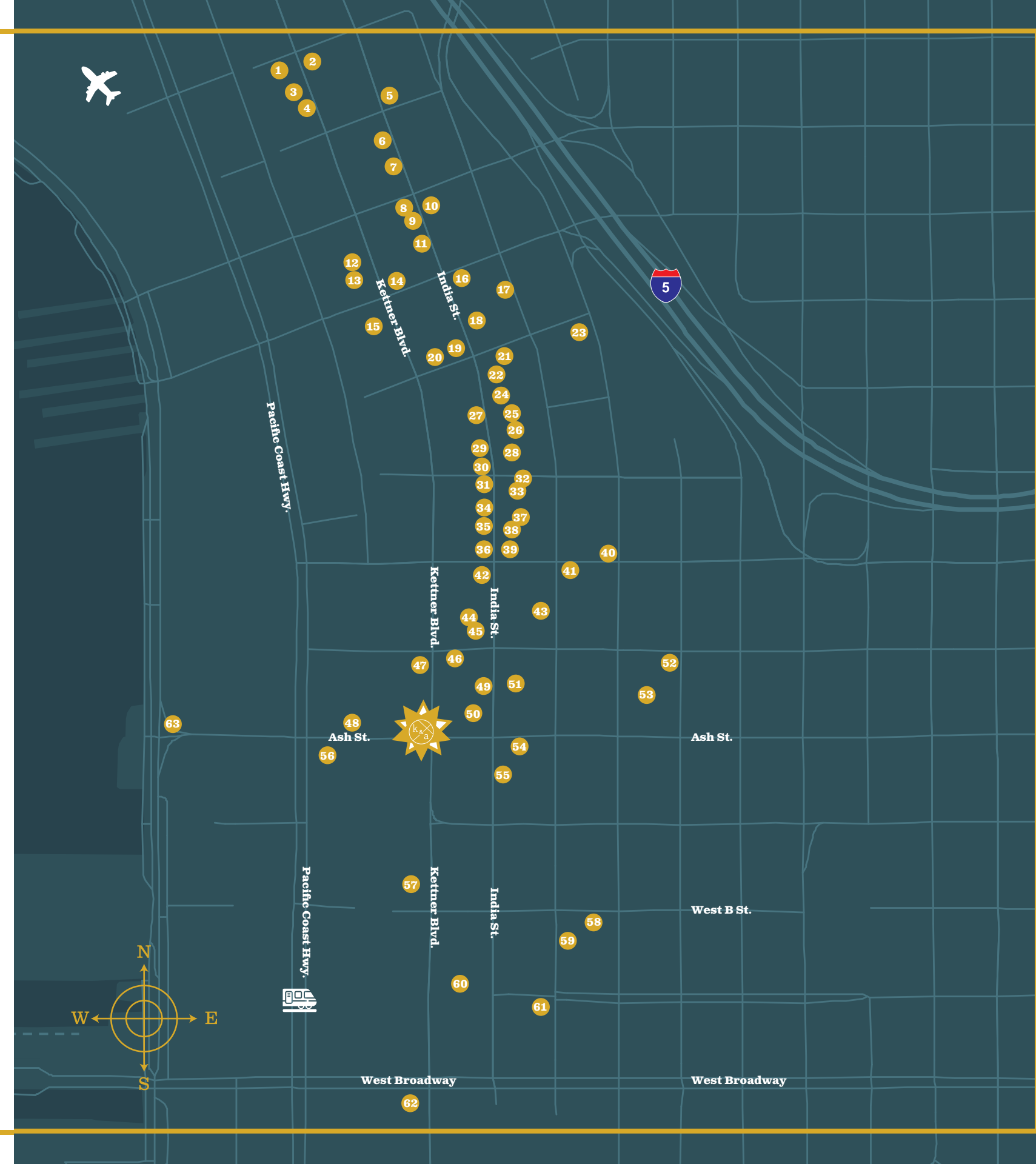
Suite 610 - 11,895 RSF



Eat your heart out.

- | | | | | | |
|----|---|----|--|----|--|
| 1 | CRACK SHACK
2266 Kettner Boulevard | 21 | HEARTSLEEVES COFFEE
621 W. Fir Street | 43 | BREAKFAST AT STEPHANIE'S
1501 India Street |
| 2 | BIRD ROCK COFFEE ROASTERS
2295 Kettner Boulevard | 22 | CIVICO 1845
1845 India Street | 44 | ISOLA PIZZA BAR
1526 India Street |
| 3 | JUNIPER & IVY
2228 Kettner Boulevard | 23 | GLASS DOOR
1835 Columbia Street | 45 | HARBOR BREAKFAST
1502 India Street |
| 4 | HERB & EATERY
2210 Kettner Boulevard | 24 | L&INI'S PIZZERIA
1827 India Street | 46 | CRAFT & COMMERCE
625 W. Beech Street |
| | HERB & WOOD
2210 Kettner Boulevard | 25 | FILIPPIS PIZZA GROTTO
1747 India Street | 47 | ROMESCO MEXITERRANEAN COCINA
1490 Kettner Boulevard |
| 5 | BALLAST POINT BREWERY
2215 India Street | 26 | MIMMO'S
1743 India Street | 48 | SHINO SUSHI & KAPPO
838 W. Ash Street |
| 6 | PALI WINE CO. WINERY TASTING ROOM
2130 India Street | 27 | JUICE CRAFTERS
1740 India Street | 49 | MEXICAN FIESTA
1460 India Street |
| 7 | GRAB & GO
2102 India Street | 28 | CAFÉ ZUCCHERO
1731 India Street | 50 | PETRINI'S
610 W. Ash Street |
| 8 | STARBUCKS
801 W. Hawthorn Street | | TRATTORIA FANTASTICA
1731 India Street | 51 | ENOTECA STYLE WINE BAR
1445 India Street |
| 9 | PUERTO LA BOCA ARGENTINIAN
2060 India Street | 29 | café ITALIA
1704 India Street | 52 | THE KEBAB SHOP
303 W. Beech Street |
| 10 | MONA LISA ITALIAN FOODS
2061 India Street | 30 | NAPIZZA
1702 India Street | 53 | EXTRAORDINARY DESSERTS
555 W. Ash Street |
| 11 | ASSENTI'S PASTA
2044 India Street | 31 | PREPKITCHEN
1660 India Street | 54 | BAYSIDE BAR & GRILL
555 W. Ash Street |
| 12 | WATERFRONT BAR & GRILL
2044 Kettner Boulevard | 32 | PRINCESS PUB & GRILLE
1665 India Street | 55 | MUSIC BOX
1337 India Street |
| 13 | ROVINO ROTISSERIE + WINE
2034 Kettner Boulevard | 33 | DAVANTI ENOTECA
1655 India Street | 56 | RUTH'S CHRIS
1337 India Street |
| 14 | KETTNER EXCHANGE
2001 Kettner Boulevard | 34 | IRONSIDE FISH & OYSTER BAR
1654 India Street | 57 | STONE BREWERY
1337 India Street |
| 15 | BAR BODEGA
1980 Kettner Boulevard | 35 | SORRENTO
1646 India Street | 58 | TOPSIDE TERRACE KITCHEN & BAR
1337 India Street |
| 16 | BOLT BREWERY
1971 India Street | 36 | BURGER LOUNGE
1608 India Street | 59 | KARL STRAUSS
1337 India Street |
| 17 | THE GALLERY
1970 Columbia Street | 37 | BUON APPETITO
1609 India Street | 60 | MATISSE BISTRO
1337 India Street |
| 18 | BARBUSA
1917 India Street | 38 | SOGNO DI VINO
1607 India Street | 61 | WATERS FINE FOODS
1337 India Street |
| 19 | M WINEHOUSE
1918 India Street | 39 | TAZZA D'ORO
1603 India Street | 62 | COPA VIDA
1337 India Street |
| 20 | BENCOTTO
750 W. Fir Street | 40 | PAPPALECO
1602 State Street | 63 | Brigantine, Miguels, TopSail, and Ketch
N Harbor Drive |
| | INFLUX
750 W. Fir Street | 41 | QUEENSTOWN PUBLIC HOUSE
1557 Columbia Street | | |
| | MONELLO
750 W. Fir Street | 42 | INDIGO GRILL
1536 India Street | | |

 All of these great dining options are within a 10 minute walk from Kettner & Ash.



Amenities



1 Bird Rock Coffee On-site

Kettner & Ash features Bird Rock Coffee on-site. Perfect for a quick cup of coffee or a working lunch all without having to leave the office.



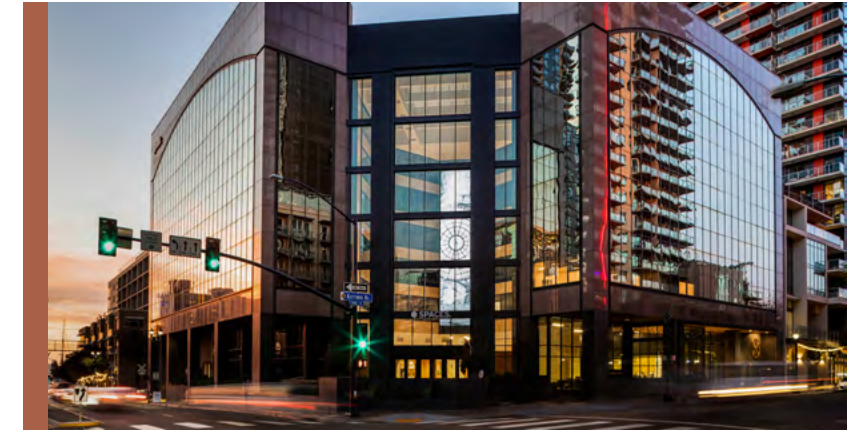
2 Collaborative Areas

Throughout the project one will find multiple areas designed to enhance collaboration & provide inspiring work spaces.



3 Outdoor Spaces

Enjoy San Diego's amazing year round weather with outdoor areas perfect for work or leisure.



4 Re-Imagined Exterior

Upgraded exteriors make for an impactful sense of arrival & a high image curb appeal.



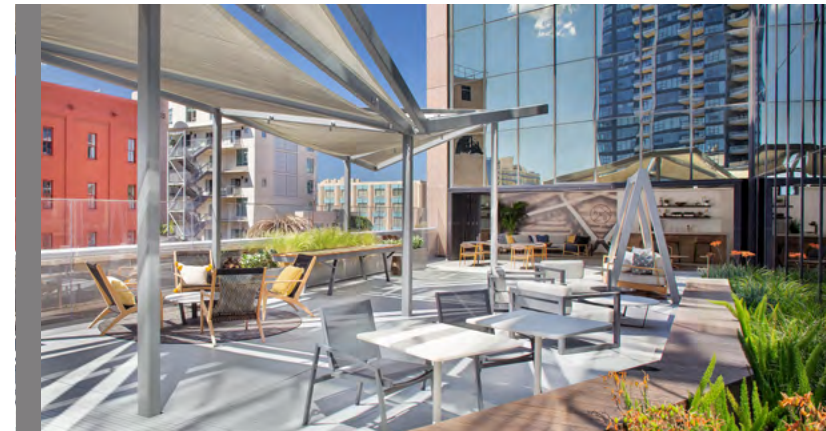
5 Elegant Restrooms

Attention to detail is exhibited throughout the property. Designer restrooms showcase the project's refined atmosphere.



6 Resort-Style Lockers

With convenience in mind, Kettner & Ash's shower & locker rooms provide tenants with a luxurious amenity to maximize the efficiency of the daily routine.



7 Common Area Balcony

Tenants can utilize an outdoor common area balcony. This unique design feature is a touch that is truly San Diegoan.



8 Exclusive

Enhanced space designed to stimulate office culture & create meaningful interaction.



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CUSHMAN &
WAKEFIELD

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Leasing

