

701B

701 B STREET, SAN DIEGO



YOUR VISION, OUR SKYLINE

CLASS A OFFICE SPACE AVAILABLE FOR LEASE

BOLD BEGINNINGS START HERE

Embrace a new luxury experience at 701B, a Class A landmark in the heart of Downtown San Diego. Known for its distinctive glass façade, this completely reimaged and renovated office project offers flexible floor plans tailored to the needs of today's leading companies. With premier onsite amenities, 701B provides an elevated tenant experience in one of California's most iconic cities.

572,685 SF



CLASS A
OFFICE

24 STORY
BUILDING

- LARGE FLOOR PLATES 23,000+
- 13-FOOT CEILING HEIGHT
- VERSATILE SPACES TAILORED TO MEET YOUR SPECIFICATIONS
- NEW SPEC SUITES AVAILABLE



WHERE SUPERIOR AMENITIES

ENHANCE YOUR WORK DAY.



701B

PROPERTY HIGHLIGHTS

3:1,000 PARKING RATIO*

Onsite and neighboring garages available

**Above market parking available for select transactions*

B-SIDE TENANT LOUNGE

Relax and recharge in our modern lounge with expansive outdoor patio and water wall

ONSITE CAFÉ

Freshly brewed Bean Box craft coffee, baked goods, and assorted bites

MEETING & CONFERENCE FACILITIES

Flexible rooms equipped with modern audio/visual capabilities

FITNESS CENTER

Fully equipped and newly renovated with shower and locker facilities

DEDICATED BIKE STORAGE

Secure your bike after riding to work

ELEVATED TENANT EXPERIENCE

Perks include tenant engagement app, wine lockers, and kegerator dispenser

PROFESSIONALLY GUARDED 24/7

Onsite security available for your assistance

EXPANSIVE VIEWS

Enjoy breathtaking sights of San Diego Bay, Coronado, and Petco Park

AN ELEVATED EXPERIENCE



*Professionally guarded
24/7 with onsite security.*



RENOVATED LOBBY

*Impress clients and foster collaboration
in the stylish and contemporary lobby.*

CATCH US ON THE
B/SIDE



Start each morning with a fresh cup of craft coffee from Bean Box Coffee.



GATHERING SPACES

Unwind and recharge at B-Side, a contemporary indoor/outdoor gathering space.

WORK. LIFE. BALANCE.



*Refresh in the remodeled
locker rooms and showers.*



FITNESS CENTER

*Maintain your fitness goals at
Balanced Fitness & Health, our
onsite fitness center.*

AVAILABILITIES

NEW SPEC SUITES
AVAILABLE

1,000 - 3,000 SF		
SUITE	SF	AVAILABILITY
515	1,385	Vacant
540	1,534	Vacant
1275	1,639	Vacant
1725	2,305	Vacant
570	2,334	Vacant
520	2,452	Vacant
1040	2,759	Vacant
1770	2,950	Vacant
3,001 - 5,000 SF		
SUITE	SF	AVAILABILITY
C748	3,711	Vacant
530	3,935	Vacant
1160	4,915	Vacant
5,001 - 7,000 SF		
SUITE	SF	AVAILABILITY
1810	5,635	Vacant
1060	5,653	Vacant
1050	6,132	Vacant
1100	6,745	Vacant
7,001 - 10,000 SF		
SUITE	SF	AVAILABILITY
1200	7,131	Vacant
1800	7,410	Vacant
1700	8,274	Vacant
515 + 520 + 530 + 540	9,306	Vacant
850	9,801	Vacant

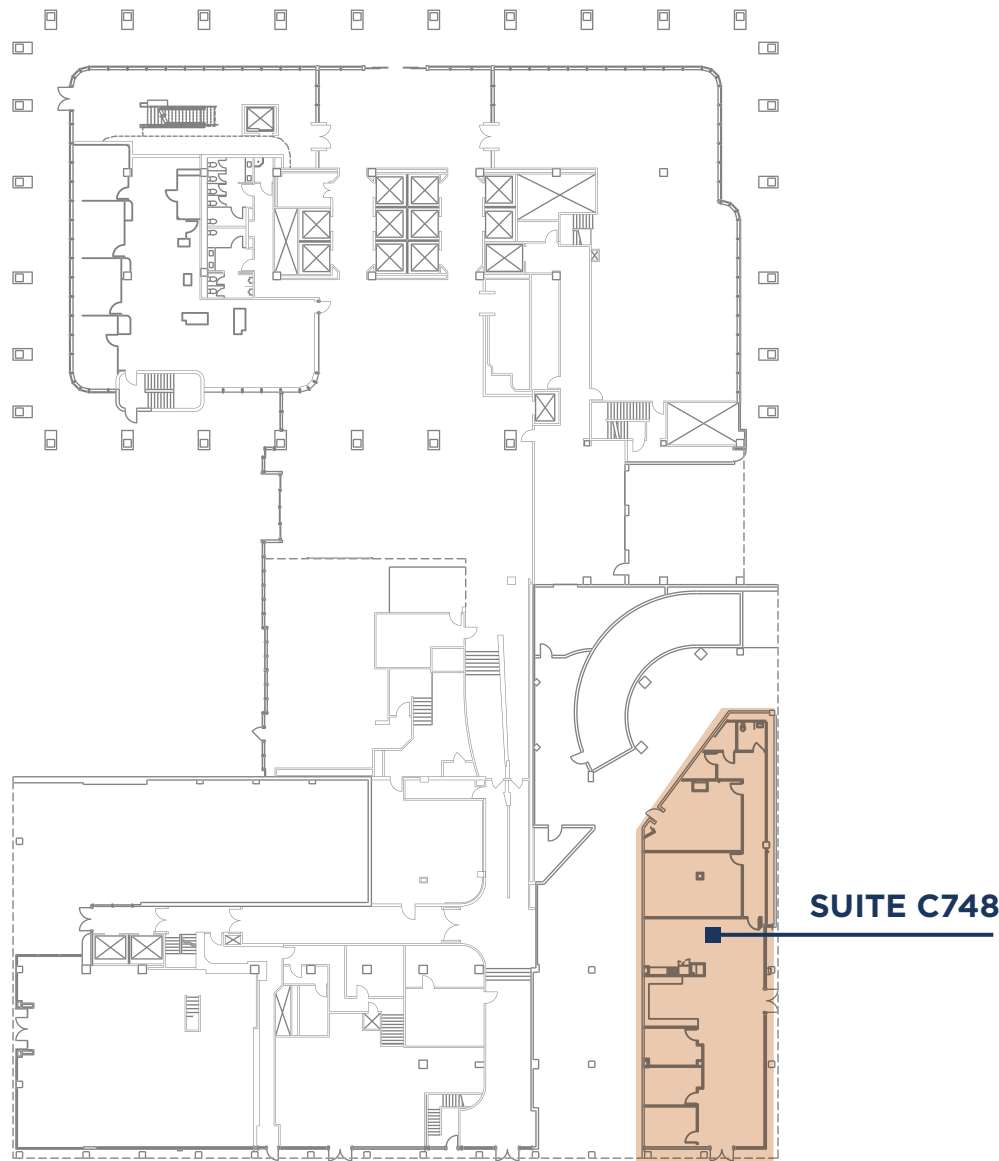
10,001 - 15,000 SF		
SUITE	SF	AVAILABILITY
1700 + 1725	10,579	Vacant
1800 + 1810	13,045	Vacant
1300	13,767	Vacant
1040 + 1050 + 1060	14,544	Vacant
15,001 - 25,000 SF FULL FLOOR OPPORTUNITIES		
SUITE	SF	AVAILABILITY
1500	20,419	Vacant
1400	22,784	Vacant
700	23,329	Vacant
1900	23,620	Vacant
2000	23,620	Vacant
25,001+ SF MULTI-FLOOR OPPORTUNITY		
SUITE	SF	AVAILABILITY
1900 + 2000	47,240	Vacant

Click on suite number to
view floorplan and suite
specifications



1ST FLOOR

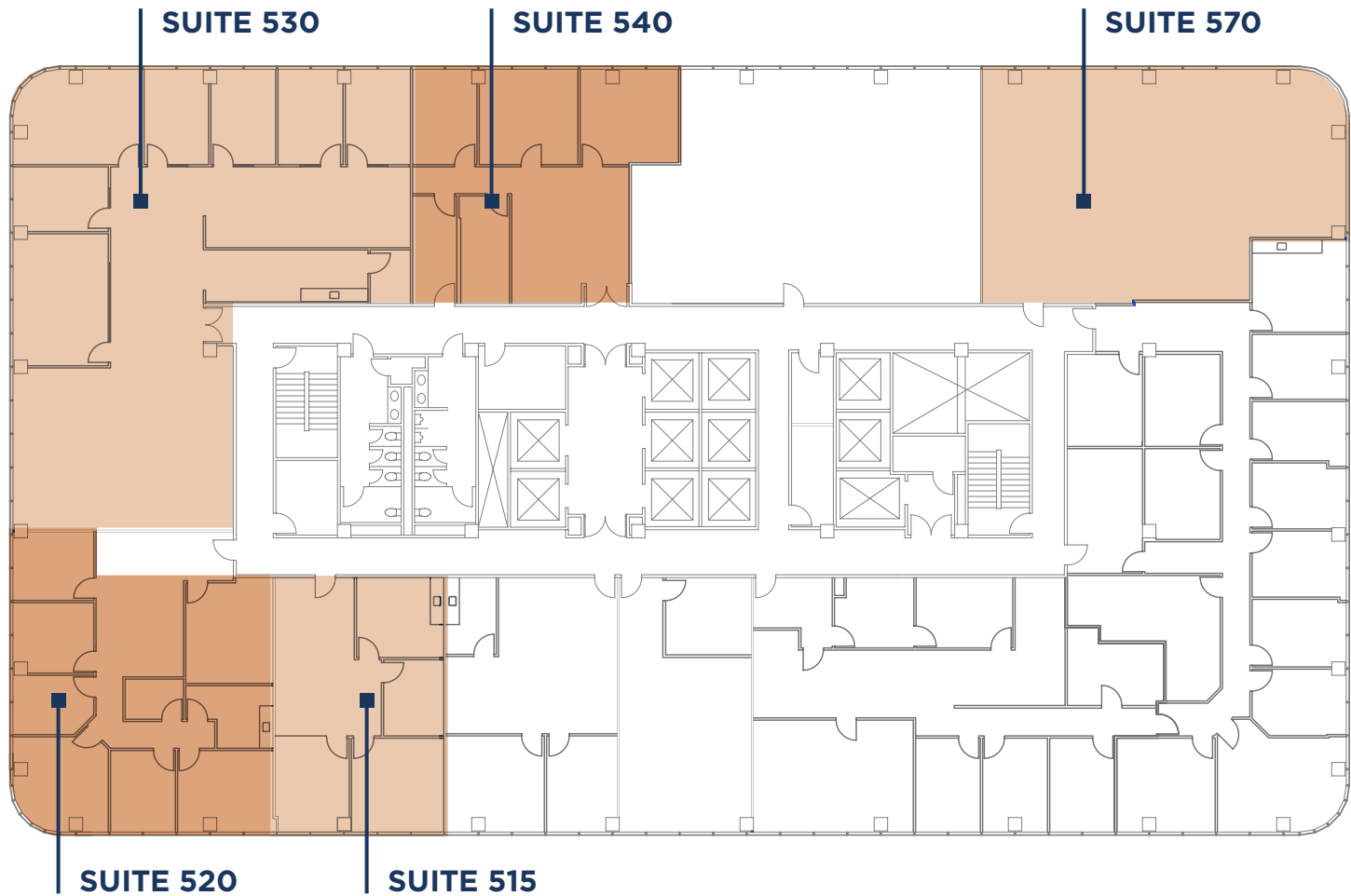
[RETURN TO AVAILABILITIES](#)



SUITE	SF	AVAILABILITY	DESCRIPTION
C748	3,711	Vacant	Ground floor office with private double-door entry from building exterior.

5TH FLOOR

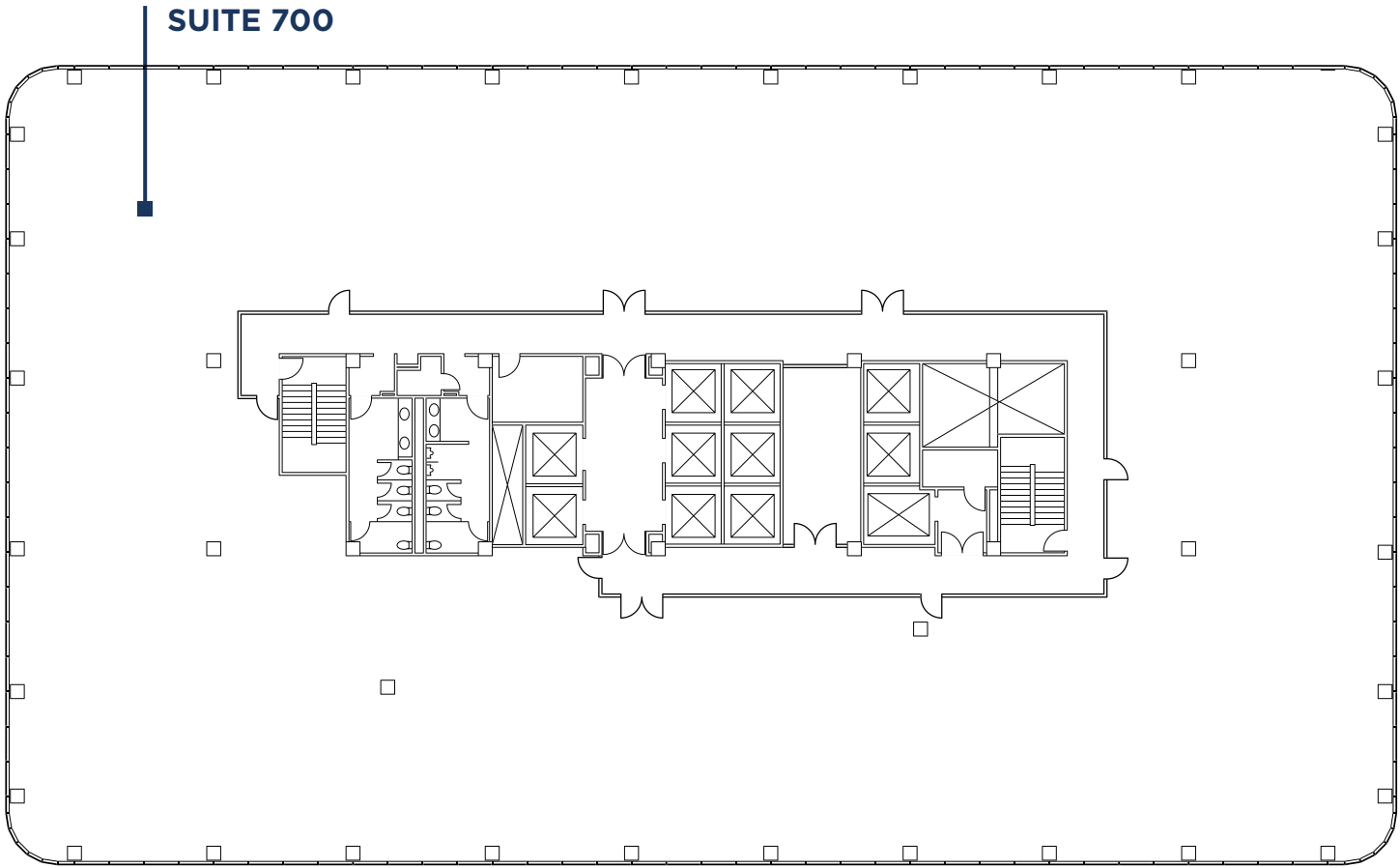
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SUITE	SF	VIEW TOUR	AVAILABILITY	DESCRIPTION
515	1,385	CLICK TO VIEW 360° TOUR	Vacant	2 private offices, conference room, break room, small reception, and open office. Contiguous with suites 520, 530, and 540.
520	2,452	CLICK TO VIEW 360° TOUR	Vacant	6 private offices, break room, IT/storage room, and open office. Contiguous with suites 515, 530, and 540.
530	3,935	CLICK TO VIEW 360° TOUR	Vacant	Spec suite with 6 window-lined offices, conference room, open-style break room, IT/storage room, and large open office. Contiguous with suites 515, 520, and 540.
540	1,534	CLICK TO VIEW 360° TOUR	Vacant	3 window-lined offices, break room, IT/storge room, reception, and open office. Contiguous with suites 515, 520, and 530.
570	2,334		Vacant	Corner suite. Shell condition with creative potential.

7TH FLOOR

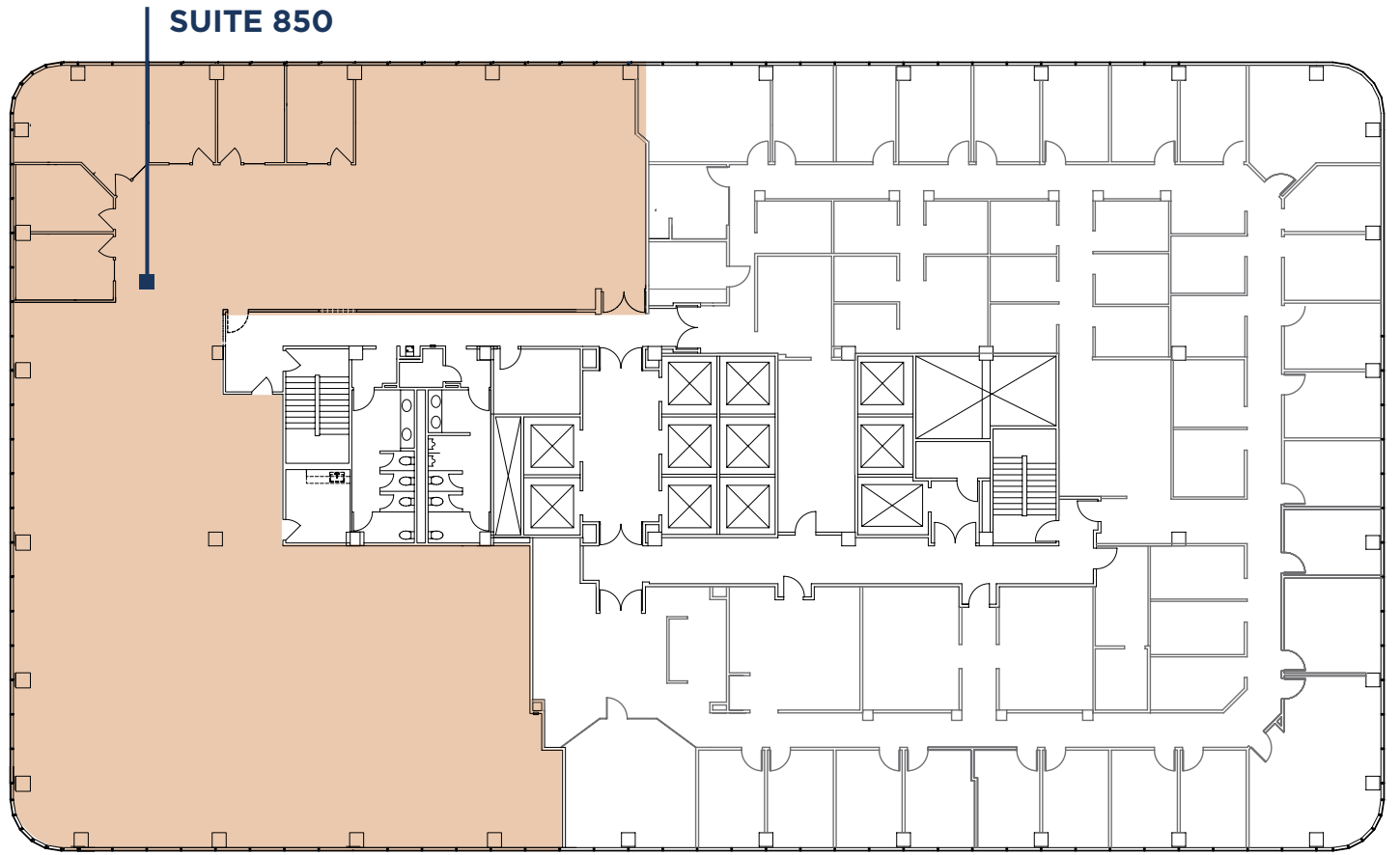
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SUITE	SF	AVAILABILITY	DESCRIPTION
700	23,329	Vacant	Full-floor opportunity.

8TH FLOOR

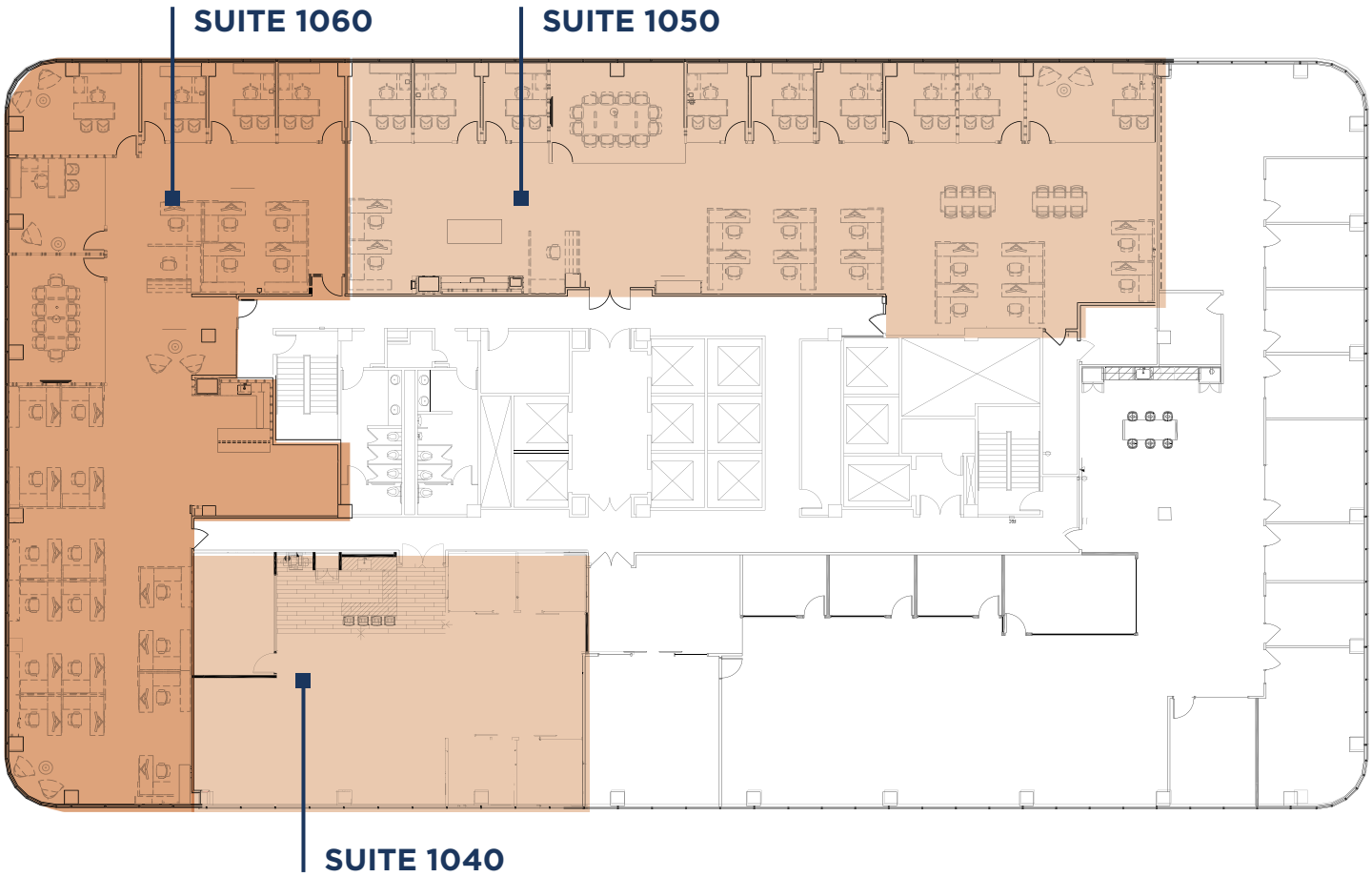
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SUITE	SF	VIEW TOUR	AVAILABILITY	DESCRIPTION
850	9,801	CLICK TO VIEW 360° TOUR	Vacant	Second generation. 6 window-lined offices, break room, and large open office.

10TH FLOOR

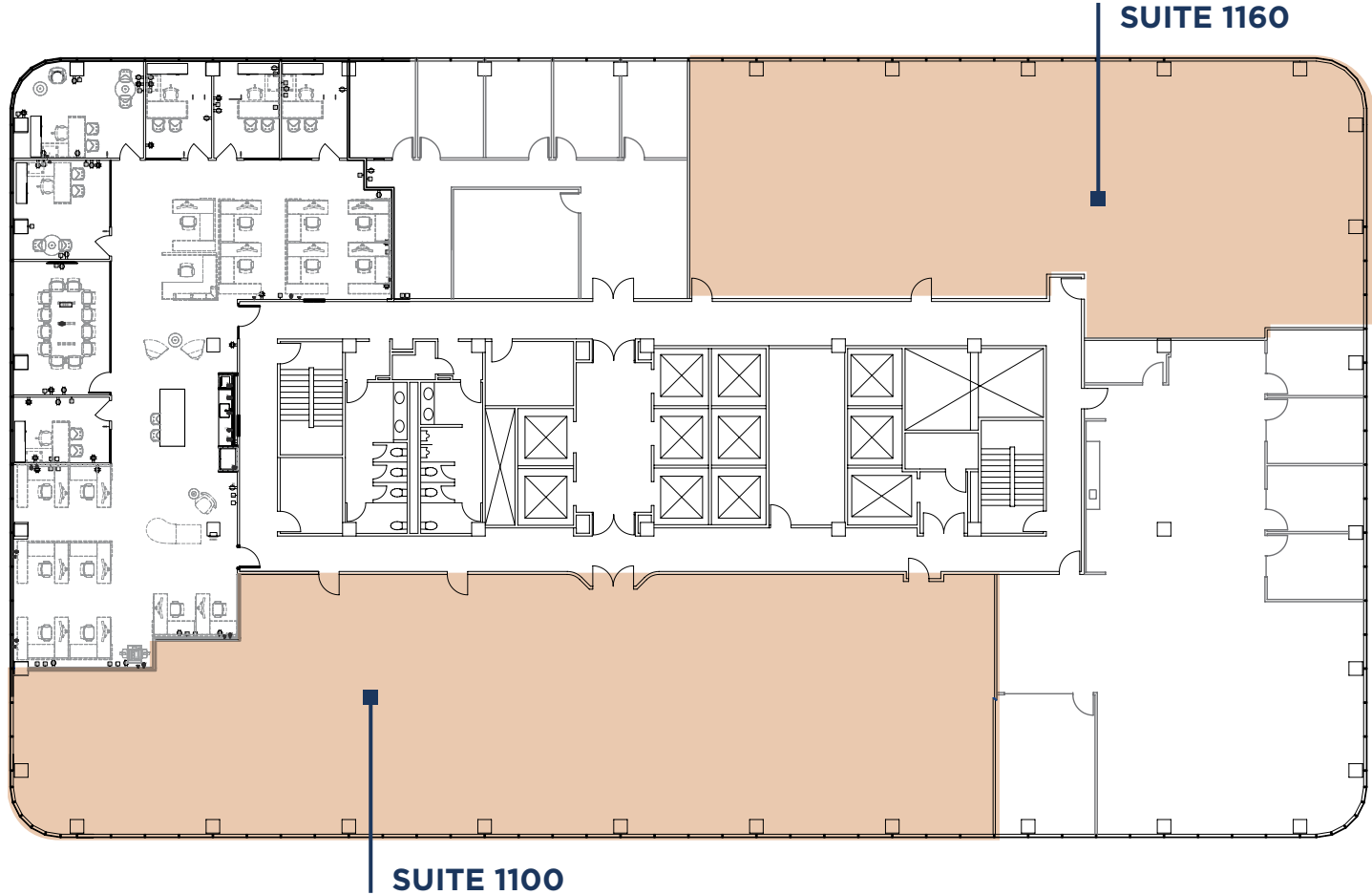
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SUITE	SF	VIEW TOUR	AVAILABILITY	DESCRIPTION
1040	2,759	CLICK TO VIEW 360° TOUR	Vacant	Fully furnished spec suite with open-style break room, conference room, open office, and 4 private offices (2 interior, 2 window-lined).
1050	6,132	CLICK TO VIEW 360° TOUR	Vacant	Fully furnished spec suite with double-door entrance off elevator lobby, efficient office buildout of 8 window-lined private offices, 2 conference rooms, kitchen, and open area.
1060	5,653	CLICK TO VIEW 360° TOUR	Vacant	Fully furnished spec suite with 5 window-lined private offices, conference room, kitchen, and open area with west-facing views.

11TH FLOOR

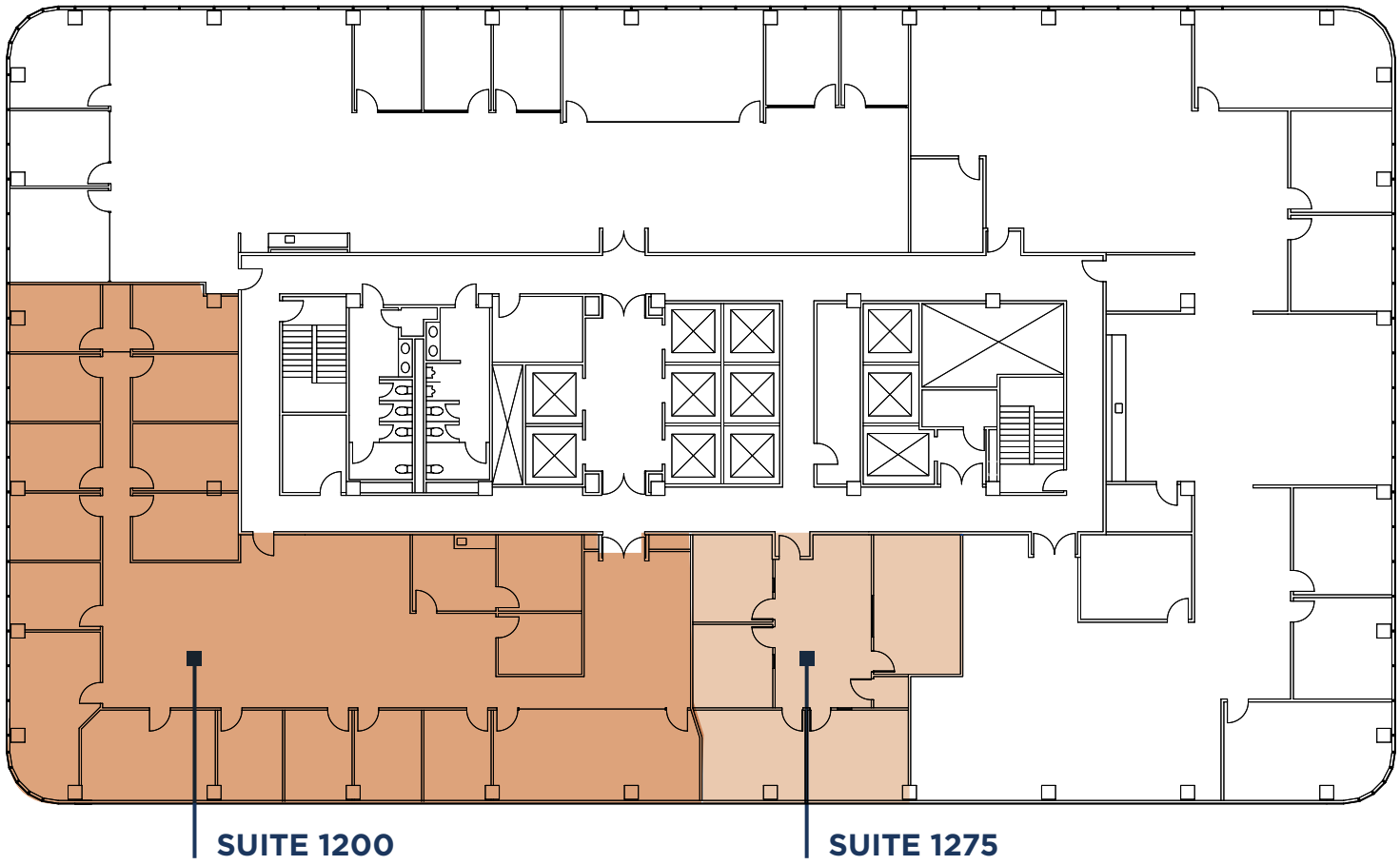
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SUITE	SF	VIEW TOUR	AVAILABILITY	DESCRIPTION
1100	6,745	CLICK TO VIEW 360° TOUR	Vacant	Double-door entry. Shell condition. Expansive south-facing views.
1160	4,915		Vacant	Shell condition. Ready for custom tenant improvements.

12TH FLOOR

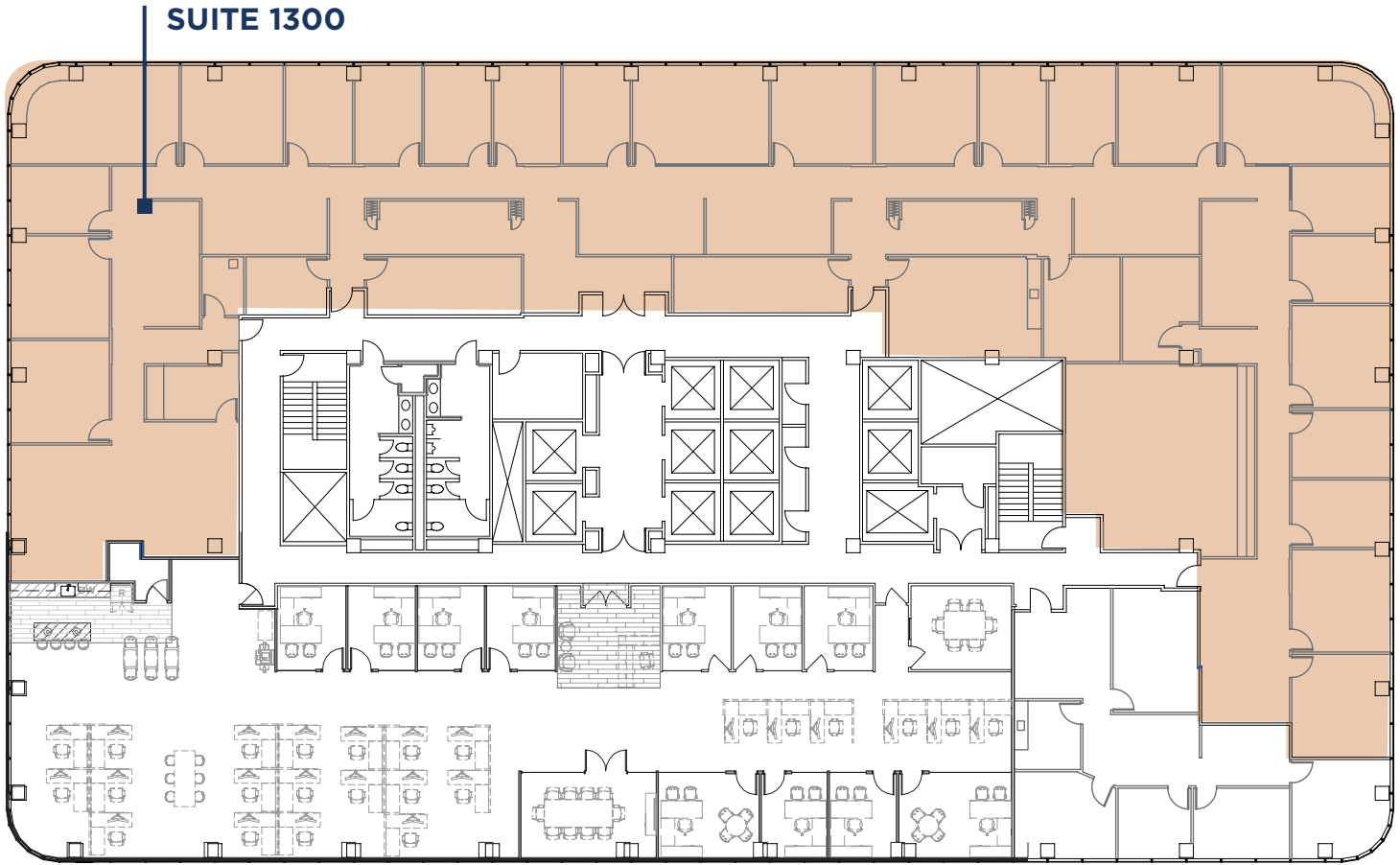
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SUITE	SF	AVAILABILITY	DESCRIPTION
1200	7,131	Vacant	Second generation, 11 window-line offices and 5 interior offices, conference room, break room, storage and open office.
1275	1,639	Vacant	Second generation, 2 window-line offices and 2 interior offices, conference room, and IT/storage room.

13TH FLOOR

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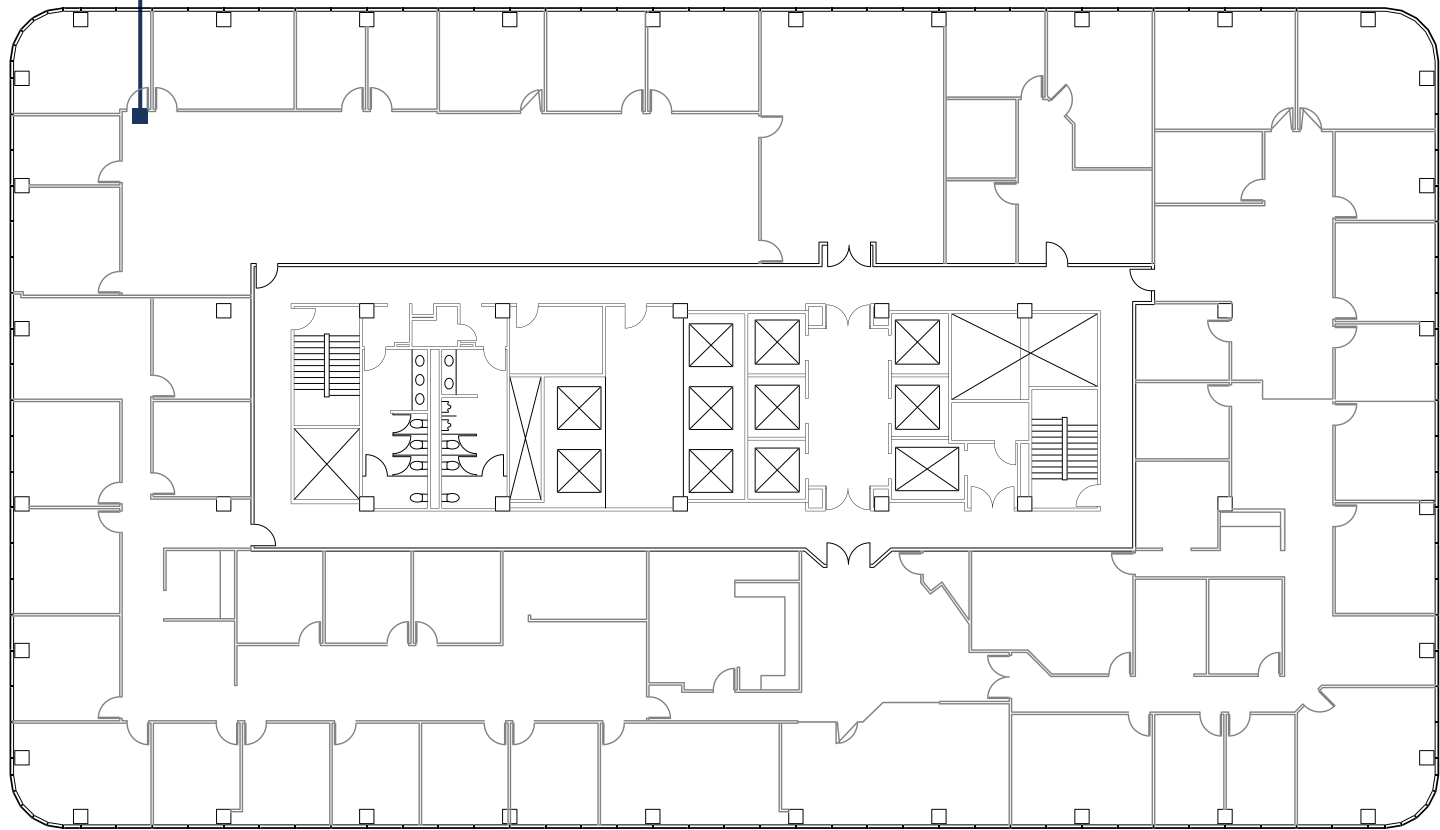


SUITE	SF	AVAILABILITY	DESCRIPTION
1300	13,767	Vacant	Dense traditional office buildout with window-lined offices and interior cube space for storage/print/copy.

14TH FLOOR

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SUITE 1400

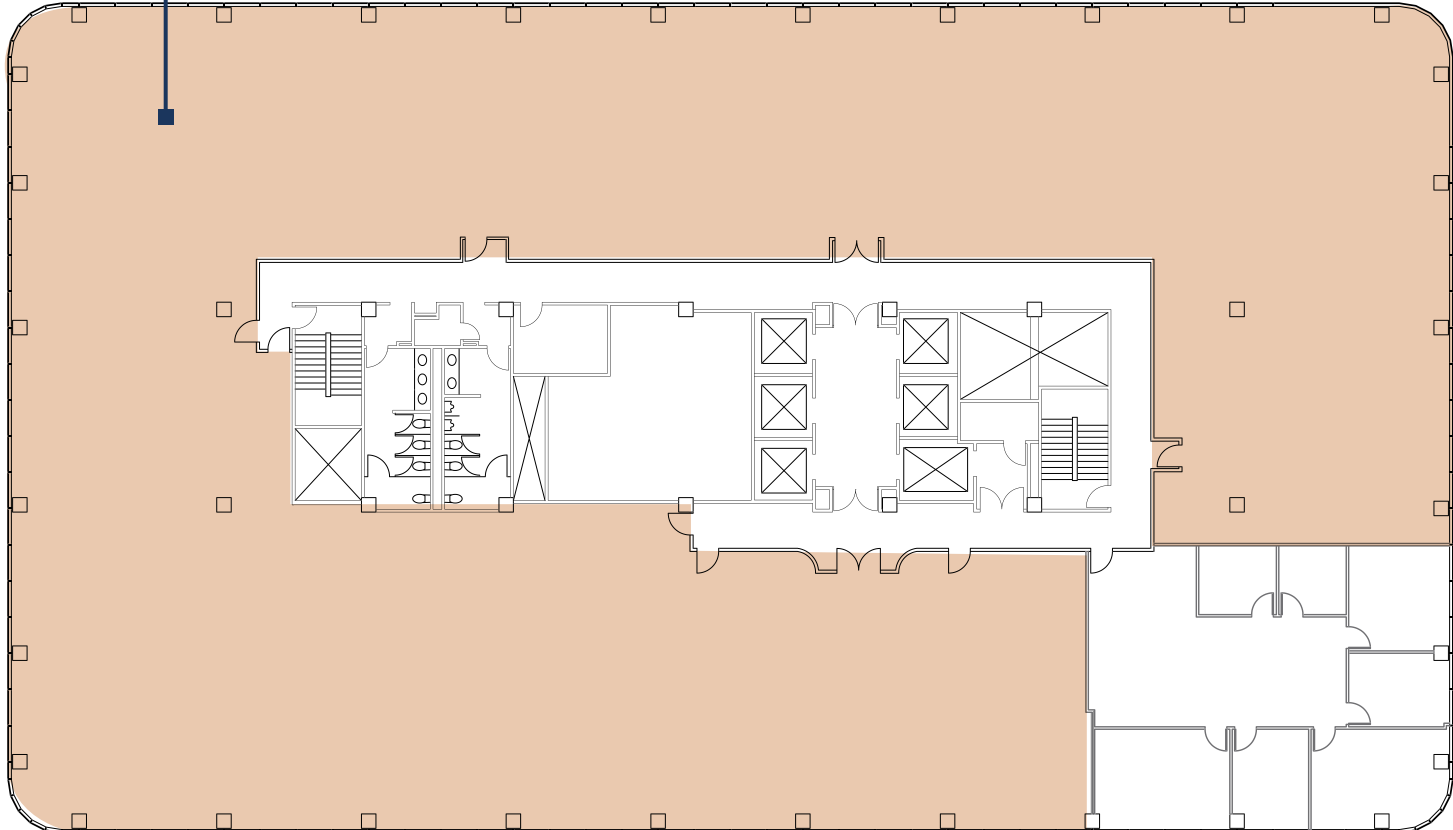


SUITE	SF	AVAILABILITY	DESCRIPTION
1400	22,784	Vacant	Full floor opportunity. Existing dense office buildout with great views.

15TH FLOOR

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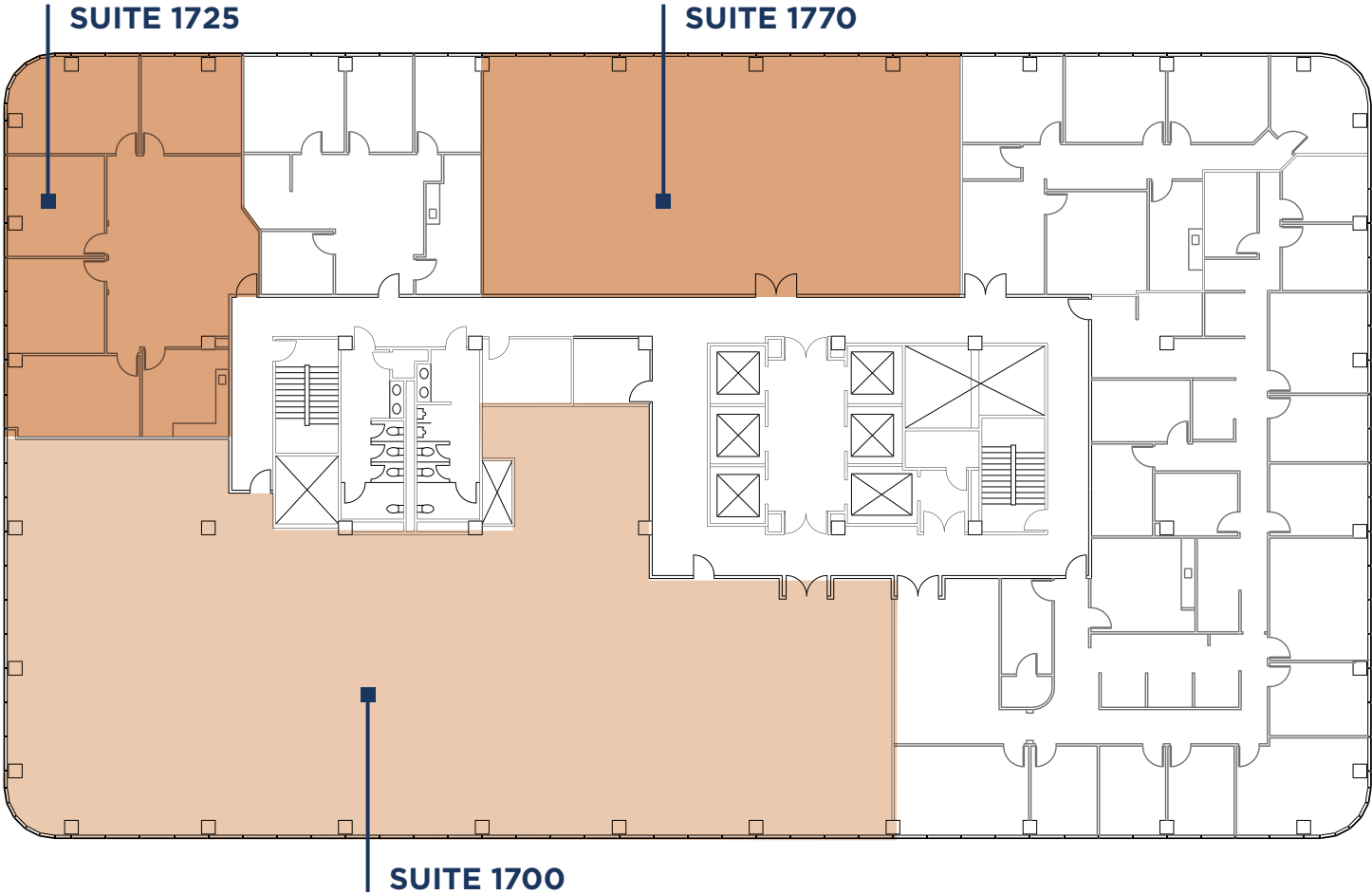
SUITE 1500



SUITE	SF	AVAILABILITY	DESCRIPTION
1500	20,419	Vacant	Shell condition.

17TH FLOOR

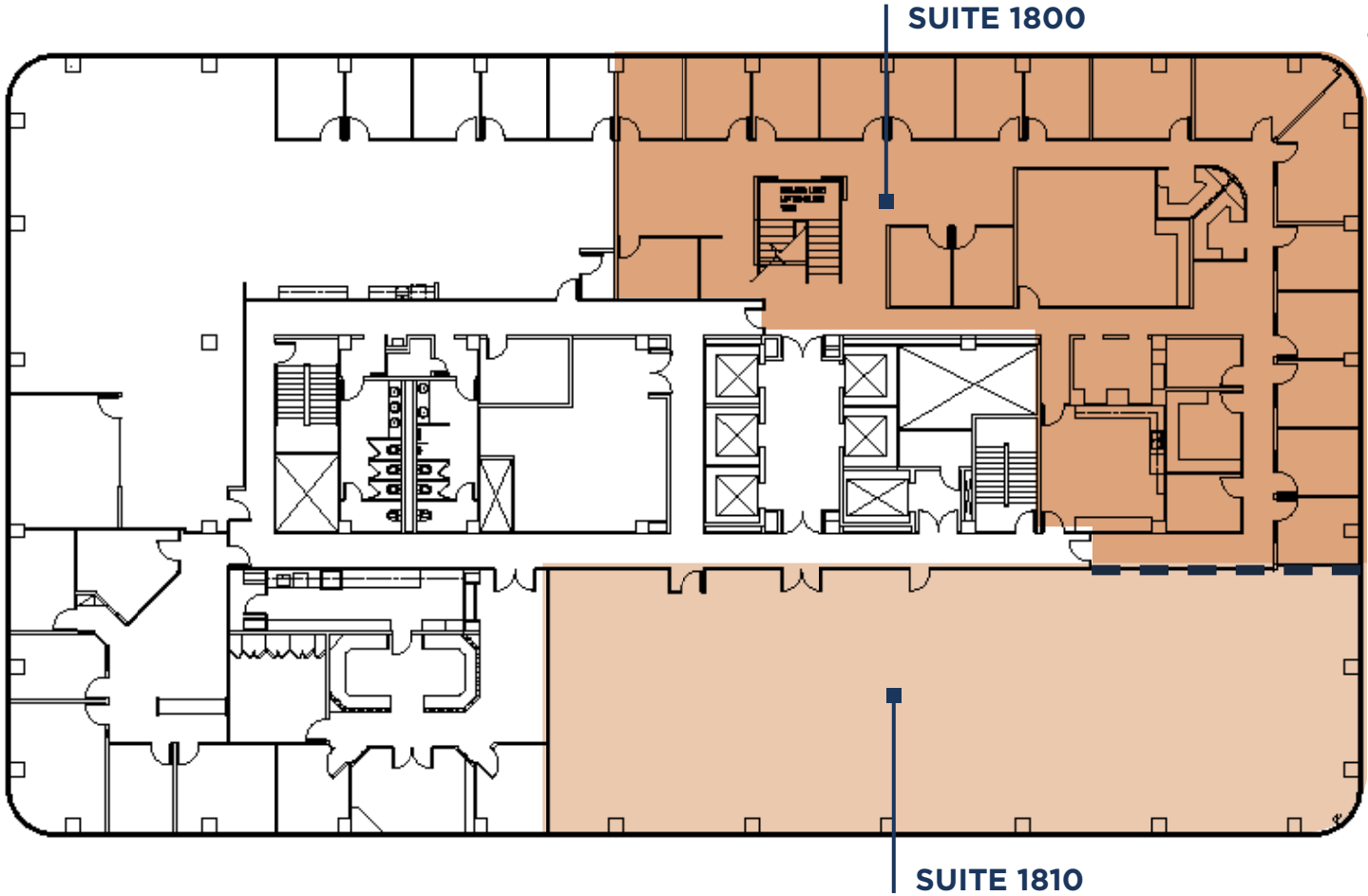
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SUITE	SF	VIEW TOUR	AVAILABILITY	DESCRIPTION
1700	8,274	CLICK TO VIEW 360° TOUR	Vacant	Double-door entry. Full bay views. Shell condition. Above market clear height, potential creative finishes.
1725	2,305	CLICK TO VIEW 360° TOUR	Vacant	4 window-line private offices, and conference room, kitchenette, open area. Ideal layout for a law firm.
1770	2,950	CLICK TO VIEW 360° TOUR	Vacant	Double-door entry. Shell condition. Potential creative finishes. Contiguous with suite 1775.

18TH FLOOR

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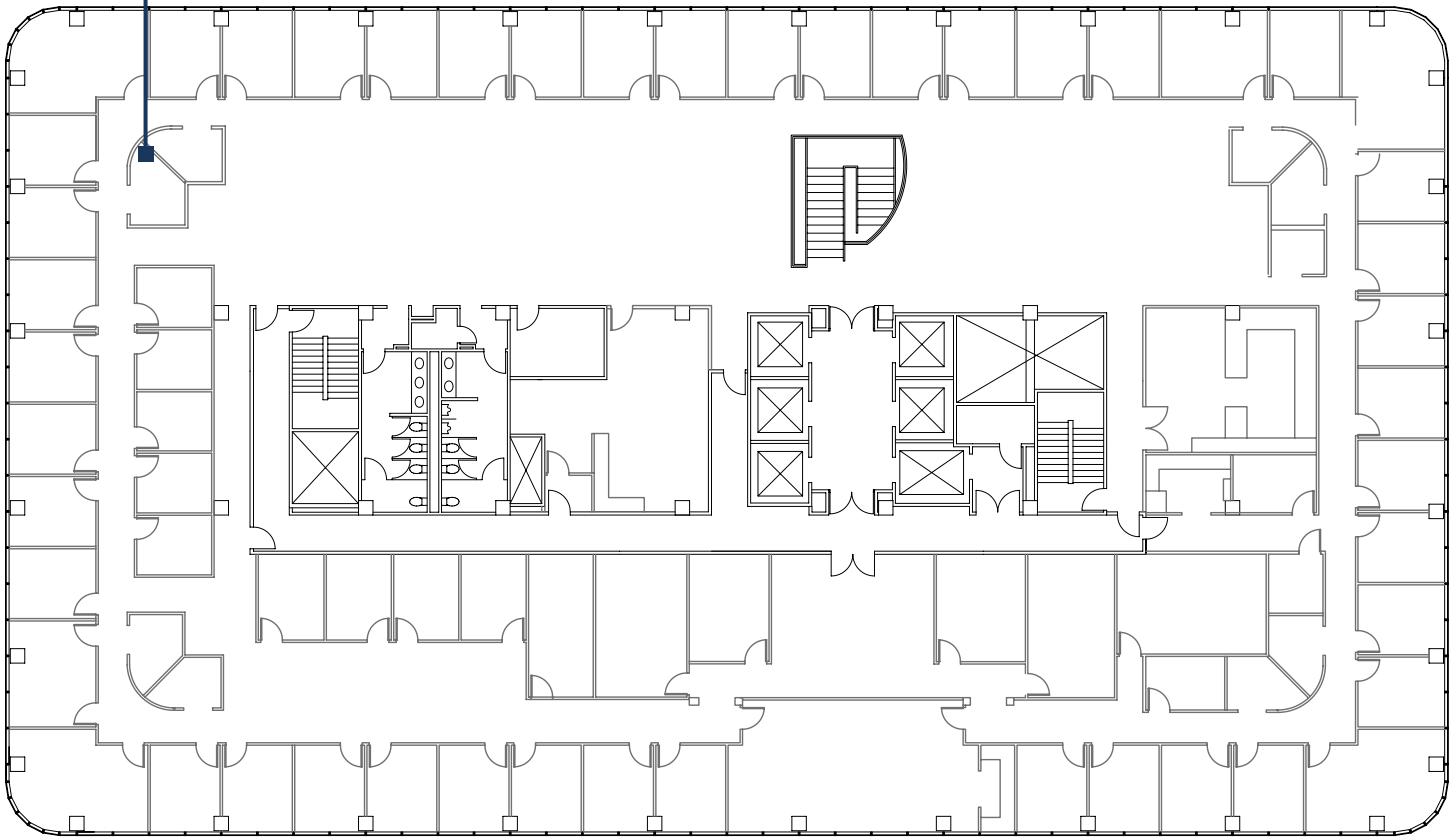


SUITE	SF	AVAILABILITY	DESCRIPTION
1800	7,410	Vacant	Former law firm space with interconnecting stairwell to entire 19th floor.
1810	5,635	Vacant	Double-door entry. Prime south-facing bay views. Shell condition. Potential creative finishes. Contiguous option.

19TH FLOOR

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SUITE 1900

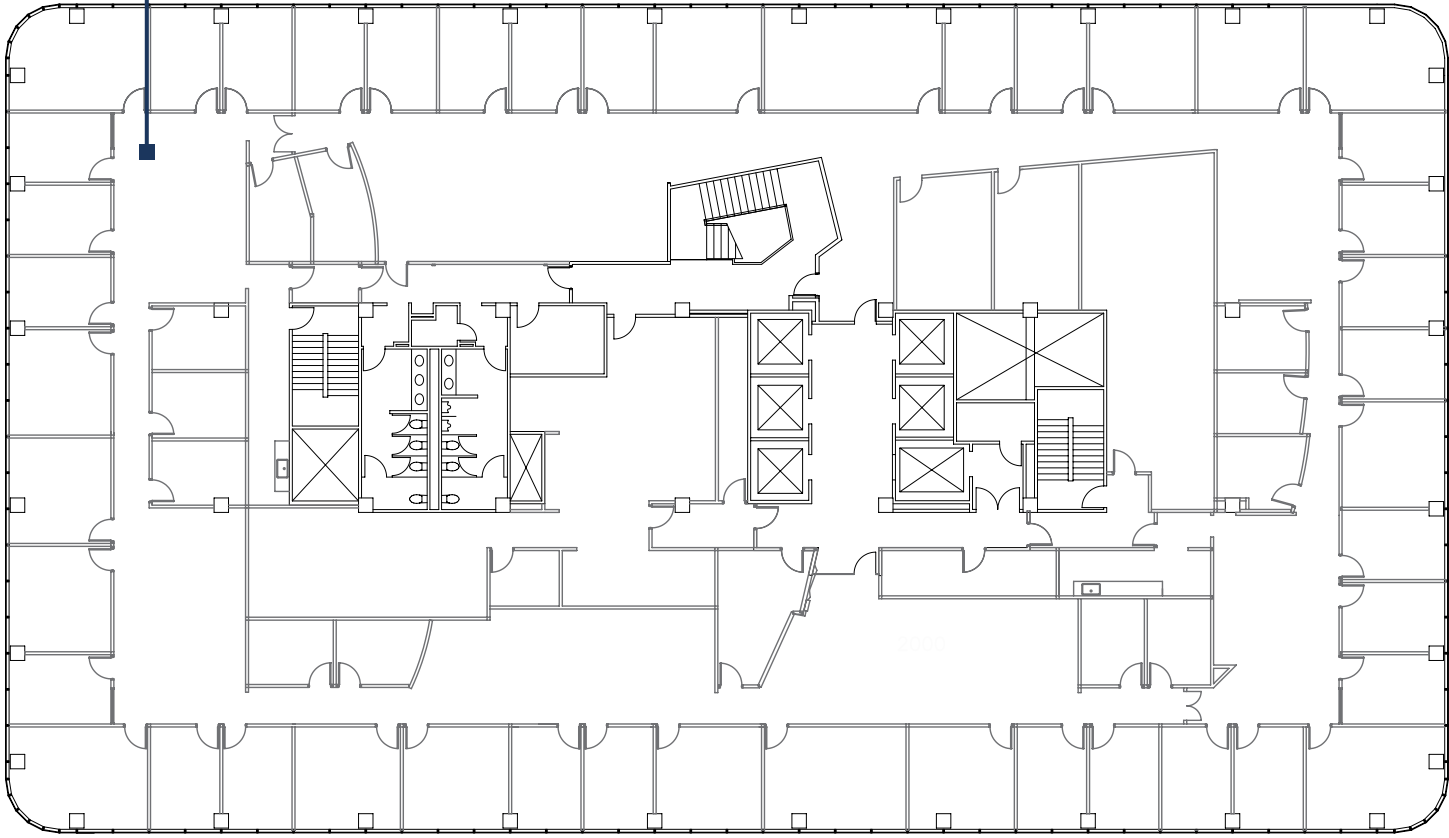


SUITE	SF	AVAILABILITY	DESCRIPTION
1900	23,620	Vacant	Former law firm space with interconnecting stairwell to Suite 1800.

20TH FLOOR

[RETURN TO AVAILABILITIES](#)

SUITE 2000



SUITE	SF	AVAILABILITY	DESCRIPTION
2000	23,620	Vacant	Full floor available.



DISCOVER OUR VIBRANT DOWNTOWN SD LOCATION



3 MIN
FROM CAMPUS AT
HORTON

4 MIN
FROM THE GASLAMP
QUARTER

5 MIN
FROM PETCO PARK

9 MIN
FROM SAN DIEGO
INTERNATIONAL AIRPORT

MINUTES FROM HOTELS
INCLUDING ANDAZ AND
WESTIN SAN DIEGO

EASE OF ACCESS TO
I-5 & HIGHWAY 163

15 MIN DRIVE
30 MIN DRIVE
45 MIN DRIVE
TROLLEY



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CLASS A OFFICE SPACE AVAILABLE FOR LEASE



**CUSHMAN &
WAKEFIELD**



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