

501 WEST BROADWAY

SAN DIEGO, CA 92101

501[^]XYZ

W BROADWAY



EXCELLENCE ON
EVERY LEVEL

XYZ
RENT

CRUZAN

CUSHMAN &
WAKEFIELD

STRIKING FIRST IMPRESSIONS

501 W Broadway rises as one of San Diego's most iconic office towers, delivering 421,661 SF of modern, Class A workspace, designed for the city's most distinguished professionals. From its arched entry and soaring 60-foot white stone atrium, to its dynamic amenities and panoramic waterfront views, every detail is designed to impress.

21-STORY
CLASS A OFFICE TOWER

421,661 SF
TOTAL BUILDING





EXPERIENCE MORE

- ★ Modern atrium lobby featuring 60' ceilings, white stone finishes and 2 large aquariums
- ★ Panoramic views of Downtown San Diego and the ocean with floor-to-ceiling windows throughout
- ★ 2.0/1,000 RSF covered and secure parking with EV charging stations
- ★ On-site property management and 24-hour security
- ★ Penthouse-level conference and event center
- ★ 16,000 SF indoor/outdoor Broadway Athletic Club with outdoor lap pool
- ★ Matisse Bistro on-site cafe and adjacent food and beverage options
- ★ On-site retail: City National Bank, UPS, Xcel Dry Cleaners, and Sterlings Salon and Barber Co.
- ★ Walker's paradise. Steps away from an array of premier restaurants, retail and Santa Fe Depot





IMMERSE YOUR BODY & MIND

CLICK TO VISIT: [BROADWAYATHLETIC.COM](https://broadwayathletic.com)

Located on the third floor, the Broadway Athletic & Swim Club offers 16,000 SF of indoor and outdoor wellness amenities. Featuring a rooftop lap pool with a cabana-lined sun deck, state-of-the-art strength training equipment and dynamic group fitness programming, it offers tenants a retreat to recharge, refocus, and perform at their best.

- ★ Rooftop lap pool with sun deck and cabanas
- ★ Certified personal trainers
- ★ Group fitness classes (Barre, HIIT, Yoga, Spin & more)
- ★ Physical therapy and wellness services





ELEVATED MEETINGS

Rising high above the city on the 21st floor, the penthouse conference and event center offers two auditorium-style rooms that create an impressive and versatile setting for executive gatherings and high-level collaboration.

- ✦ Penthouse conference center and lounge with kitchen
- ✦ Two flexible rooms with 70-person capacity
- ✦ Potential catering options
- ✦ Extensive AV systems and technical abilities





THE POWER OF PLACE

Positioned at the west end of San Diego's business corridor and steps from the Waterfront, 501 W Broadway places tenants within easy reach of the city's best dining, retail and entertainment. With seamless access to transit via the Santa Fe Depot, immediate proximity to state, federal, and county courthouses, and a multitude of retail amenities, 501 W Broadway offers a location that is highly distinguished and convenient.

160+

RESTAURANTS

20+

COFFEE SHOPS

15+

FITNESS CENTERS

12+

HOTELS





BUILT FOR BUSINESSES

OF ANY SIZE

FEATURED
OPPORTUNITY:

6TH, 7TH & 8TH FLOORS CONTIGUOUS
up to 61,042 SF



AVAILABILITIES

| SUITE | RSF | TOUR | STATUS | CONDITION | SUITE NOTES | |
|-------|-----------|------|---------------------|----------------------|--|------------|
| 210 | 1,742 SF | | Vacant | 2nd Gen | 2 perimeter offices, conference room, open office, storage/file area. | |
| 280 | 1,498 SF | | Vacant | 2nd Gen | 2 offices, open office, storage/file room. | |
| 410 | 3,314 SF | | Vacant | Furnished Spec Suite | Reception, 6 perimeter offices, conference room, open office, storage/file area, kitchen and break room. | |
| 460 | 3,980 SF | | Vacant | 2nd Gen | Reception, 7 perimeter offices, conference room, open office, break room. | Contiguous |
| 490 | 1,822 SF | | Vacant | 2nd Gen | 2 offices, open office, storage/file room, and kitchenette | |
| 500 | 4,786 SF | | Vacant | Furnished Spec Suite | Reception, 7 perimeter offices, conference room, open office, storage room, IT closet, kitchen and break room. | Contiguous |
| 515 | 3,185 SF | | Vacant | Spec Suite | 6 perimeter offices, conference room, open office, kitchen and break area. | |
| 600 | 20,966 SF | | Vacant | 2nd Gen | Dense law firm buildout with private offices. | |
| 700 | 7,191 SF | | Vacant | 2nd Gen | Reception, waiting area, 10 perimeter offices, 4 interior offices, conference room, open office, large storage/file room, IT closet, kitchen and break room. | Contiguous |
| 710 | 3,098 SF | | Vacant | 2nd Gen | Reception, 7 perimeter offices, conference room, open office, kitchen and break room. | |
| 750 | 8,790 SF | | Vacant | 2nd Gen | Reception, 10 perimeter offices, 4 interior offices, 3 large conference rooms, 1 medium conference room, open office, storage room, file room, IT closet, 1 large kitchen and break room, and 1 small kitchen. | |
| 800 | 21,000 SF | | Available May - 26 | 2nd Gen | Dense buildout with private offices. | |
| 1210 | 2,416 SF | | Vacant | 2nd Gen | Reception, 5 perimeter offices, conference room, and open office. | |
| 1340 | 3,096 SF | | Vacant | 2nd Gen | Reception, 5 perimeter offices, conference room, open office, storage room, IT room, and kitchenette. | |
| 1520 | 6,695 SF | | Vacant | 2nd Gen | Reception, 3 interior offices, 1 conference room, 1 large enclosed bullpen, open office, IT closet, large kitchen and break room. | |
| 1600 | 4,408 SF | | Available June - 26 | 2nd Gen | Dense buildout with reception, private offices, break room and storage area. | Contiguous |
| 1630 | 1,250 SF | | Vacant | 2nd Gen | 2 perimeter offices, conference room and storage room. | |
| 1660 | 3,606 SF | | Available 30 Days | 2nd Gen | Reception, 9 perimeter offices, 2 conference rooms, small open office area, 1 large kitchen and break room, and 1 small kitchen. | |
| 1700 | 8,381 SF | | Available Dec-25 | 2nd Gen | Reception, 11 perimeter offices, 6 interior offices, conference room, open office, large storage/file room with IT area, kitchen and break room. | Contiguous |
| 1720 | 5,231 SF | | Vacant | 2nd Gen | Reception, 8 perimeter offices, 2 conference rooms, file room, storage/IT room, kitchen and break room. | |

Suites 460 and 490
contiguous up to 5,802 SF

Suites 500 and 515
contiguous up to 7,971 SF

Suites 700, 710, and 750
contiguous up to 18,590 SF

Suites 1600, 1630, and 1660
contiguous up to 9,264 SF

Suites 1700 and 1720
contiguous up to 13,612 SF

SUITE 210
1,742 SF

AVAILABLE NOW

2 perimeter offices, conference room, open office, storage/file area.

 VIRTUAL TOUR



AVAILABLE NOW

2 offices, open office, storage/file room.

SUITE 280
1,498 SF

VIRTUAL TOUR 



SUITE 410
3,314 SF

AVAILABLE NOW

Reception, 6 perimeter offices, conference room, open office, storage/file area, kitchen and break room.

 VIRTUAL TOUR



SUITE 460

3,980 SF

 VIRTUAL TOUR

AVAILABLE NOW

Reception, 7 perimeter offices, conference room, open office, break room.

SUITE 490

1,822 SF

AVAILABLE NOW

2 offices, open office, storage/file room, and kitchenette

CONTIGUOUS UP TO 5,802 SF



SUITE 500

4,786 SF

 VIRTUAL TOUR

AVAILABLE NOW

Reception, 7 perimeter offices, conference room, open office, storage room, IT closet, kitchen and break room.

SUITE 515

3,185 SF

 VIRTUAL TOUR

AVAILABLE NOW

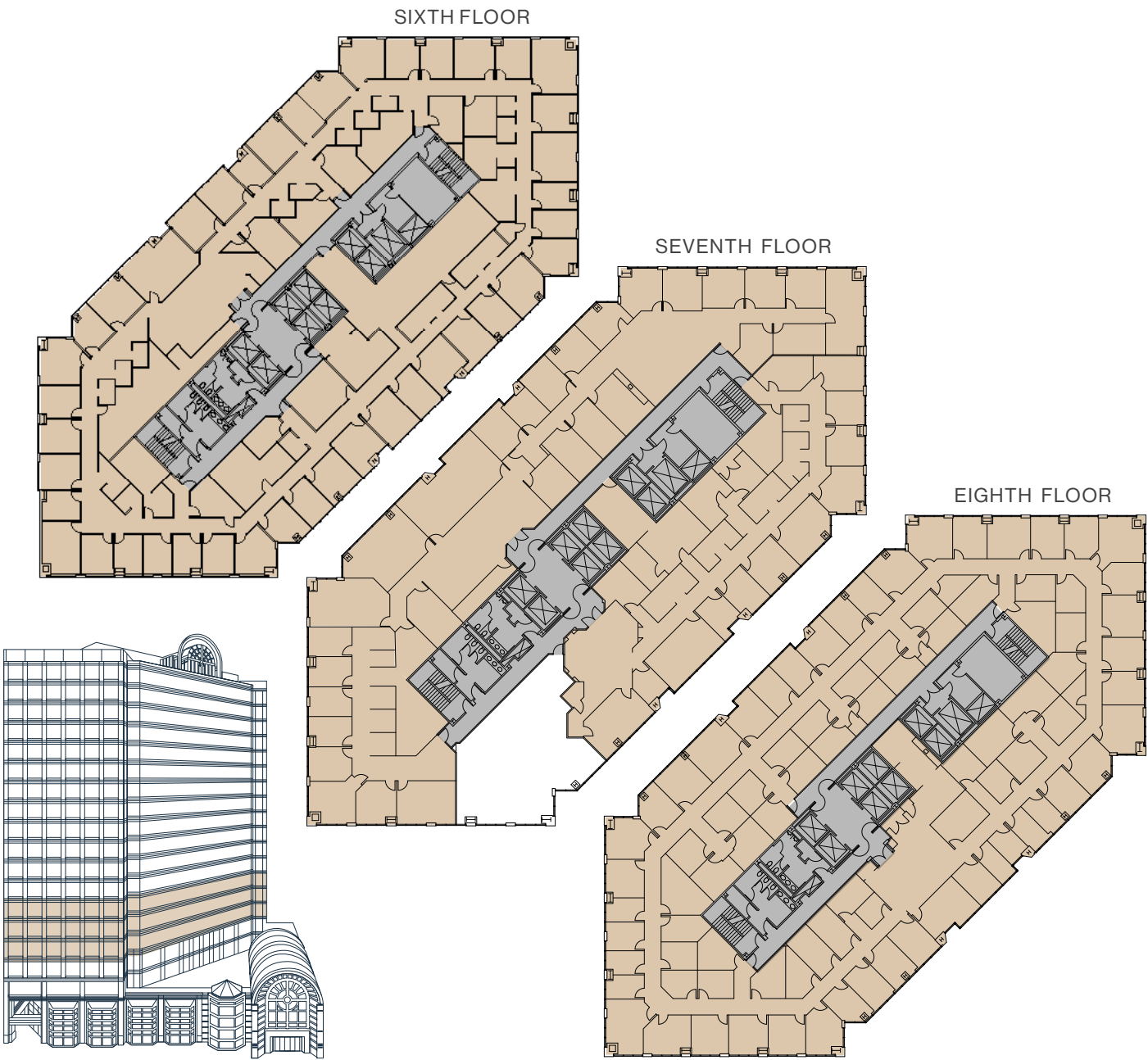
6 perimeter offices, conference room, open office, kitchen and break area.

CONTIGUOUS UP TO 7,971 SF



6TH, 7TH & 8TH FLOORS

CONTIGUOUS UP TO 61,042 SF



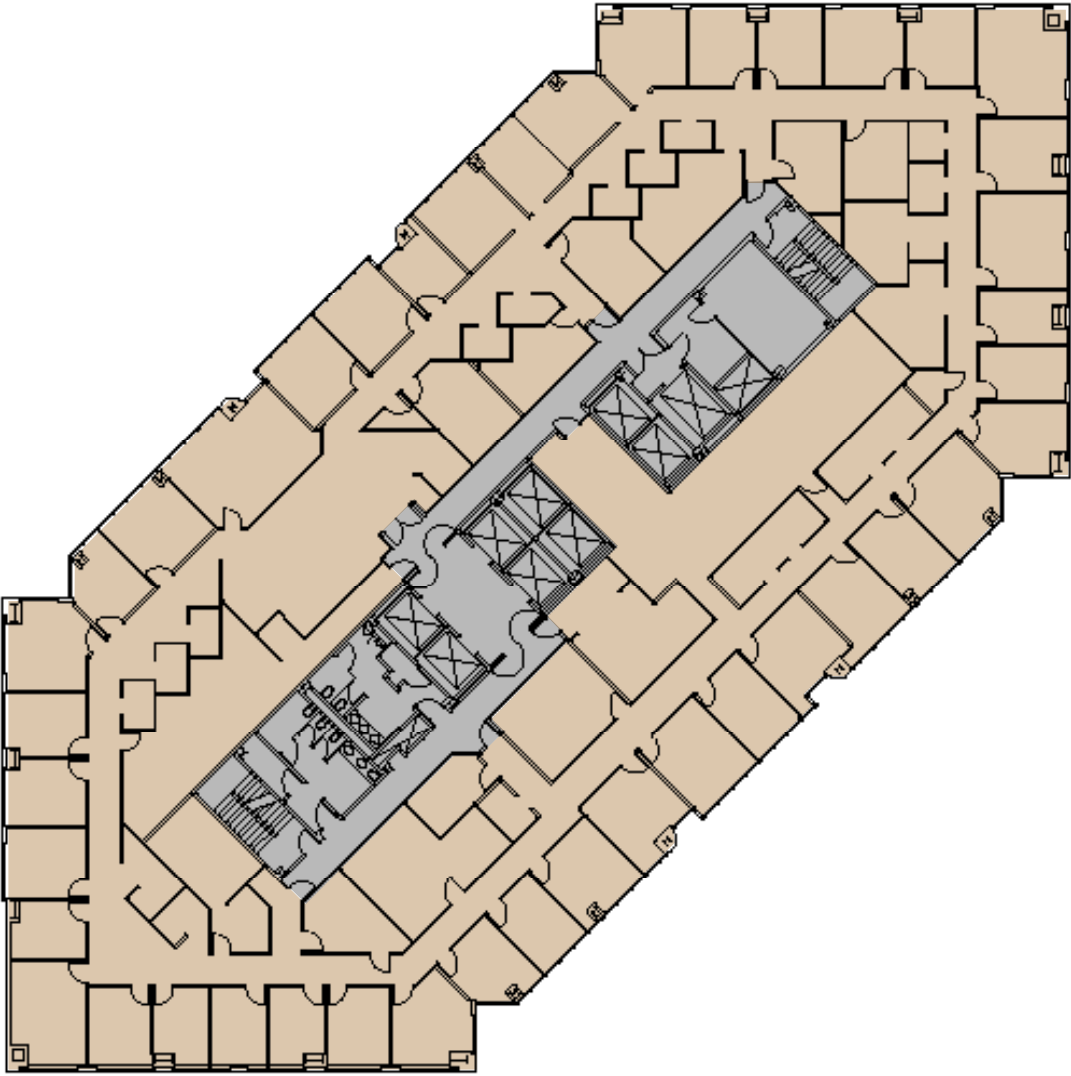
AVAILABLE NOW

Dense law firm buildout with private offices.

SUITE 600

20,966 SF

VIRTUAL TOUR 



SUITE 700

7,191 SF

 VIRTUAL TOUR

AVAILABLE NOW

Reception, waiting area, 10 perimeter offices, 4 interior offices, conference room, open office, large storage/file room, IT closet, kitchen and break room.

SUITE 710

3,098 SF

 VIRTUAL TOUR

AVAILABLE NOW

Reception, 7 perimeter offices, conference room, open office, kitchen and break room.

SUITE 750

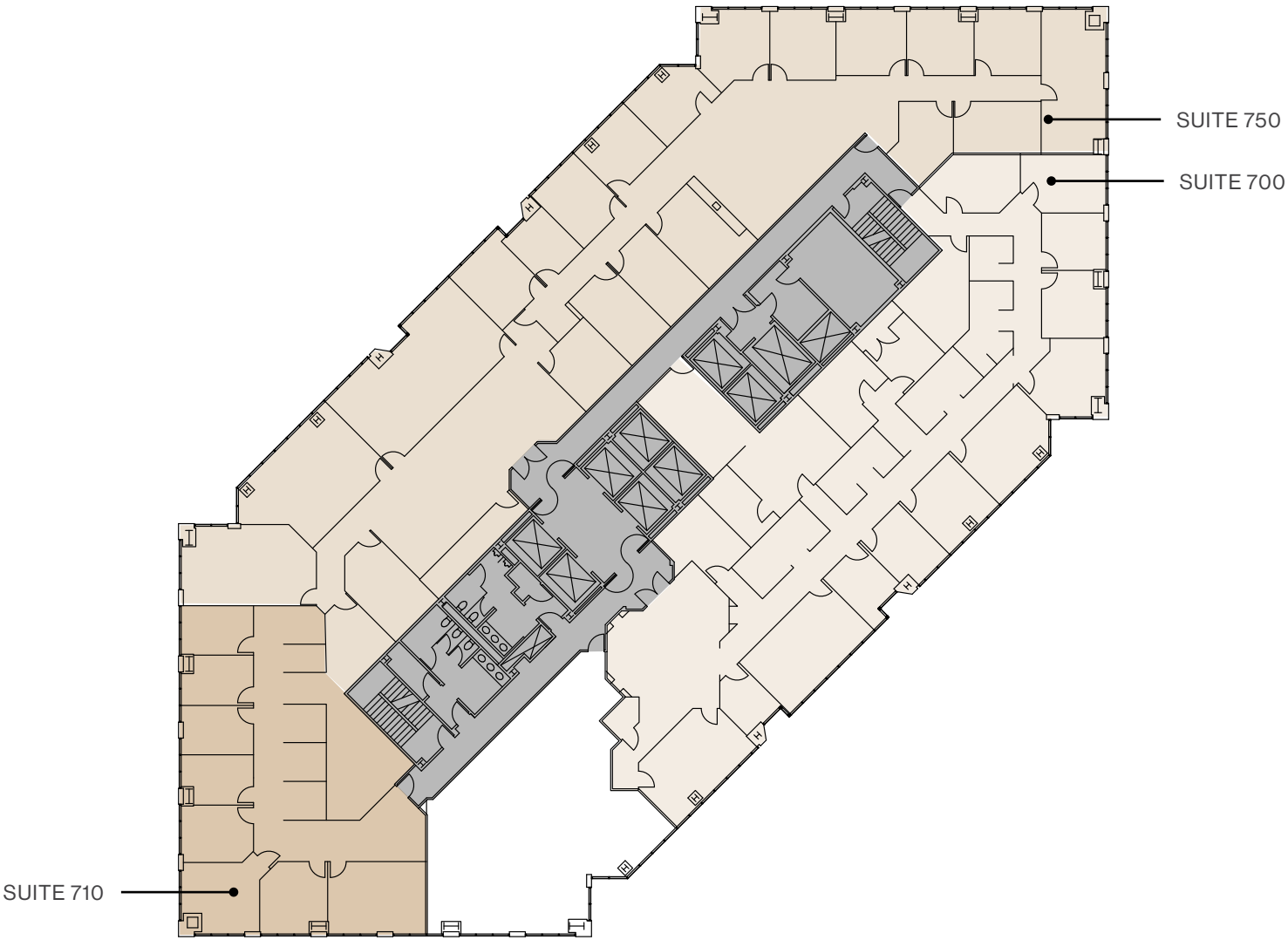
8,790 SF

 VIRTUAL TOUR

AVAILABLE NOW

Reception, 10 perimeter offices, 4 interior offices, 3 large conference rooms, 1 medium conference room, open office, storage room, file room, IT closet, 1 large kitchen and break room, and 1 small kitchen.

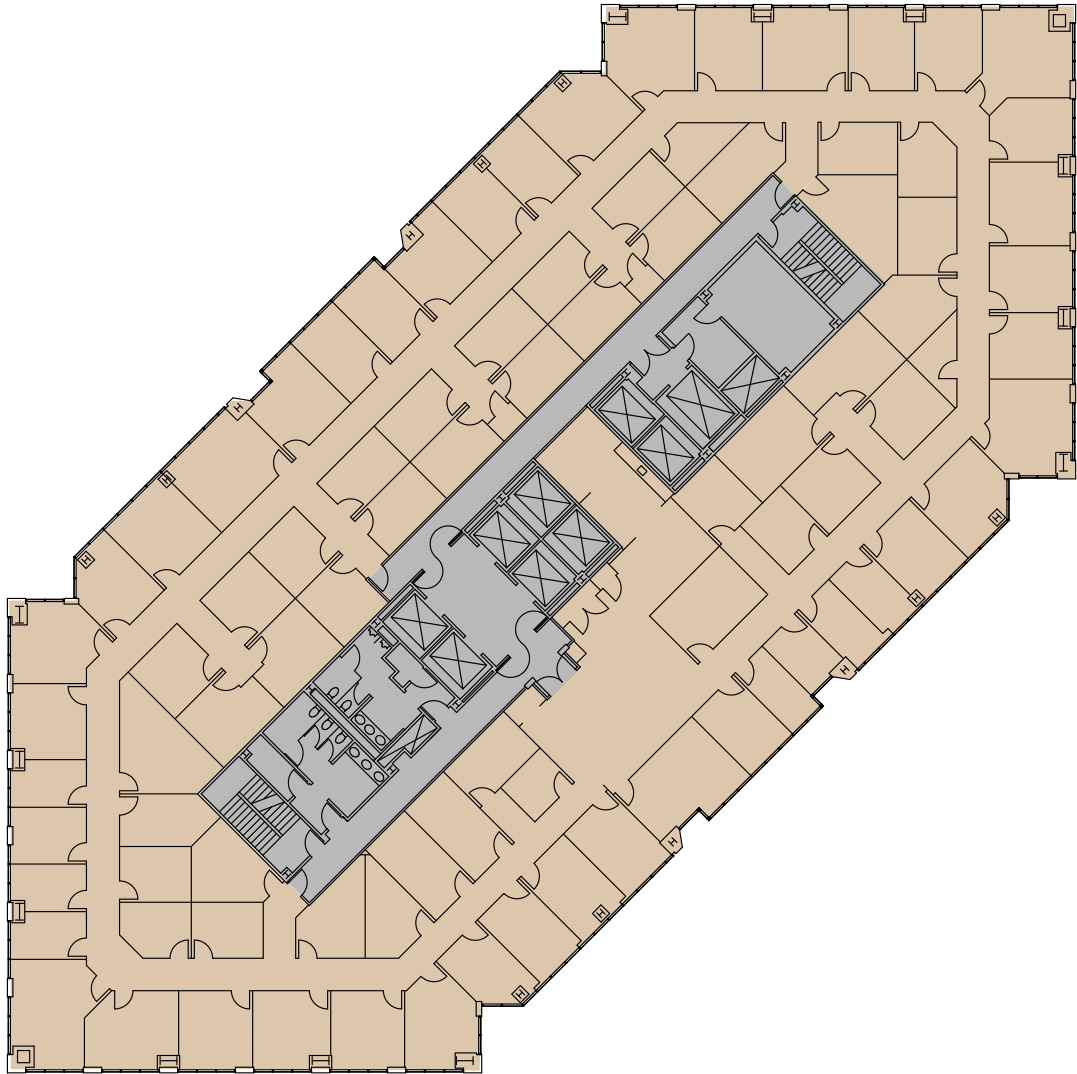
CONTIGUOUS UP TO 18,590 SF



SUITE 800
21,000 SF

AVAILABLE MAY - 26

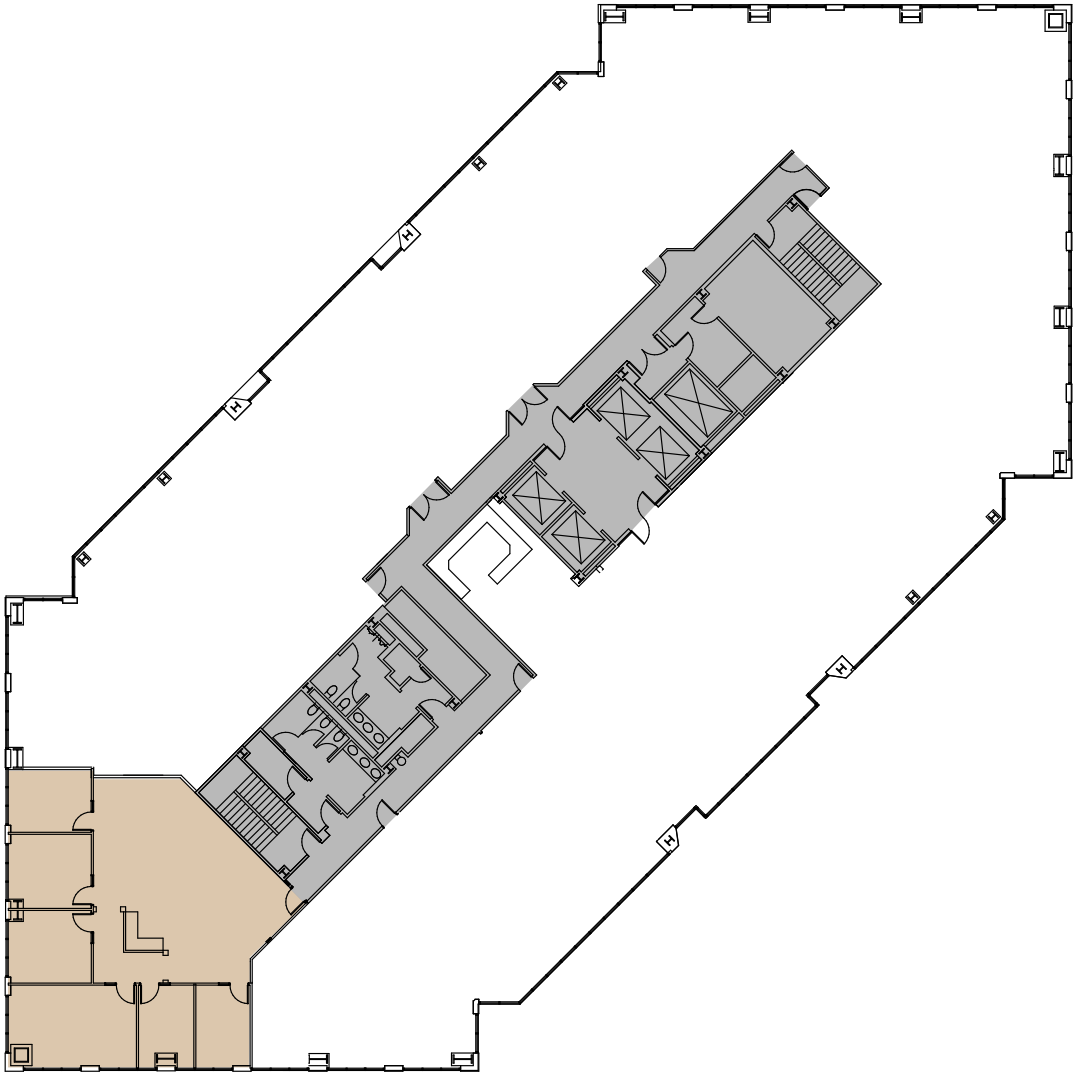
Dense buildout with private offices.



AVAILABLE NOW

Reception, 5 perimeter offices, conference room, and open office.

SUITE 1210
2,416 SF

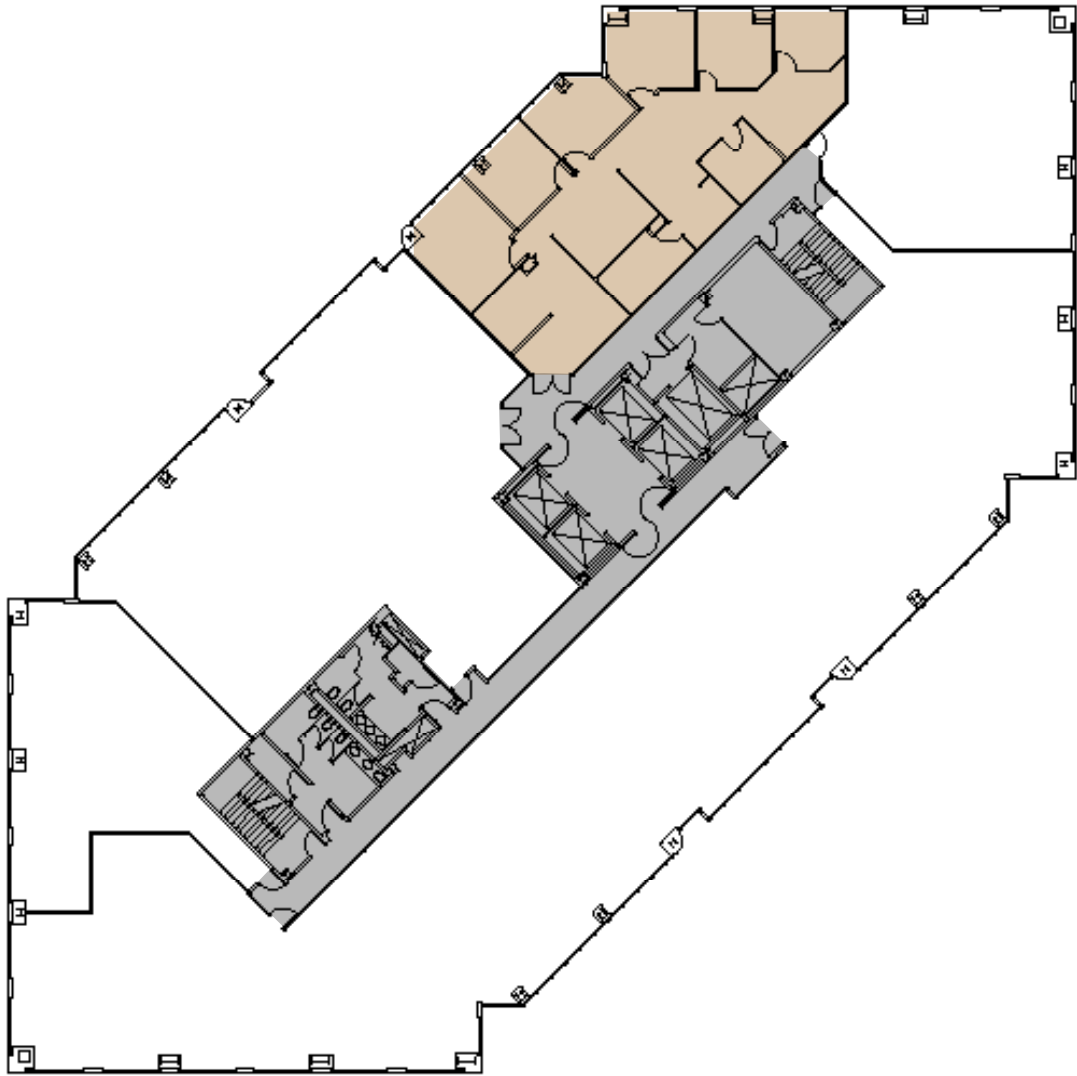


SUITE 1340
3,096 SF

AVAILABLE NOW

Reception, 5 perimeter offices, conference room, open office, storage room, IT room, and kitchenette.

 VIRTUAL TOUR



AVAILABLE NOW

SUITE 1520
6,695 SF

Reception, 3 interior offices, 1 conference room, 1 large enclosed bullpen, open office, IT closet, large kitchen and break room.

VIRTUAL TOUR 



SUITE 1600

4,408 SF

AVAILABLE JUNE - 26

Dense buildout with reception, private offices, break room and storage area.

SUITE 1630

1,250 SF

AVAILABLE NOW

2 perimeter offices, conference room and storage room.

SUITE 1660

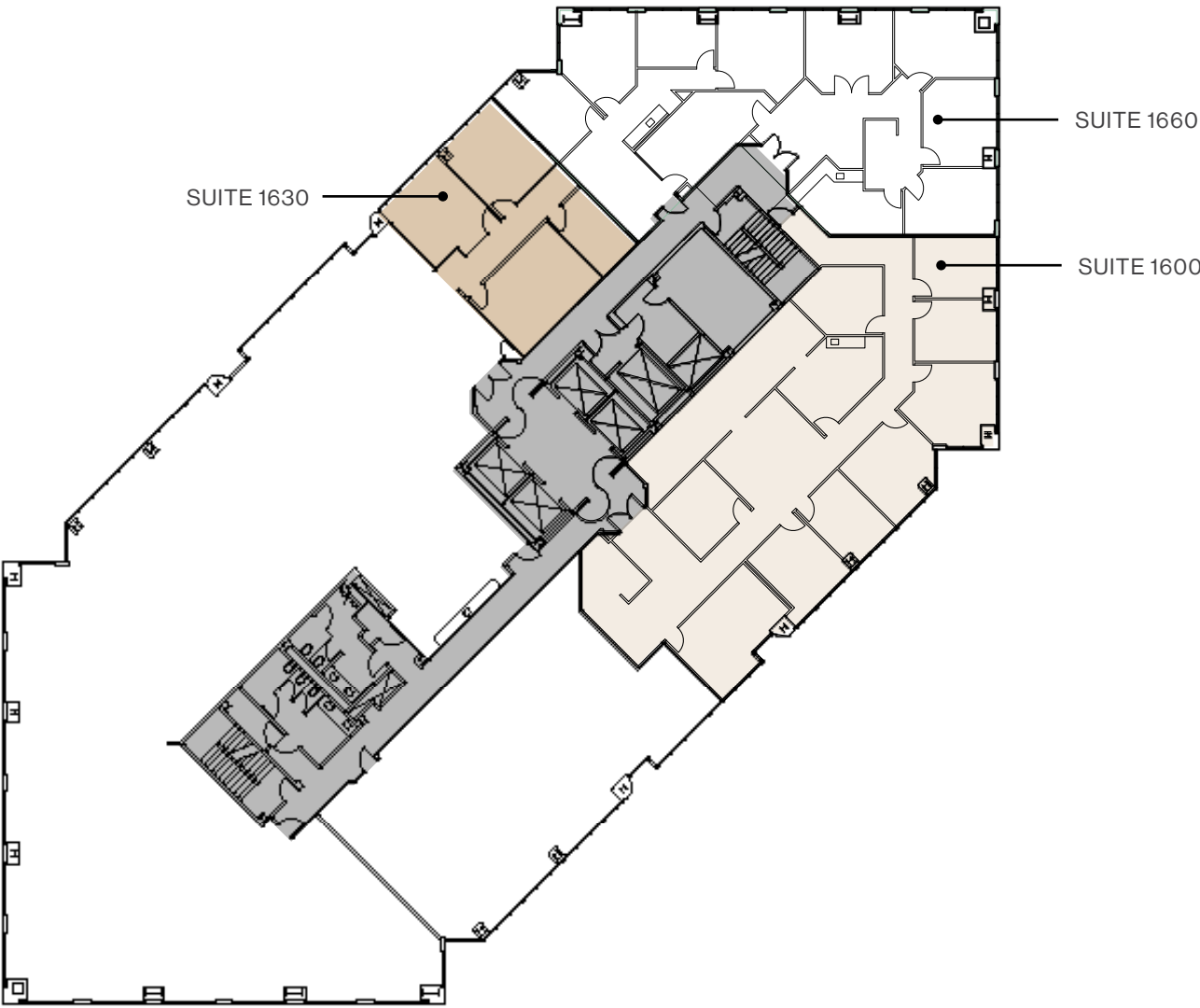
3,606 SF

AVAILABLE 30 DAYS

Reception, 9 perimeter offices, 2 conference rooms, small open office area, 1 large kitchen and break room, and 1 small kitchen.

 VIRTUAL TOUR

CONTIGUOUS UP TO 9,264 SF



SUITE 1700

8,381 SF

 VIRTUAL TOUR

AVAILABLE DEC-25

Reception, 11 perimeter offices, 6 interior offices, conference room, open office, large storage/file room with IT area, kitchen and break room.

SUITE 1720

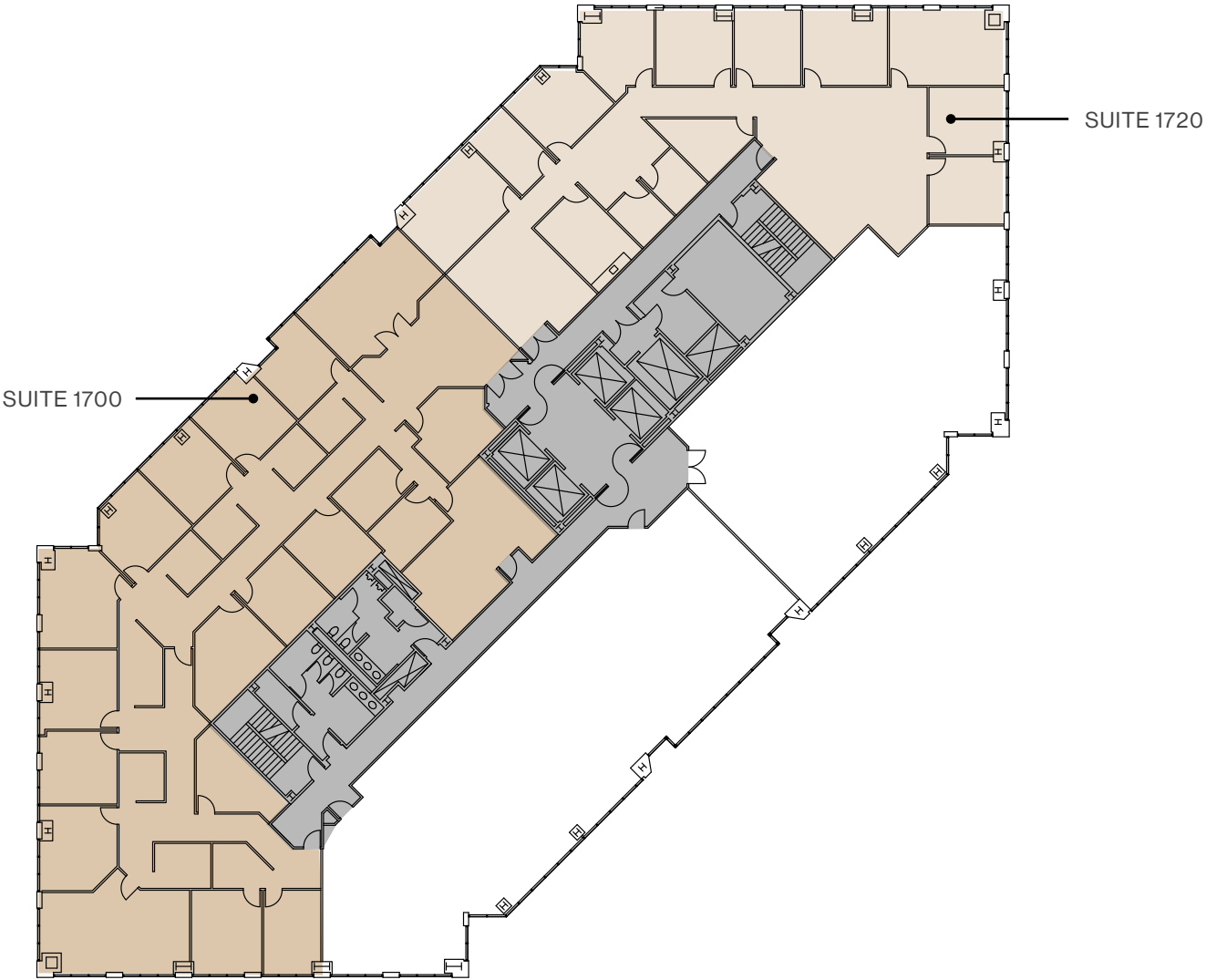
5,231 SF

 VIRTUAL TOUR

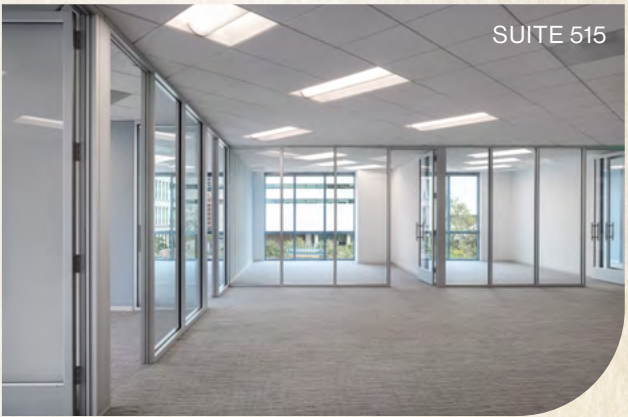
AVAILABLE NOW

Reception, 8 perimeter offices, 2 conference rooms, file room, storage/IT room, kitchen and break room.

CONTIGUOUS UP TO 13,612 SF



RAISING THE
STANDARD
DEFYING THE STATUS QUO



EXCELLENCE ON
EVERY LEVEL

CONTEMPORARY SUITE FINISHES - FLOOR TO CEILING GLASS





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CRUZAN

