

501 WEST BROADWAY

SAN DIEGO, CA 92101

501<sup>Λ</sup>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.

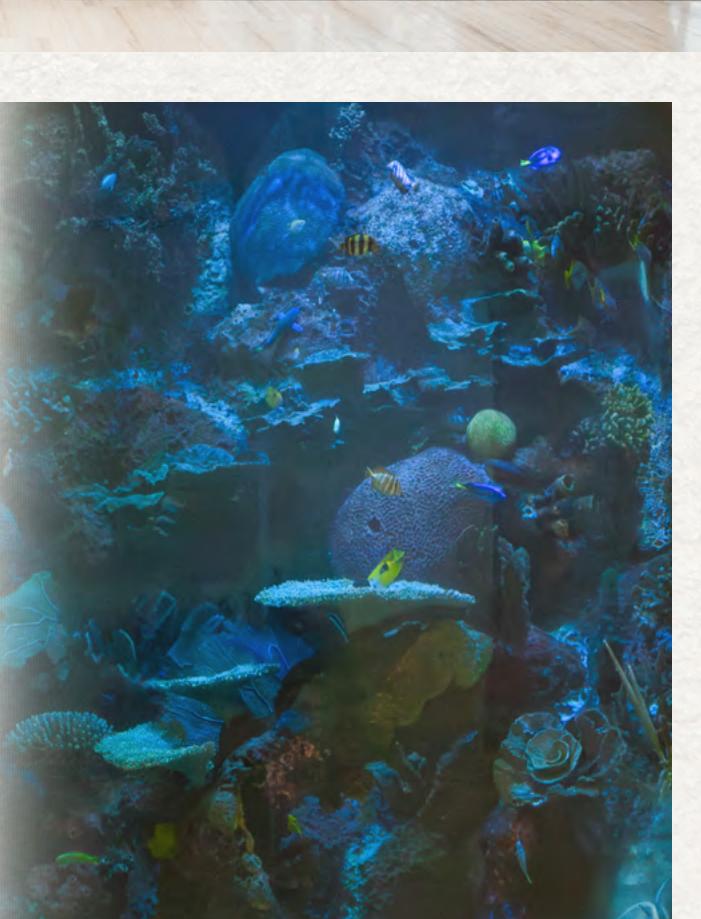
21-STORY  
CLASS A OFFICE TOWER

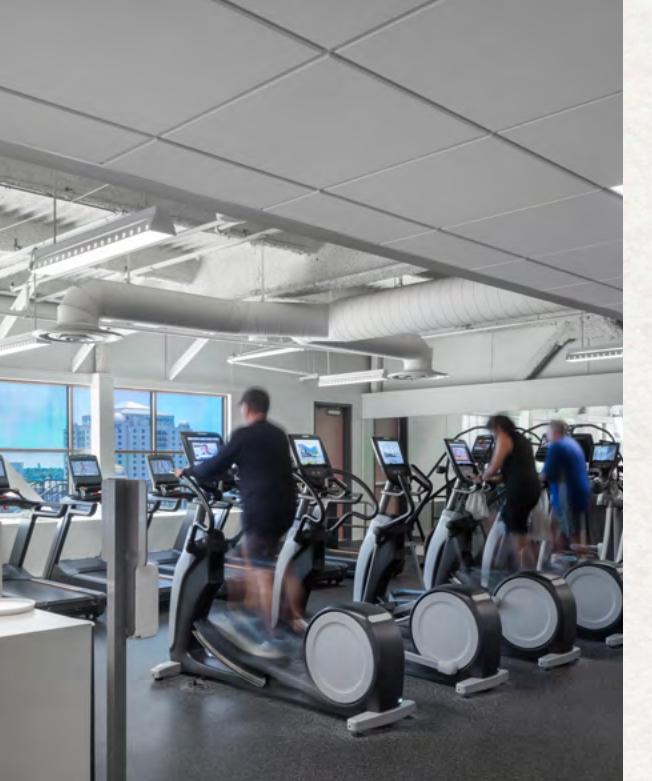
421,661 SF  
TOTAL BUILDING



# 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](http://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

WALKABLE  
AMENITIES:

GRAND  
HYATT

MATISSE  
Bistro

HIDDEN CRAFT

STARBUCKS

SENECA  
L'ORIGINE

ANIMAE

CAVA

tender greens

WHOLE  
FOODS  
MARKET



# BUILT FOR BUSINESSES

## OF ANY SIZE

FEATURED  
OPPORTUNITY:

6<sup>TH</sup>, 7<sup>TH</sup> & 8<sup>TH</sup> FLOORS CONTIGUOUS  
up to 61,042 SF

## AVAILABILITIES

SUITE	RSF	TOUR	STATUS	CONDITION	SUITE NOTES	
<b>210</b>	1,742 SF	▶	Vacant	2nd Gen	2 perimeter offices, conference room, open office, storage/file area.	
<b>280</b>	1,498 SF	▶	Vacant	2nd Gen	2 offices, open office, storage/file room.	
<b>410</b>	3,314 SF	▶	Vacant	Furnished Spec Suite	Reception, 6 perimeter offices, conference room, open office, storage/file area, kitchen and break room.	Contiguous
<b>460</b>	3,980 SF	▶	Vacant	2nd Gen	Reception, 7 perimeter offices, conference room, open office, break room.	
<b>490</b>	1,822 SF		Vacant	2nd Gen	2 offices, open office, storage/file room, and kitchenette	
<b>500</b>	4,786 SF	▶	Vacant	Furnished Spec Suite	Reception, 7 perimeter offices, conference room, open office, storage room, IT closet, kitchen and break room.	Contiguous
<b>515</b>	3,185 SF	▶	Vacant	Spec Suite	6 perimeter offices, conference room, open office, kitchen and break area.	
<b>600</b>	20,966 SF	▶	Vacant	2nd Gen	Dense law firm buildout with private offices.	
<b>700</b>	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
<b>710</b>	3,098 SF	▶	Vacant	2nd Gen	Reception, 7 perimeter offices, conference room, open office, kitchen and break room.	
<b>750</b>	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.	Contiguous
<b>800</b>	21,000 SF		Available May - 26	2nd Gen	Dense buildout with private offices.	
<b>1210</b>	2,416 SF		Vacant	2nd Gen	Reception, 5 perimeter offices, conference room, and open office.	
<b>1340</b>	3,096 SF	▶	Vacant	2nd Gen	Reception, 5 perimeter offices, conference room, open office, storage room, IT room, and kitchenette.	
<b>1520</b>	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.	
<b>1600</b>	4,408 SF		Available June - 26	2nd Gen	Dense buildout with reception, private offices, break room and storage area.	Contiguous
<b>1630</b>	1,250 SF		Vacant	2nd Gen	2 perimeter offices, conference room and storage room.	
<b>1660</b>	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.	Contiguous
<b>1700</b>	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
<b>1720</b>	5,231 SF	▶	Vacant	2nd Gen	Reception, 8 perimeter offices, 2 conference rooms, file room, storage/IT room, kitchen and break room.	Contiguous

**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

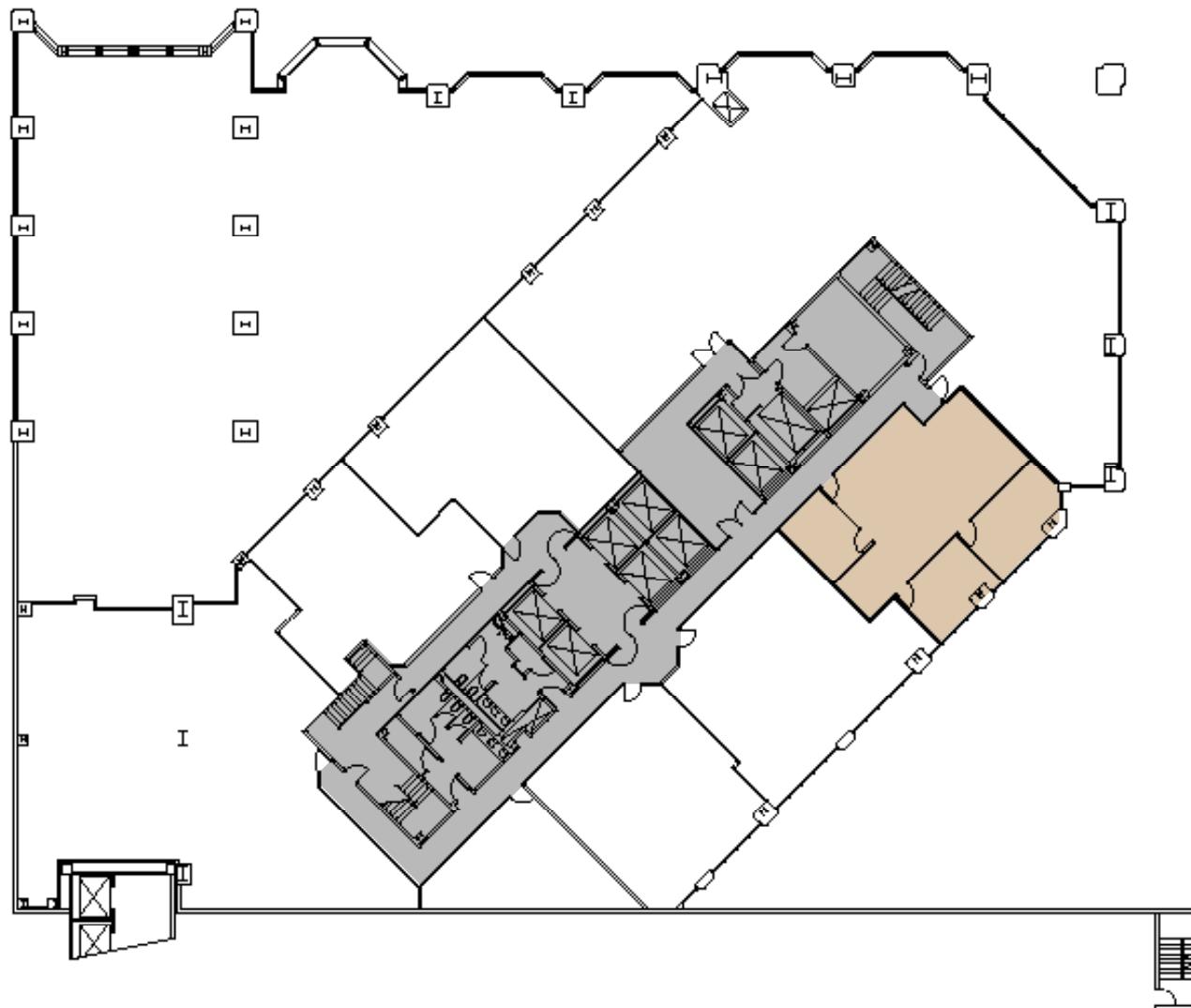
1,742 SF

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

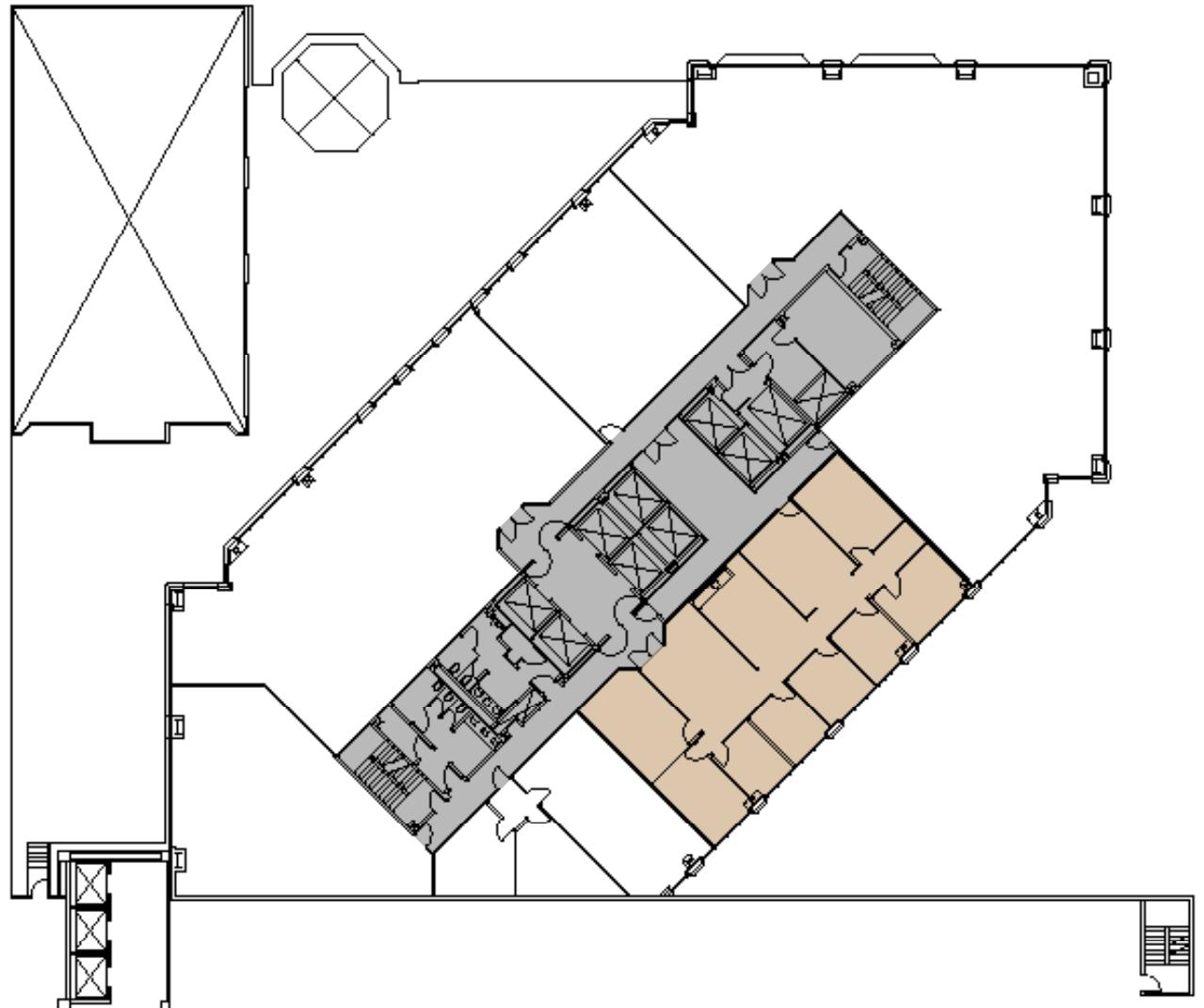
3,314 SF

AVAILABLE NOW

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



VIRTUAL TOUR



# SUITE 460

## 3,980 SF

AVAILABLE NOW

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

 VIRTUAL TOUR

# 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

AVAILABLE NOW

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

 VIRTUAL TOUR

# SUITE 515

3,185 SF

AVAILABLE NOW

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

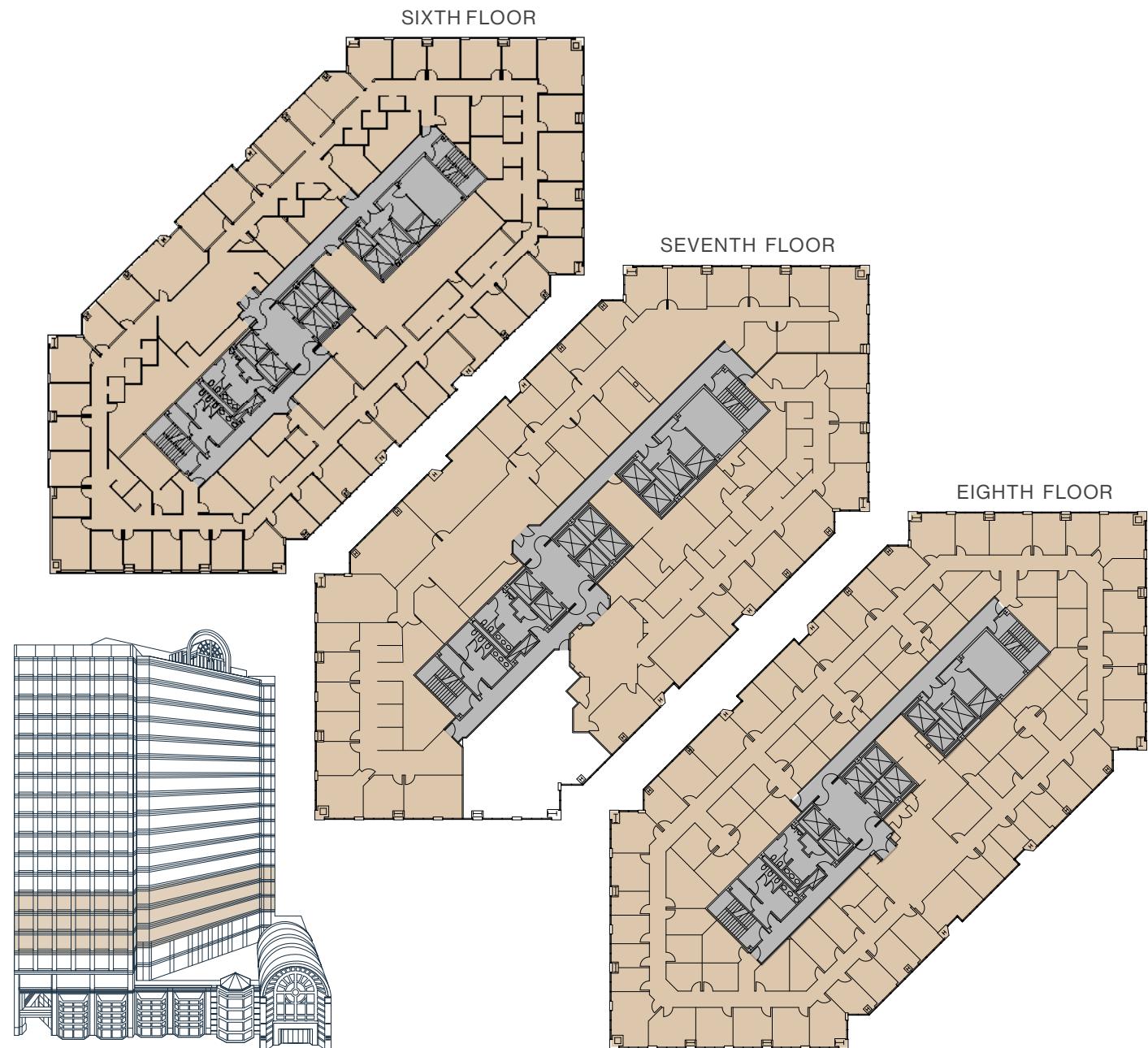
 VIRTUAL TOUR

CONTIGUOUS UP TO 7,971 SF



# 6<sup>TH</sup>, 7<sup>TH</sup> & 8<sup>TH</sup> FLOORS

CONTIGUOUS UP TO 61,042 SF

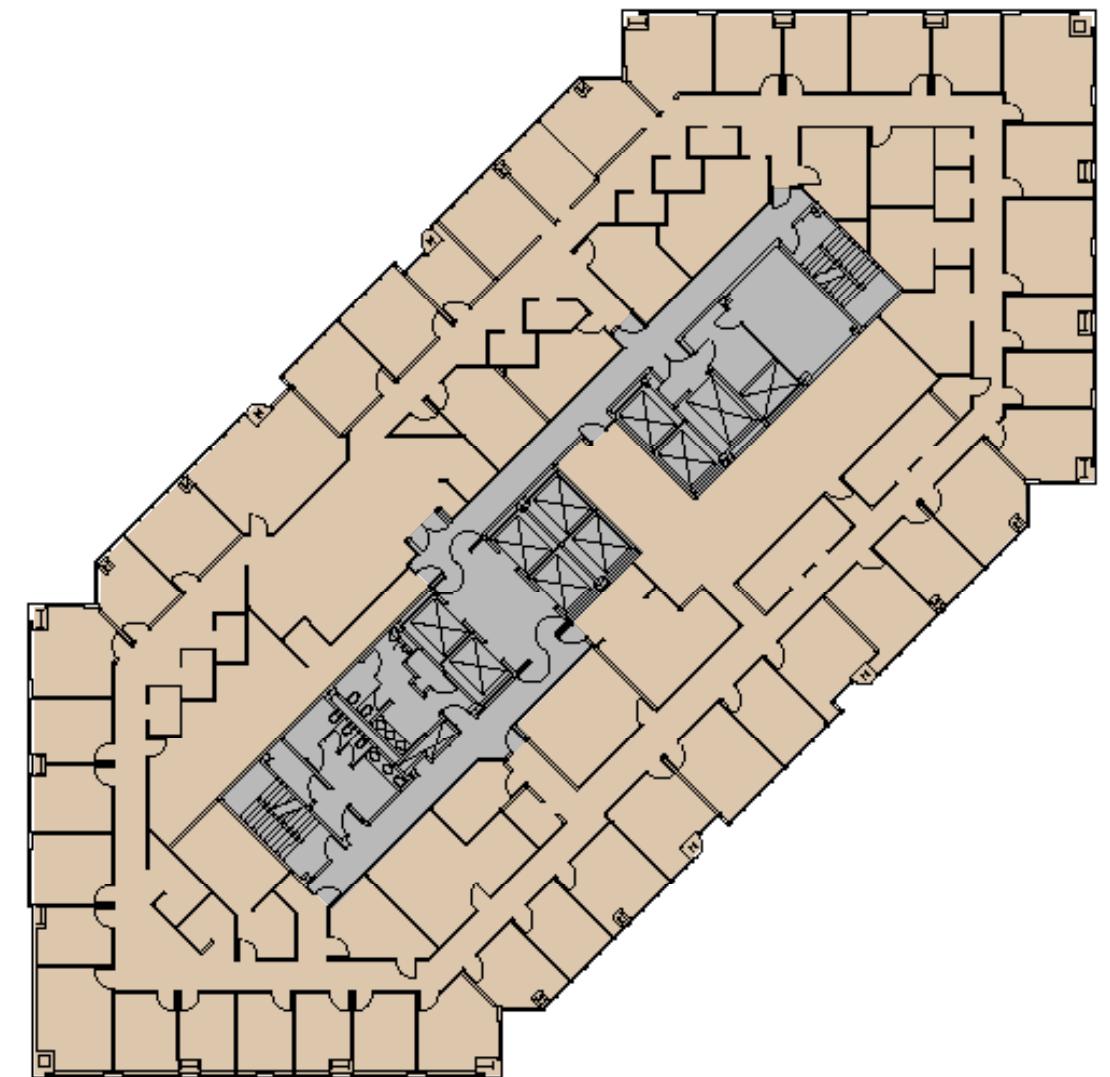


AVAILABLE NOW

Dense law firm buildout with  
private offices.

SIXTH FLOOR  
SUITE 600  
20,966 SF

VIRTUAL TOUR



# SUITE 700

7,191 SF

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.

 VIRTUAL TOUR

# SUITE 710

3,098 SF

AVAILABLE NOW

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

 VIRTUAL TOUR

# SUITE 750

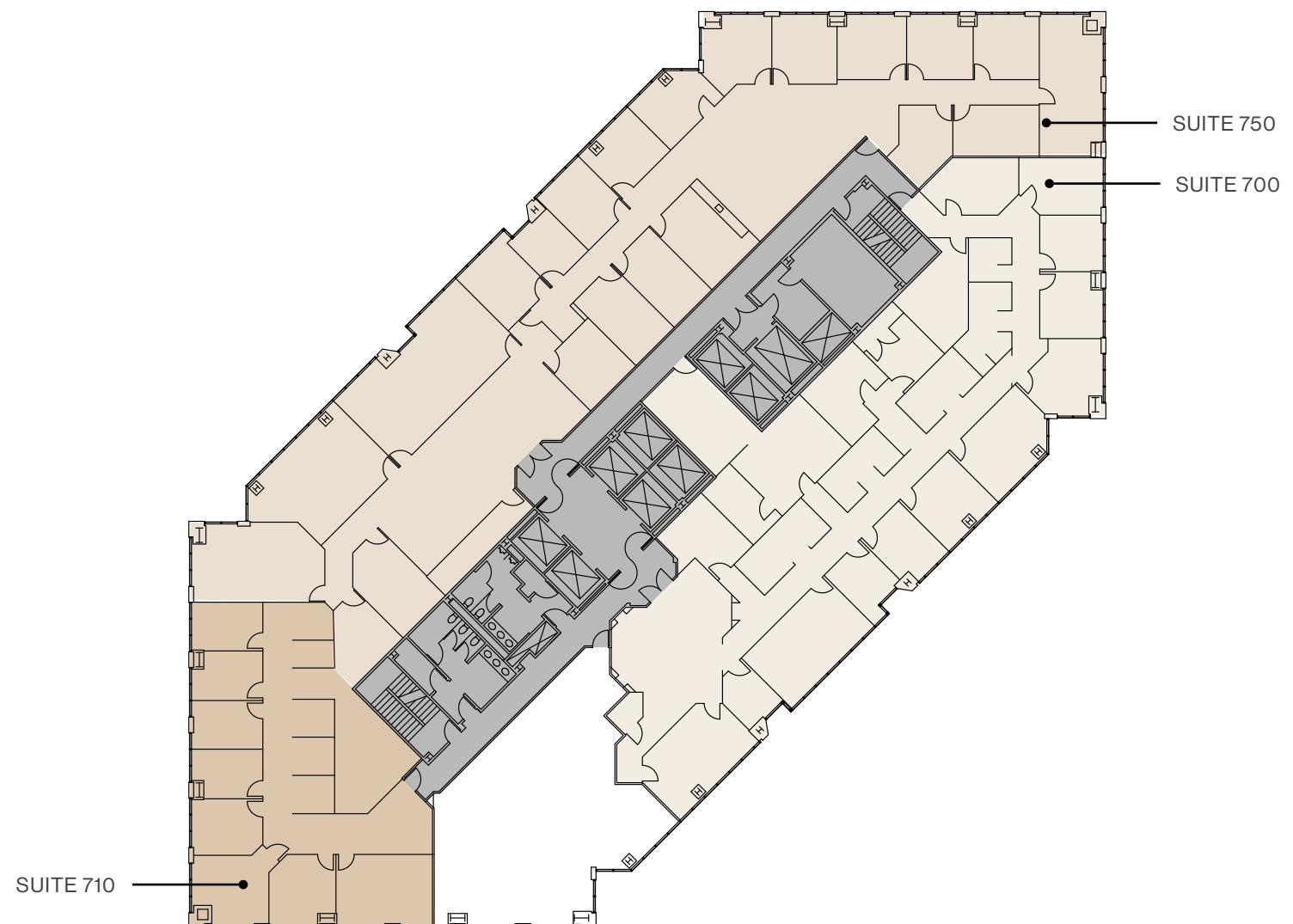
8,790 SF

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.

 VIRTUAL TOUR

CONTIGUOUS UP TO 18,590 SF

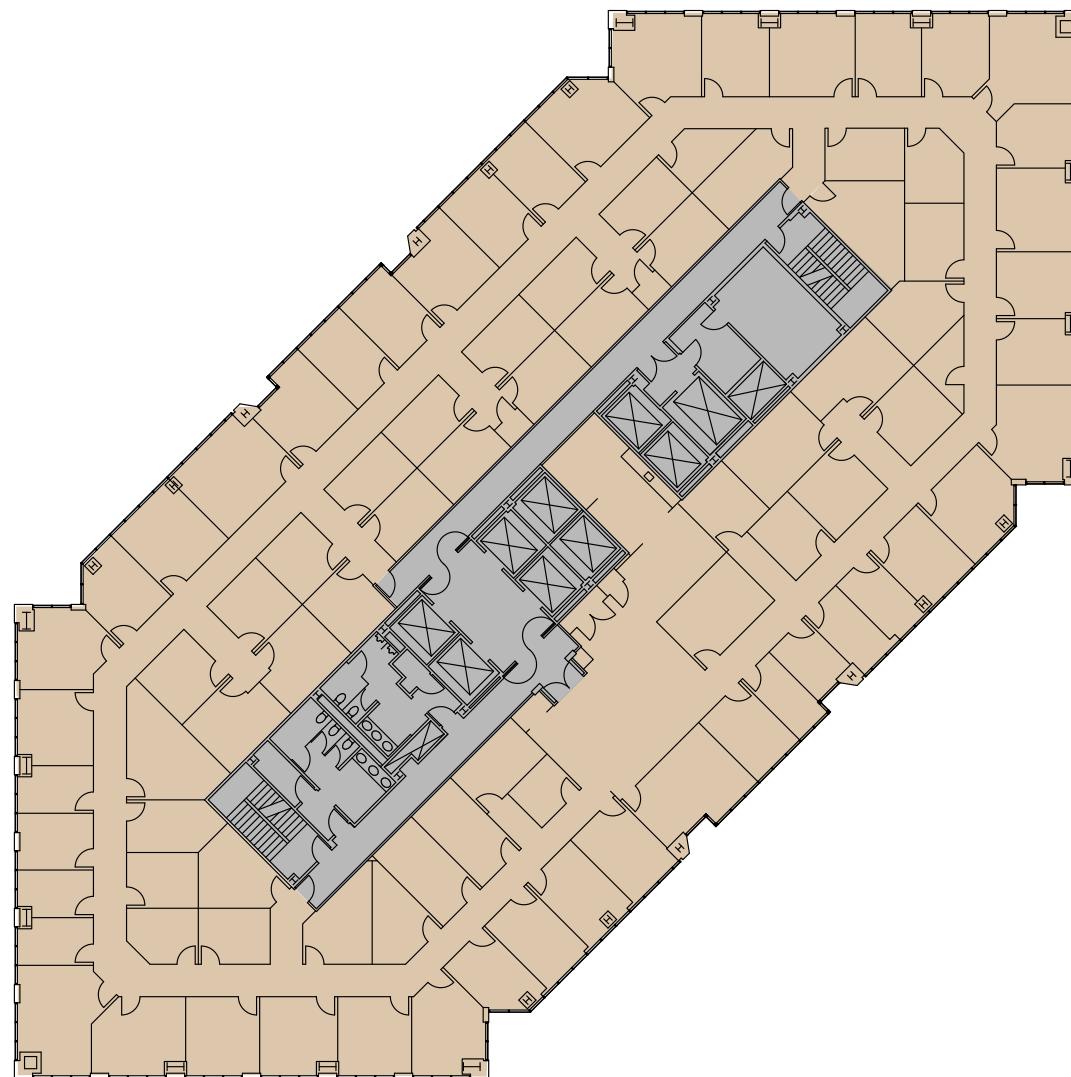


# SUITE 800

21,000 SF

AVAILABLE MAY - 26

Dense buildout with private offices.

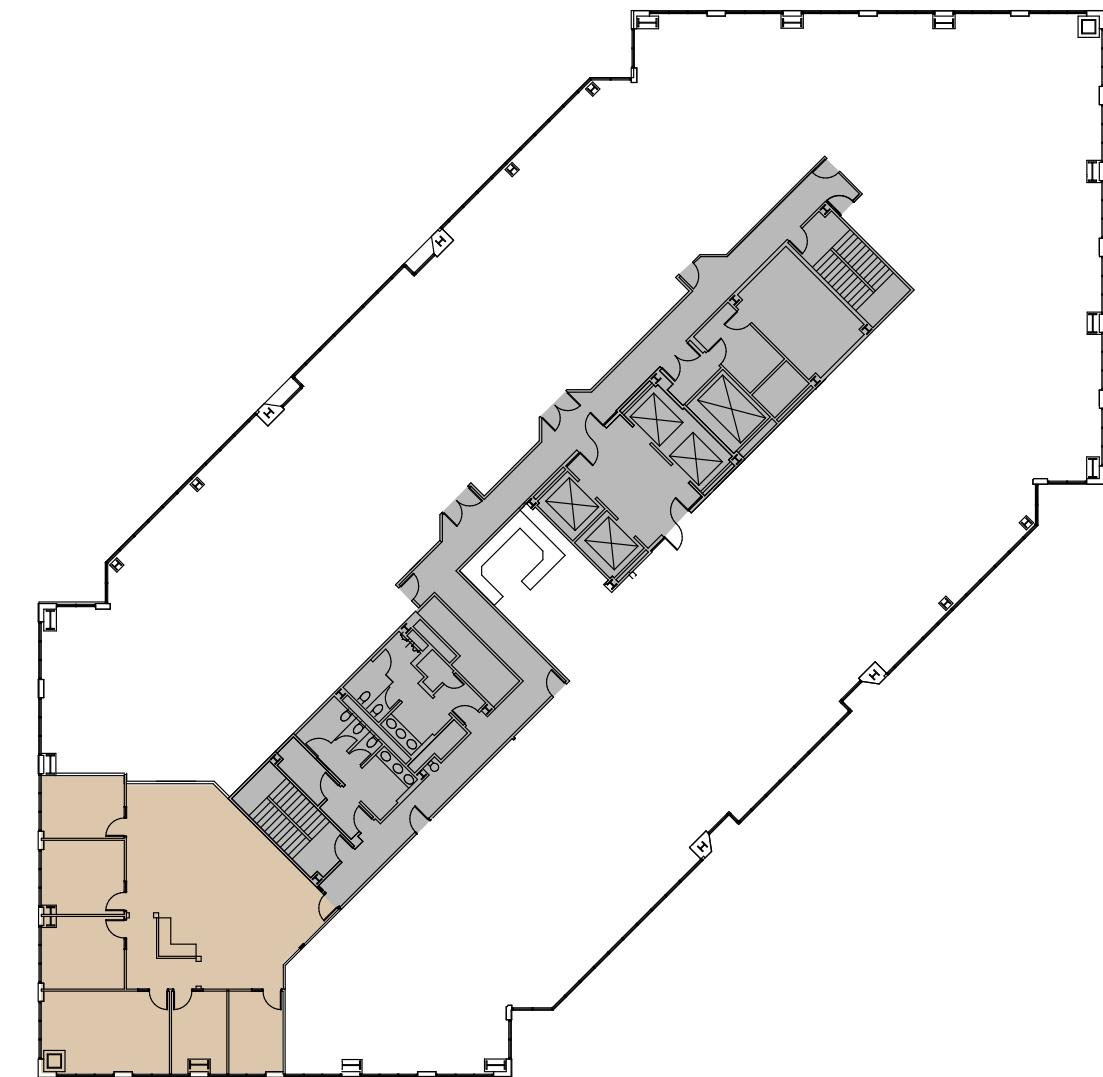


AVAILABLE NOW

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

# SUITE 1210

2,416 SF



## SUITE 1340

3,096 SF

AVAILABLE NOW

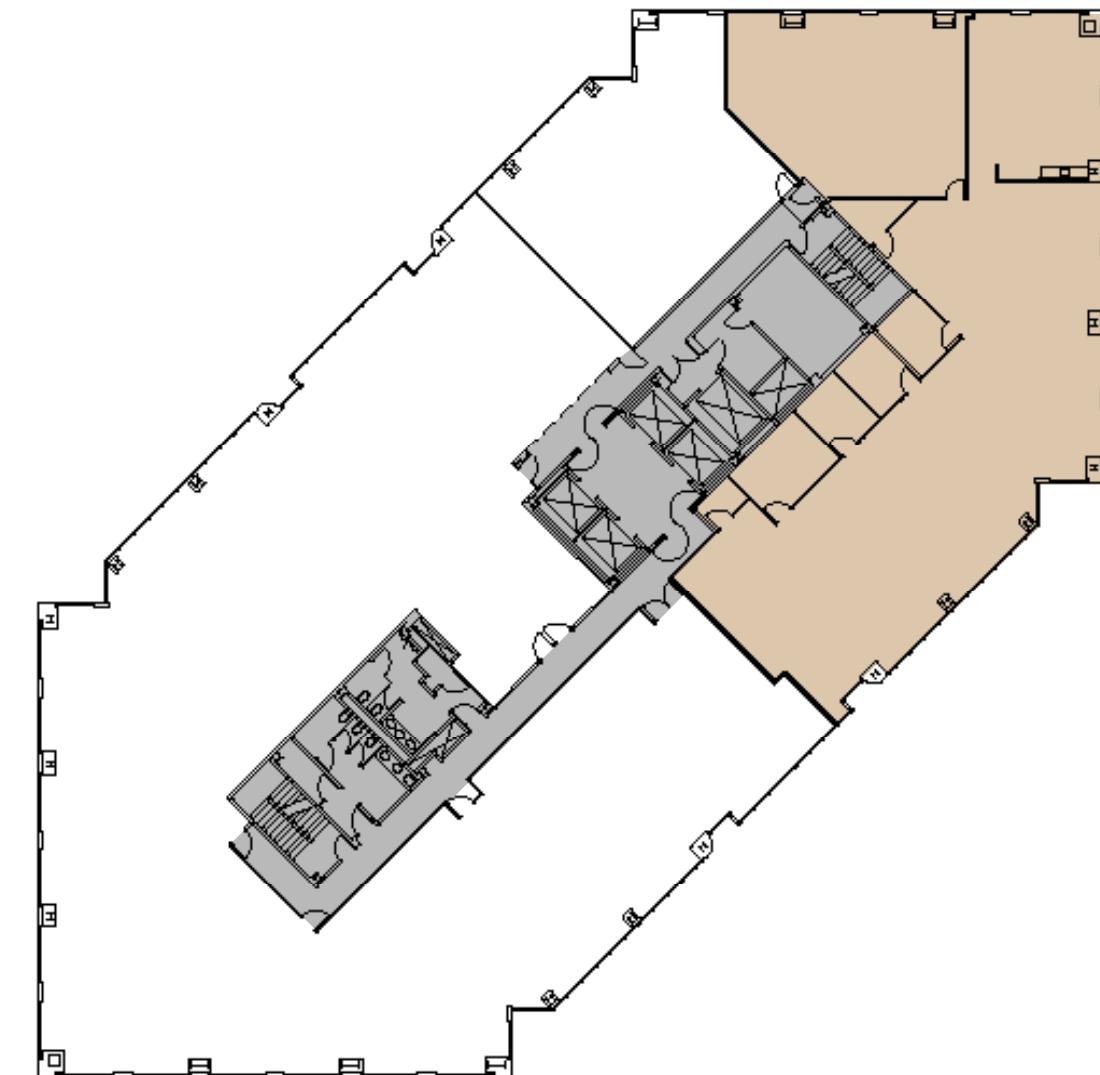
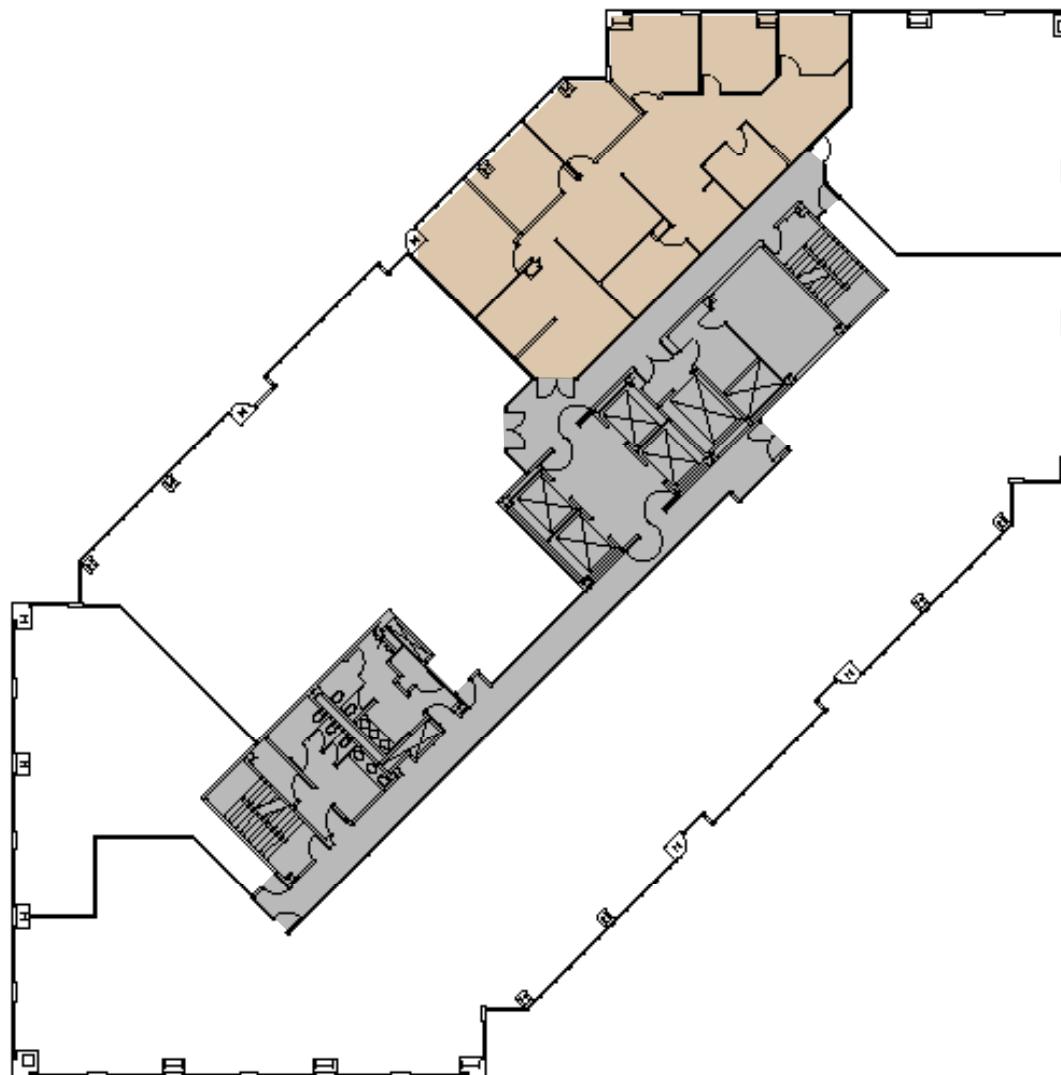
Reception, 5 perimeter offices, conference room, open office, storage room, IT room, and kitchenette.

AVAILABLE NOW

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

## SUITE 1520

6,695 SF

 VIRTUAL TOURVIRTUAL 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

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.

 VIRTUAL TOUR

# SUITE 1720

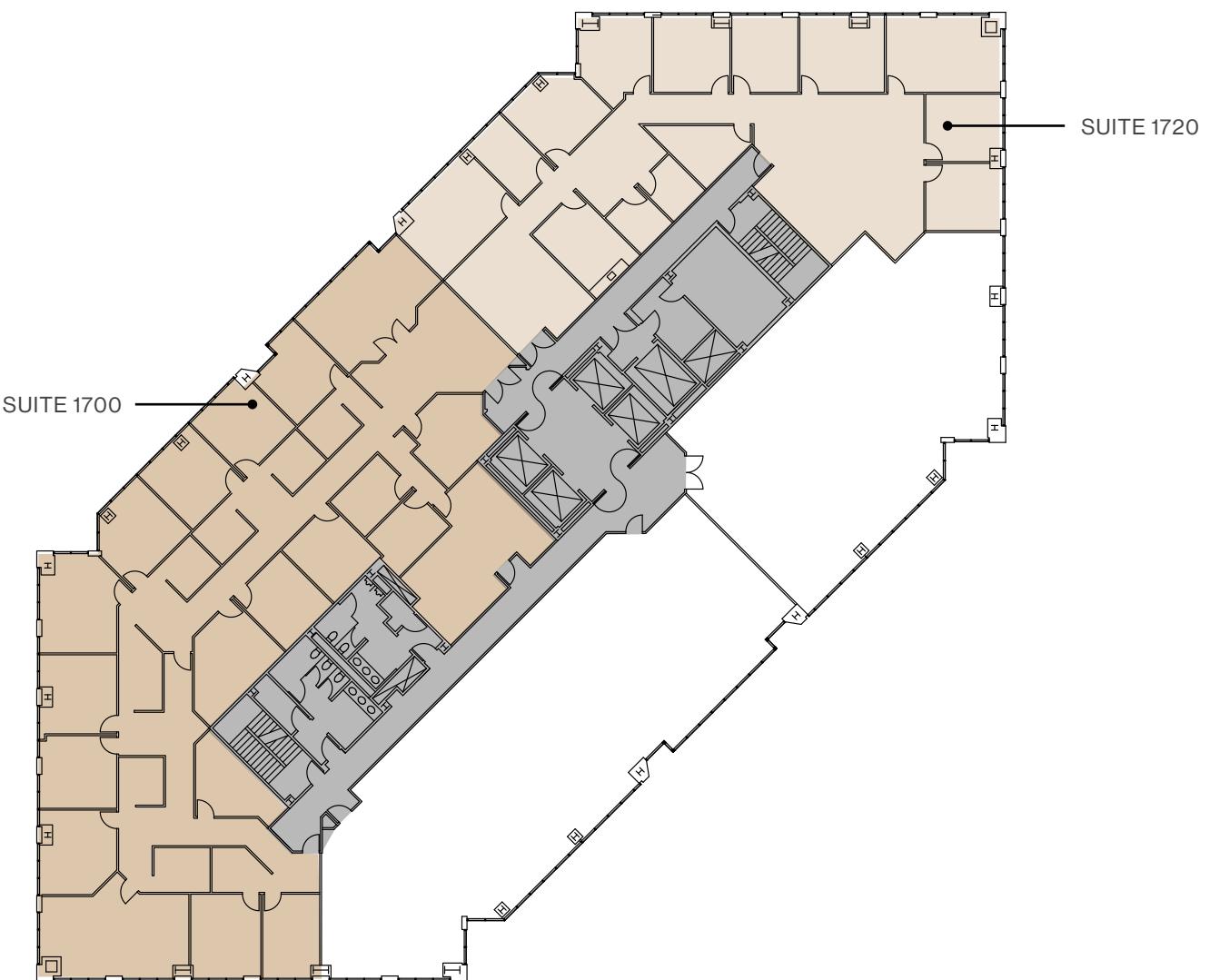
5,231 SF

AVAILABLE NOW

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

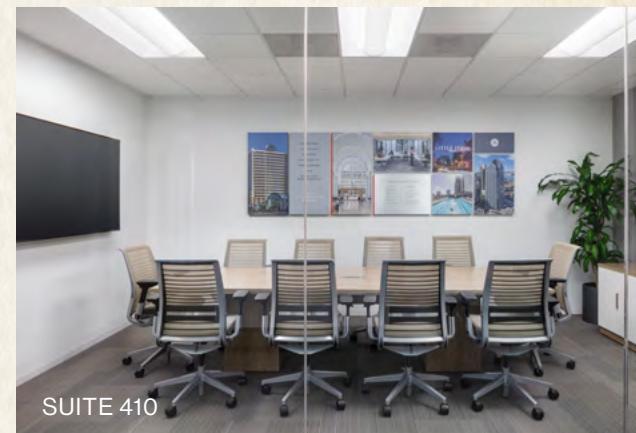
 VIRTUAL TOUR

CONTIGUOUS UP TO 13,612 SF



# RAISING THE STANDARD

DEFYING THE STATUS QUO





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CRUZAN

