

501 WEST BROADWAY

SAN DIEGO, CA 92101

501<sup>^</sup>XYZ  
W BROADWAY



EXCELLENCE ON  
EVERY LEVEL



CRUZAN





# 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://www.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



95 WALK SCORE  
 84 BIKE SCORE  
 82 TRANSIT SCORE

WALKABLE AMENITIES:



tender greens





# BUILT FOR BUSINESSES

OF ANY SIZE

FEATURED  
OPPORTUNITY:

6<sup>TH</sup> & 7<sup>TH</sup> FLOORS  
CONTIGUOUS up to 39,556 SF

## AVAILABILITIES



SUITE	RSF	TOUR	STATUS	SUITE NOTES					
210	1,742 SF	▶	Vacant	2 perimeter offices, conference room, open office, storage/file area.					
410	3,314 SF	▶	Vacant	<b>Furnished Spec Suite</b> Reception, 6 perimeter offices, conference room, open office, storage/file area, kitchen and break room.					
460	3,980 SF	▶	Vacant	Reception, 7 perimeter offices, conference room, open office, break room.	Contiguous				
490	1,822 SF	▶	Vacant	<b>Spec Suite</b> 2 offices, open office, storage/file room, and kitchenette					
500	4,786 SF	▶	Vacant	<b>Furnished Spec Suite</b> Reception, 7 perimeter offices, conference room, open office, storage room, IT closet, kitchen and break room.	Contiguous				
515	3,185 SF	▶	Vacant	<b>Spec Suite</b> 6 perimeter offices, conference room, open office, kitchen and break area.					
600	20,966 SF	▶	Vacant	Dense law firm buildout with private offices.					
700	7,191 SF	▶	Vacant	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	Reception, 7 perimeter offices, conference room, open office, kitchen and break room.					
750	8,790 SF	▶	Vacant	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.					
1025	3,421 SF	-	Available Jan - 27	Reception, 4 perimeter offices, 2 conference rooms, 2 phone rooms and small open office area.					
1070	1,183 SF	-	Available Jan - 27	1 private office, open office and break area.					
1210	2,416 SF	-	Vacant	Reception, 5 perimeter offices, conference room, and open office.					
1240	1,954 SF	▶	Available Nov - 26	<b>Former Spec Suite</b> 4 perimeter offices, open office, storage room, and break area.	Contiguous				
1250	1,549 SF	▶	Available Nov - 26	<b>Spec Suite</b> 2 perimeter offices, conference room, open office, and break area.					
1340	3,096 SF	▶	Vacant	Reception, 5 perimeter offices, conference room, open office, storage room, IT room, and kitchenette.					
1520	6,695 SF	▶	Vacant	Creative plan with high ceilings, 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	Dense buildout with reception, private offices, break room and storage area.	Contiguous				
1630	1,250 SF	-	Available June - 26	2 perimeter offices, conference room and storage room.					
1660	3,606 SF	▶	Available April - 26	Reception, 9 perimeter offices, 2 conference rooms, small open office area, 1 large kitchen and break room, and 1 small kitchen.					
1720	5,231 SF	▶	Vacant	Reception, 8 perimeter offices, 2 conference rooms, file room, storage/IT room, kitchen and break room.					
<b>Suites 460 and 490</b>		<b>Suites 500 and 515</b>		<b>Suites 700, 710, and 750</b>		<b>Suites 1240 and 1250</b>		<b>Suites 1600, 1630, and 1660</b>	
contiguous up to 5,802 SF		contiguous up to 7,971 SF		contiguous up to 18,590 SF		contiguous up to 3,503 SF		contiguous up to 9,264 SF	

# SUITE 210

## 1,742 SF

AVAILABLE NOW

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



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

 VIRTUAL TOUR

## 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



FEATURED OPPORTUNITY

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

CONTIGUOUS UP TO 39,556 SF

SIXTH FLOOR

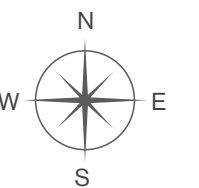
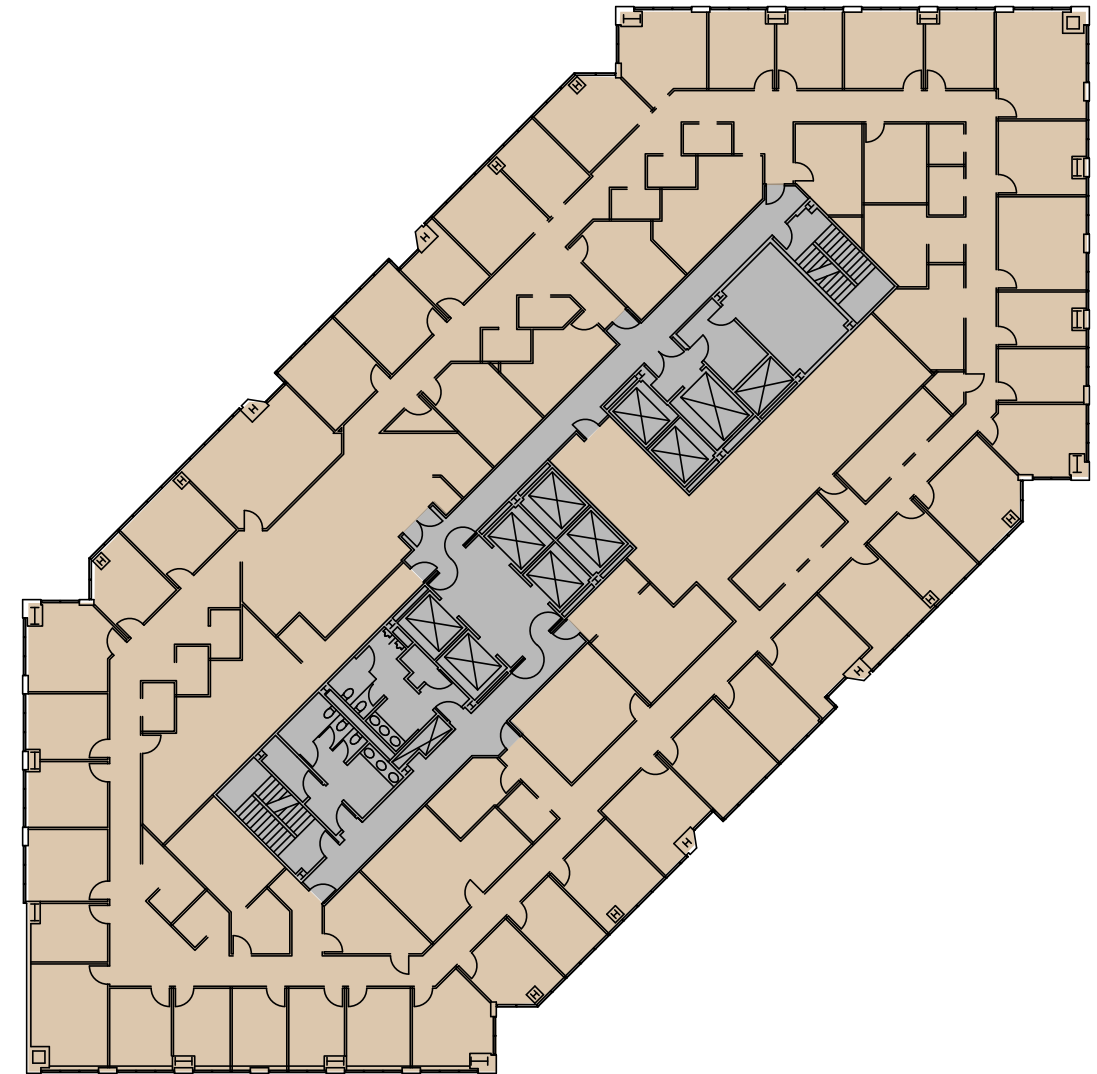
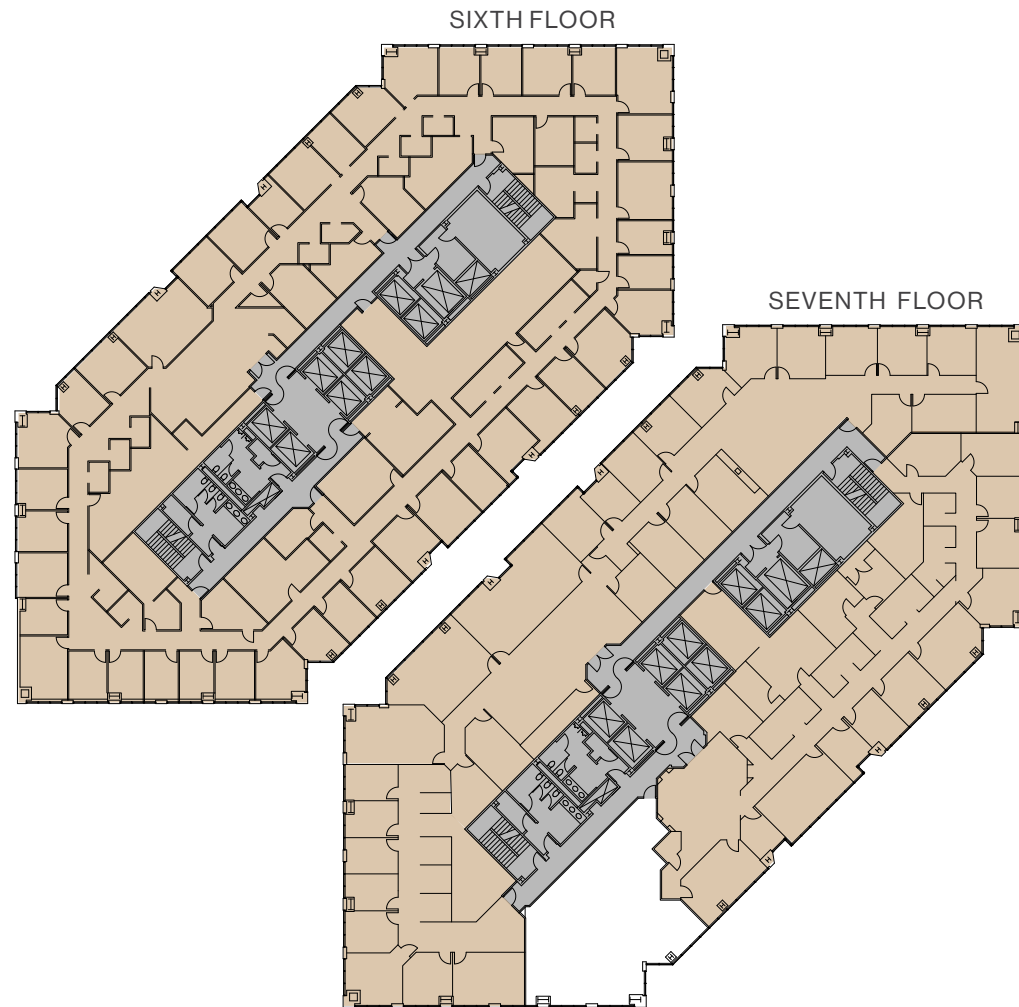
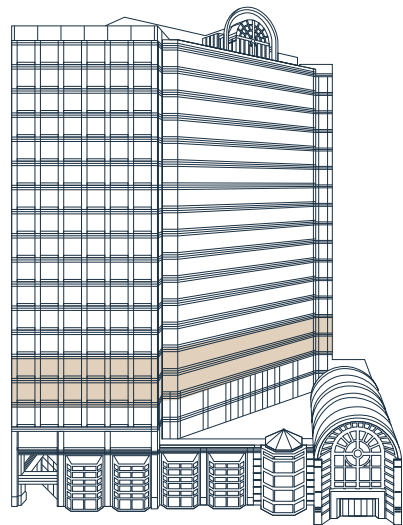
AVAILABLE NOW

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

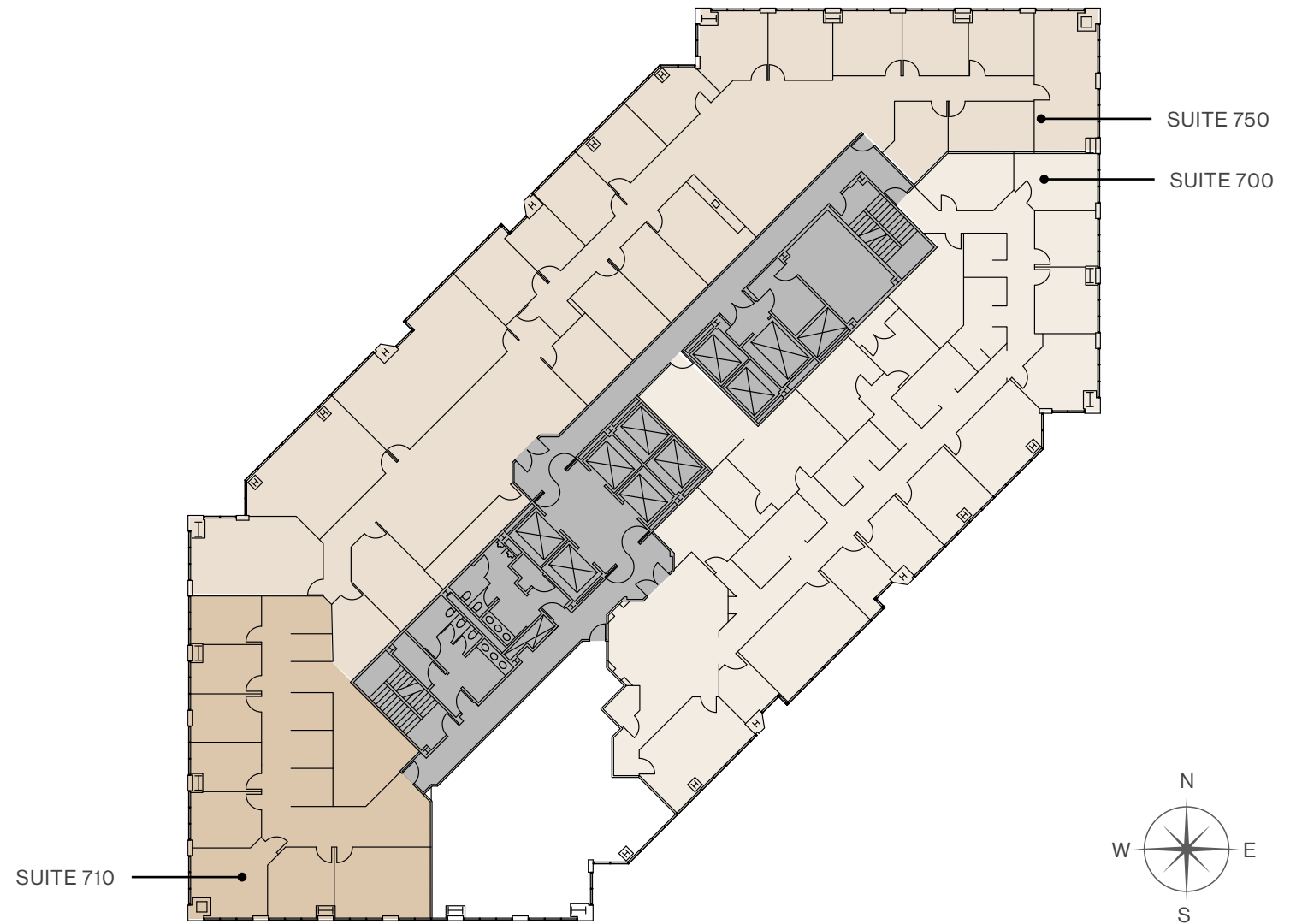
## 8,790 SF

 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 1025

3,421 SF

AVAILABLE JAN-27

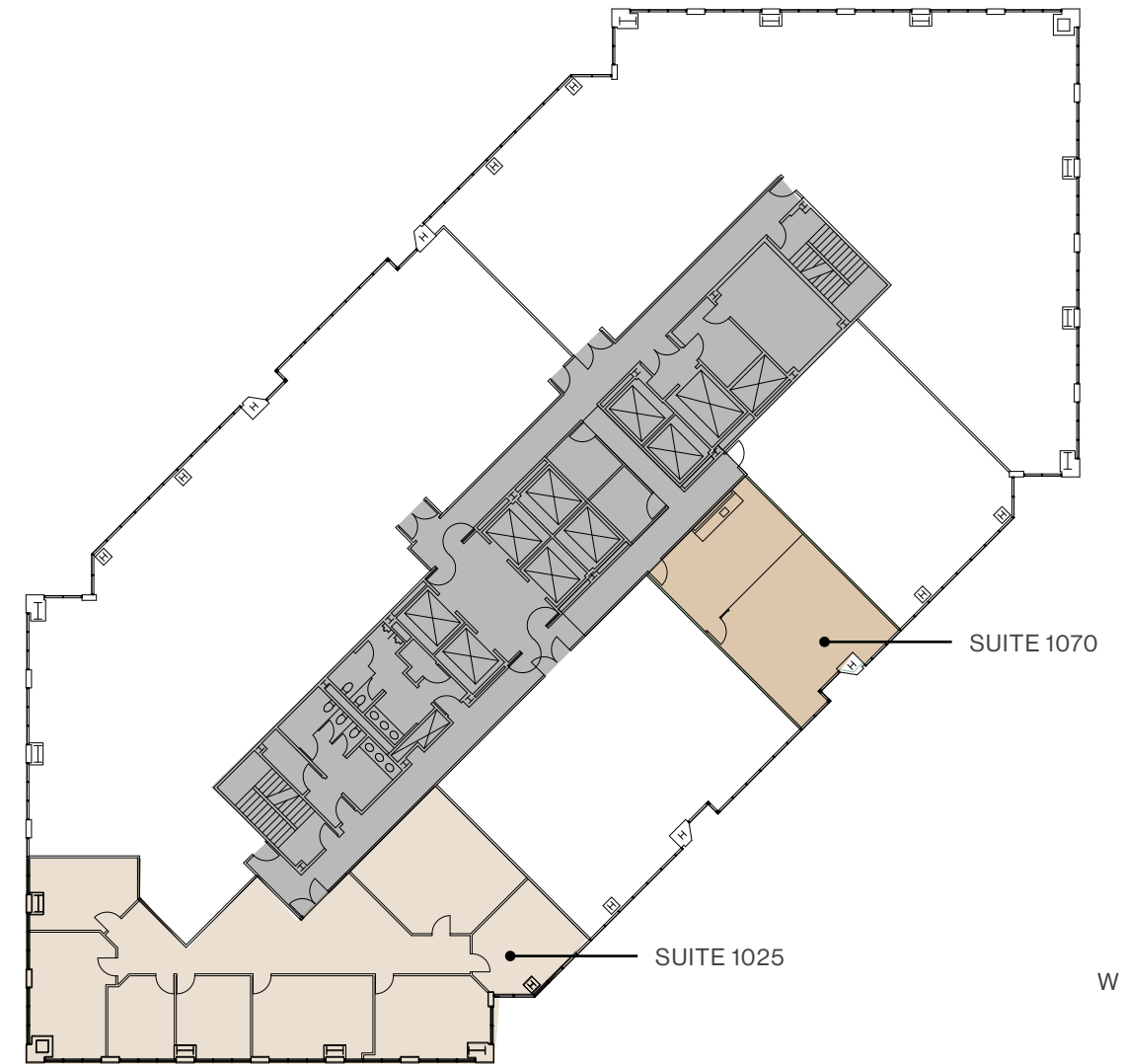
Reception, 4 perimeter offices, 2 conference rooms, 2 phone rooms and small open office area.

# SUITE 1070

1,183 SF

AVAILABLE JAN-27

1 private office, open office and break area.



# SUITE 1210

## 2,416 SF

AVAILABLE NOW

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

# SUITE 1240

## 1,954 SF

AVAILABLE NOV-26

4 perimeter offices, open office, storage room, and break area.

 VIRTUAL TOUR

# SUITE 1250

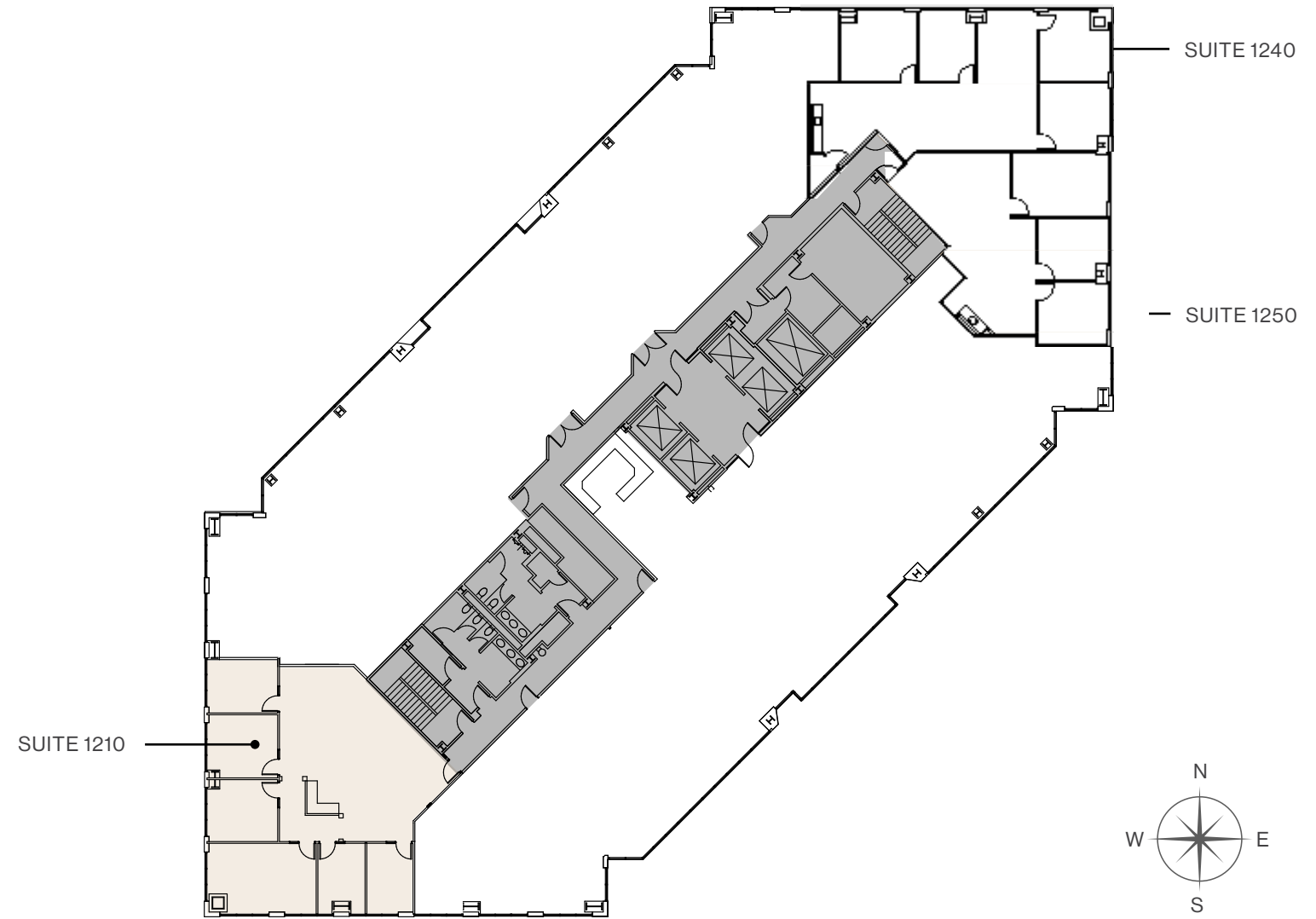
## 1,549 SF

AVAILABLE NOV-26

2 perimeter offices, conference room, open office, and break area.

 VIRTUAL TOUR

## SUITES 1240/1250 CONTIGUOUS UP TO 3,503 SF



# SUITE 1340

## 3,096 SF

AVAILABLE NOW

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

 VIRTUAL TOUR



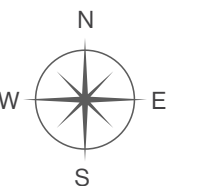
# SUITE 1520

## 6,695 SF

AVAILABLE NOW

Creative plan with high ceilings, 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 JUNE - 26

2 perimeter offices, conference room and storage room.

# SUITE 1660

## 3,606 SF

AVAILABLE APRIL - 26

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



SEVENTEENTH FLOOR

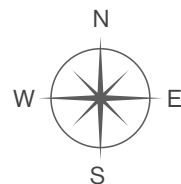
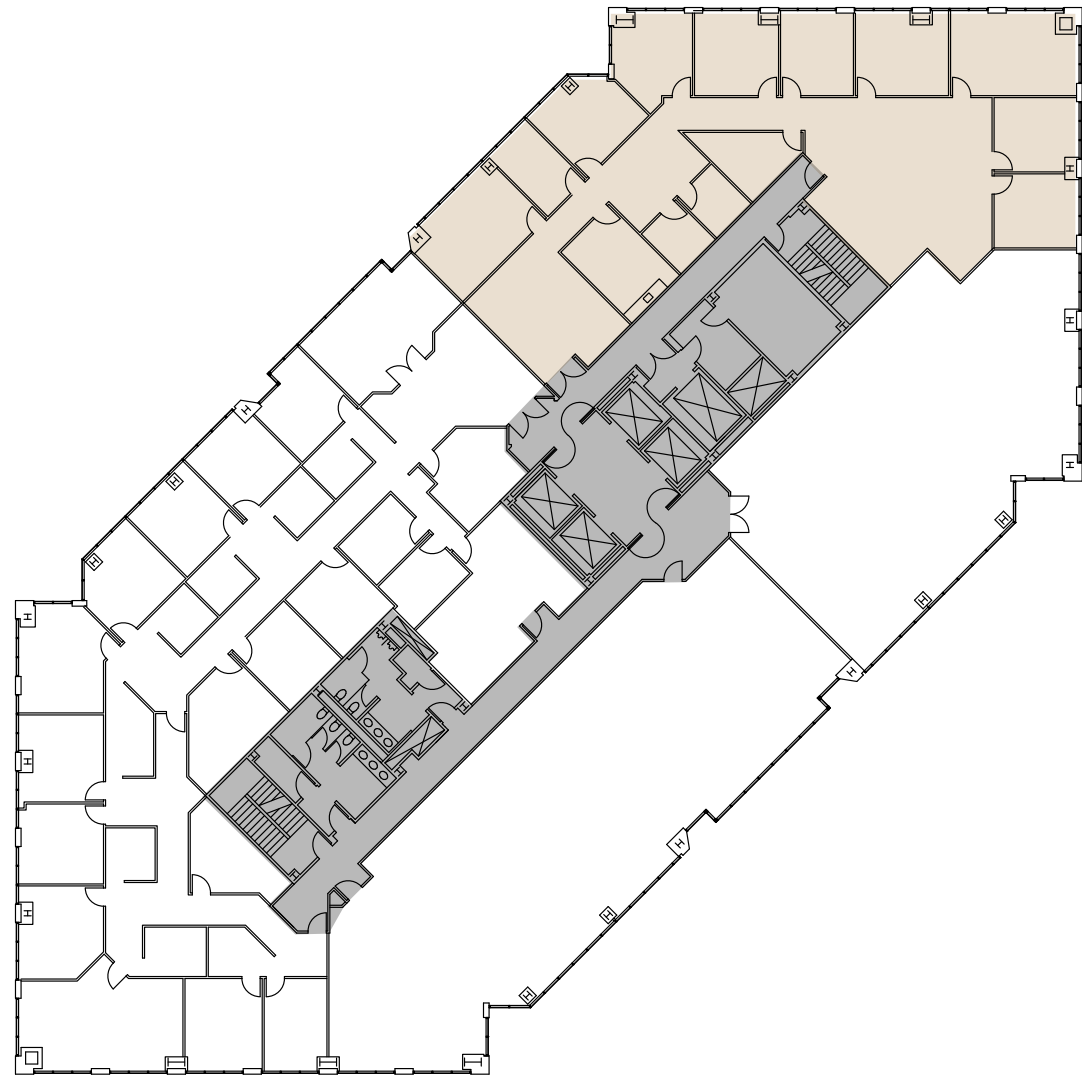
# SUITE 1720

## 5,231 SF

### AVAILABLE NOW

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

 VIRTUAL TOUR





REDEFINING  
EXCELLENCE  
DEFYING THE STATUS QUO



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