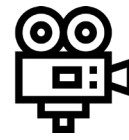
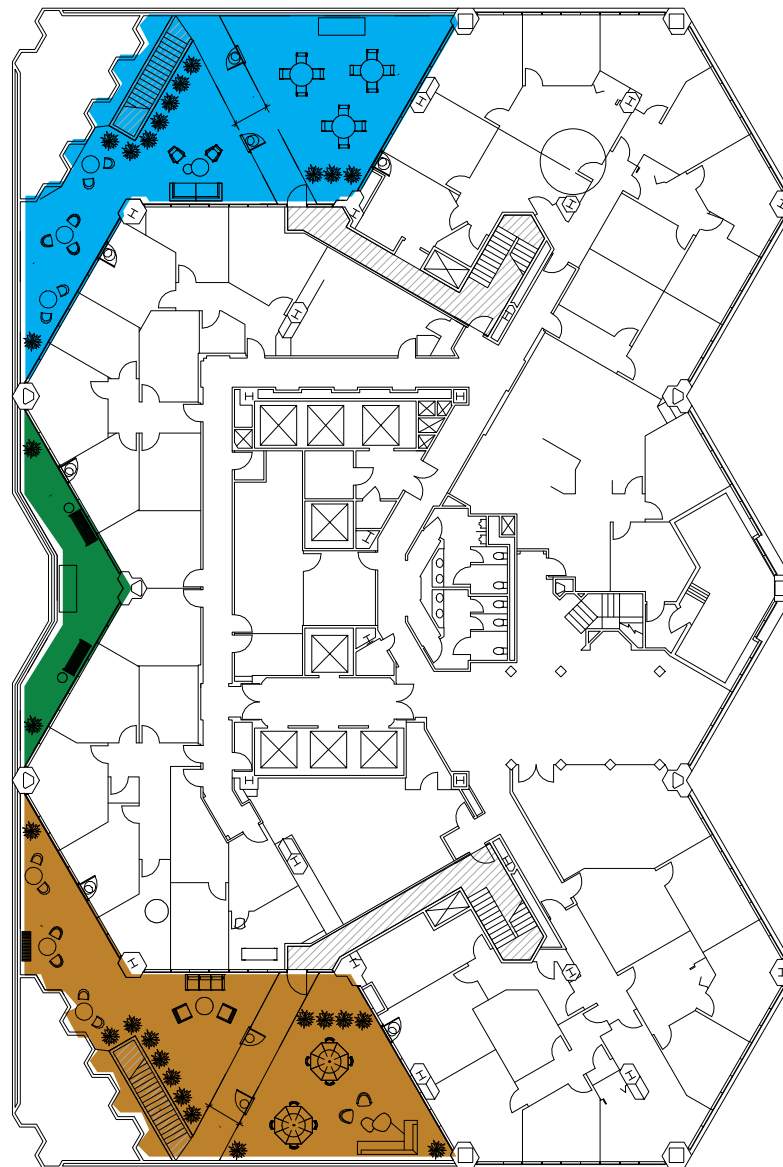
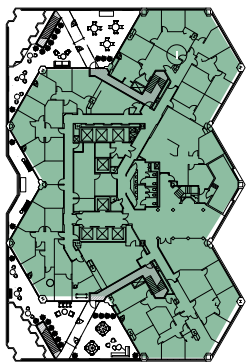


EMERALD PLAZA AVAILABILITIES



WATCH VIDEO TOUR

SUITE	RSF	VIEW	DESCRIPTION
400	18,038	360	Call to Show. Full floor opportunity with 3 outdoor, private patios. Interconnecting stairwell that can provide an additional full floor totaling 36,974 RSF.
500	18,936	360	Call to Show. Full floor opportunity. Interconnecting stairwell that can provide additional full floor totaling 36,974 RSF.
720	1,373	South & East	Spec suite. 3 private window-lined offices, open work area and small kitchenette.
740	4,506	South & East	Shell condition.
770	1,697	West	3 private window-lined offices and a break room.
910	3,001	South & East	Spec suite. Efficient layout with 5 private window-lined offices, conference room, and open break room.
920	2,254	South	5 window-lined offices, conference room and a small kitchenette.
1010	5,590	West	2nd generation space with great western views and a mix of private offices and open area.
1100	5,914	North	Efficient layout with double-door entry off elevator lobby, conference room and open area.
1210	3,562	North	2nd generation space with 6 private window-lined offices, large conference room, secured reception/waiting, file room, kitchen, and interior office.
1220	1,075	South & East	Call to show. Available 9/1/2024.
1250	3,214	South	2nd generation space with 5 private window-lined offices, conference room and break area.
1260	1,265	South & West	Spec suite. Ideal smaller office with 2 private window-lined offices, open area and small kitchenette.
1320	1,637	East	Spec suite. 4 private window-lined offices and a break room.
1340	4,902	South	Currently being used as a conferencing center with break room and assembly area. Divisible.
1350	3,338	South & East	Call to show. Available 10/1/2024. 9 window-lined offices and a conference room with open work area.
1420	2,027	North & East	Pending spec suite that will have 3 private window-lined offices, small conference room, kitchen and open area.
1430	8,289	South & West	Shell space. Divisible to 2,000 RSF with ocean views.
1550	9,892	South & East	Move in ready deposition build out with production room. Divisible to 2,000 RSF.
1700	3,236	North	Spec suite. Efficient floor plan with 6 window-lined offices, conference room, break room, with built in work stations.
1730	3,202	South & East	Spec suite. Move in ready space with server room, kitchen, 4 private window-lined offices, conference room and open area.



SUITE 400

RSF: 18,038

RATE: \$2.75/RSF

DESCRIPTION:

Call to Show. Full floor opportunity with 3 outdoor, private patios. Interconnecting stairwell that can provide an additional full floor totaling 36,974 RSF.

Patio 1

- Approximately 1,578 SF
- Approximately 94 occupants

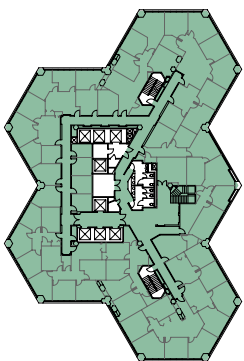
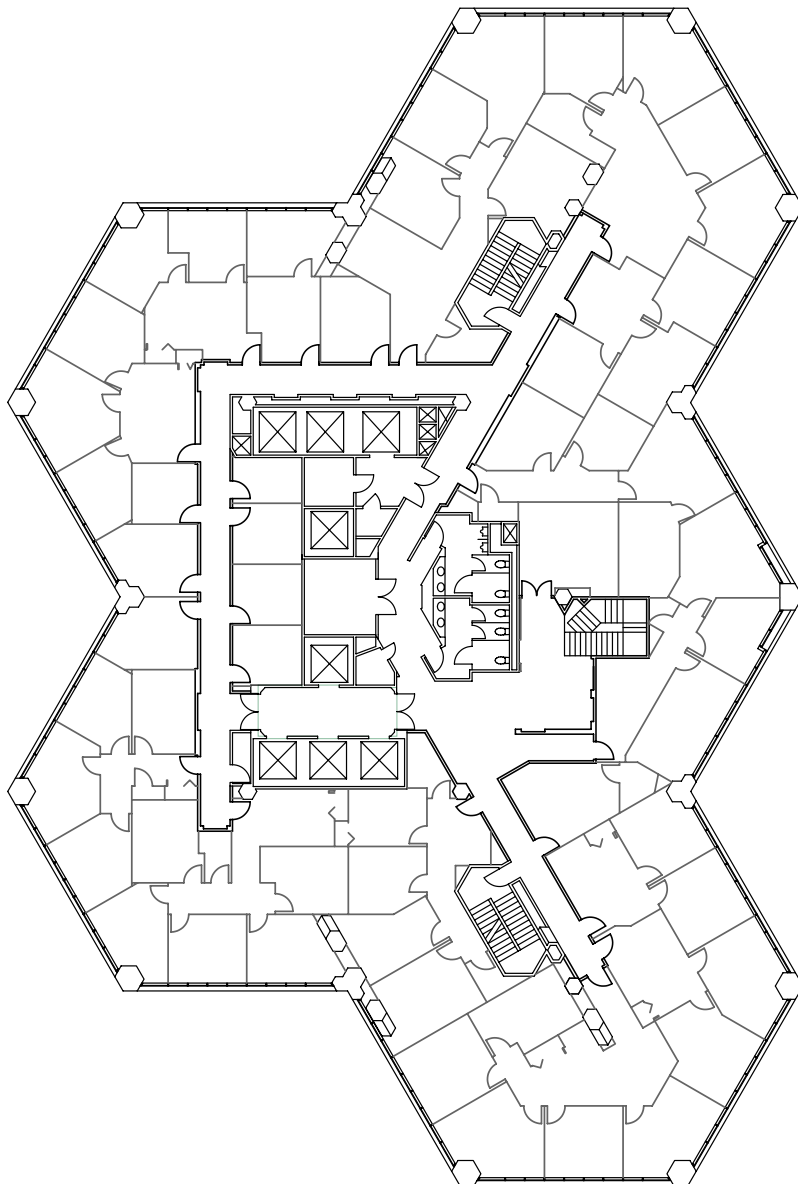
Patio 2

- Approximately 742 SF
- Approximately 34 occupants

Patio 3

- Approximately 1,582 SF
- Approximately 94 occupants





SUITE 500

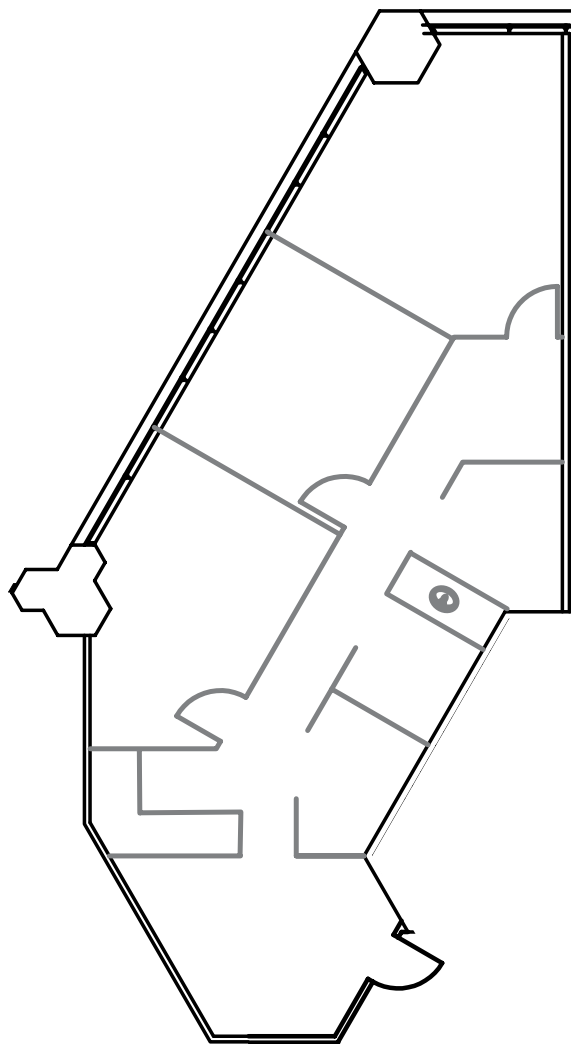
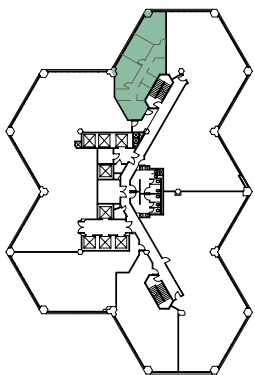
RSF: 18,936

RATE: \$2.75/RSF

DESCRIPTION:

Call to Show. Full floor opportunity. Interconnecting stairwell that can provide additional full floor totaling 36,974 RSF.





SUITE 720

RSF: 1,373

RATE: \$2.70/RSF

DESCRIPTION:

Spec suite. 3 private window-lined offices, open work area and small kitchenette.





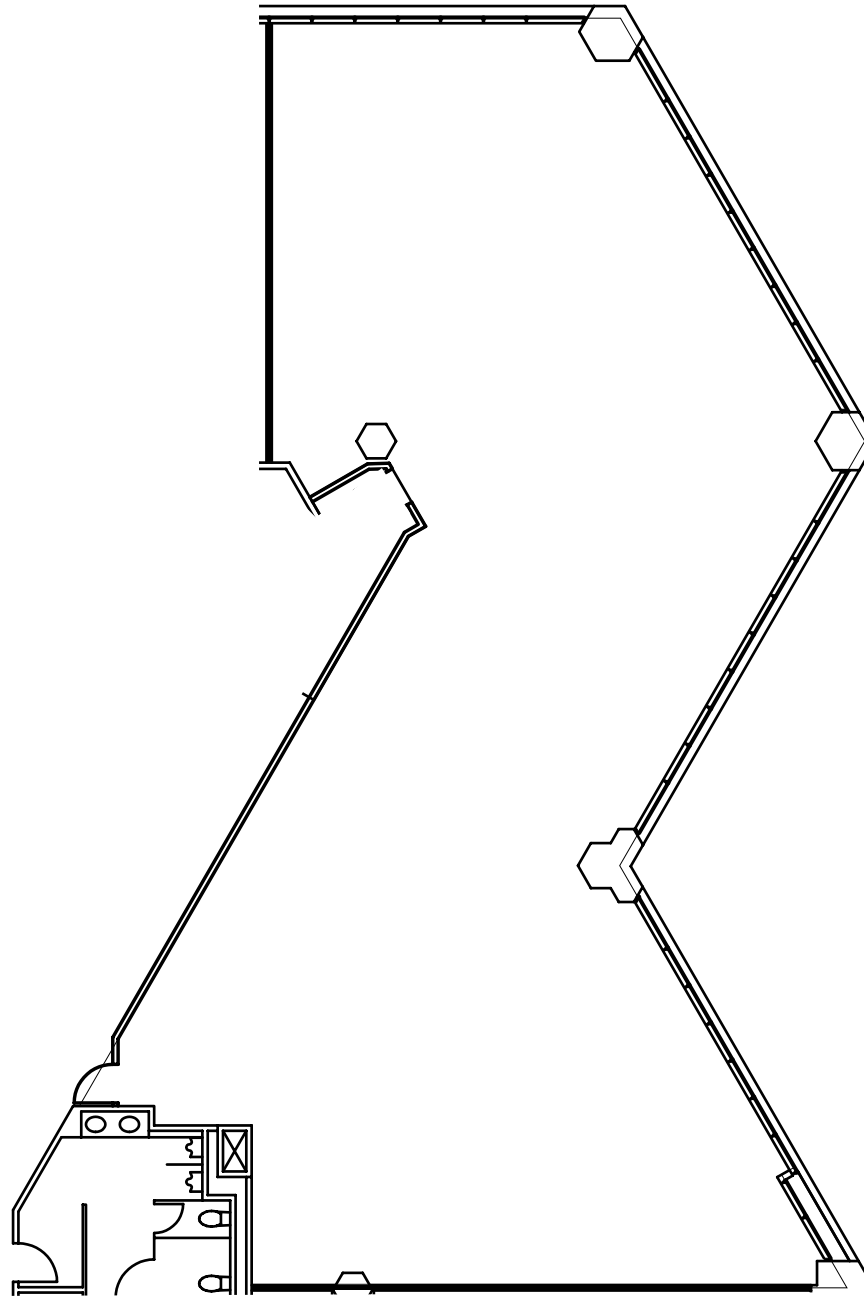
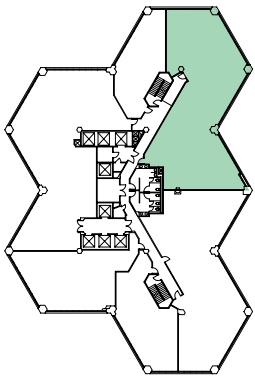
SUITE 740

RSF: 4,506

RATE: \$2.70/RSF

DESCRIPTION:

Shell condition.





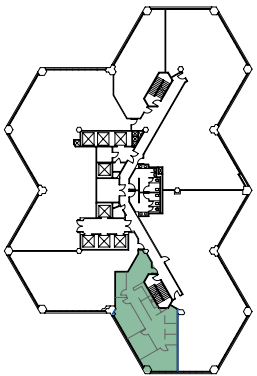
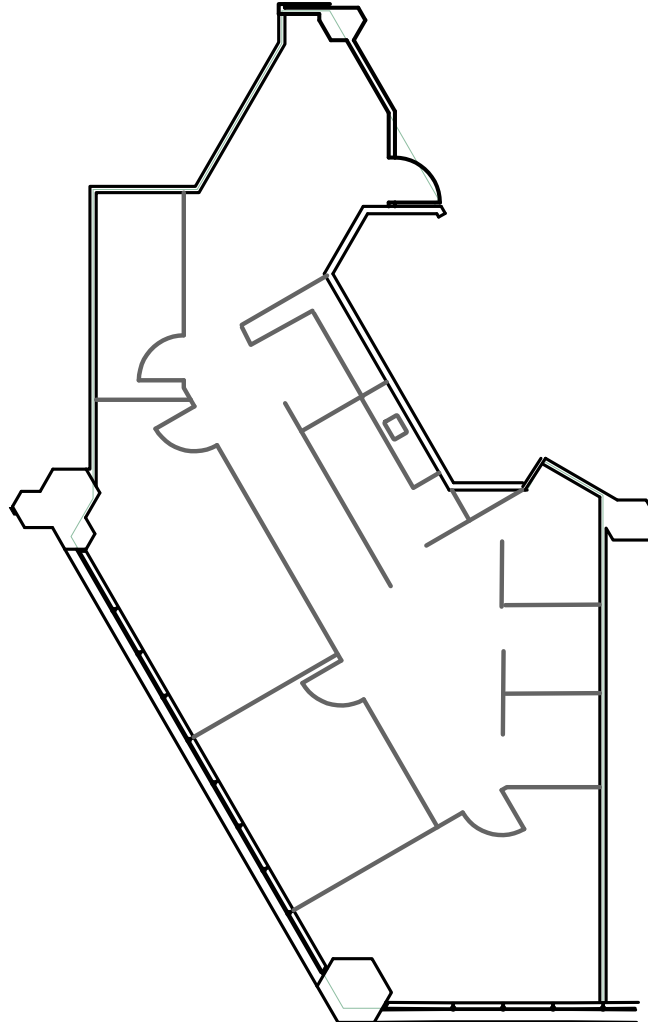
SUITE 770

RSF: 1,697

RATE: \$2.90/RSF

DESCRIPTION:

3 private window-lined offices and a break room.





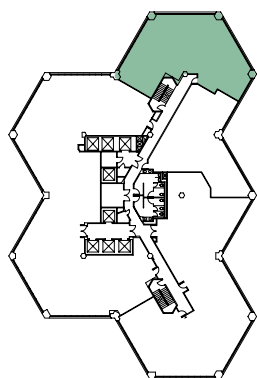
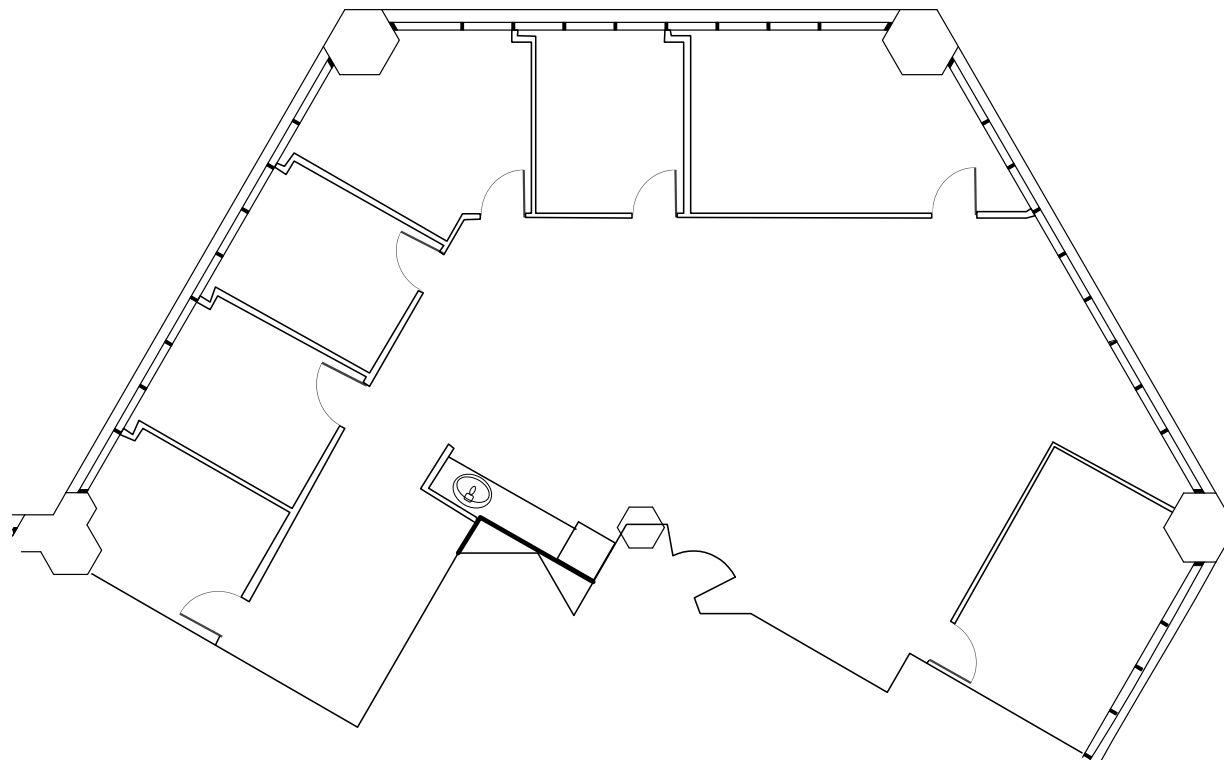
SUITE 910

RSF: 3,001

RATE: \$2.70/RSF

DESCRIPTION:

Spec suite. Efficient layout with 5 private window-lined offices, conference room, and open break room.





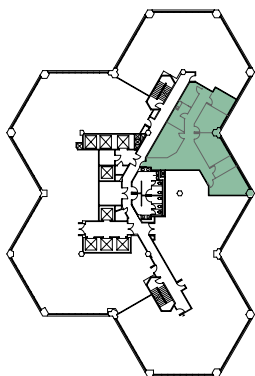
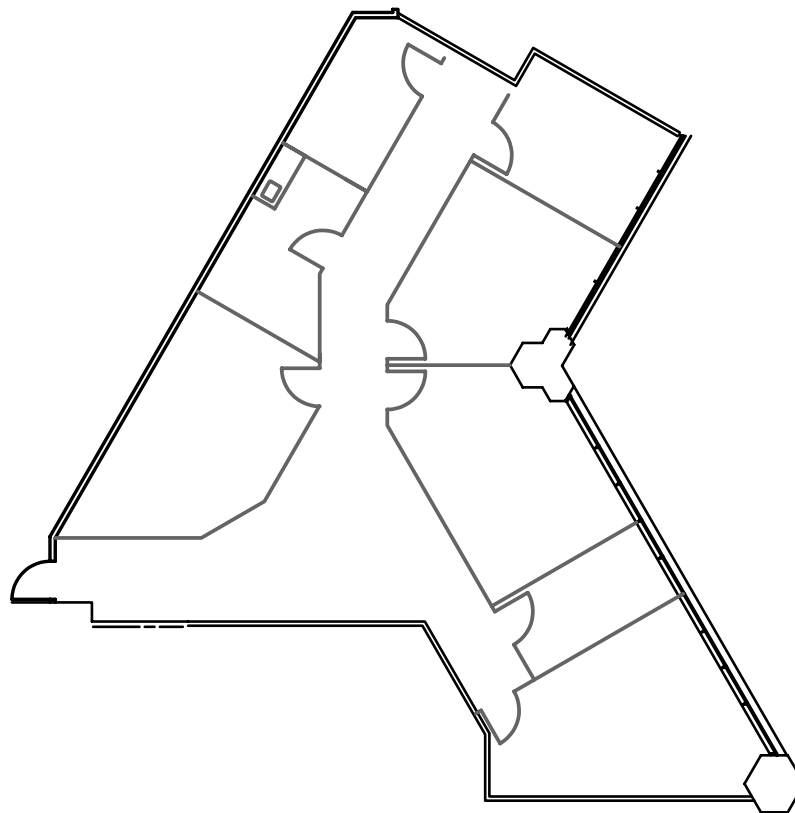
SUITE 920

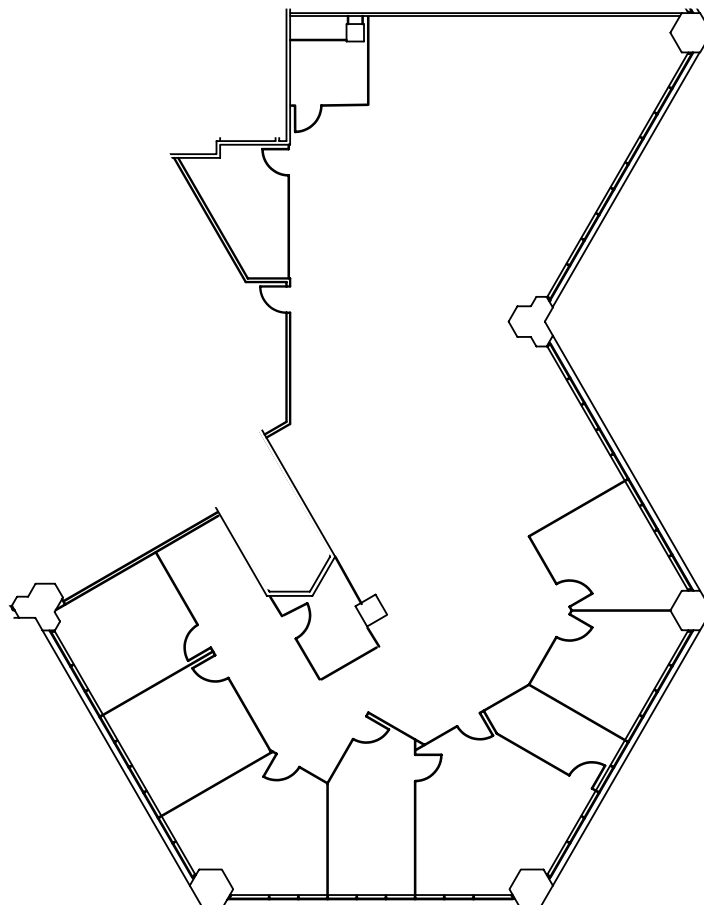
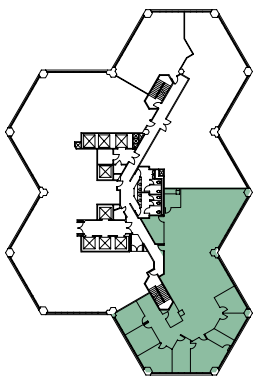
RSF: 2,254

RATE: \$2.70/RSF

DESCRIPTION:

5 window-lined offices,
conference room and a small
kitchenette.





SUITE 1010

RSF: 5,590

RATE: \$2.80/RSF

DESCRIPTION:

2nd generation space with great western views and a mix of private offices and open area.





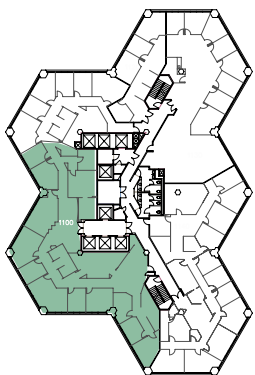
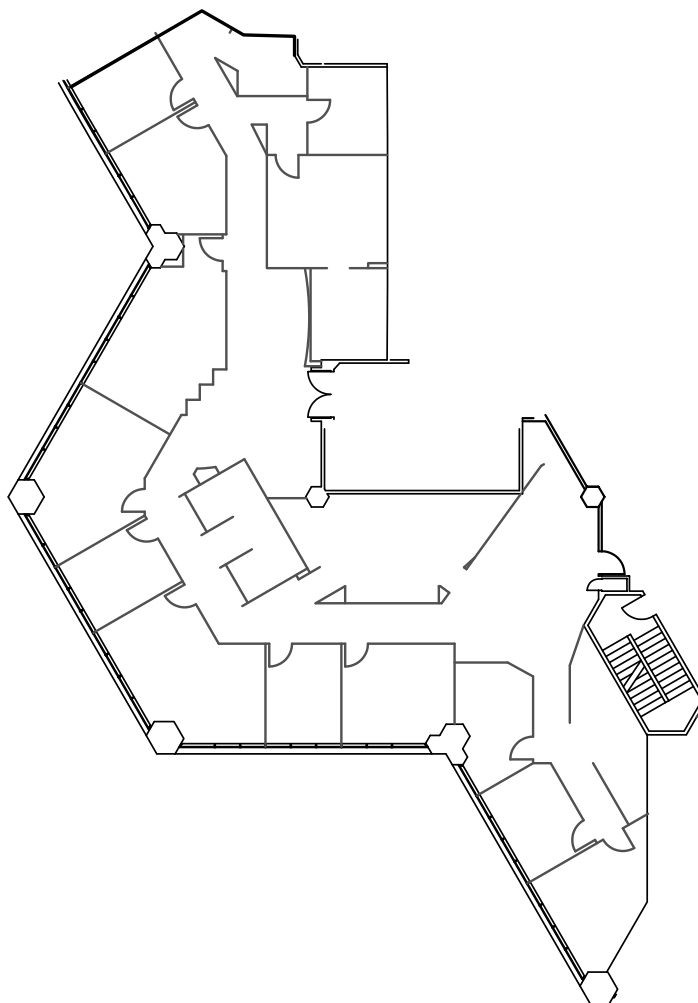
SUITE 1100

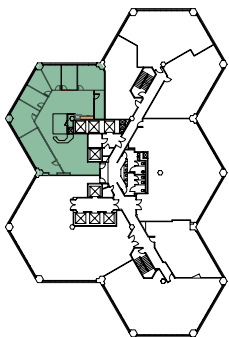
RSF: 5,914

RATE: \$2.90/RSF

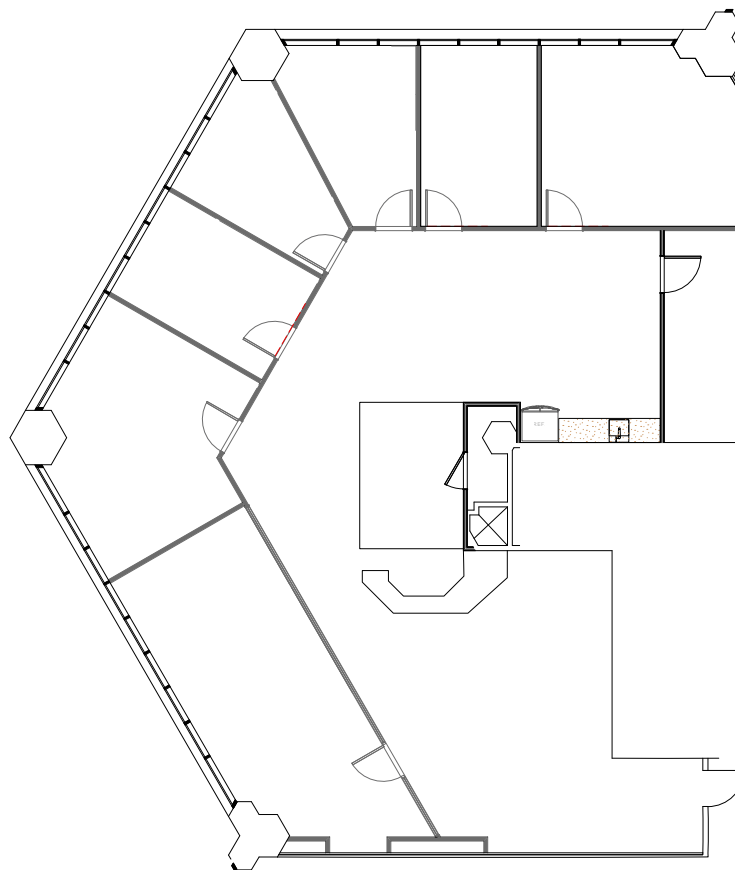
DESCRIPTION:

Efficient layout with double-door entry off elevator lobby, conference room and open area.





402 W. BROADWAY



SUITE 1210

RSF: 3,562

RATE: \$2.90/RSF

DESCRIPTION:

2nd generation space with 6 private window-lined offices, large conference room, secured reception/waiting, file room, kitchen, and interior office.



CBRE



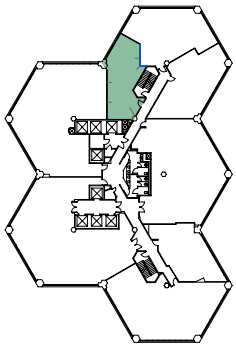
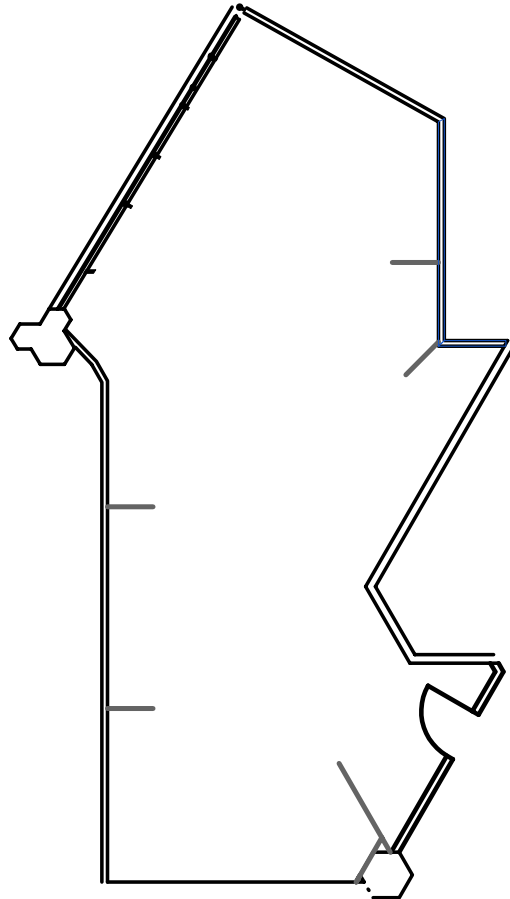
SUITE 1220

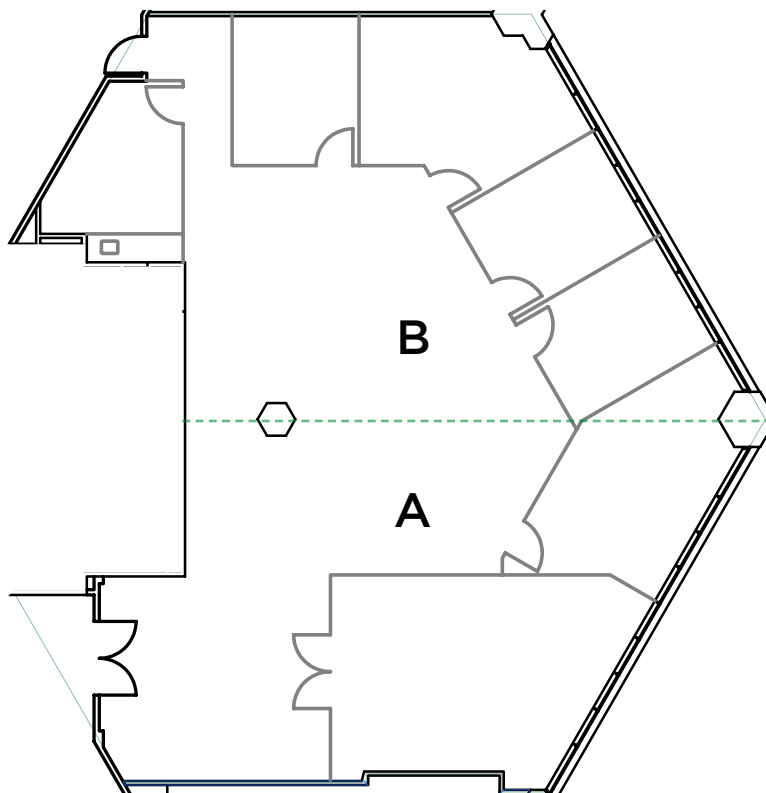
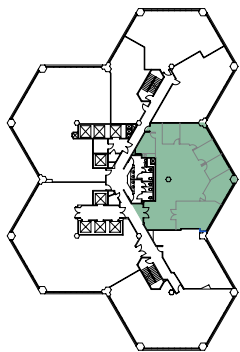
RSF: 1,075

RATE: \$2.90/RSF

DESCRIPTION:

Call to show. Available
9/1/2024.





SUITE 1250

RSF: 3,214

RATE: \$2.90/RSF

DESCRIPTION:

2nd generation space with 5 private window-lined offices, conference room and break area.

DIVISIBLE:

1250 B: 1,677 RSF.

1250 A: 1,537 RSF.

VIRTUAL TOUR:





SUITE 1260

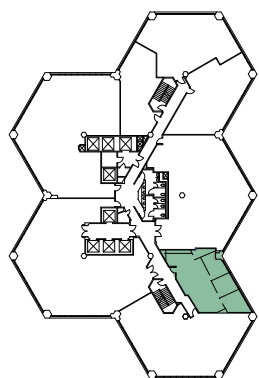
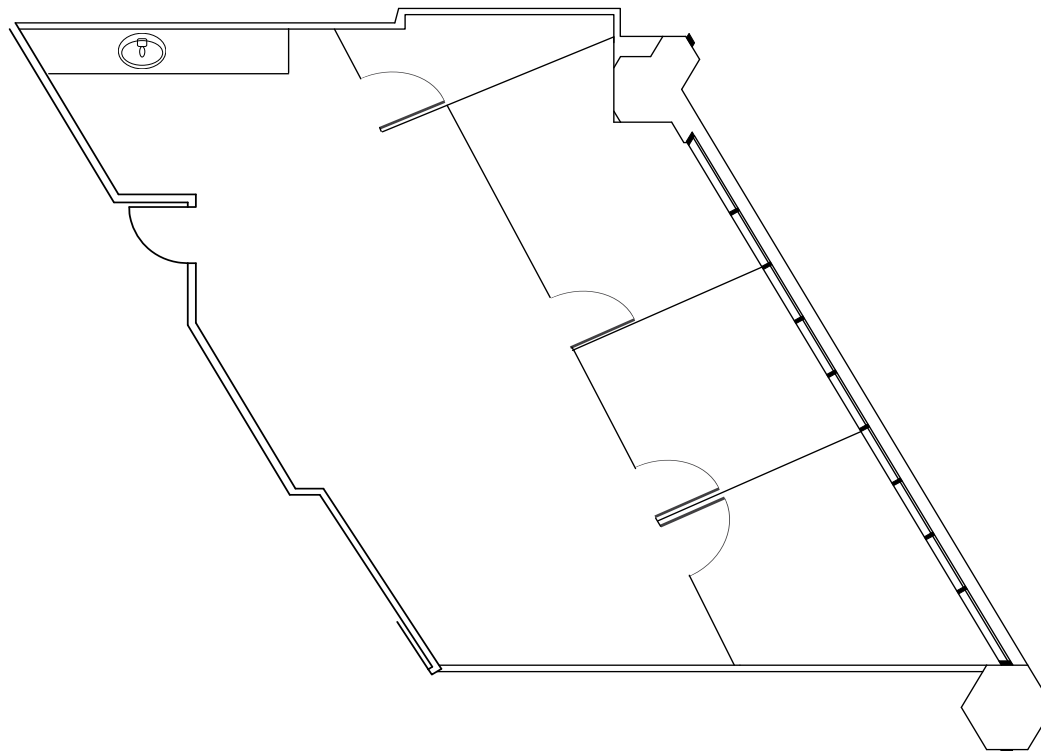
RSF: 1,265

RATE: \$2.90/RSF

DESCRIPTION:

Spec suite. Ideal smaller office with 2 private window-lined offices, open area and small kitchenette.

VIRTUAL TOUR:





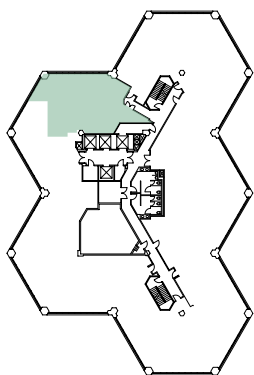
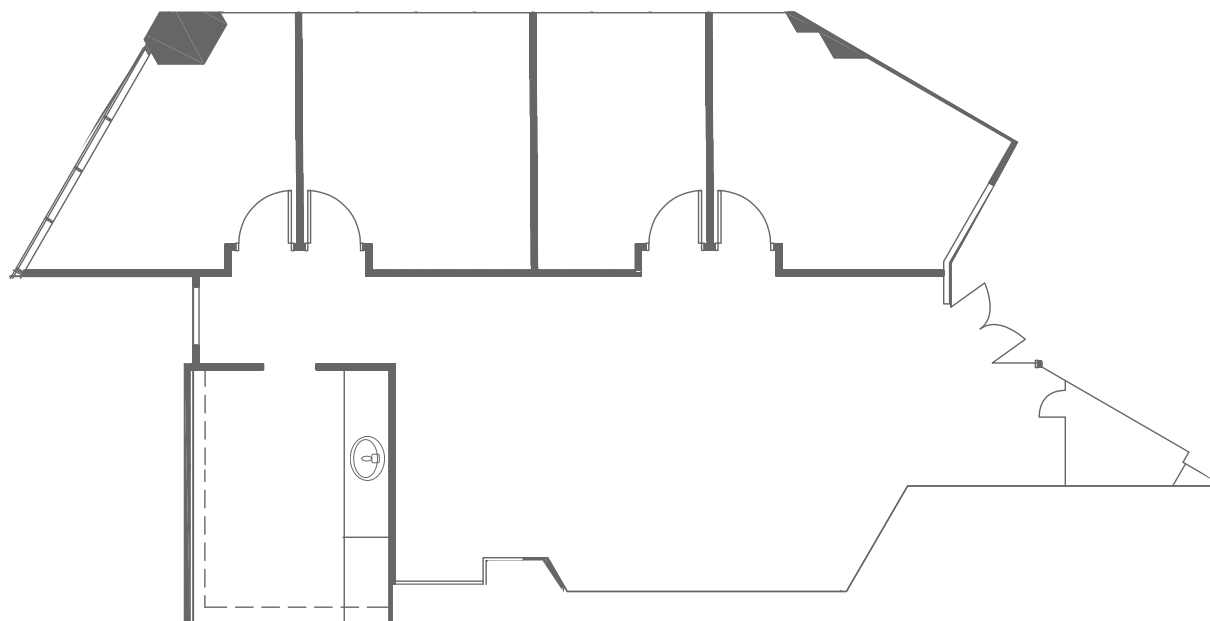
SUITE 1320

RSF: 1,637

RATE: \$2.90/RSF

DESCRIPTION:

Spec suite. 4 private window-lined offices and a break room.





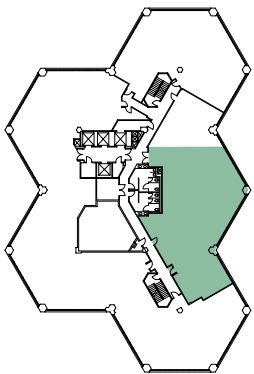
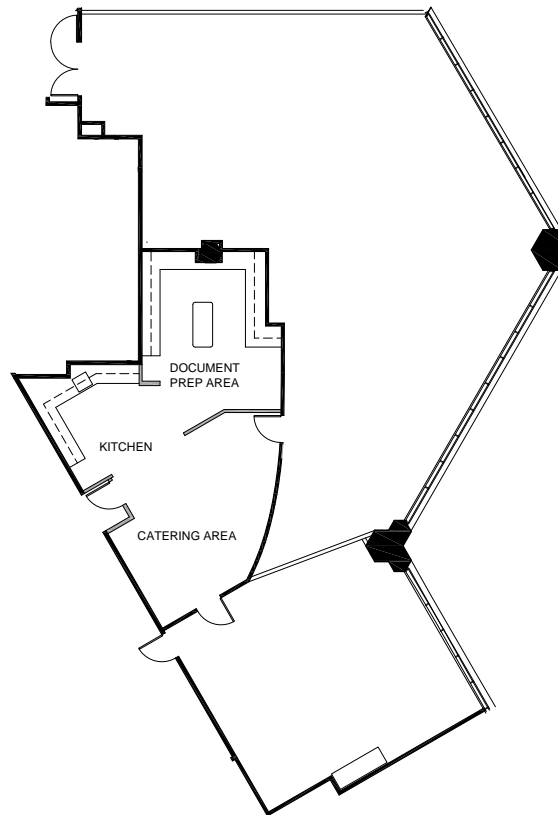
SUITE 1340

RSF: 4,902

RATE: \$2.90/RSF

DESCRIPTION:

Currently being used as a conferencing center with break room and assembly area. Divisible.





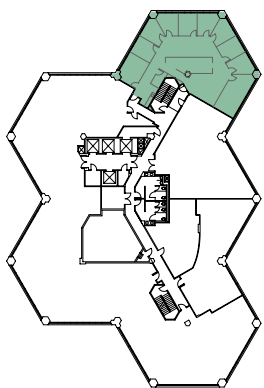
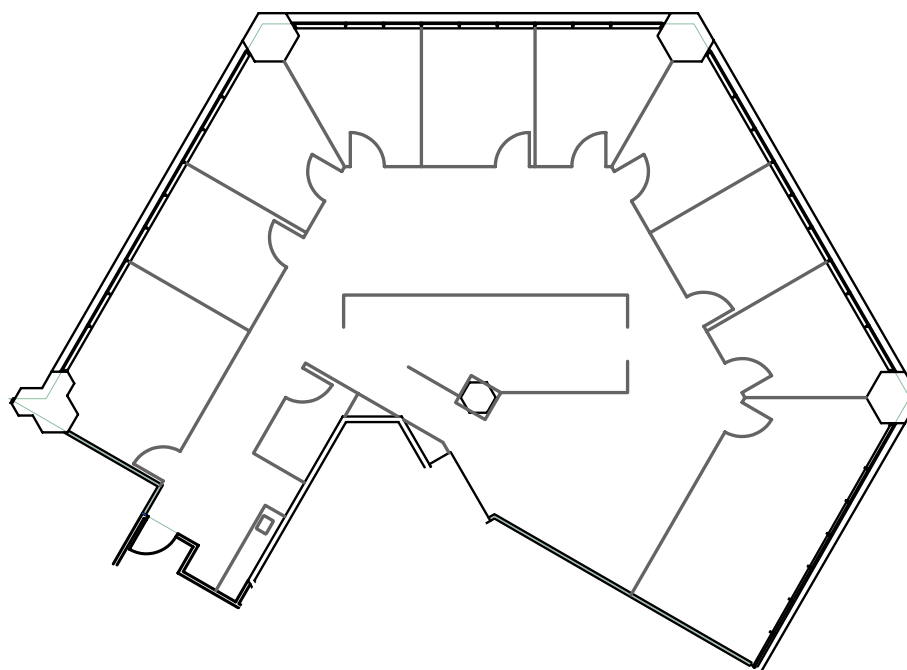
SUITE 1350

RSF: 3,338

RATE: \$2.90/RSF

DESCRIPTION:

Call to show. Available 10/1/2024. 9 window-lined offices and a conference room with open work area.

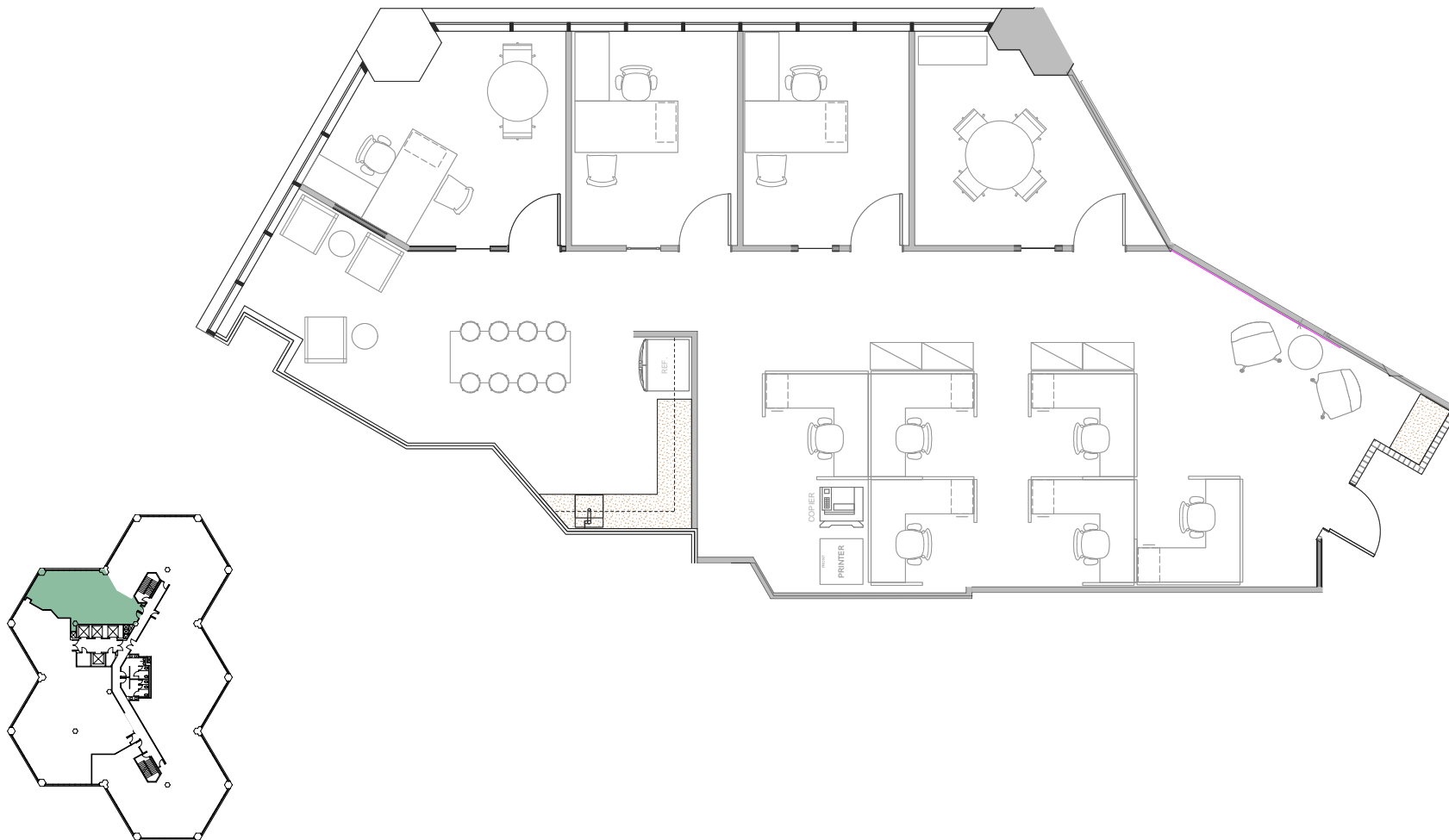




RSF: 2,027
RATE: \$3.00/RSF

DESCRIPTION:

Pending spec suite that will have 3 private window-lined offices, small conference room, kitchen and open area.





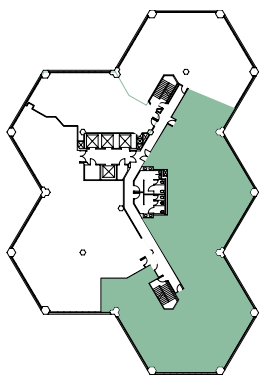
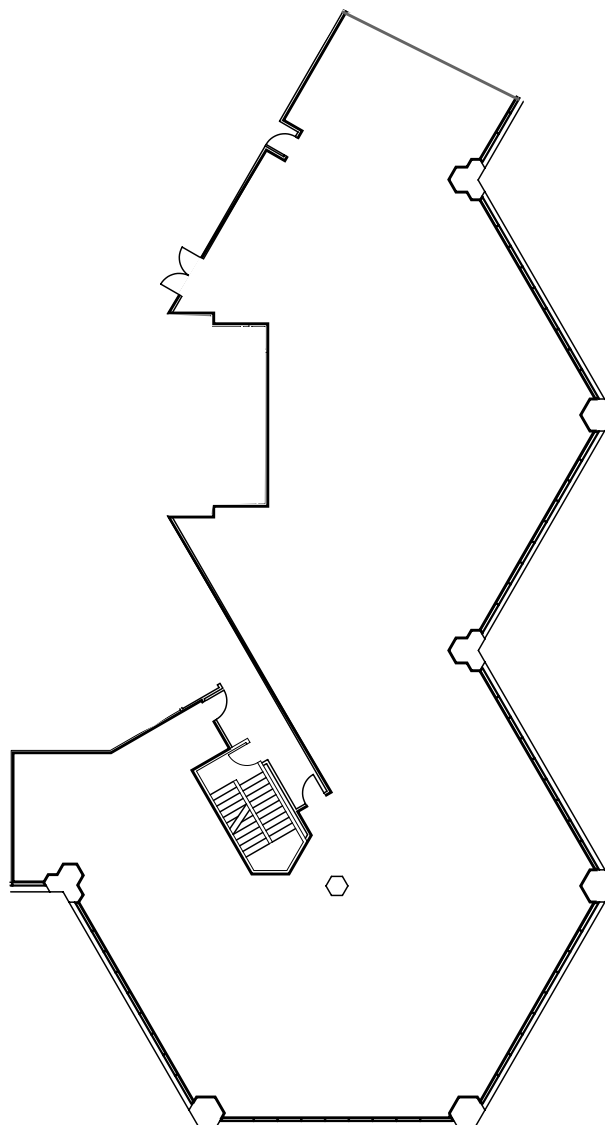
SUITE 1430

RSF: 8,289

RATE: \$3.00/RSF

DESCRIPTION:

Shell space. Divisible to 2,000 RSF with ocean views.





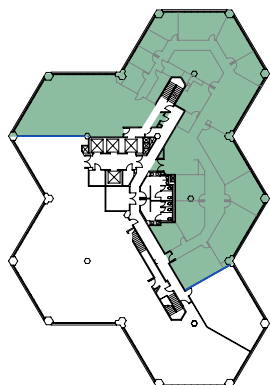
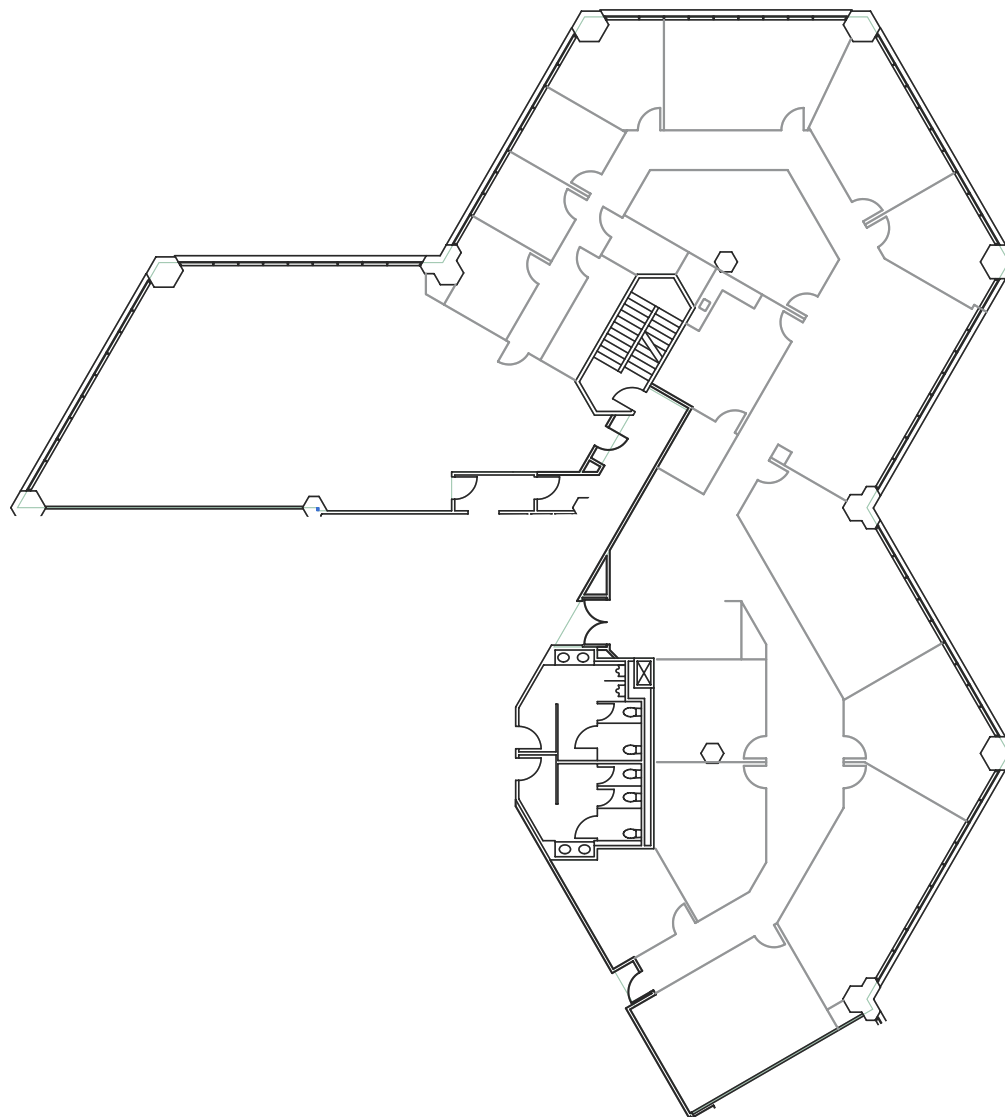
SUITE 1550

RSF: 9,892

RATE: \$3.00/RSF

DESCRIPTION:

Move in ready deposition build out with production room.
Divisible to 2,000 RSF.





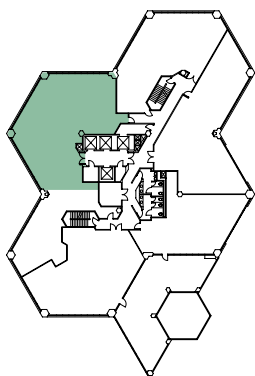
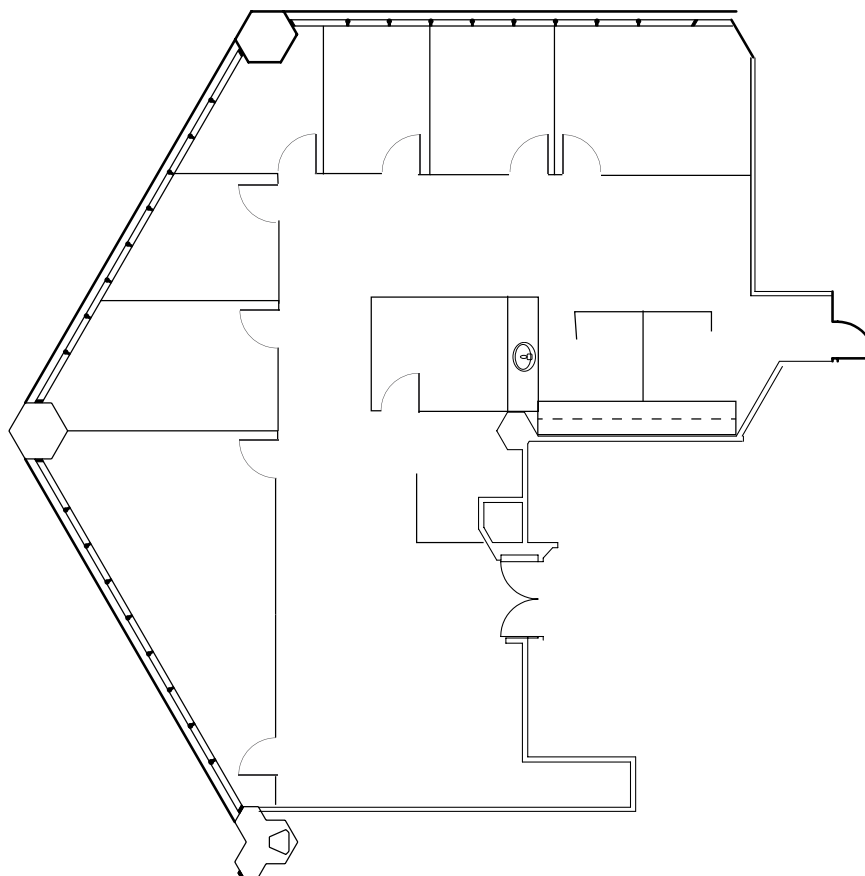
SUITE 1700

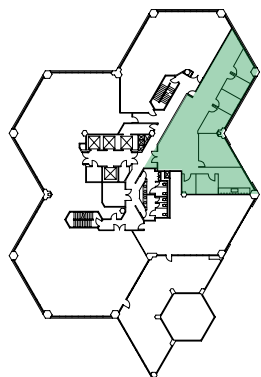
RSF: 3,236

RATE: \$3.00/RSF

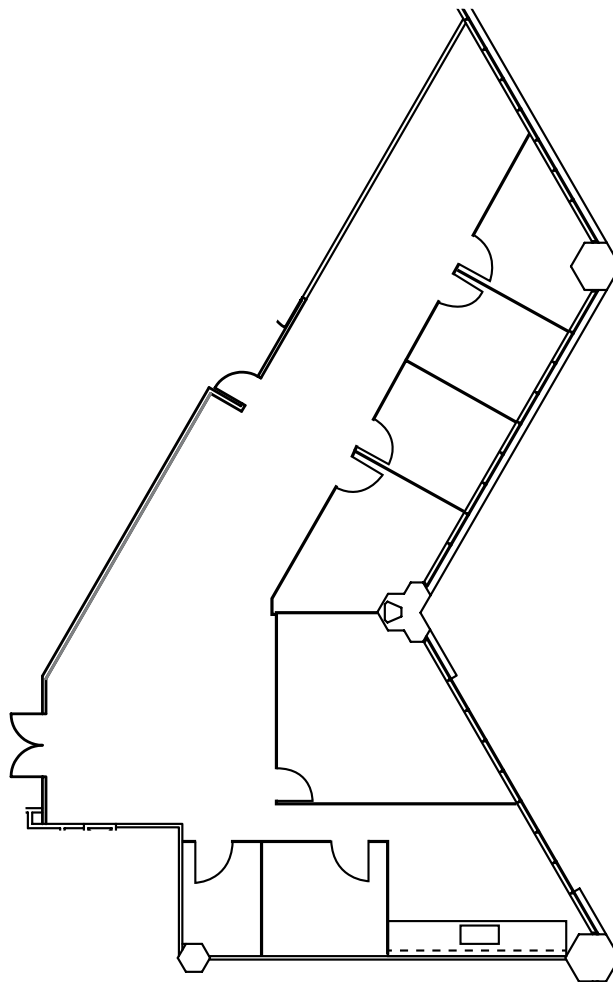
DESCRIPTION:

Spec suite. Efficient floor plan with 6 window-lined offices, conference room, break room, with built in work stations.





402 W. BROADWAY



SUITE 1730

RSF: 3,202

RATE: \$3.00/RSF

DESCRIPTION:

Spec suite. Move in ready space with server room, kitchen, 4 private window-lined offices, conference room and open area.

VIRTUAL TOUR:



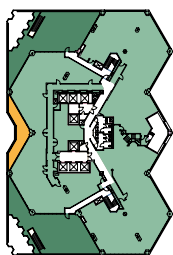
CBRE



AVAILABILITIES

<u>1 - 2K SF</u>	<u>2 - 3K SF</u>	<u>3 - 4K SF</u>	<u>4 - 5K SF</u>	<u>5 - 6K SF</u>	<u>7 - 8K SF</u>	<u>8 - 9K SF</u>	<u>9 - 10K SF</u>	<u>> 10K SF</u>
1,075 SF (#1220)	2,027 SF (#1420)	3,001 SF (#910)	4,506 SF (#740)	5,914 SF (#1100)		8,289 SF (#1430)	9,892 SF (#1550)	18,038 SF (#400)
1,373 SF (#720)	2,254 SF (#920)	3,202 SF (#1730)	4,902 SF (#1340)	5,590 SF (#1010)				18,936 SF (#500)
1,537 SF (#1250 A)	3,001 SF (#910)	3,214 SF (#1250 A & B)						
1,637 SF (#1320 B)		3,236 SF (#1700)						
1,677 SF (#1250 B)		3,338 SF (#1350)						
1,697 SF (#770)		3,562 SF (#1210)						

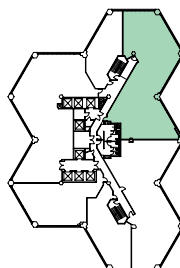
AVAILABILITIES



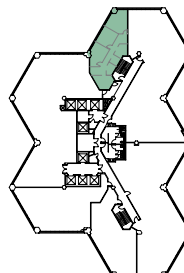
#400
18,038 RSF



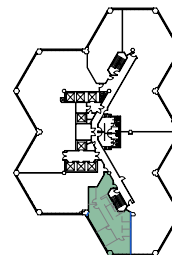
#500
18,936 RSF



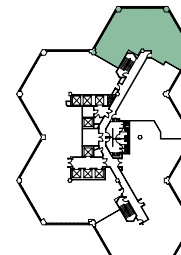
#740
4,506 RSF



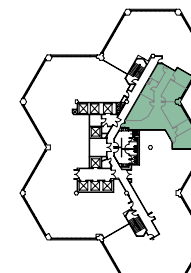
#720
1,373 RSF



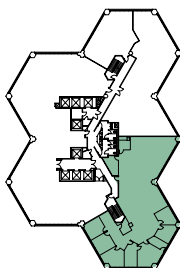
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1,697 RSF



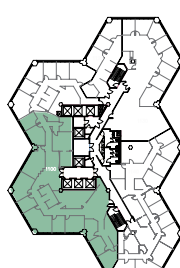
#910
3,001 RSF



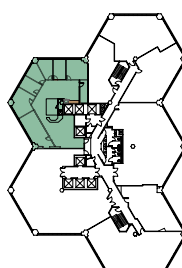
#920
2,254 RSF



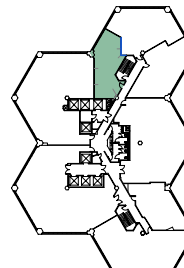
#1010
5,590 RSF



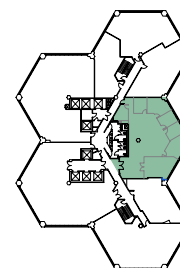
#1100
5,914 RSF



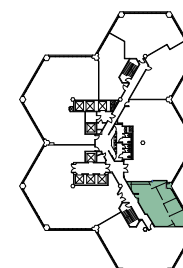
#1210
3,562 RSF



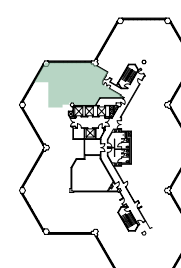
#1220
1,075 RSF



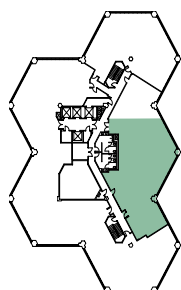
#1250
3,214 RSF
Divisible to 1,537 RSF



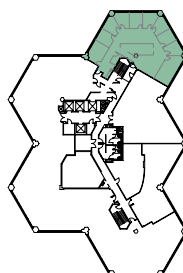
#1260
1,264 RSF



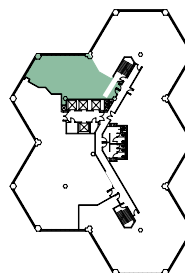
#1320
1,637 RSF



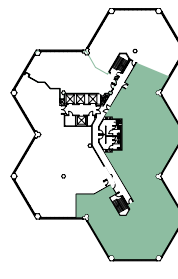
#1340
4,902 RSF



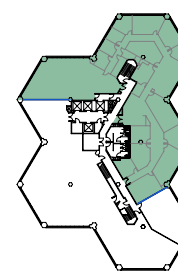
#1350
3,338 RSF



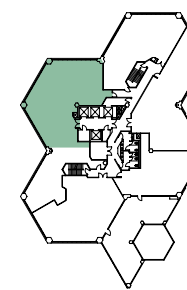
#1420
2,027 RSF



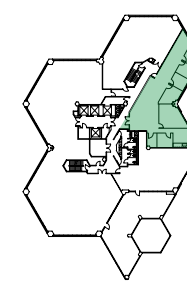
#1430
8,289 RSF
Divisible to 2,000 RSF



#1550
9,892 RSF
Divisible to 2,000 RSF



#1700
3,236 RSF



#1730
3,202 RSF



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