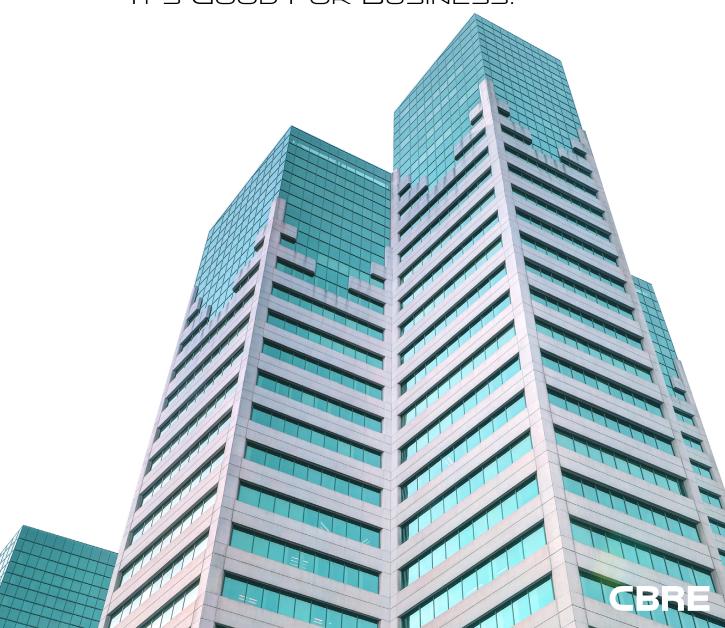
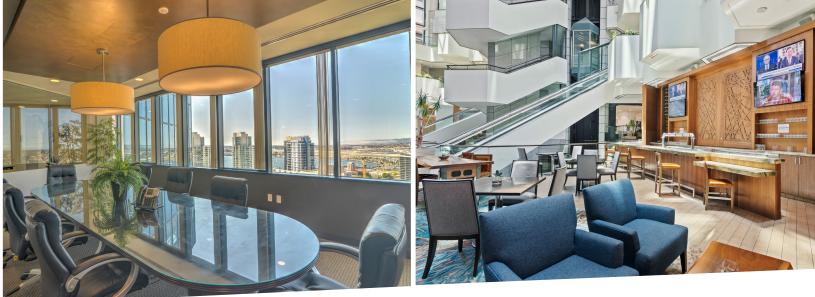


EMERALD PLAZA

IT'S GOOD FOR BUSINESS.







AVAILABILITIES

SAN DIEGO'S PREMIERE MIXED-USE OFFICE ENVIRONMENT

Emerald Plaza is an incredible 30 story office tower and 27 story hotel connected by a 100 foot glass atrium. It is San Diego's only mixed-use business center comprising office, hotel, retail and restaurant space. Simply put, these iconic towers offer more on-site amenities and services than any other office building in San Diego, including:

- Attached to the 4-Diamond Westin Hotel
- Adjacent to multiple courthouses
- On-site conference rooms for large (50+) and small gatherings
- On-site management
- Shared amenities including in-suite food service
- Private outdoor patios with spectacular views (select suites)
- One block from the San Diego Trolley, the Coaster and Amtrak Station



SUITE	SQ/FT	VIEW	DESCF
400	18,038	360	Call to Sho stairwell th
500	18,936	360	Call to Sho additional
720	1,373	South & East	Spec suite
740	4,506	South & East	Shell cond
770	1,697	West	3 private v
910	3,001	South & East	Spec suite open brea
920	2,254	South	5 window-l
1010	5,590	West	2nd genera
1100	5,914s	North	Efficient lay
1210	3,562	North	2nd genera reception/\
1220	1,075	South & East	Call to sho
1250	3,214	South	2nd gener area.
1260	1,265	South & West	Spec suite and small
1320	1,637	East	Spec suite
1340	4,902	South	Currently k Divisible.
1350	3,338	South & East	Call to sho open work
1420	2,027	North & East	Pending s conference
1430	8,289	South & West	Shell spa
1550	9,892	South & East	Move in re
1700	3,236	North	Spec suite room, with
1730	3,202	South & East	Spec suite offices, co
			,

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

how. Full floor opportunity. Interconnecting stairwell that can provide al full floor totaling 36,974 RSF.

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

dition.

window-lined offices and a break room.

te. Efficient layout with 5 private window-lined offices, conference room, and eak room.

-lined offices, conference room and a small kitchenette.

ration space with great western views and a mix of private offices and open area.

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

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

now. Available 9/1/2024.

eration space with 5 private window-lined offices, conference room and break

te. Ideal smaller office with 2 private window-lined offices, open work area II kitchenette.

te. 4 private window-lined offices and a break room.

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

now. Available 10/1/2024. 9 window-lined offices and a conference room with rk area.

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

ace. Divisible to 2,000 RSF with ocean views.

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

te. Efficient floorplan with 6 window-lined offices, conference room, break th built in work stations.

te. Move in ready space with server room, kitchen, 4 private window-lined onference room and open area.



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