

# PALADION

770 first avenue



**Downtown San Diego's newest office development**

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# Be inspired

44,945 SF  
now available

Brand new, class A office building with all new mechanical systems

Efficient +/-47K sf floor plates

Direct access to outdoor amenity space and private patios

Floor-to-ceiling glass with an abundance of natural light

Up to 14' slab to slab heights

Low-rise building providing less time in elevators and easy access in and out of the building

5 high-speed elevators serving all office and parking levels

Direct access from the parking garage to each floor

Secured outdoor atrium in the center of the building for tenants' employees to enjoy

State of the art fitness center with shower and locker facilities

Walking distance to everything Downtown has to offer



± 47k SF  
floor plates



indoor/outdoor  
work environment



floor-to-ceiling  
glass throughout



walkable  
amenities

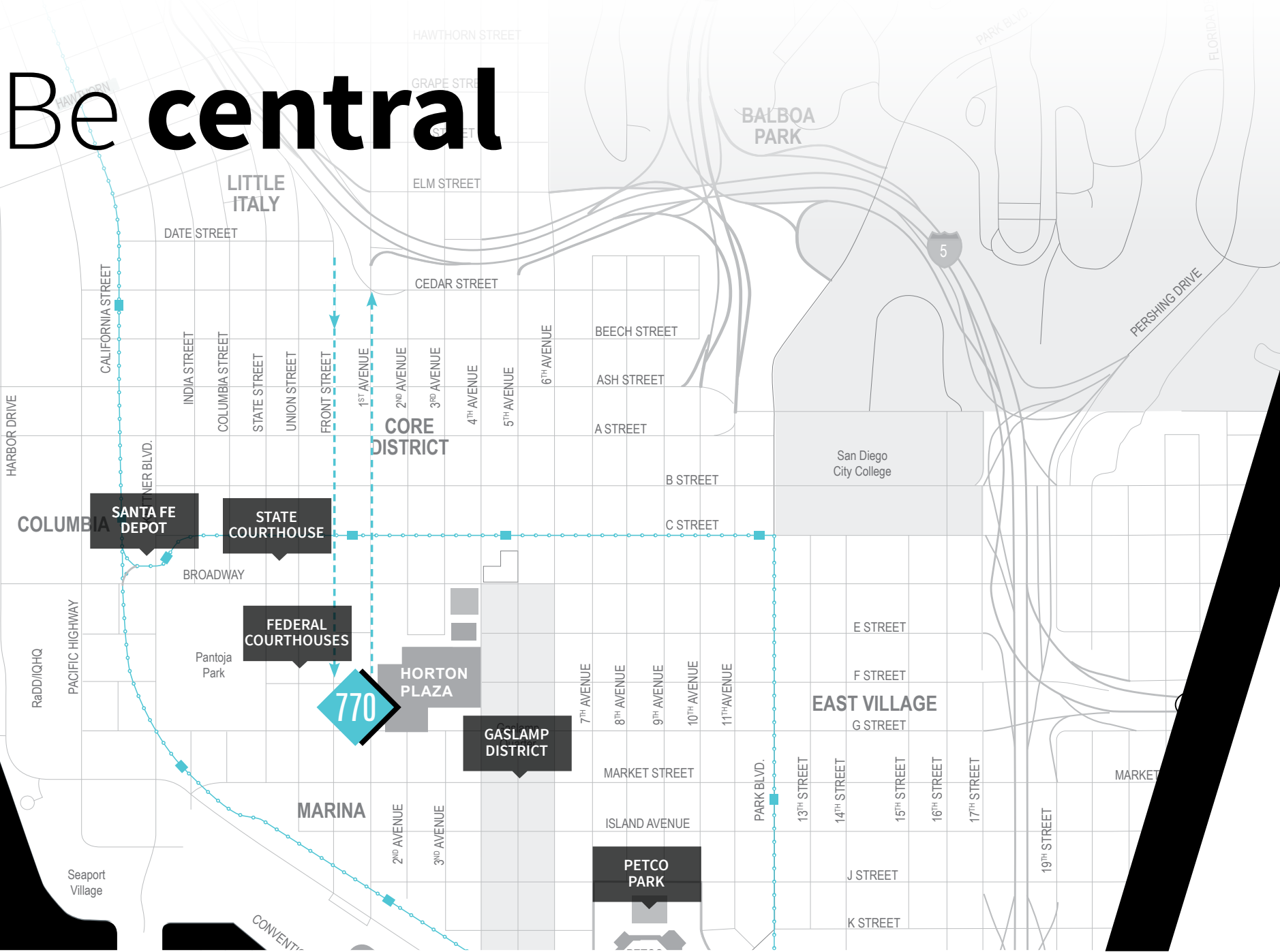


2 levels  
subterranean  
parking

770 First Avenue . San Diego, CA 92101

AIRPORT

# Be central



Located adjacent to Horton Plaza and an easy walk to the courthouses, convention center, Amtrack & Trolley, hotels and fine dining.

You'll also have quick access to major cross streets and a five minute trip to the airport.

**30+**  
Restaurants & Bars

**<0.1**  
Miles to trolley line

**20+**  
Gyms & Fitness Centers

**1**  
Minute walk to Horton Plaza

**10+**  
Hotels within 2 miles

**2**  
Minute walk to City Administration Building

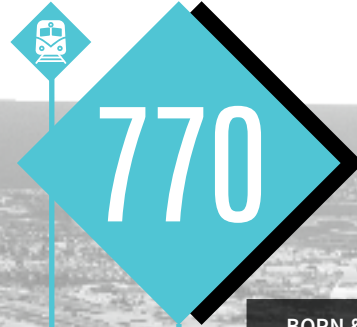
**770 First Avenue . San Diego, CA 92101**

# Be Downtown

**San Diego Airport**  
(8 minutes)



**Amtrak, Coaster Train, & SD Trolley**  
(2 blocks)



**5 Freeway Access**  
I-5, SR 163, SR 94  
(5 minutes)



**U.S./Mexico Border**  
(20 minutes)



SAN DIEGO BAY

RaDD/IQHQ

EDDIE V'S

CONVENTION CENTER

LIVELY NIGHTLIFE

PETCO PARK

DEL FRISCO'S

ANIMAE

THE GUILD

RUSTIC ROOT

BORN & RAISED

CRAFT & COMMERCE

HERB & WOOD

DOBSON'S

COWBOY STAR

CRACK SHACK

JUNIPER & IVY

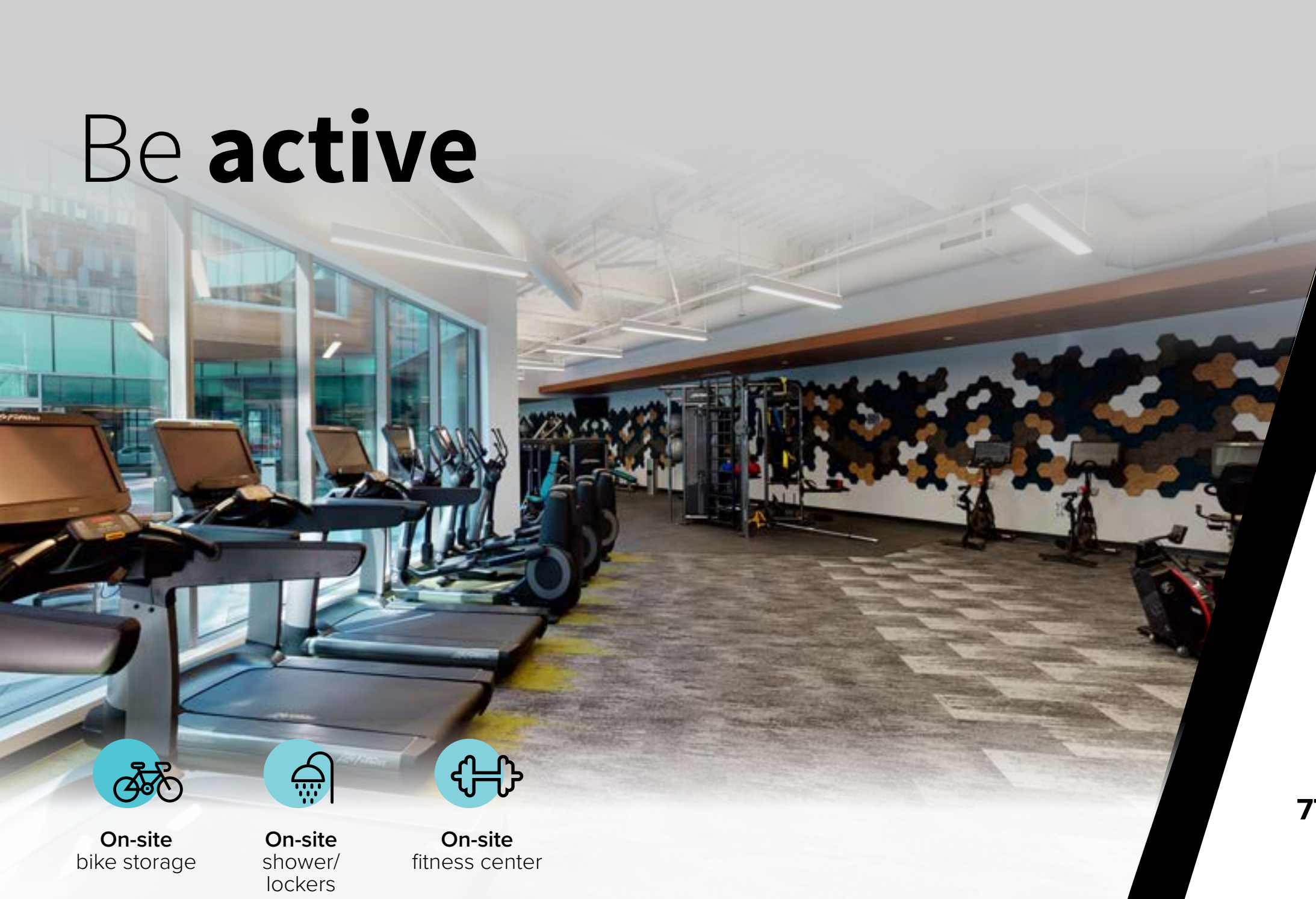
NEARBY RESIDENTIAL

LOCAL BREWERIES

TRENDY CAFES

BALBOA PARK

# Be active



**On-site**  
bike storage



**On-site**  
shower/  
lockers



**On-site**  
fitness center

# Availability

Floor	SF	Rate	Comments
3 <sup>rd</sup> Floor	37,228	Neg.	Shell condition. Divisible down to 7,000 SF.
Suite 450	7,717	Neg.	Brand new spec suite delivering November 2024. Open exposed ceiling with interior glass front offices.

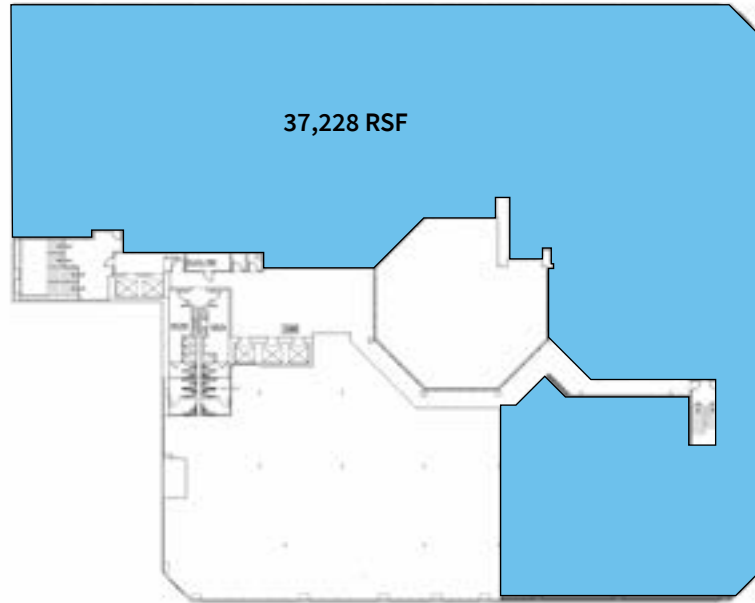
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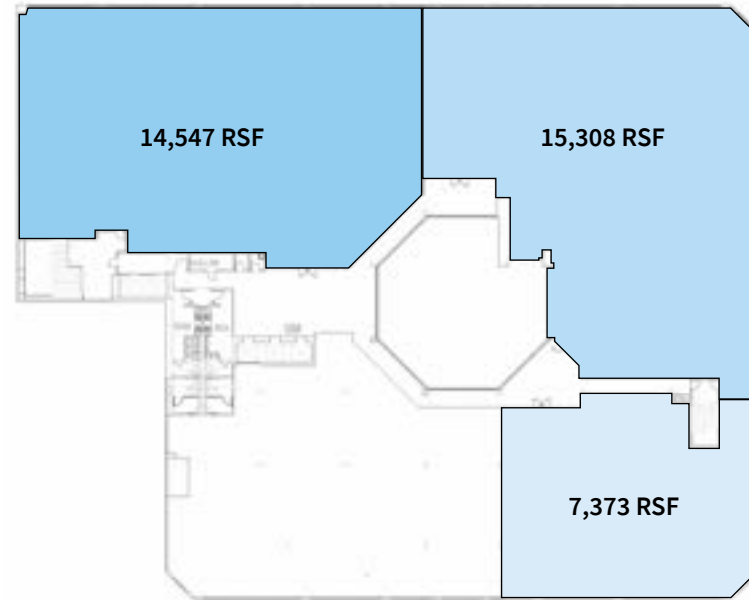
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**3rd Floor**  
37,228 s.f.  
Divisible to  
7,373 RSF - 15,308 RSF

As-built / shell condition

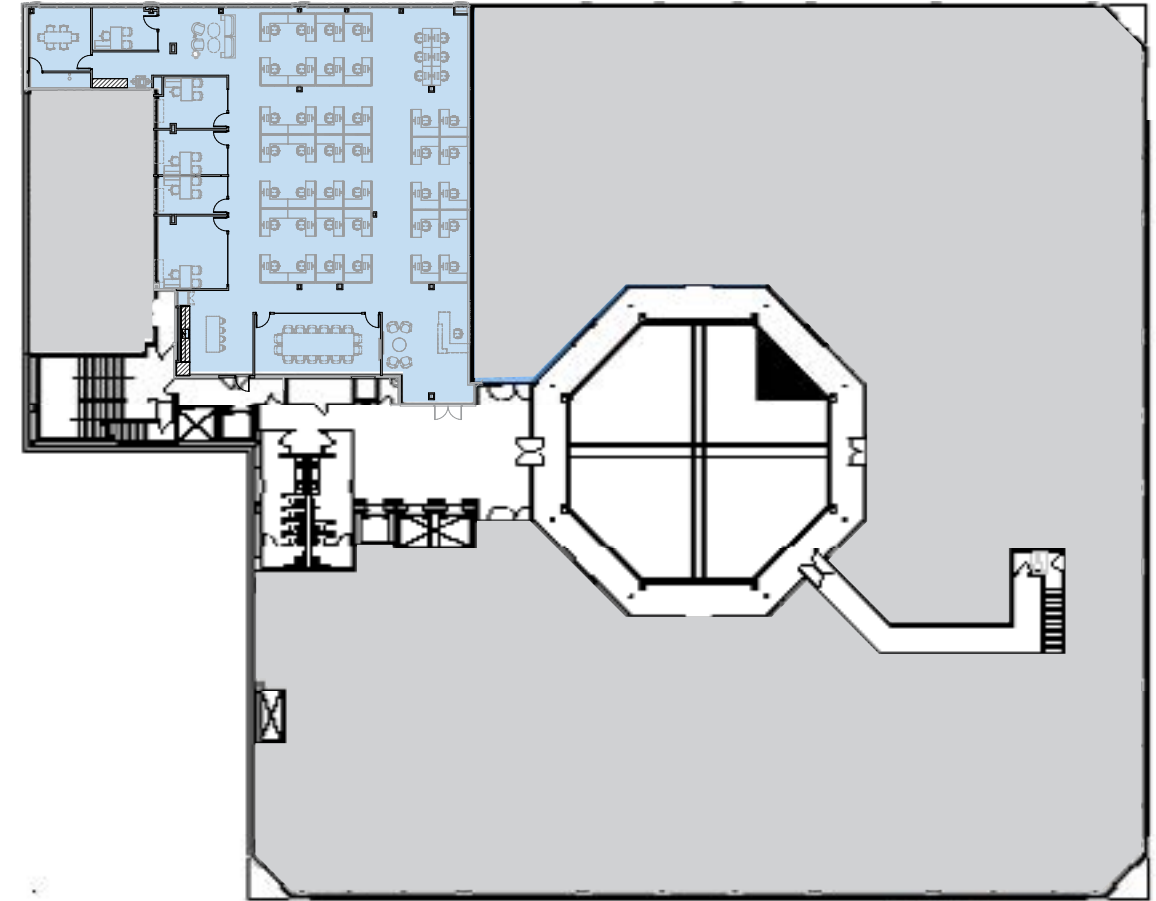


Divisible Options



**Suite 450**  
7,717 s.f.

Brand new spec suite  
with open exposed ceilings





## Developed by **BOSA**

BOSA is recognized internationally for their success pioneering new markets and creating developments that are catalysts for change. They combine functionality and aesthetic excellence to develop dynamic, sustainable, mixed-used environments that energize neighborhoods and inspire their citizens.

<http://thinkbosa.com>

## Designed by **JWDA Architecture**

Joseph Wong Design Associates (JWDASM) has been at the forefront of global architectural and interior design since it was founded in San Diego, California in 1977. For over thirty years, JWDA has planned and designed major buildings throughout California and in most major cities in Asia. JWDA's distinctive work is creative and elegant, complemented by its carefully developed knowledge of local history and context. Throughout the world, JWDA has created original, award-winning designs that are functional, efficient, and site-specific. With its talented resources of architects, designers, interior designers, landscape designers, planners and research team members, JWDA has maintained its reputation for developing top quality, meticulously coordinated and smoothly delivered projects to its global clients over the years.

[www.jwdainc.com](http://www.jwdainc.com)



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[paladionoffice.com](http://paladionoffice.com)



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