

 IRVINE COMPANY

Where
Downtown
San Diego
Works Better

101 West Broadway

All properties are offered for lease by Irvine Management Company, a licensed real estate broker CA DRE Lic #02041810.

101 WEST BROADWAY

Ideal Location, Flexible Options

Ideally located with direct access to courthouses and municipal offices, 101 West Broadway transforms convenience for law and professional service firms of all sizes.



101 West Broadway

Height: 20 Floors

Size: 404,000 SF

Area: First Avenue and West Broadway

Features

- Ideally located with direct access to courthouses and municipal offices
- 20,000 SF floor plate
- One of Downtown San Diego's few remaining building-top signage opportunities
- 1.55/1,000 parking ratio with secure underground parking, EV charging stations and additional parking at the neighboring Horton Garage



Amenities

- Copa Vida offers artisan coffee and freshly made breakfast and lunch favorites
- Chipotle Mexican Grill offers fast, casual lunch
- KINETIC private fitness center provides top-of-the-line equipment and locker rooms
- Meeting and Event Space features 2 boardrooms (seating capacity up to 12 and 14) and training room (seating capacity up to 42)
- On-site conveniences include full-service banking and ATM, convenience store and bike racks
- Access to neighboring 225 Broadway with outdoor workspace, additional dining and everyday conveniences



Where Work & Life Meet

Surrounded by shopping, dining, hotels and abundant housing in the Gaslamp Quarter and the San Diego waterfront, with direct access to courthouses and municipal offices, our five centrally-located workplaces make working from the office worth it.

240+

Dining Options

40+

Hotels

98

Average
Workplace
Walk Score



Wherever You Choose to Work Downtown, *Choose to Work With Irvine Company*

Elevated Customer Care

Our on-site teams anticipate your needs to brighten and simplify every day with high-touch, personalized service, including 24-hour staffed lobbies.

Space That Scales With You

Scale up or down easily across our downtown portfolio with the collaborative partnership of our trusted strategists with 40+ years of locally-grown expertise.

Save With Sustainability

Our water and energy efficiency sustainability measures are verified by Energy Star®, LEED®, UL and WELL and result in significant savings which are passed on directly to our customers.

Industry-Leading Owner

As long-term owners and planners, we draw on 150+ years of expertise to create workplaces that cultivate success, backed by the financial stability of Irvine Company.



OWNED AND MANAGED BY



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WorkBetterDTSD.com



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