



IRVINE COMPANY

Where
Downtown
San Diego
Works Better

225 Broadway

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

225 BROADWAY

Impressively Convenient

Let the Gaslamp's lively energy inspire your next breakthrough. Attract top talent with floor-to-ceiling windows with panoramic views, open-air meeting spaces and a central location that places your teams within reach of downtown dining and entertainment.



225 Broadway

Height: 22 Floors

Size: 351,000 SF

Area: Second Avenue and Broadway

Features

- Designed by celebrated local architect Robert Mosher
- Highly-efficient, flexible, column-free 15,000 SF floor plates
- Floor-to-ceiling windows offer natural light and inspiring water views
- 1.57/1,000 parking ratio with secure underground parking, EV charging stations and additional parking at the neighboring Horton Garage



Amenities

- Panera Bread and Dunkin' offer fast-casual dining and al fresco seating
- Outdoor workspace with WiFi connectivity
- On-site conveniences include bike storage, bus stop and direct access to the Gaslamp District
- Access to neighboring 101 West Broadway with KINETIC private fitness center, meeting and event space, additional dining, retail 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+

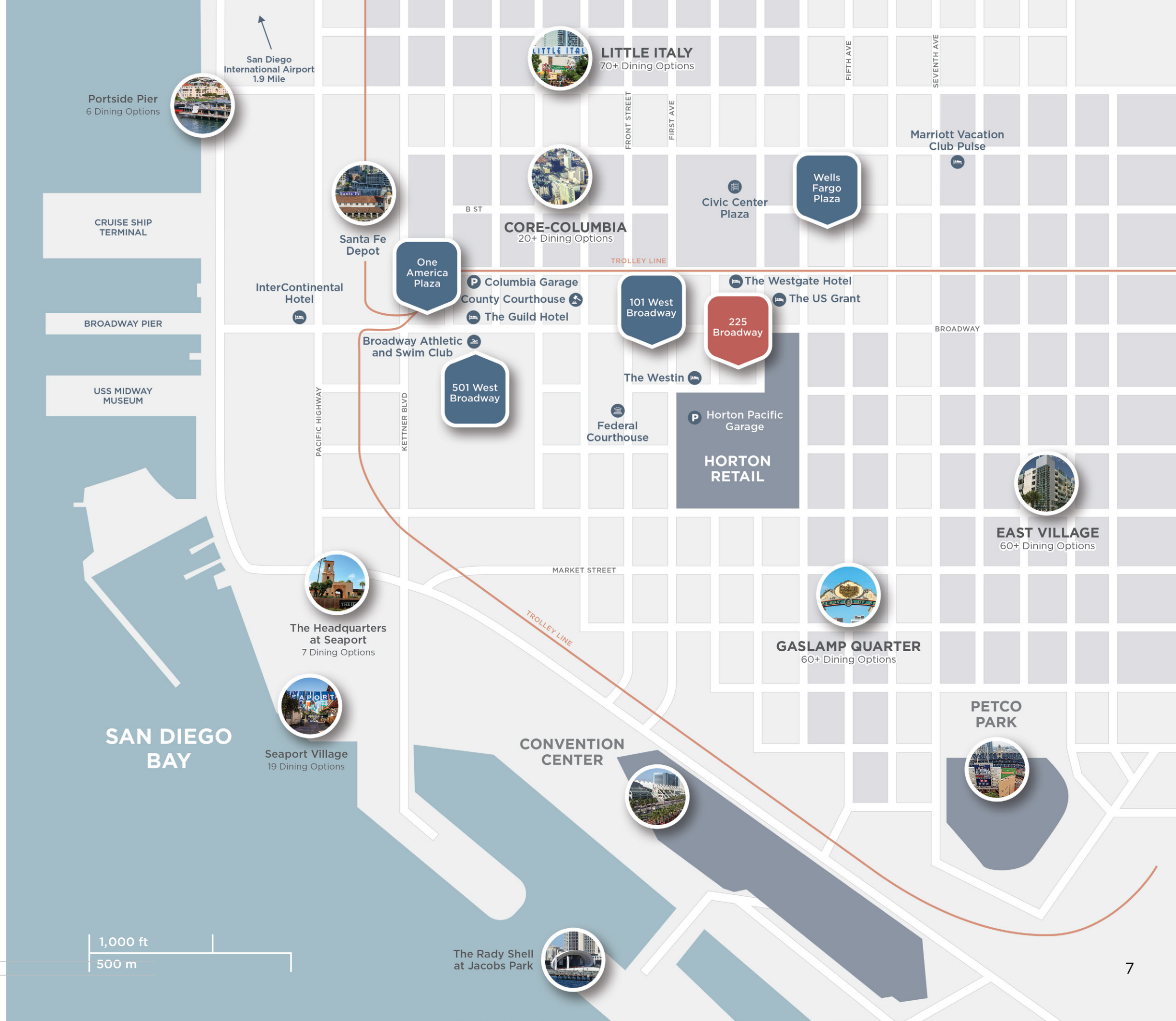
Dining Options

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.



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