



EMERALD PLAZA

IT'S GOOD FOR BUSINESS.

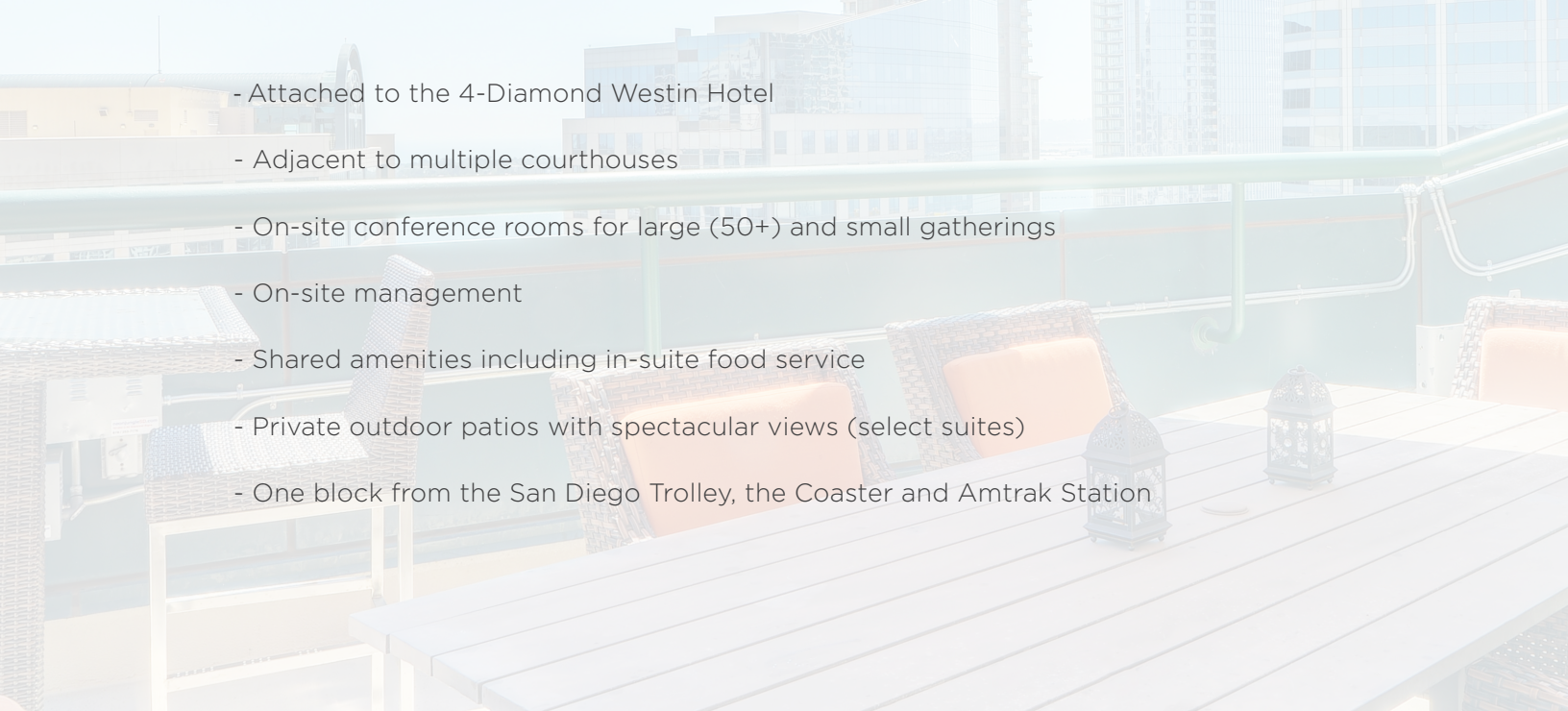




SAN DIEGO'S PREMIERE MIXED-USE OFFICE ENVIRONMENT

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



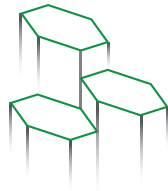


AVAILABILITIES

SUITE	SQ/FT	VIEW	DESCRIPTION
100	2,393		Prominent entry off recently renovated lobby with excellent street and trolley route visibility. Office or retail. Divisible.
190	3,509		Double door entry off recently renovated lobby.
**740	4,506	Southeast	Shell condition.
**760	4,259	South	Warm shell condition.
900 B	7,936		Shell condition. BTS options.
***900 C	2,488		Shell condition. BTS options.
***910	3,001	East	Move-in ready!
1340	4,902	South	Warm shell condition with break room and assembly area. Divisible.
1350	3,338	East	8 offices, conference room and kitchen.
1720	2,455	East	Move-in ready! 6 offices, conference room and break area. Available 1/1/2019.
1790	2,647	West	Move-in ready! Bay view and private patio.
1910	1,787	East	Move-in ready suite with Eastern views! Multiple private offices.
2600	3,092	East	Move-in ready! Exclusive full floor. 4 offices, conference room and kitchen.
2700	3,228	Full Floor	Move-in ready! Exclusive full floor. 5 offices, conference room and break area. Bay Views.

**Suites 740 & 760 combine for a total of 8,765 RSF

***Suites 900 C and 910 combine for a total of 5,489 RSF



EMERALD
PLAZA

402 WEST BROADWAY
SAN DIEGO, CA 92101

EMERALDPLAZASD.COM



RYAN GRANT
+1 619 696 8354
Lic. 1813531
ryan.grant@cbre.com

MATT CARLSON
+1 858 546 2636
Lic. 1459869
matt.carlson@cbre.com

JEFF OESTERBLAD
+1 858 546 2637
Lic. 1516014
jeff.oesterblad@cbre.com