



T W R | 1 8 0°

THE FUTURE OF WORK

www.Tower180.com



The way we work has evolved
and with change comes the need
to set new standards. Through
meticulous design, refined
elegance, and groundbreaking
architecture, we've set those
standards. This is Tower 180°.





TOWER 180°

Tower 180° is a 360,000 square foot Class A+ office tower located in the heart of Downtown San Diego at 1st and Broadway. From the hospitality inspired lobby to the multiple highly amenitized exclusive rooftop patios, Tower 180° is the new center of Downtown.





AMENITIES

Tower 180° is a true vertical destination. From valet parking and electrical charging stations to abundant studio fitness on promenade level. Enjoy farm to table delights at our cafe or sunset cocktails on our activated patio.



Amenities

Floor to ceiling glass & views to the Pacific Ocean.

Collaborative volume of the 25' ceiling spaces unavailable in any other building downtown. Tower 180 possesses the highest glazing to floor ratio of any tower downtown making it exceptional for corporate executive offices.

Amenities

An integrated destination custom built for the modern work lifestyle.

Explore all that Tower 180° has to offer.





Amenities

360,000 SF / Unobstructed Views /

Amenity Deck / SD's Largest Rooftop

Event Space / Restaurant & Event

Venue / Stunning Lobby / Ground

Floor Restaurant / Double Height

Mezzanine / High Efficiency Glazing



Amenities

Outdoor workspaces, lunches & evening cocktails.

An unprecedented 20,000 SF rooftop patio sets a new standard for downtown worklife.







EXPLORE DOWNTOWN SAN DIEGO

Location matters and ours is ideal. Dining, retail, hotels and the gaslamp on one side. The courthouses, train station, and the bay on the other. You'll have walkable access to all downtown has to offer, as well as quick access to major cross streets and a five minute trip to the airport.

Location

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Location

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30+

Restaurants & Bars

<0.1mi

Trolley Line

20+

Gyms & Fitness Centers

CULTURE

Hotels

10+ hotels located within a 2 mile radius

Horton Plaza

3 minute walk

Restaurants

30+ restaurants located within a 1 mile radius

COMMERCE

Federal Buildings

5 minute walk

City Administration Building

2 minute walk

Courthouses

4 minute walk

City Services

4 minute walk





39

years old is the median age

40%

Have Bachelor's Degree or higher

\$74k

Average annual income

\$415k

is the median housing value

22%

of residents have no vehicle

40%

Young professionals + millennials ages 18 to 34

+97%

Population increase since the year 2000

2nd

to Carmel Valley in workforce demographics





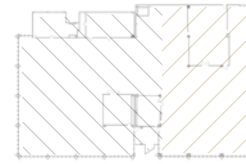
FLOORPLANS

The efficient 10,000 square foot tower floor plates offer panoramic views of San Diego Bay, the Coronado Islands and the Pacific Ocean while the podium offers 20,000 square foot floor plates with the potential for 25 foot ceilings and creative mezzanine.

Floorplans

Three spacious floorplans to choose from.

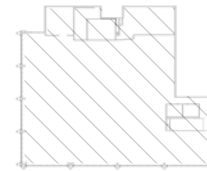
Lease offerings from 10,000 SF to 100,000 SF available in September 2018.



Tower / Annex Combined
23,460 SF



Tower
10,000 SF



Annex
12,000 SF



Lobby Retail Space
6,000 SF



Lobby Lower Level Space
22,000 SF





Questions or inquiries:

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