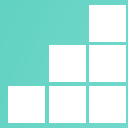


401 W A STREET
SAN DIEGO

LOVE
WHERE
YOU
WORK



1 COLUMBIA PLACE

NEWMARK



REGENT PROPERTIES

1 COLUMBIA PLACE

4,000 SF
of terrace space



6,000 SF
of conference space



360° VIEWS

of Downtown San Diego

NEW SPEC SUITES

Contemporary workspace



MODERN LOBBY

Prominent entrance with digital marketing opportunities



TENANT LOUNGE

Golf simulator, entertainment space



FIRST CLASS AMENITIES

Wine Lockers, coffee cart



ON-SITE RETAIL

Deli, jeweler & more retail amenities



EXPANSIVE TERRACE

Hotel style seating, dining tables



CONFERENCE + MEETING ROOMS

100+ person capacity with catering kitchen



ENERGY STAR RATED

BOMA 360 designation & 96 Energy Star Rating



FITNESS CENTER

New state-of-the-art fitness center, lockers & showers



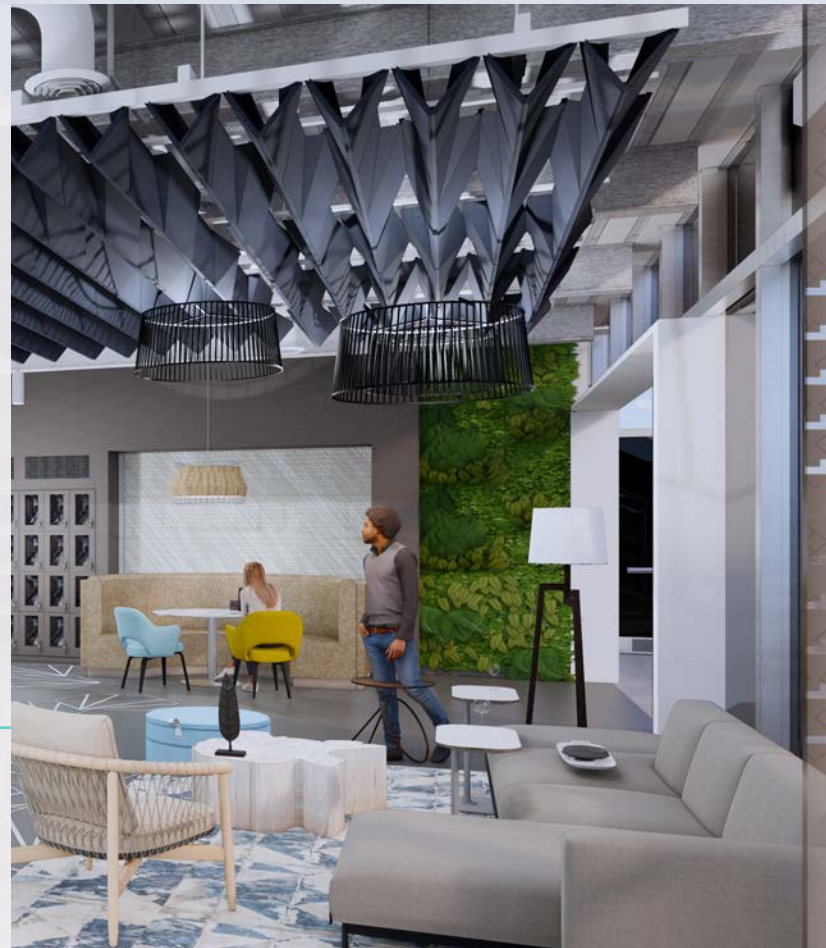
EV CHARGING STATIONS

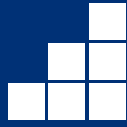
Charge your electric vehicle



A 27-story Class A building, 1 Columbia Place is an iconic landmark building consisting of approximately 593,000 rentable square feet offering panoramic views of the San Diego Bay, San Diego International Airport and Balboa Park.

**Experience one of Downtown's
best located and most
well-appointed office towers.**





1 COLUMBIA PLACE





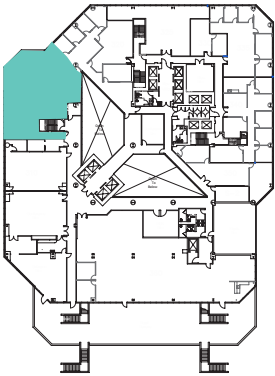
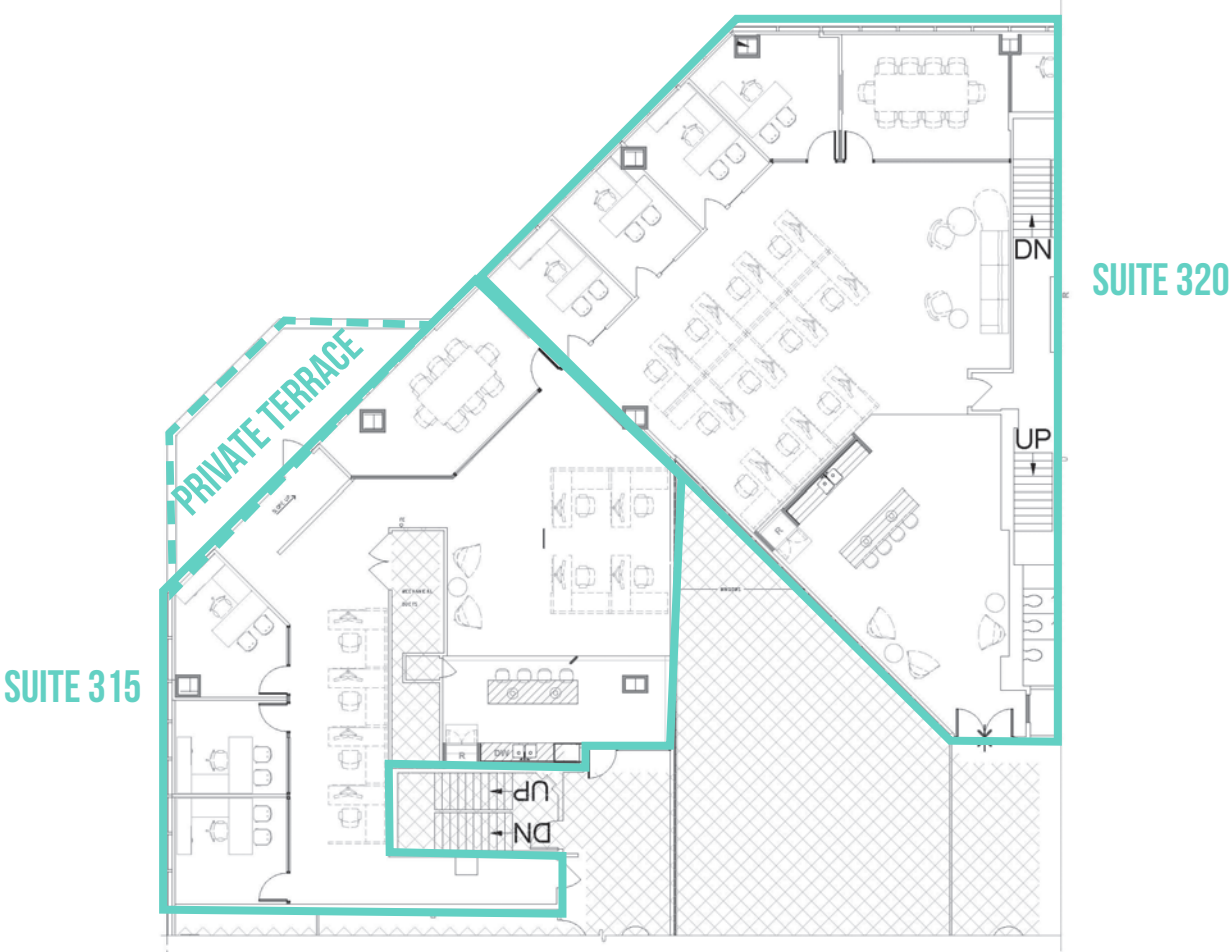
1 CP AVAILABILITIES

SUITE	SIZE	AVAILABLE	RATE FSG	VIEWS/NOTES
315	3,253	Vacant	\$2.80	Creative Spec Suite + Contiguous Potential
320	3,738	Vacant	\$2.80	Creative Spec Suite + Contiguous Potential
335	2,613	Vacant	\$2.80	Spec Suite with 4 Private Offices + Break Area with Kitchen + Conference Room
340	2,593	Vacant	\$2.80	4 Window-lined Private Offices + Kitchen + Conference Room + Reception
400	26,483	Vacant	\$2.80	Full Floor Available
710	4,095	Vacant	\$3.05	Future Spec + 3 Private Offices + Conference Room + Break Area + Large Open Area + Terrace (20,404 SF Full Floor Available)
720	3,335	Vacant	\$3.05	Future Spec + 6 Private Offices + Conference Room + Break Area + Large Open Area + Private Terrace + Full Floor Option Contiguous up to 20,404 SF
730	1,234	Vacant	\$3.05	Future Spec + 3 Private Offices + Open Area + Full Floor Option Contiguous up to 20,404 SF
740	2,704	Vacant	\$3.05	Future Spec + 3 Private Offices + Conference Room + Break Area + 2 Open Areas + Full Floor Option Contiguous up to 20,404 SF
750	2,160	Vacant	\$3.05	Future Spec + 3 Private Offices + Conference Room + Break Area + Open Area + Terrace + Full Floor Option Contiguous up to 20,404 SF
960	7,207	Vacant	\$3.05	Open Floor Plan with Call Rooms and Creative Finishes
1300	20,293	Vacant	\$3.15	Full Floor Opportunity with a Mixture of Open Build-out & Exterior Offices + Internal Staircase + Contiguous with Suite 1400 for 28,479 RSF
1400	8,186	Vacant	\$3.15	Open Build-out that includes Internal Staircase + Contiguous with Suite 1300 for 28,479 RSF
1410	5,933	Vacant	\$3.15	Creative Spec Suite + Open Area + Glass Conference Room + 4 Window-lined Private Offices + Open Kitchenette + Contiguous with Suite 1420 for 8,816
1420	2,883	Vacant	\$3.15	Office Build Out + Contiguous with Suite 1410 for 8,816
1430	3,227	Vacant	\$3.15	2 Private Offices + Conference Room + Open Office Area
1600	8,371	Vacant	\$3.25	White Box Condition + Bay Views
1820	1,846	Vacant	\$3.25	3 Private Offices + Reception Area
2235	4,562	Vacant	\$3.25	Spec Suite + 8 Private Offices + Conference Room

1 COLUMBIA PLACE



SUITE 315 & 320



SUITE NO.	RSF	STATUS	DESCRIPTION
315	3,253	Vacant	Private Terrace + Creative Spec Suite + Contiguous Potential
320	3,738	Vacant	Creative Spec Suite + Contiguous Potential

SUITE 335

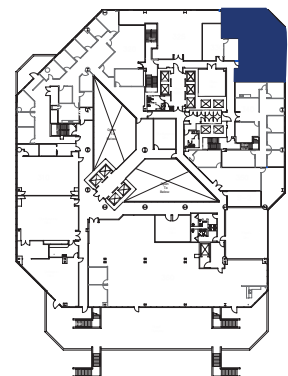
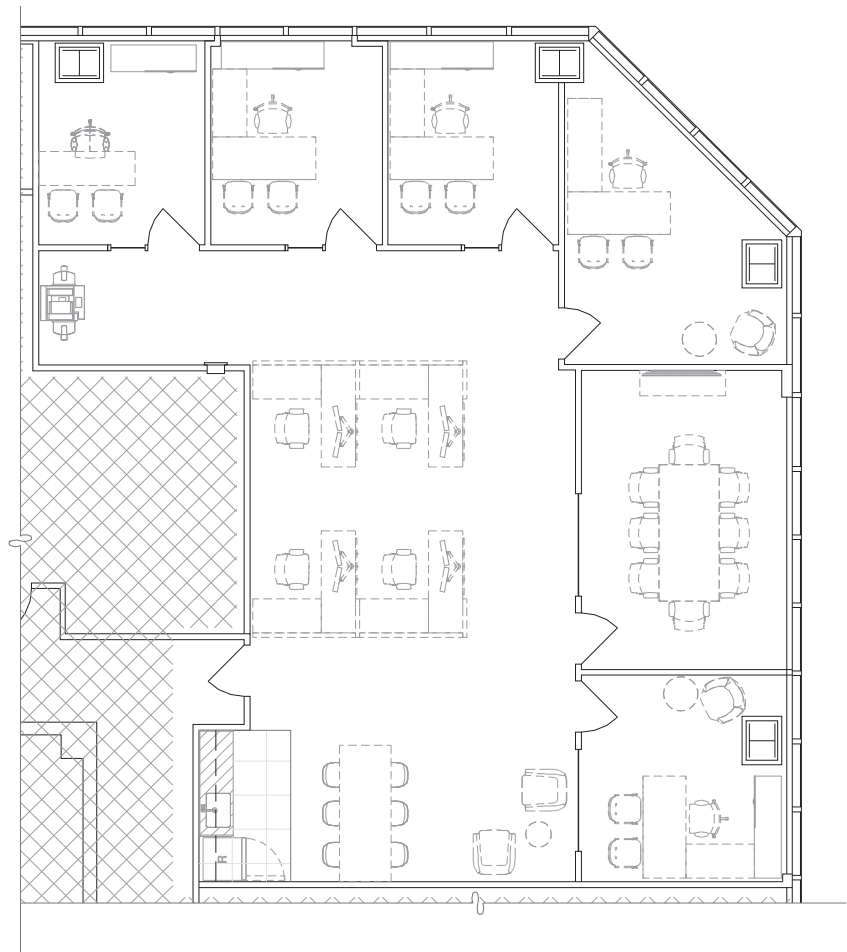
2,613
RSF

VACANT
Status

DESCRIPTION
Spec Suite



SPEC SUITE



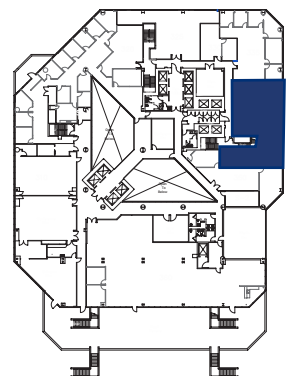
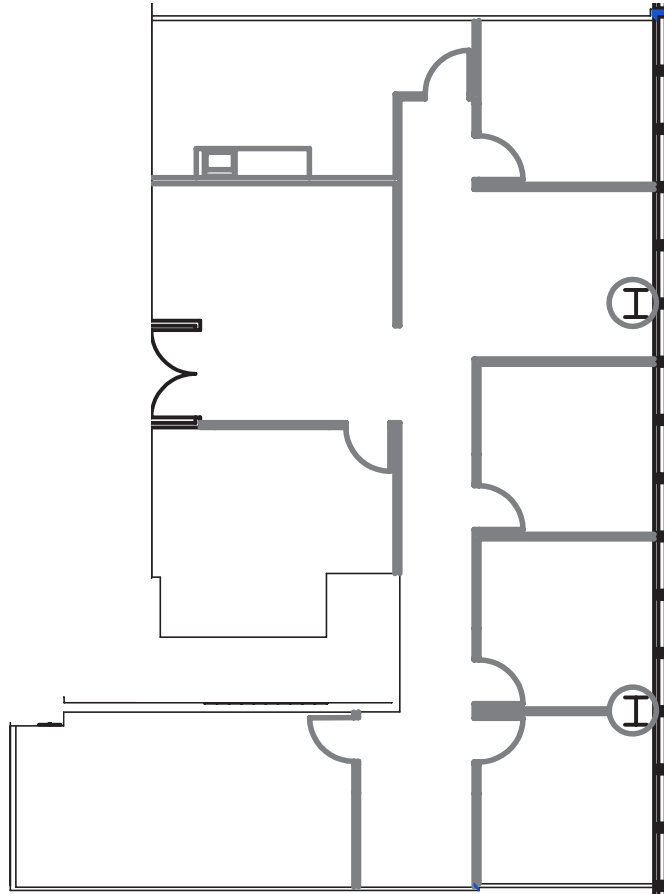


SUITE 340

2,593
RSF

VACANT
Status

DESCRIPTION
Office Build Out



SUITE 400



26,483
RSF

VACANT
Status

DESCRIPTION
Full Floor Opportunity

SUITES 710 - 750

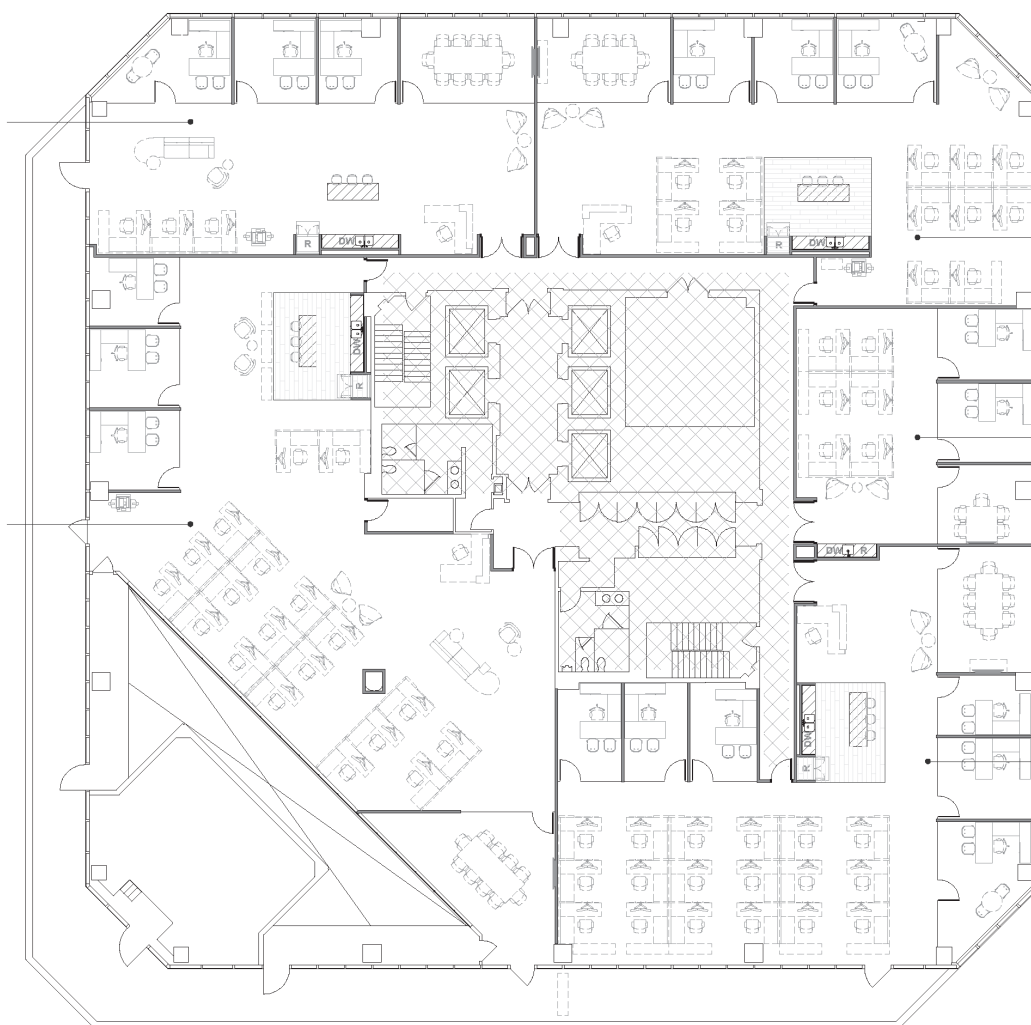
SUITE 750
2,160 RSF

SUITE 740
2,704 RSF

SUITE 730
1,234 RSF

SUITE 720
3,335 RSF

SUITE 710
4,095 RSF



1,234 - 20,404
RSF

VACANT
Status

DESCRIPTION
Full Floor Opportunity

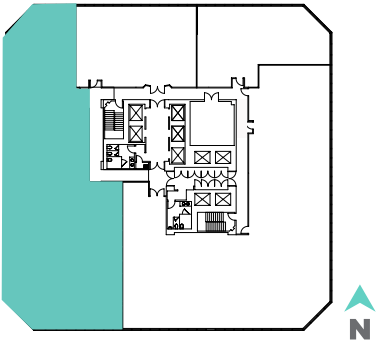
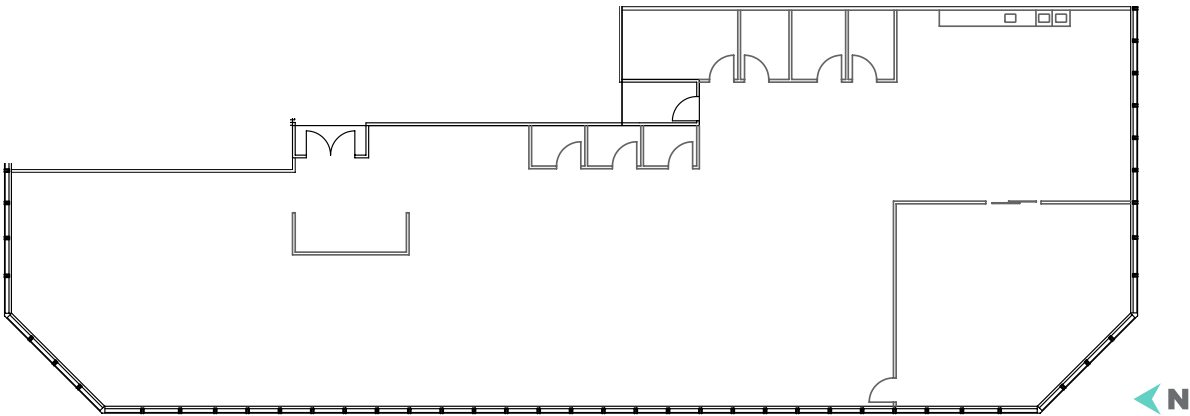
SUITE
960

7,207
RSF

VACANT
Status

DESCRIPTION

Open Office with Call Rooms and
Creative Finishes



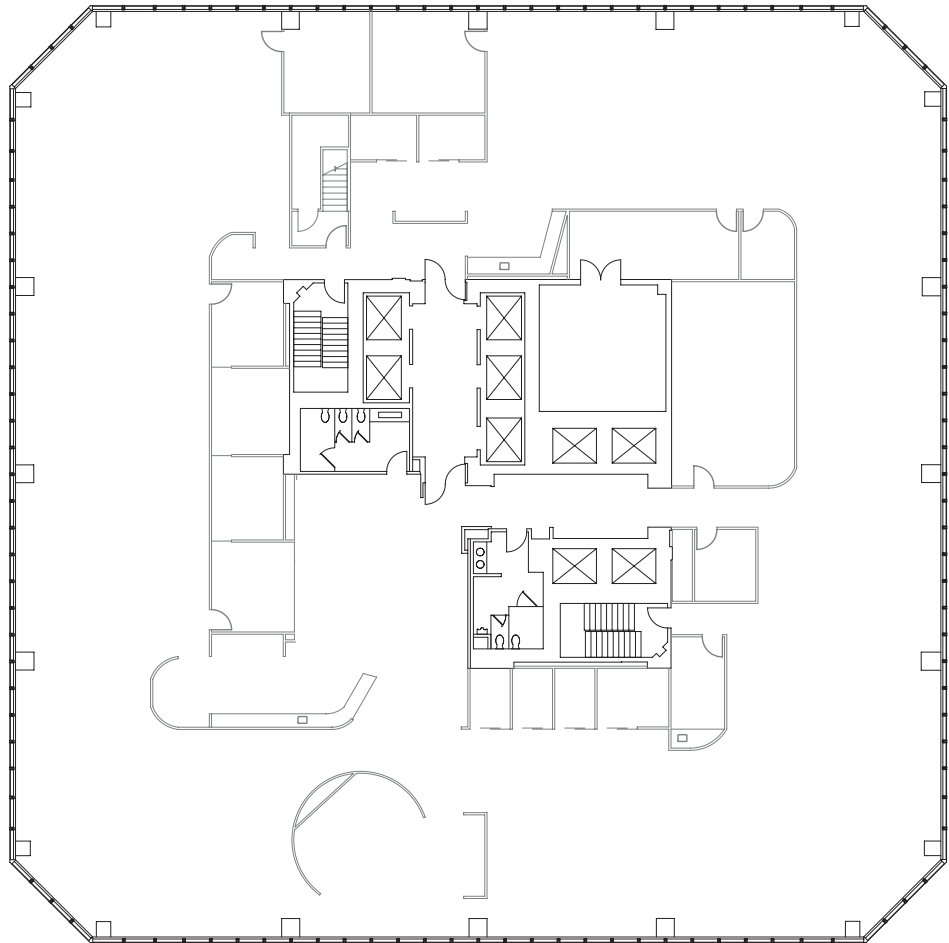
SUITE 1300

20,293
RSF

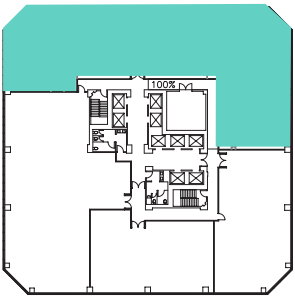
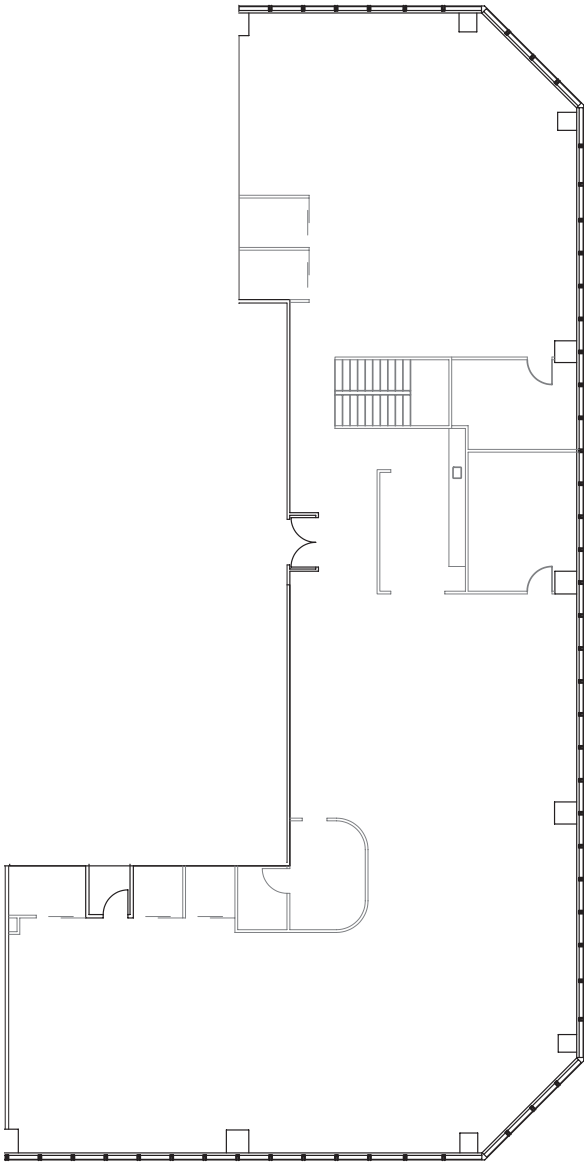
VACANT
Status

DESCRIPTION

Contiguous with Suite 1400
for 28,479 RSF



SUITE
1400



8,186
RSF

VACANT
Status

DESCRIPTION

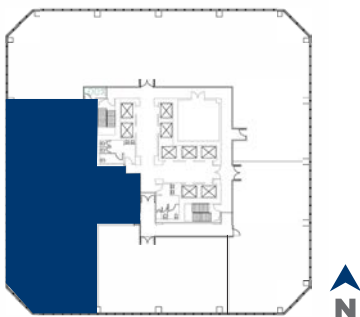
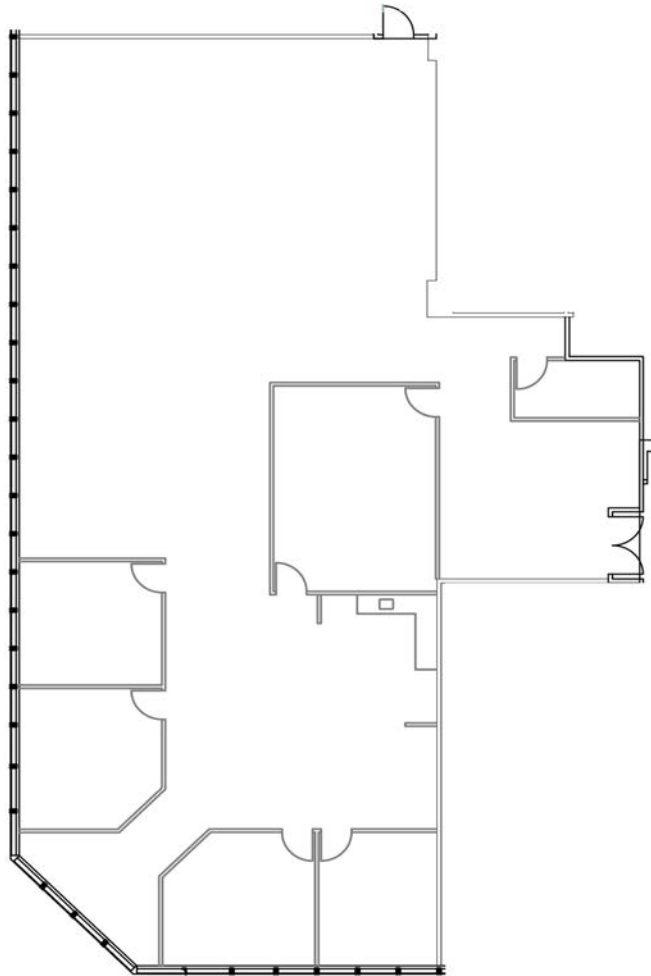
Contiguous with Suite 1300 for 28,479

SUITE 1410

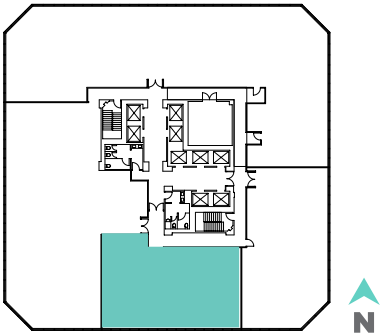
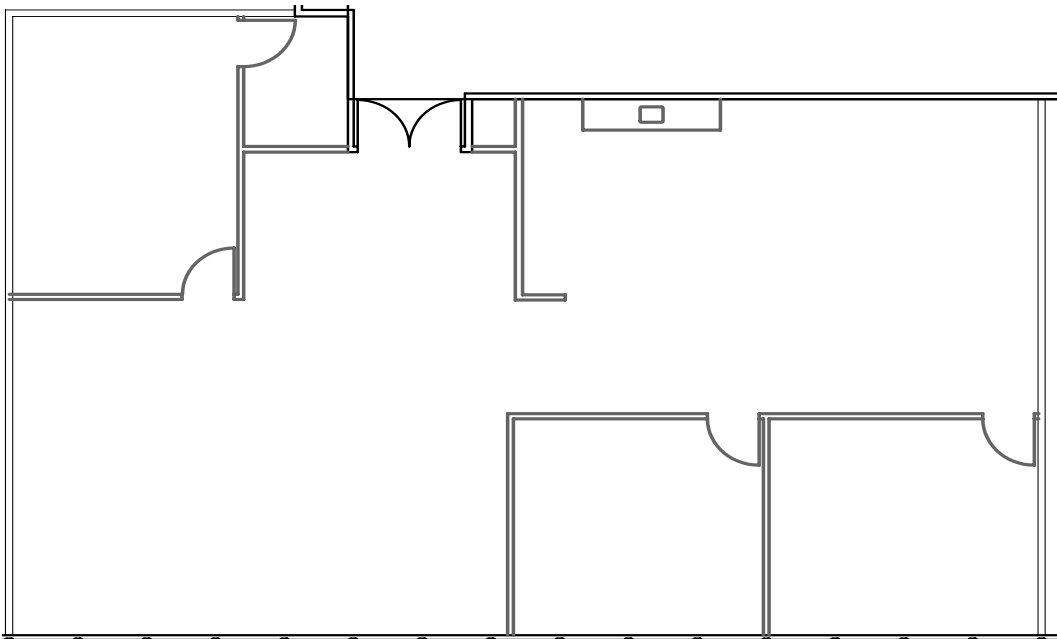
5,933
RSF

VACANT
Status

DESCRIPTION
Creative Spec Suite



SUITE
1420



2,883
RSF

VACANT
Status

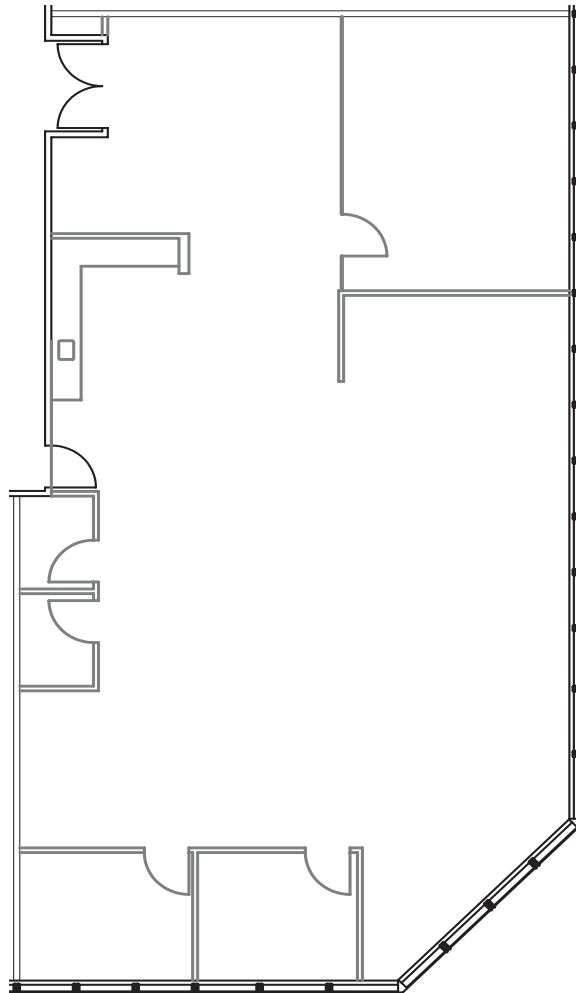
DESCRIPTION
Office Build Out

SUITE 1430

3,227
RSF

VACANT
Status

DESCRIPTION
Office Build Out



SUITE
1600



8,371
RSF

VACANT
Status

DESCRIPTION
White-box Condition

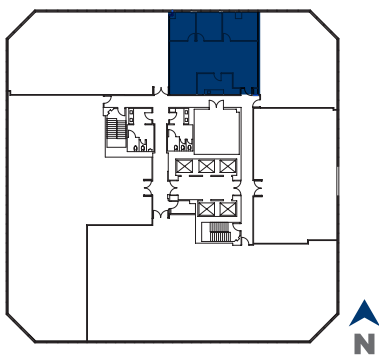
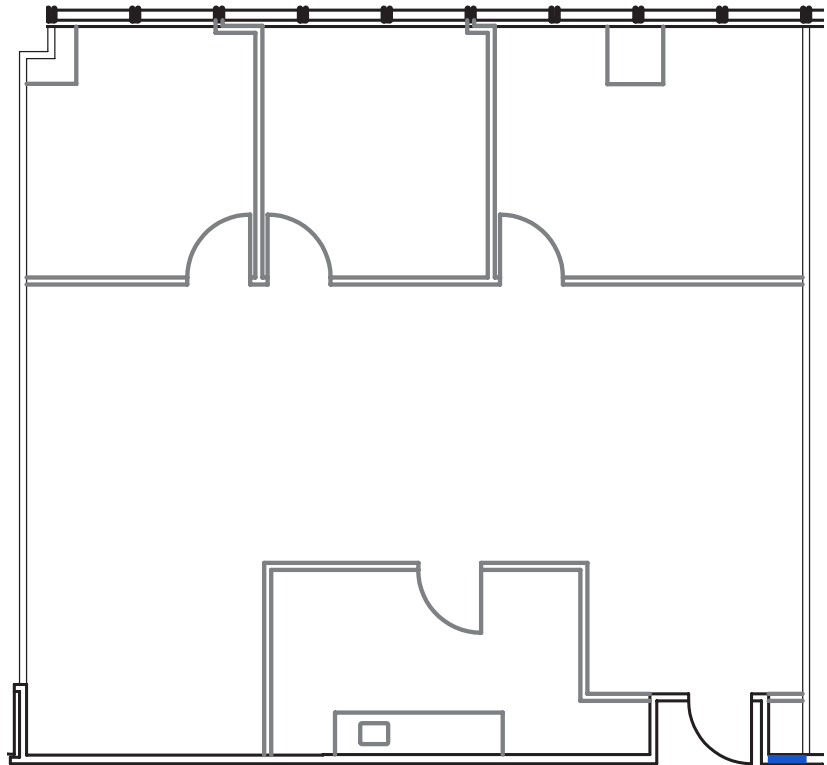
SUITE 1820

1,846
RSF

VACANT
Status

DESCRIPTION

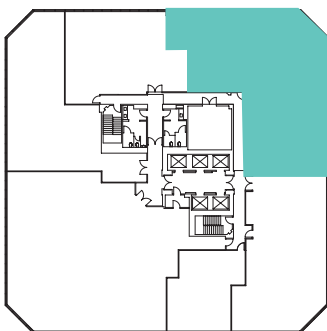
2 Private Offices + Conference
Room + Kitchenette +
Reception Area



SUITE 2235



SPEC SUITE



4,562
RSF

VACANT
Status

DESCRIPTION
Spec Suite



1 COLUMBIA PLACE

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NEWMARK



REGENT PROPERTIES