

701 B STREET
SAN DIEGO

LOVE
WHERE
YOU
WORK



NEWMARK



REGENT PROPERTIES

SAN DIEGO

LOVE WHERE YOU WORK

A 24-story Class A building, 701B is a landmark on the East side, noted for its distinctive glass facade. Recent full lobby renovation with additional upgrades underway, outdoor seating area with a waterwall, elevator modernization, common area corridor upgrades, restroom improvements & additional building system improvements.

**Experience an Urban Oasis
in the heart of downtown.**



6 BLOCKS

from Campus
at Horton

5 BLOCKS

from the
Gaslamp Quarter

5 BLOCKS

from City Hall

1 BLOCK

from San Diego
Symphony

11 BLOCKS

from Central
Library

IMMEDIATE ACCESS

to I-5 & Highway 163

CLOSE PROXIMITY

to Various Restaurants

HOTELS NEAR 701B

AN *d* AZ

COURTYARD
BY MARRIOTT

WESTIN
HOTELS & RESORTS

7013



WORK-LIFE REIMAGINED

LARGE FLOOR PLATES

Space that fits your needs

13FT

Ceiling height



7013

NEW SPEC SUITES

Contemporary workspace

AMENITY RICH LOCATION

Walk to restaurants, bars & entertainment



EXPANSIVE VIEWS

San Diego Bay, Coronado & Petco Park



MODERNIZED ELEVATORS

Efficient & reliable



UPSCALE CAFE

Bean Box craft coffee, bagels, pastries & lunch offerings



CONFERENCE + MEETING ROOMS

Audiovisual capabilities



BIKE STORAGE

Ride to work & keep your bike secure



FIRST CLASS AMENITIES

Wine Lockers, Greenwall, Beer on tap, Tenant Lounge Seating, Outdoor patio



24/7 SECURITY

Available for your assistance








FITNESS & YOGA

New fitness center with yoga, Lockers & showers

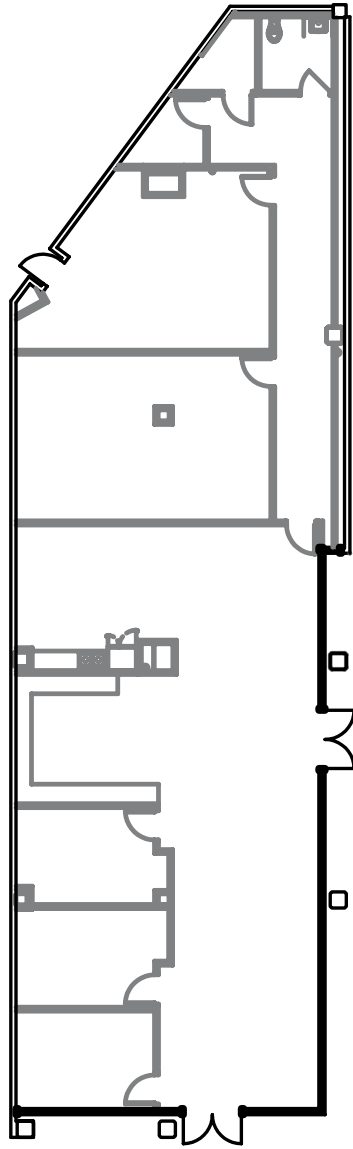
WORLD



701B AVAILABILITIES

SUITE	SIZE	AVAILABLE	RATES FSG	VIEWS/NOTES
C748	3,656	Vacant	\$2.75	Office build out.
515	1,364	3/2023	\$2.75	Office build out, contiguous with Suite 520.
520	2,416	Vacant	\$2.75	6 Private Offices + Kitchenette + Conference Room. Contiguous with Suite 515.
530	3,877	4/2023	\$2.75	Perimeter private offices, conference room, kitchenette and open area. Contiguous with Suite 540.
540	1,573	3/2023	\$2.75	Available 3/1/2023. Contiguous with Suite 530.
570	2,299	Vacant	\$2.75	Corner Suite. Shell condition w/ creative potential.
700	 22,985	Vacant	\$2.75	White box full floor opportunity.
850	9,656	Vacant	\$2.75	Future Spec Suite.
955	3,006	Vacant	\$2.85	Move-in Ready Spec Suite! Double door entry, 4 private offices, conference room, open-style break area & open office. Fully furnished.
1000	 9,400	Vacant	\$2.85	Creative Move-In Ready Spec Suite! Contiguous with Suite 1050.
1050	 6,043	Vacant	\$2.85	Double door entrance off elevator lobby, efficient office buildout, 5 window-line private offices, conference room, kitchenette, open area, reception. Spec Suite.
1060	5,571	Vacant	\$2.85	Spec Suite.
1100	6,645	Vacant	\$2.95	Double-door entry. Shell condition. Expansive South-facing views. Contiguous option up to 38,903 SF.
1120	4,426	Vacant	\$2.95	Spec suite with excellent west facing views. 4 offices (or 3 offices & conference room), reception & print/copy area. Contiguous option up to 38,903 SF.
1150	1,980	Vacant	\$2.95	New Spec Suite.
1160	4,842	Vacant	\$2.95	Shell condition. Ready for custom tenant improvements. Contiguous option up to 38,903 SF.
1300	13,563	Vacant	\$2.95	Traditional office buildout with window lined offices. Contiguous option for full floor.
1310	1,804	Vacant	\$2.95	4 private window-line offices, conference room, kitchen, reception. Move in ready.
1350	 7,394	Vacant	\$2.95	Move-in ready Spec Suite. Bay views. Contiguous option for full floor. Fully furnished.
1400	22,448	Vacant	\$2.95	Existing dense office buildout with good views.
1500	 20,117	Vacant	\$2.95	Shell condition. Contiguous option for full floor.
1570	2,364	Vacant	\$2.95	4 window-line private offices, 1 interior private office, conference room, kitchen, reception and open area.
1700	8,274	Vacant	\$3.00	Double-door entry. Full bay views. Shell condition. Above market clear height, potential creative finishes.
1725	2,305	Vacant	\$3.00	4 window-line private offices, conference room, kitchenette, open area. Efficient law firm space.
1770	2,950	Vacant	\$3.00	Double-door entry. Shell condition. Potential creative finishes. Contiguous with Suite 1775.
1775	2,062	Vacant	\$3.00	Available Now.
1800	 7,301	Vacant	\$2.95	Several perimeter private offices. Contiguous option.
1810	5,552	Vacant	\$3.00	Double-door entry. Prime South facing bay views. Shell condition. Potential creative finishes. Contiguous option.
1900	23,271	Vacant	\$3.00	Full floor opportunity. Internal connecting staircase to Suite 1800.
2000	23,271	Vacant	\$3.00	Full floor available.

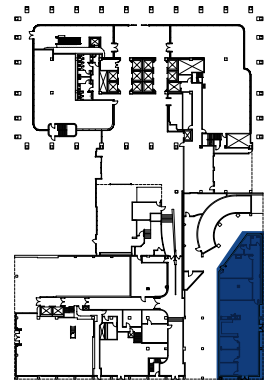
SUITE C748



3,656
RSF

VACANT
10/01/2021

DESCRIPTION
Office build out



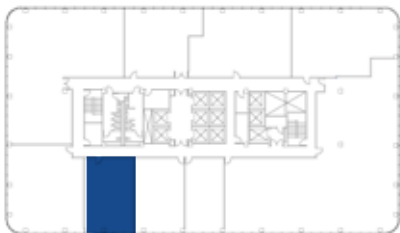
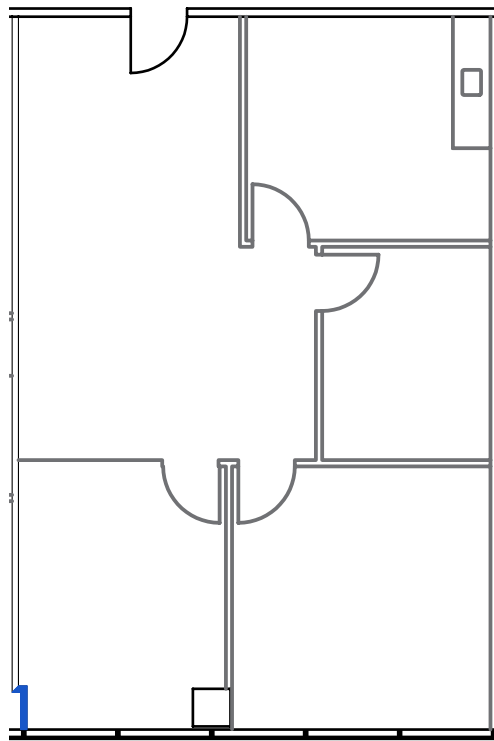
SUITE 515

1,364
RSF

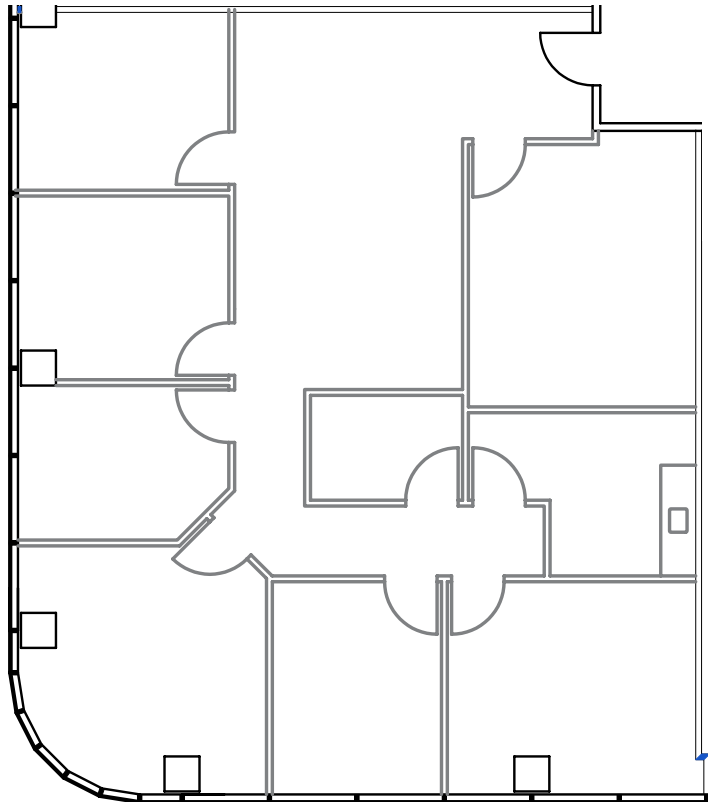
VACANT
03/01/2023

DESCRIPTION

Office build out,
contiguous with
Suite 520.



SUITE 520



2,416
RSF

VACANT
Status

DESCRIPTION

6 Private Offices + Kitchenette + Conference Room. Contiguous with Suite 515.



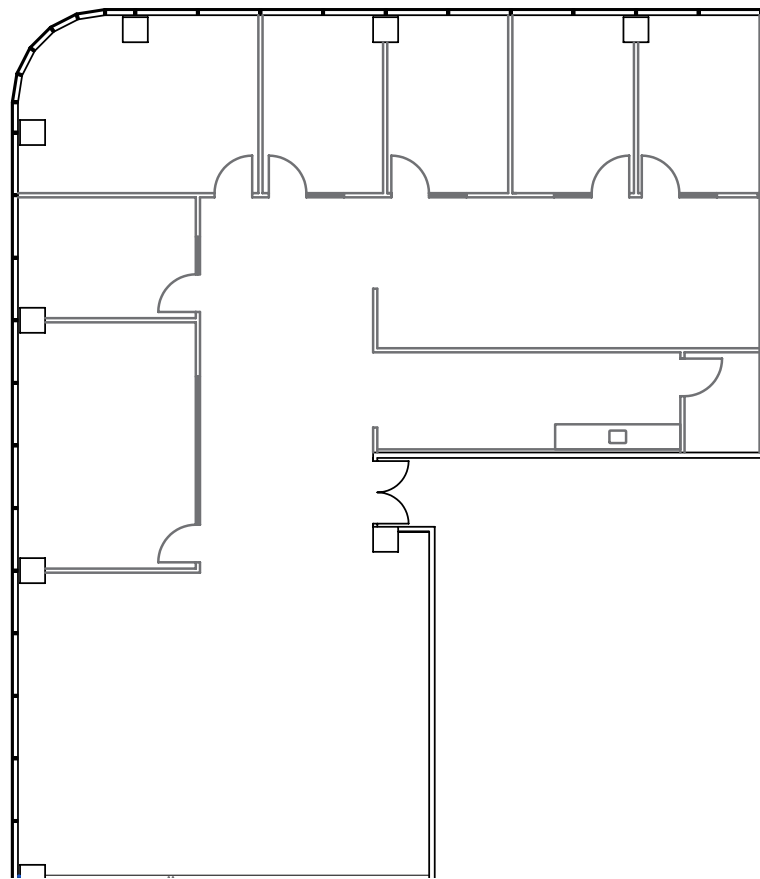
SUITE 530

3,877
RSF

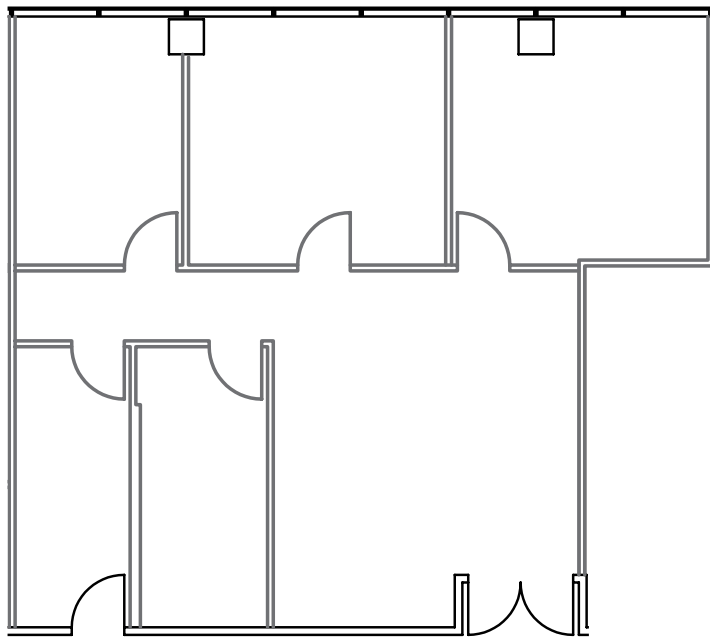
4/2023
Status

DESCRIPTION

Perimeter private offices, conference room, kitchenette and open area. Contiguous with Suite 540.



SUITE 540

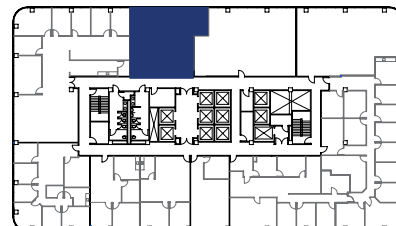


1,573
RSF

3/1/2023
Status

DESCRIPTION

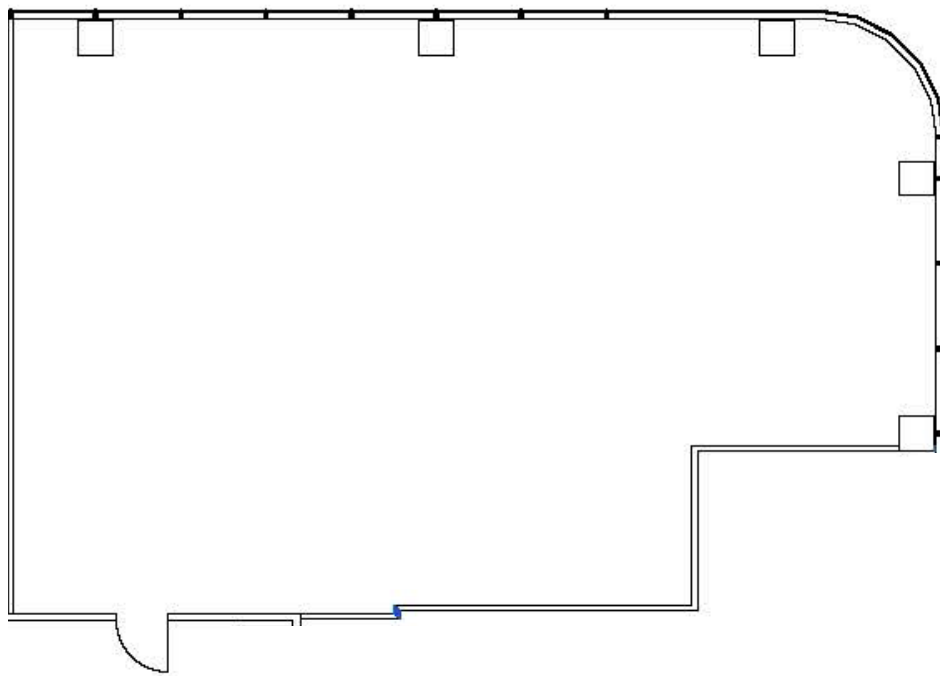
Available 3/1/2023. Contiguous with Suite 530.



701 B STREET



SUITE 570



2,299
RSF

VACANT
Status

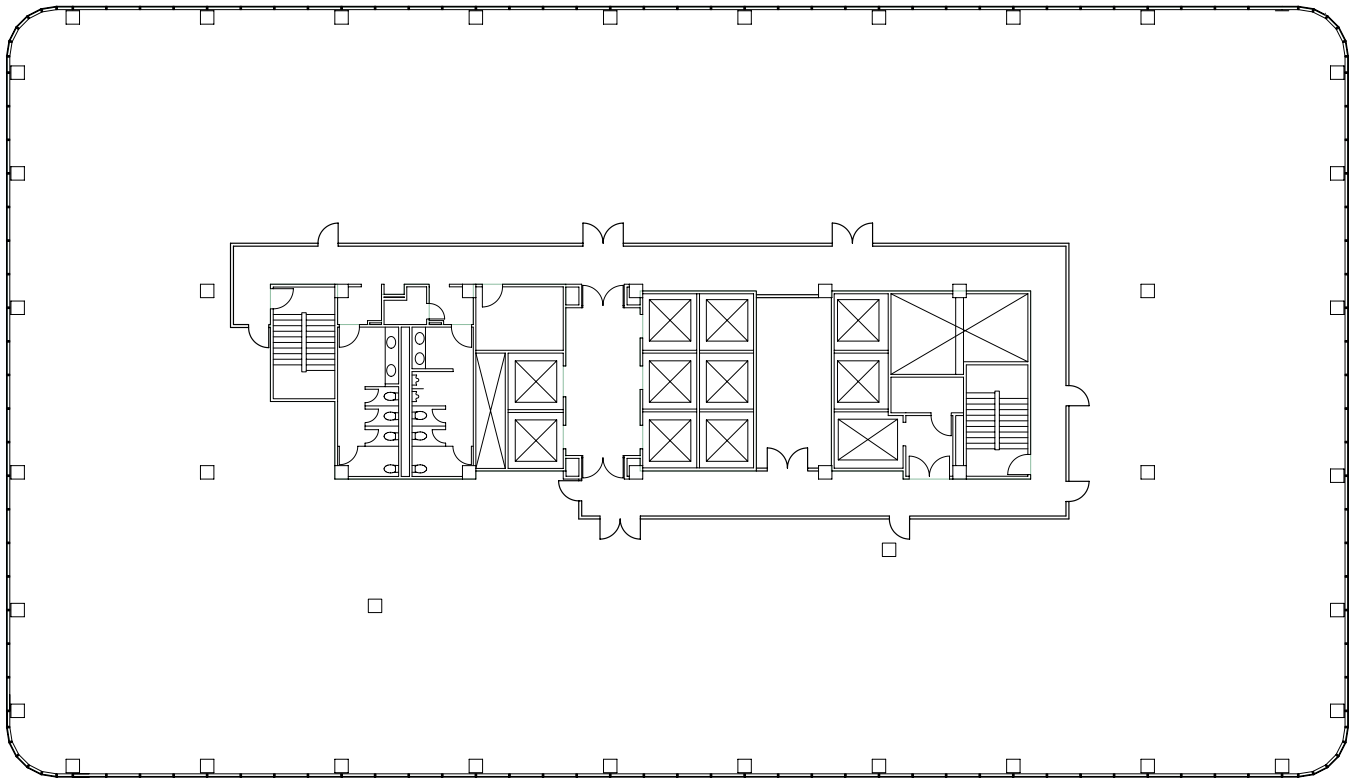
DESCRIPTION

Corner suite, shell condition with creative potential



701 B STREET

SUITE 700



22,985
RSF

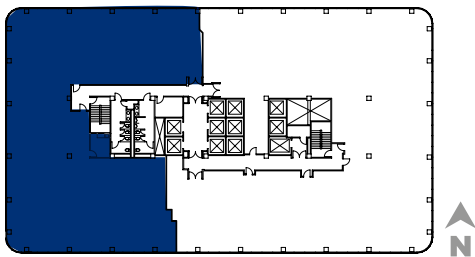
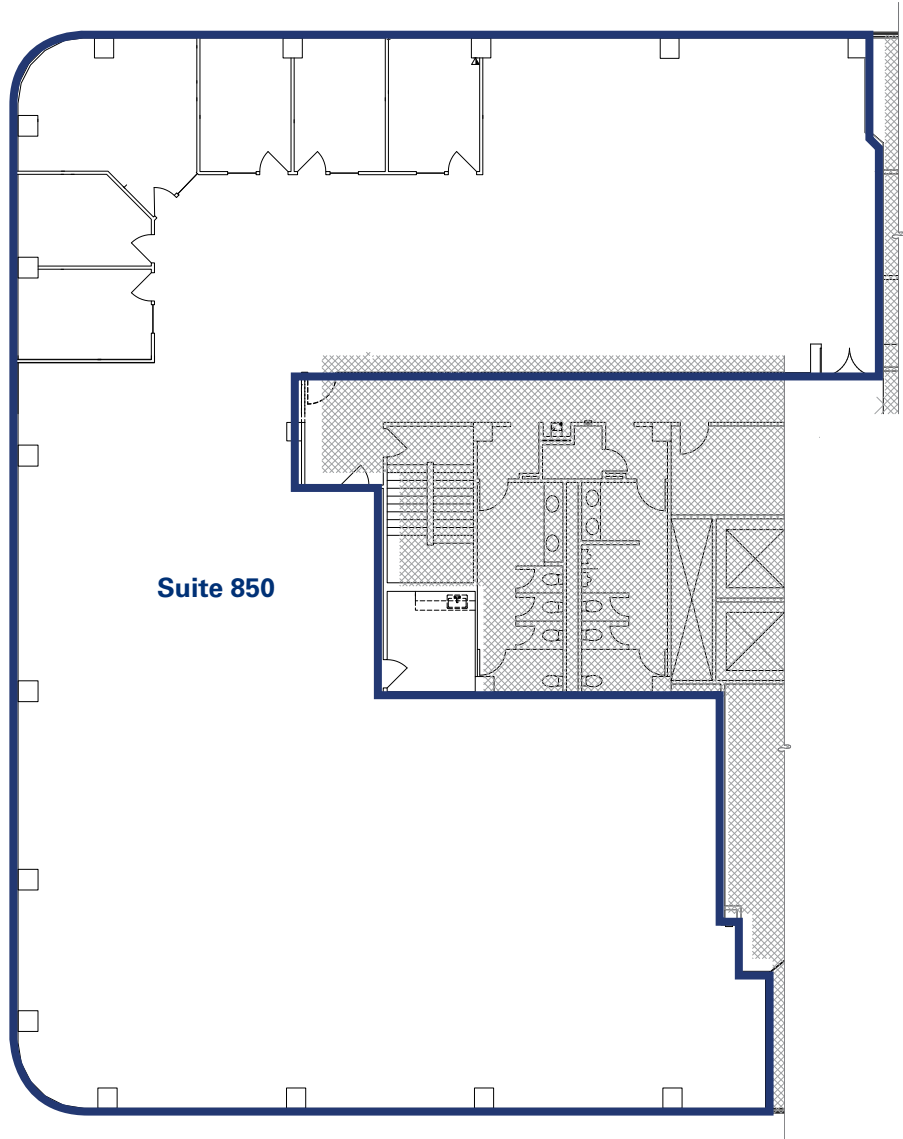
VACANT
Status

DESCRIPTION

White box full floor opportunity.



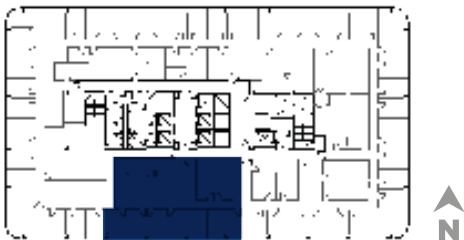
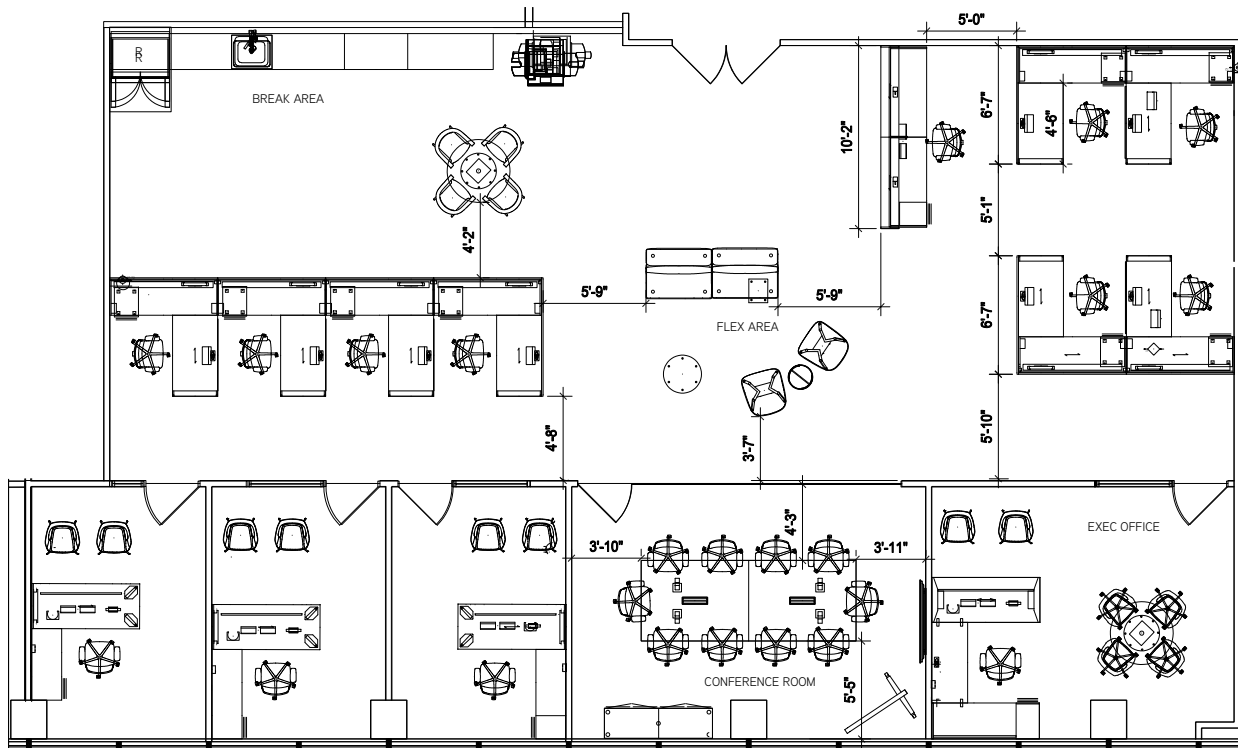
SUITE 850



SUITE NO.	RSF	STATUS	DESCRIPTION
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Suite 850	9,656	Vacant	Future Spec Suite.
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SUITE 955



3,006
RSF

VACANT
Status

DESCRIPTION

Move-in Ready Spec Suite! Double door entry, 4 private offices, conference room, open-style break area & open office. Fully furnished.

SUITE 1000

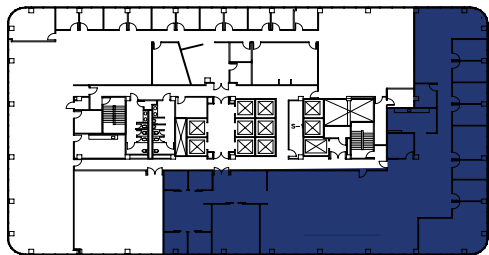


9,400
RSF

VACANT
Status

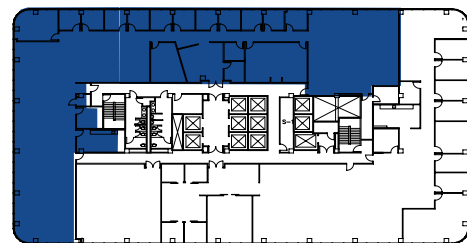
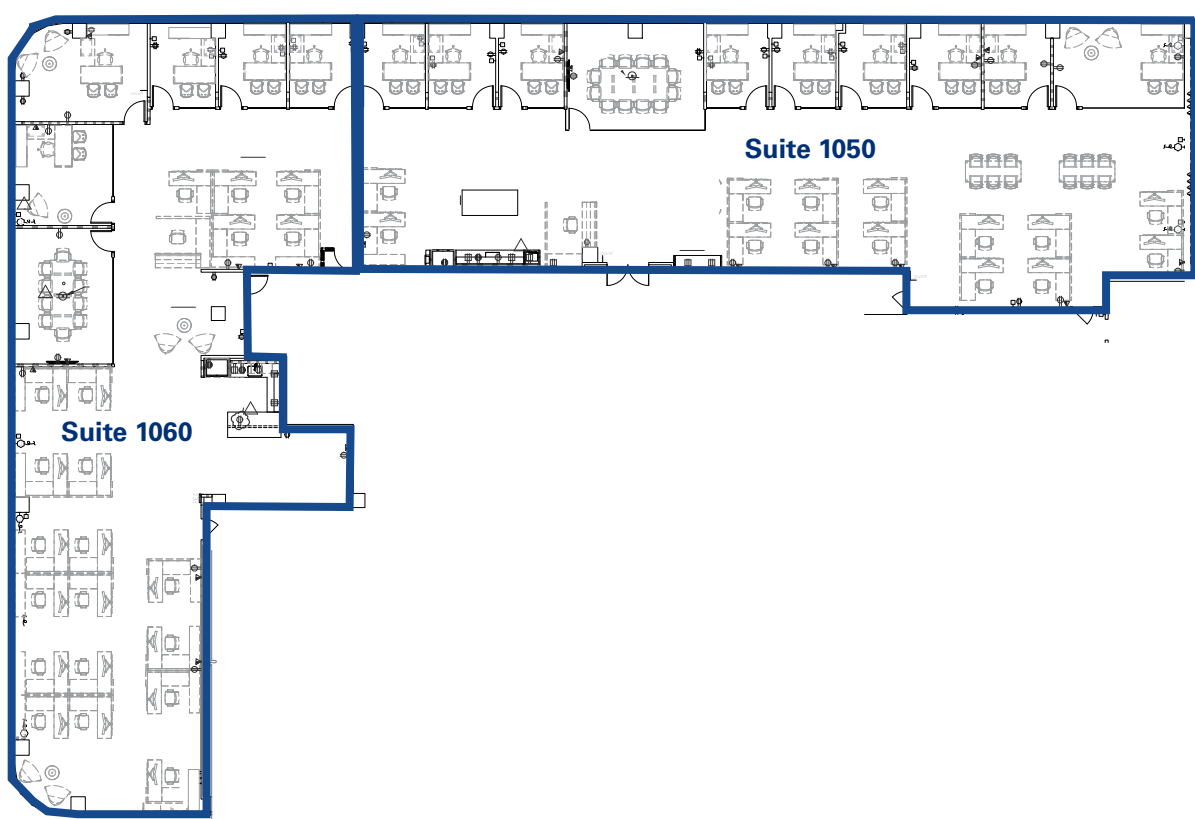
DESCRIPTION

Creative Move-In Ready Spec Suite!
Contiguous with Suite 1050. Furniture is conceptual.




701 B STREET

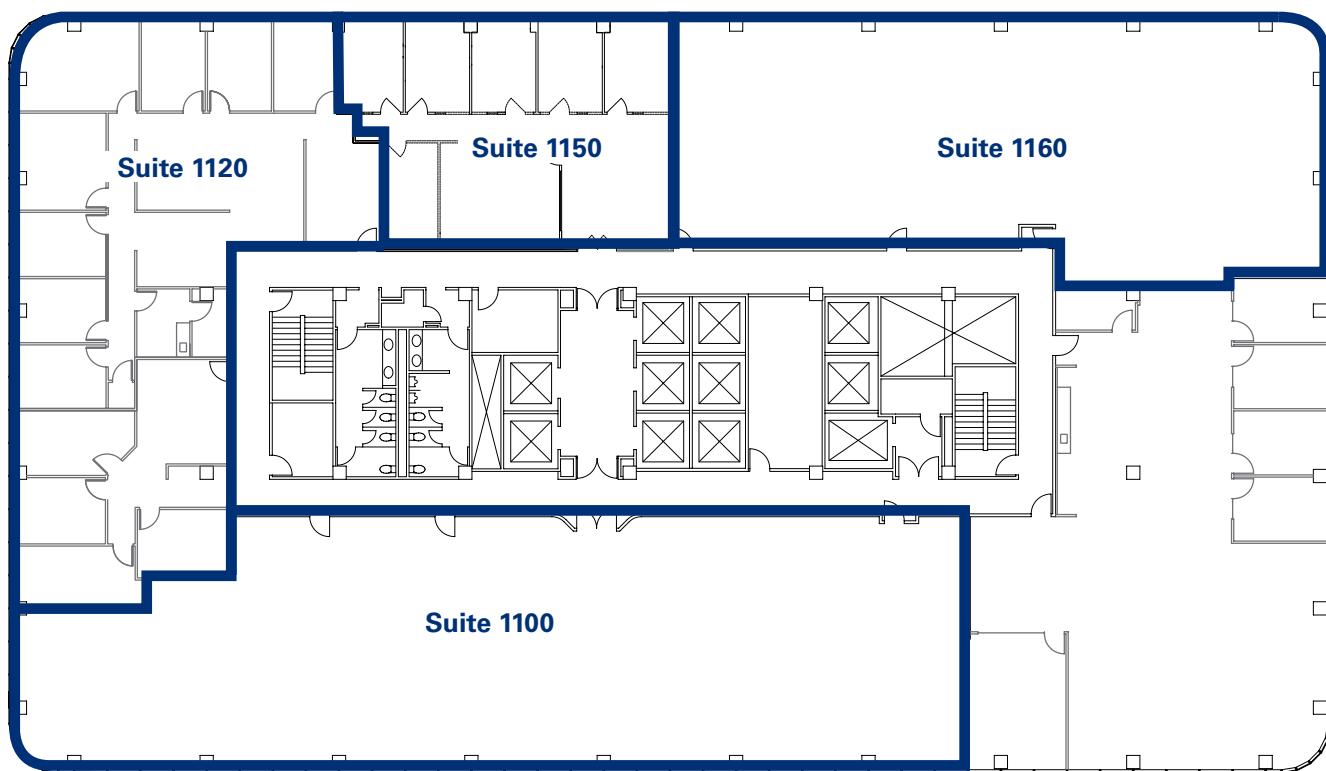
SUITE 1050 & 1060



SUITE NO.	RSF	STATUS	DESCRIPTION
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Suite 1050 	6,043	Vacant	Double door entrance off elevator lobby, efficient office buildout, 5 window-line private offices, conference room, kitchenette, open area, reception. Spec Suite. Furniture is conceptual.
Suite 1060	5,571	Vacant	Spec Suite. Furniture is conceptual.

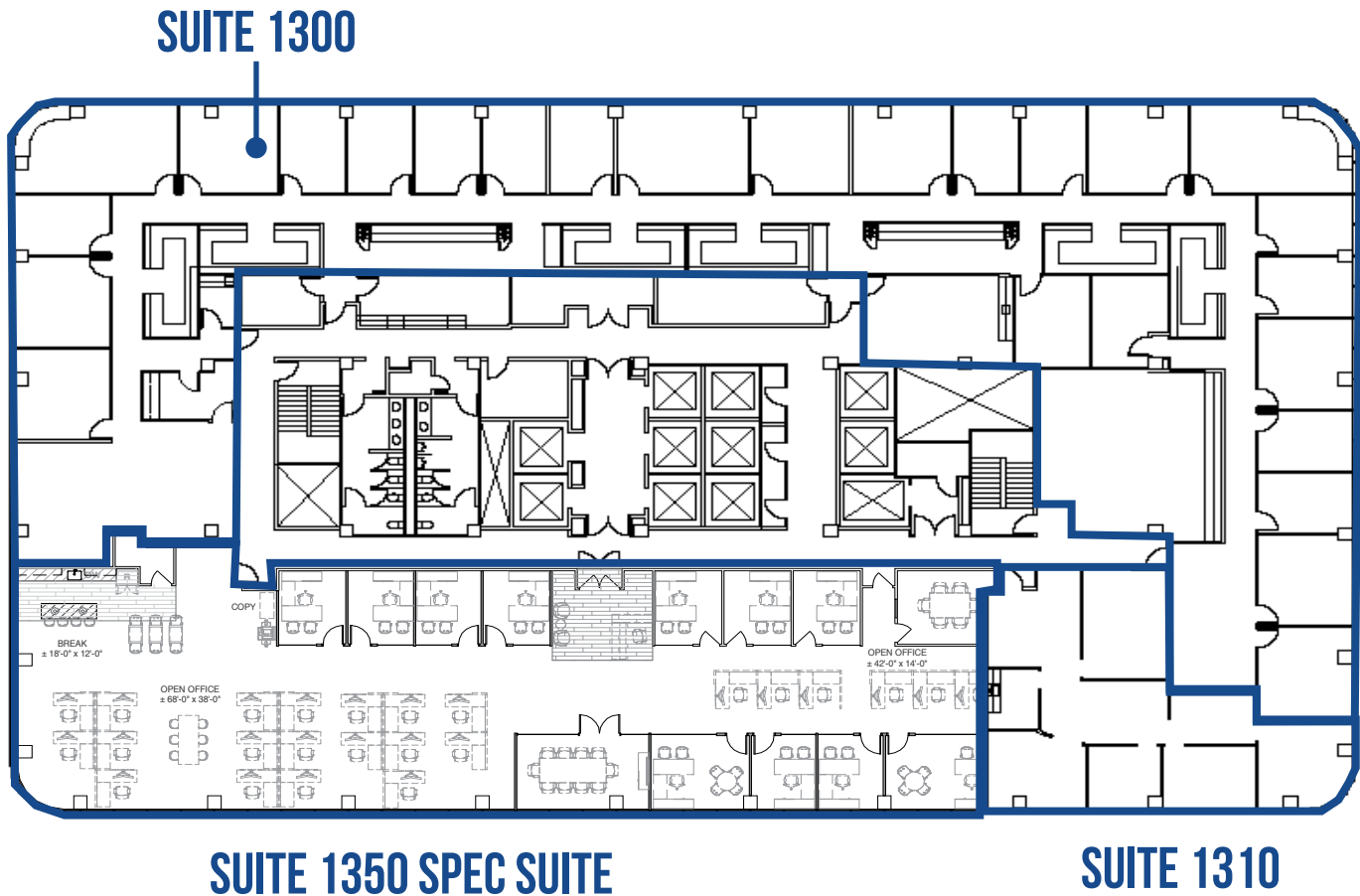
SUITES 1100, 1120, 1150 & 1160



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1100	6,645	Vacant	Double-door entry. Shell condition. Expansive South-facing views. Contiguous option up to 38,903 SF.
Suite 1120	4,426	Vacant	Spec suite with excellent west facing views. 4 offices (or 3 offices & conference room), reception & print/copy area. Contiguous option up to 38,903 SF.
Suite 1150	1,980	Vacant	New Spec Suite.
Suite 1160	4,842	Vacant	Shell condition & ready for custom tenant improvements. Contiguous option up to 38,903 SF.

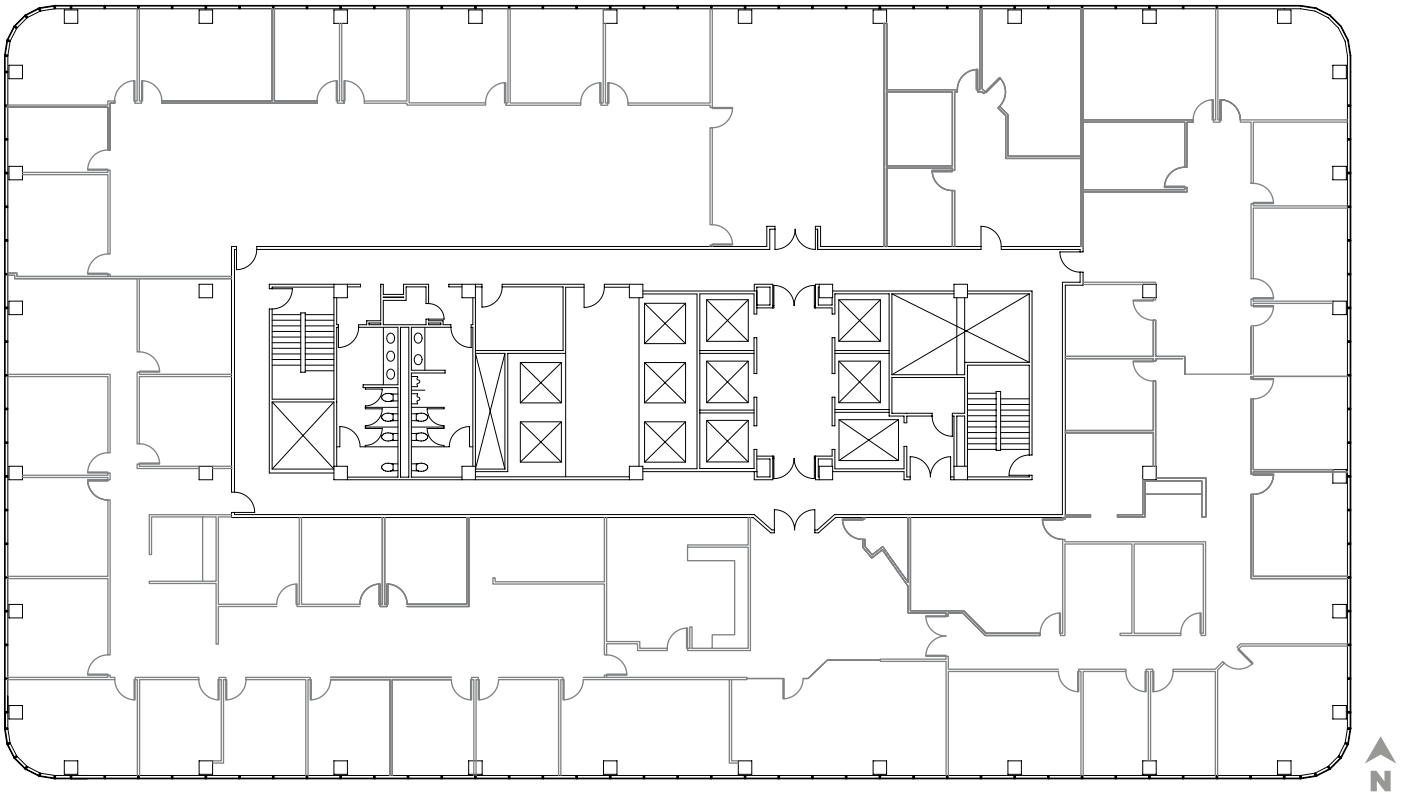
701 B STREET

SUITES 1300, 1310 & 1350



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1300	13,563	Vacant	Traditional office buildout with window lined offices. Contiguous option for full floor.
Suite 1310	1,804	Vacant	4 private window-line offices, conference room, kitchen, reception. Move in ready.
Suite 1350 	7,394	Move-in ready	Move-in ready Spec Suite. Bay views. Contiguous option for full floor. Fully furnished.

SUITE 1400



22,448
RSF

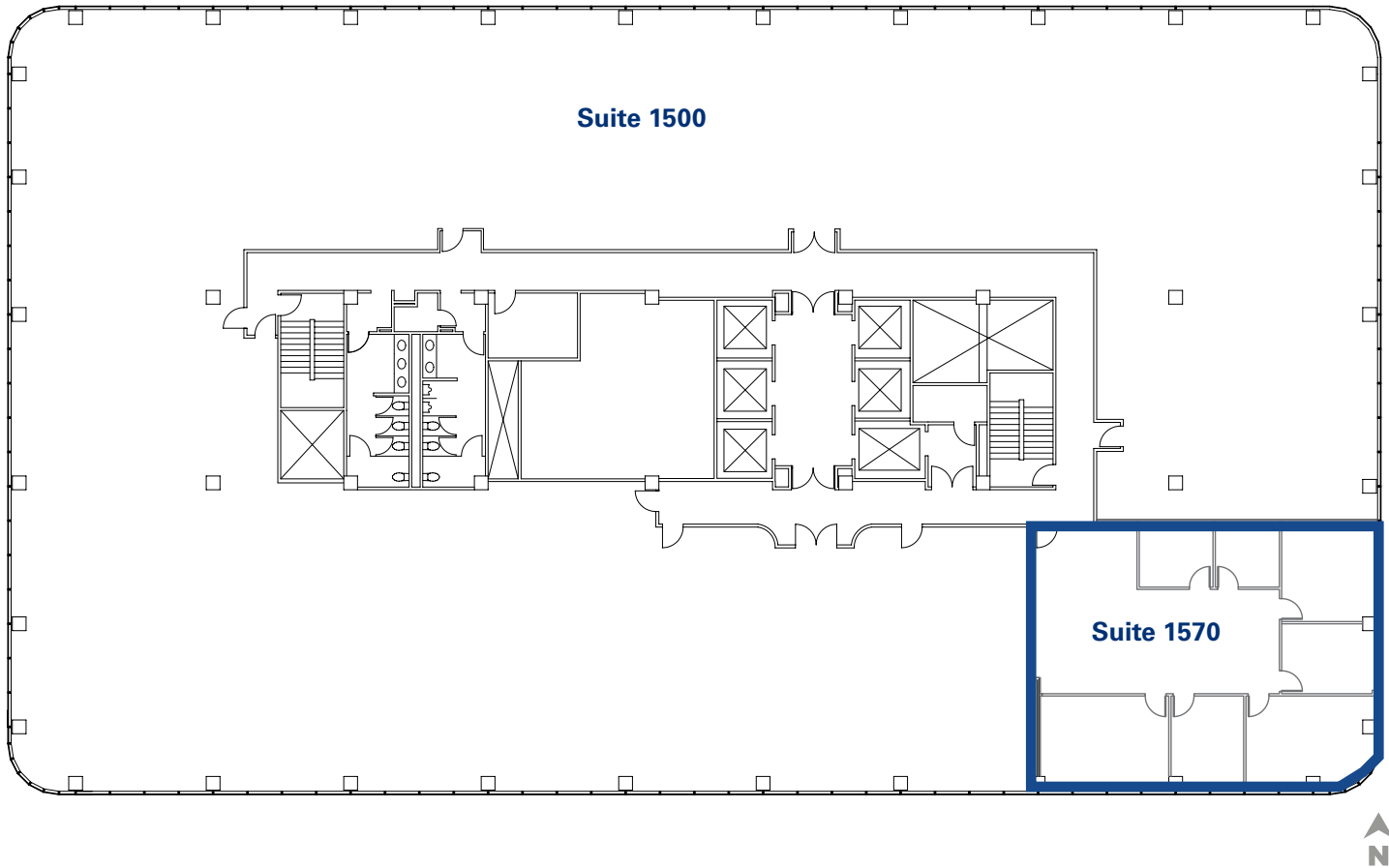
VACANT
Status

DESCRIPTION

Existing dense office
buildout with good views

701 B STREET

SUITE 1500 & 1570

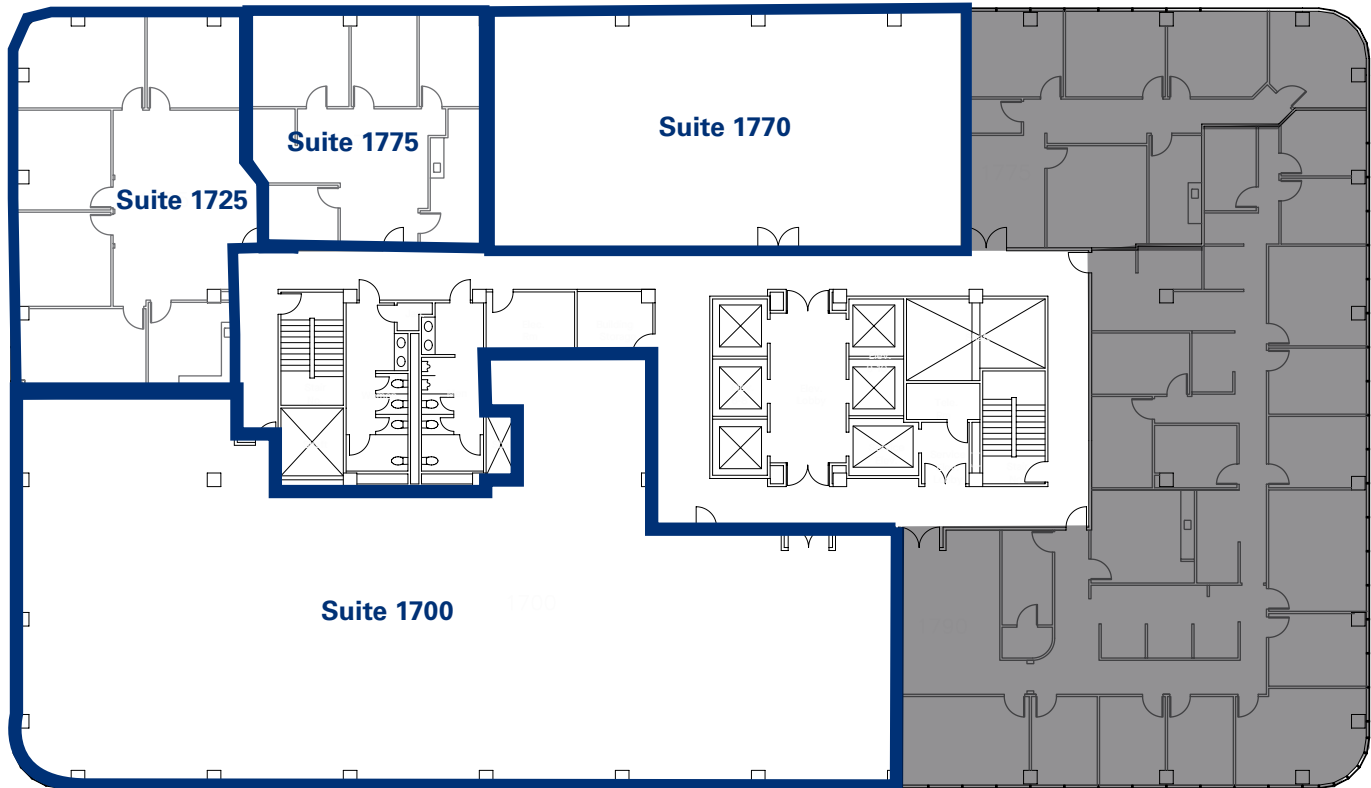


SUITE NO.	RSF	STATUS	DESCRIPTION
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Suite 1500 	20,117	Vacant	Shell condition. Contiguous option for full floor.
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Suite 1570	2,364	Vacant	4 window-line private offices, 1 interior private office, conference room, kitchen, reception and open area.
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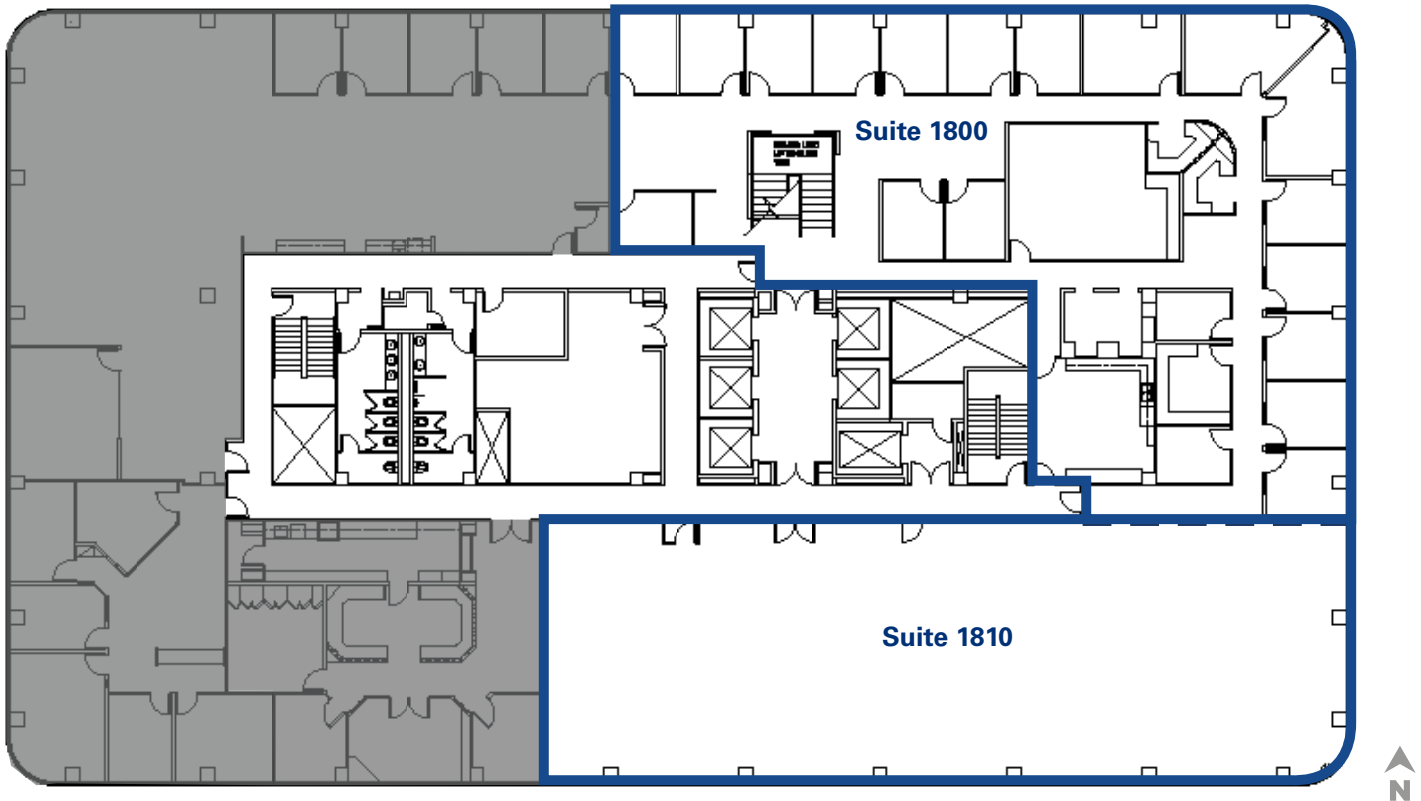
SUITES 1700, 1725, 1770 & 1775




SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1700	8,274	Vacant	Double-door entry. Full bay views. Shell condition. Above market clear height, potential creative finishes.
Suite 1725	2,305	Vacant	4 window-line private offices, conference room, kitchenette, open area. Efficient law firm space.
Suite 1770	2,950	Vacant	Double-door entry. Shell condition. Potential creative finishes. Contiguous with Suite 1775.
Suite 1775	2,062	Vacant	Available Now

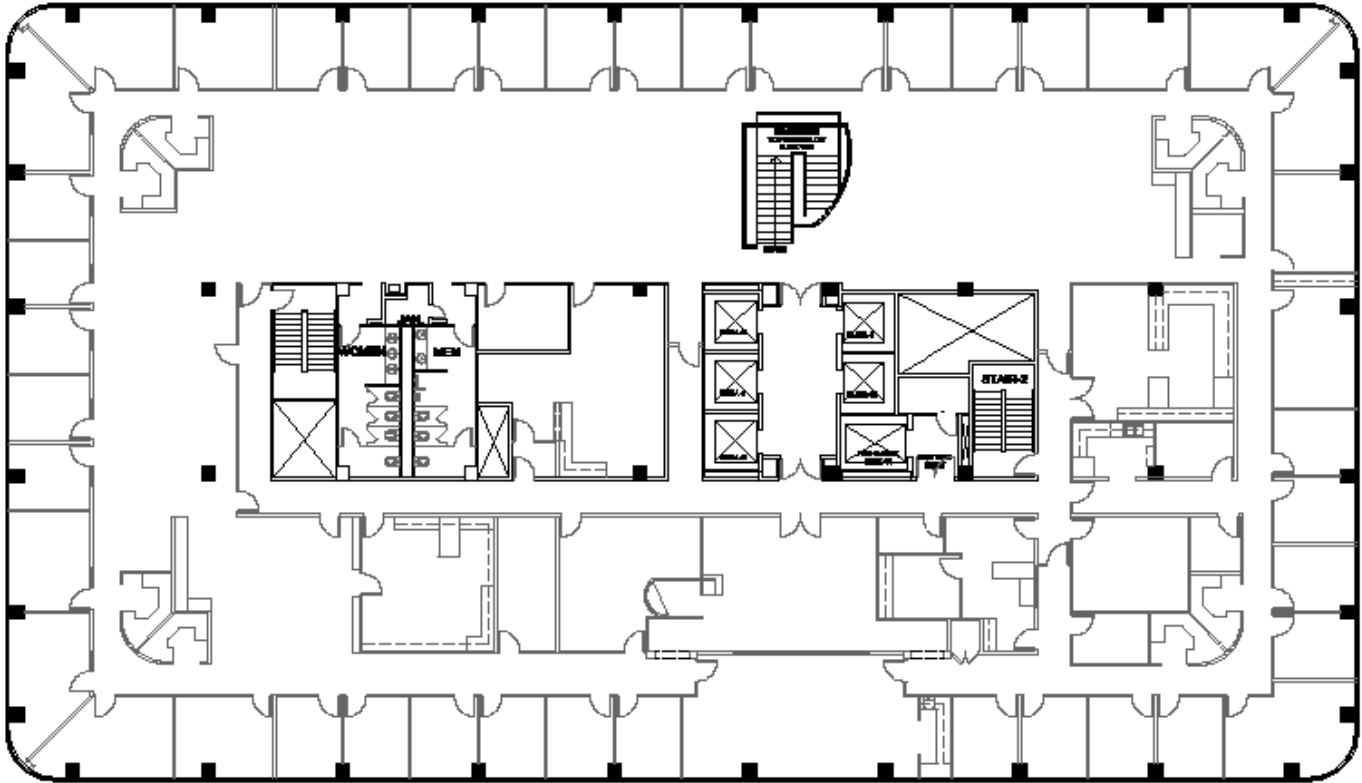
701 B STREET

SUITE 1800 & 1810



SUITE NO.	RSF	STATUS	DESCRIPTION
Suite 1800 	7,301	Vacant	Several perimeter private offices. Contiguous option.
Suite 1810	5,552	Vacant	Double-door entry. Prime South facing bay views. Shell condition. Potential creative finishes. Contiguous option.

SUITE 1900



23,271
RSF

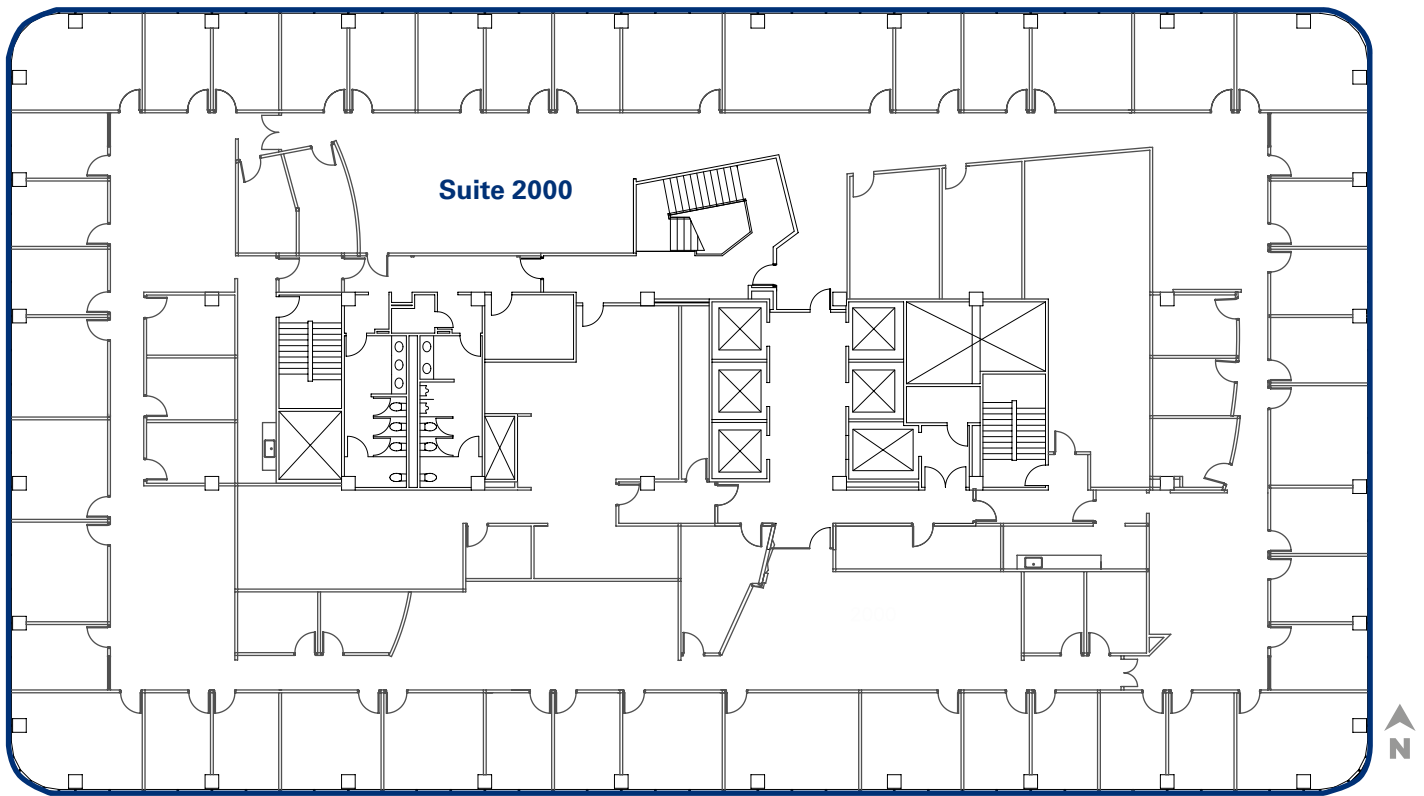
VACANT
Status

DESCRIPTION

Full floor opportunity with internal connecting staircase to Suite 1800

701 B STREET

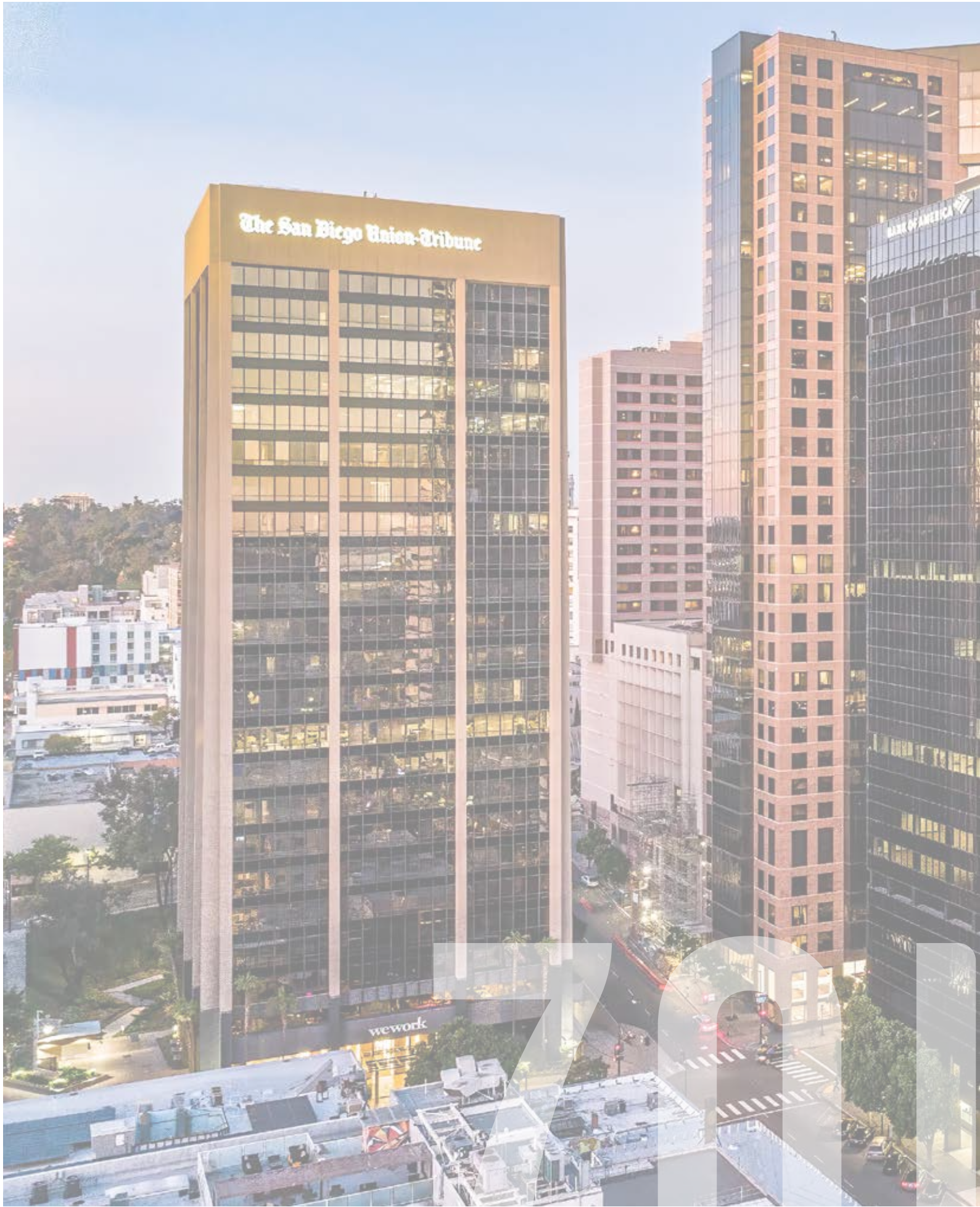
SUITE 2000



23,271
RSF

VACANT
Status

DESCRIPTION
Full floor available



7013



7013

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REGENT PROPERTIES