



**THE DOWNTOWN WORKS BUILDING**  
550 WEST B STREET • SAN DIEGO CA 92102





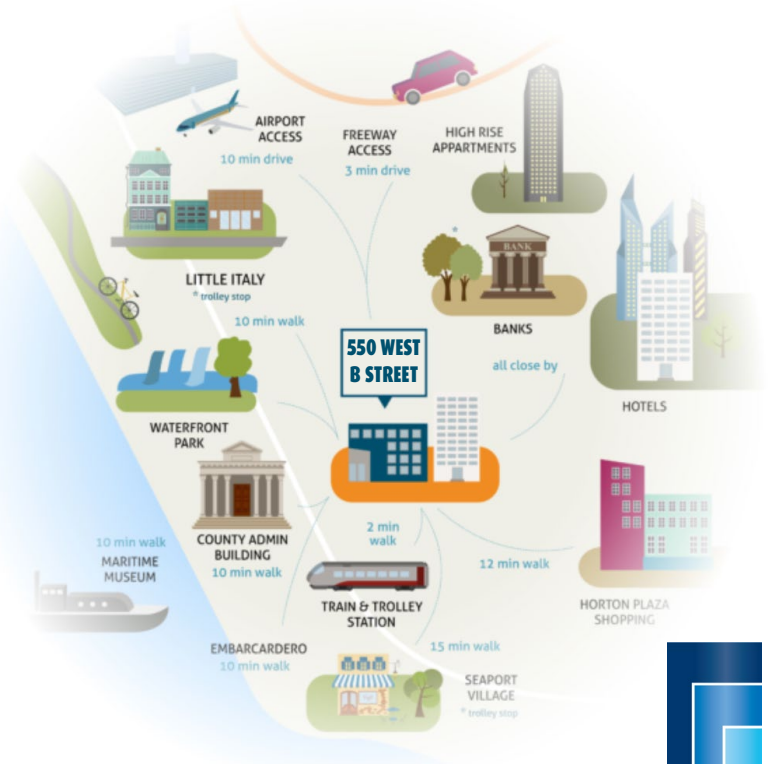
**550 WEST B STREET • SAN DIEGO CA 92102**



Strategically situated between dynamic downtown San Diego amongst law, business and civic districts, and the vibrant mixed-use scene of Little Italy.

550 West B. Street is the premier location for business efficiency and quality of life.

**Don't ride 20 floors in an elevator!** Enjoy the solitude and safety that a lower profile building affords. Complete UV light and MERV filter HVAC upgrades ensure cleaner air supply. Direct access to your suite from the garage. Multiple sliding glass doors and patios allow for constant fresh air. Roof top deck allows for more outdoor workspace.





**550 WEST B STREET • SAN DIEGO CA 92102**

# AT YOUR SERVICE . . .

**SECURED  
UNDERGROUND  
PARKING**



**ROOFTOP OUTDOOR  
DECK SPACE**



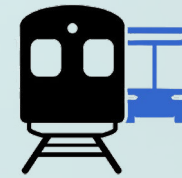
**PROFESSIONAL &  
MODERN FIRST  
FLOOR LOBBY**



**CONFERENCE  
ROOM ACCESS**



**IMMEDIATE ACCESS-  
TROLLEY & PUBLIC  
TRANSPORTATION**



**ON-SITE SPECIAL  
EVENTS CENTER**



**DEDICATED  
ON-SITE PROPERTY  
MANAGEMENT**



**FLEXIBLE EXPANSION SPACE PROVIDED  
BY DOWNTOWN WORKS**



**DIVISIBLE & FLEXIBLE  
700 SF up to 8,700 SF**



**UPGRADED MERV  
FILTERS & UV LIGHT  
AIR SANITIZING  
TECHNOLOGY**



EXPERTISE  
TEAMWORK  
INITIATIVE



# IN YOUR SUITE . . .

**RARE FULL FLOOR  
PLATE AVAILABLE**



**ENJOY PRIVATE PATIOS**



**HIGH CEILINGS**



**HIGH SPEED INTERNET**



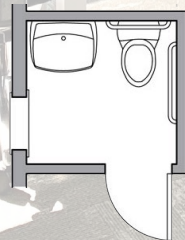
**ABUNDANT NATURAL  
LIGHT AND VIEWS**



**CUSTOM CREATIVE  
BUILD OUT AVAILABLE**



**PRIVATE REST ROOMS**

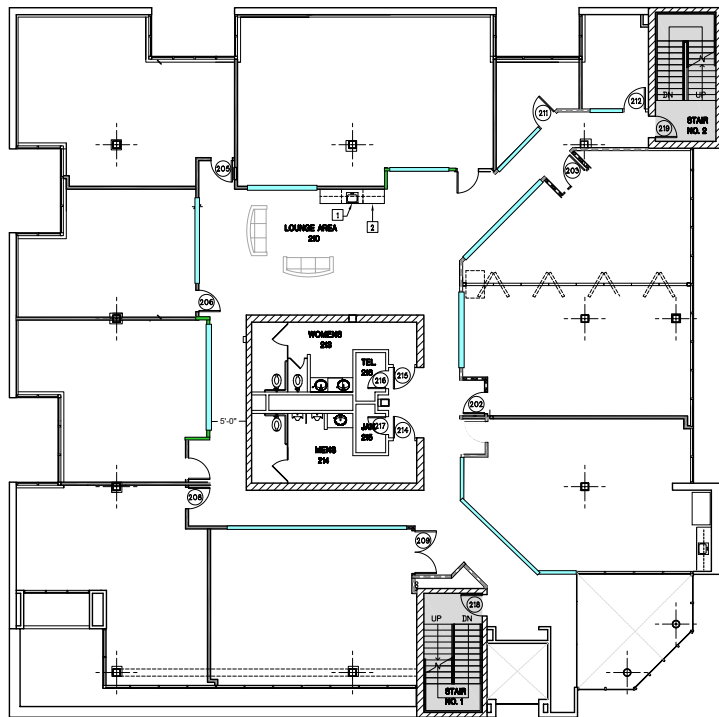


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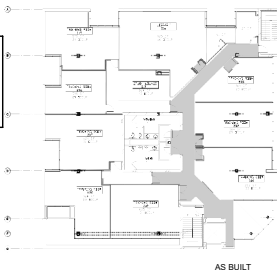


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## CREATE YOUR FLOOR PLAN . . .

- Rare Full Floor Plate Available
- Incredibly Flexible Space Sizes between 600 RSF and 7,913 RSF
- Private Patios
- Private Rest Rooms
- High Ceilings
- Custom Creative Build Out Available
- Abundant Natural Light and Views





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# SURROUNDING INTEREST...

Beason Field



**SAN DIEGO INTERNATIONAL AIRPORT**

United States Coast Guard Sector San Diego

**HARBOR VIEW**

**LITTLE ITALY**

**WATERFRONT PARK**

**SANTA FE DEPOT**



**550 W B ST**

**DOWNTOWN**

**EAST VILLAGE**

**SEAPORT VILLAGE**

**GASLAMP QUARTER**

**PETCO PARK**

**BANKERS HILL**

**CALIFORNIA 163**

**BALBOA PARK**

**INTERSTATE CALIFORNIA 5**

**CALIFORNIA 94**

- Located in one of San Diego's most vibrant and walkable neighborhoods
- Just steps to Amtrak and Coaster train stops and San Diego MTS Trolley stop
- Close to the Waterfront, courthouses, Financial District, Petco Park, Gaslamp and more
- Great freeway access to I-5, Hwy-163, Hwy 94
- On site co-working amenities

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Embarcadero Marina Park South



# THE DOWNTOWN WORKS BUILDING

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