

west

DOWNTOWN SAN DIEGO



1011 Union Street



MIXED USE

37-STORY TOWER

±280,000 SF

OFFICE SPACE
FLOORS 2-8

Q1 2024

EST. DELIVERY

A new mark on the skyline that's perfectly fit for the evolution of *America's* *finest city*

Welcome to West.

Standing tall on W Broadway in the heart of San Diego's vibrant downtown core, West is where aspiration meets opportunity. This premier 37-story tower includes a mix of:

- office (280k SF)
- retail (19k SF)
- residential (431 units)
- 5 levels of underground parking in a seamlessly connected and collaborative environment.



west

DOWNTOWN SAN DIEGO



UNION STREET



W BROADWAY

Work.
Reside.
Thrive.



OFFICE

HI-TECH & SUSTAINABLE; LARGE FLOOR PLATES;
TALL SLAB-TO-SLAB CEILINGS; EXPANDABLE

RESIDENTIAL

LUXURY APARTMENTS; PENTHOUSE SUITES;
UNRIVALED AMENITIES; LIFESTYLE CONCIERGE

AMENITIES 9TH FLOOR

FITNESS; MEETING & EVENTS SPACE;
GREEN ROOF; VIEW DECK

FOOD & DRINK

RESTAURANT; CAFE; GRAB & GO

SHOP

TECH; LIFESTYLE; BESPOKE

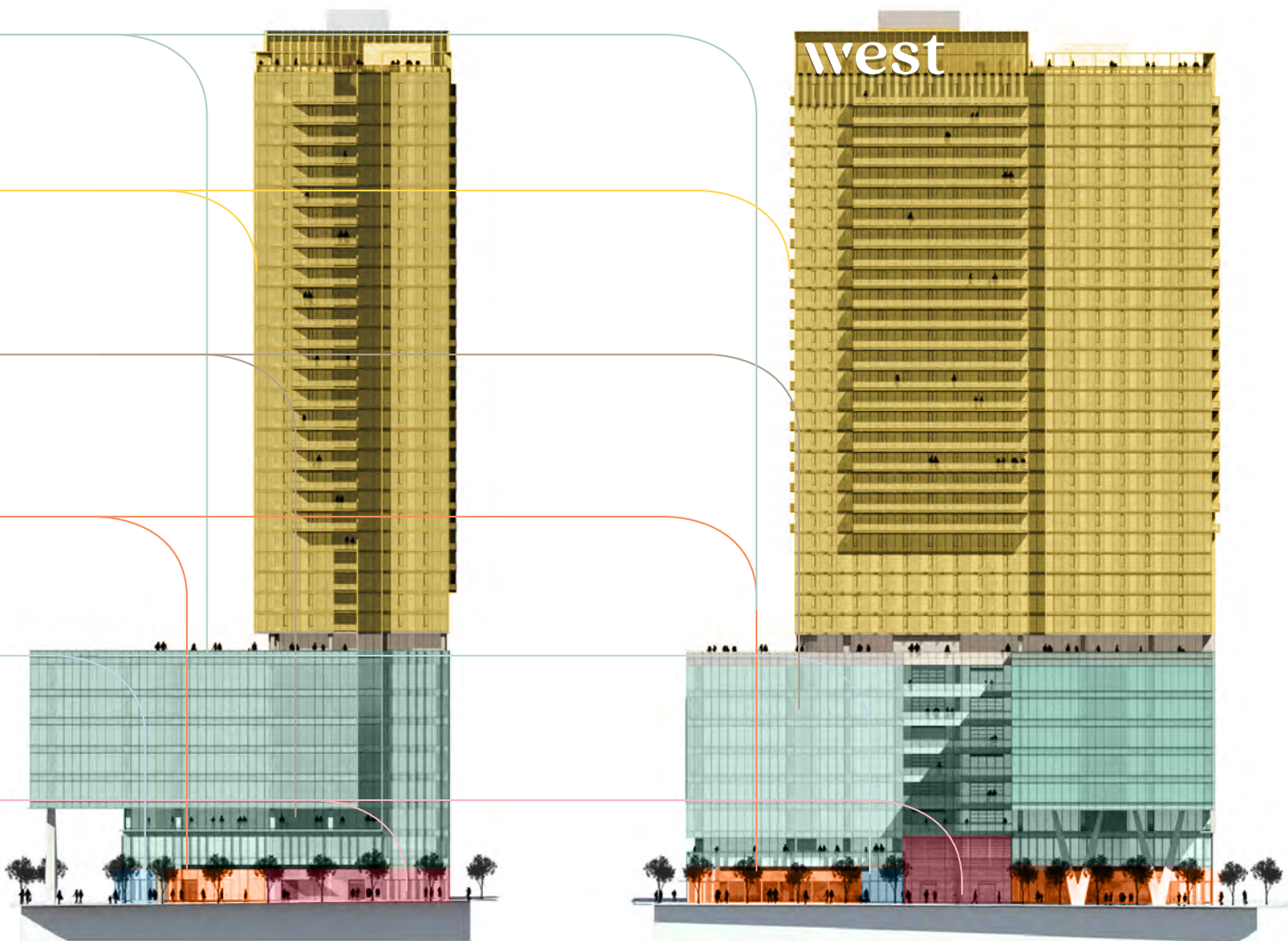
LOBBY

BAR & LOUNGE; BLENDED SOCIAL INTERACTIONS

Where work & play merge...



into a seamless flow of connection and community. West is a progressive, forward-thinking destination where the personal and professional find harmonious balance.



Lobby

A WELCOMING AND ENERGIZED LOBBY WARMED BY THE SUN





Indoor/outdoor dining and lounge areas

Direct access to building parking

Tenant engagement services

24/7 security & on-site management office

Ground floor retail and dining options including café

Ninth Floor Roof Deck



Indoor/outdoor meeting spaces

Green roof space with outdoor seating and exceptional views

Hospitality, social club & workspace in one

Conference room w/ flexible set-up options

Communal seating to accommodate a variety of events

Dog run with specialty pet turf, seating, shade and dog wash

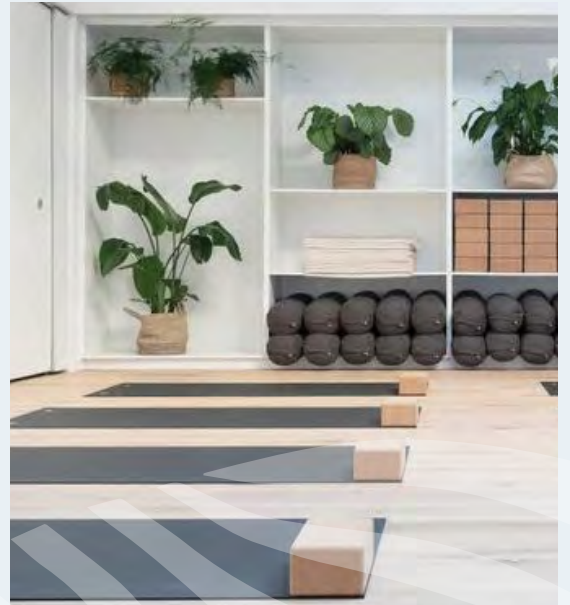
& Amenities

INSPIRING AMENITY SPACE FOR EVENTS, MEETING WITH CO-WORKERS
AND WARMING SUNNY SPIRITS; CELEBRATING THE INDOOR/OUTDOOR
ALL SEASON APPEAL OF THE CITY



Indoor/Outdoor Fitness

BALANCING WORK AND WELLNESS IN A LUXURIOUS
FITNESS ENVIRONMENT





Tech-enabled high-end strength & cardio machines

Luxe finishes create a club-like experience

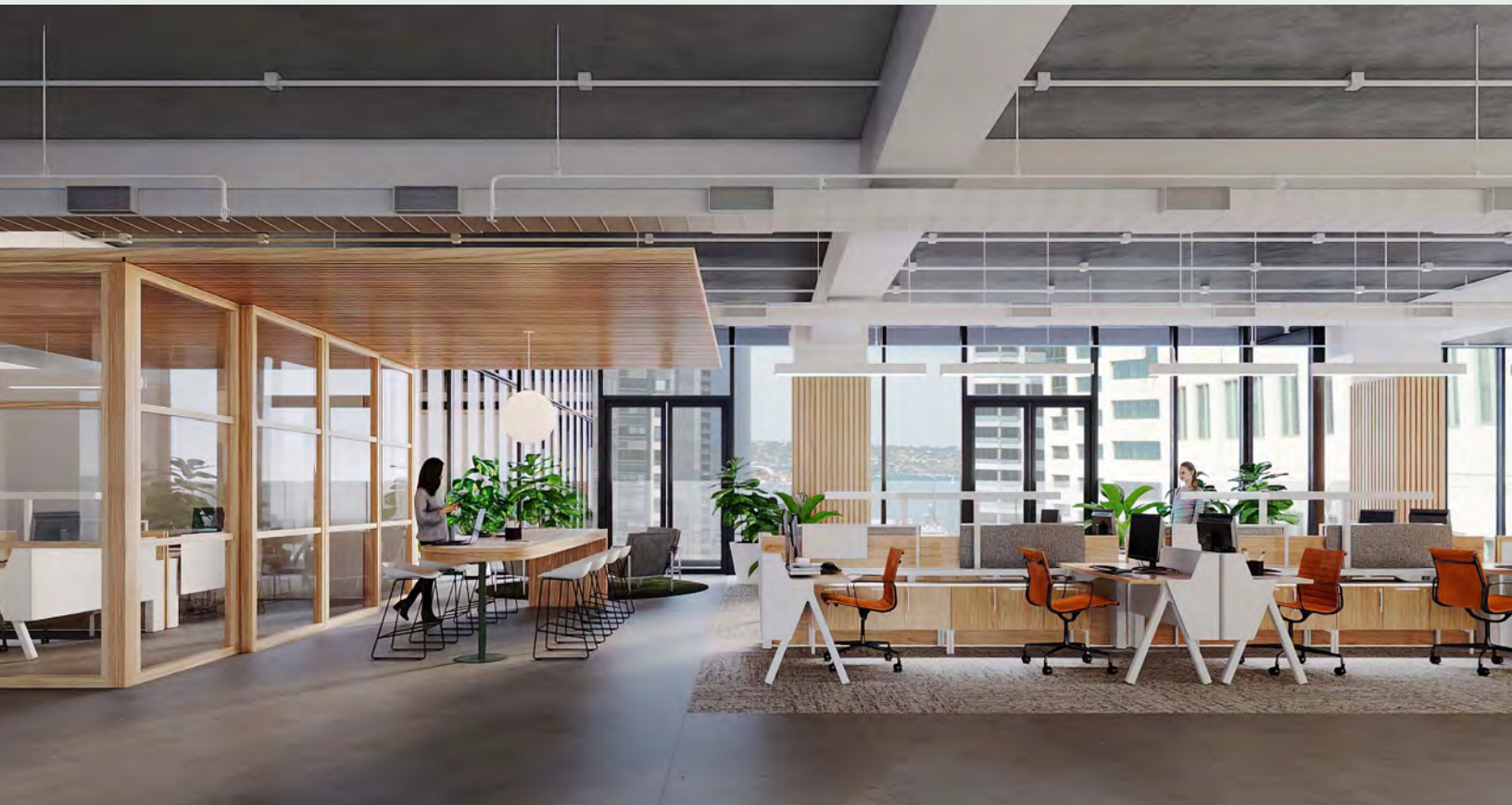
Virtual studio offering immersive classes

Resort style shower facilities, lockers and changing rooms

Opportunity for bootcamp, crossfit & yoga classes

Office

AN OPEN AND BRIGHT CONTEMPORARY WORK ENVIRONMENT
THAT EXPRESSES THE SAN DIEGO EXPERIENCE AND THE
SPIRIT OF WEST



±280,000 SF

OFFICE SPACE
Q1 2024

±600,000 SF

FUTURE GROWTH ON
ADJACENT BLOCK
(SCALABILITY)

±41,000 SF

LARGE FLOOR PLATES



Reflecting the ongoing evolution of San Diego as a commercial hub teaming with highly-educated tech talent, our office spaces are truly state-of-the-art. Sustainable, connected, and collaborative by design, these expandable spaces, with floor-to-ceiling glass and outdoor balconies offering expansive views, empower people and innovation in the heart of downtown.

13' 6" – 15' 6"

FLOOR-TO-FLOOR
HEIGHT

1.5/1,000

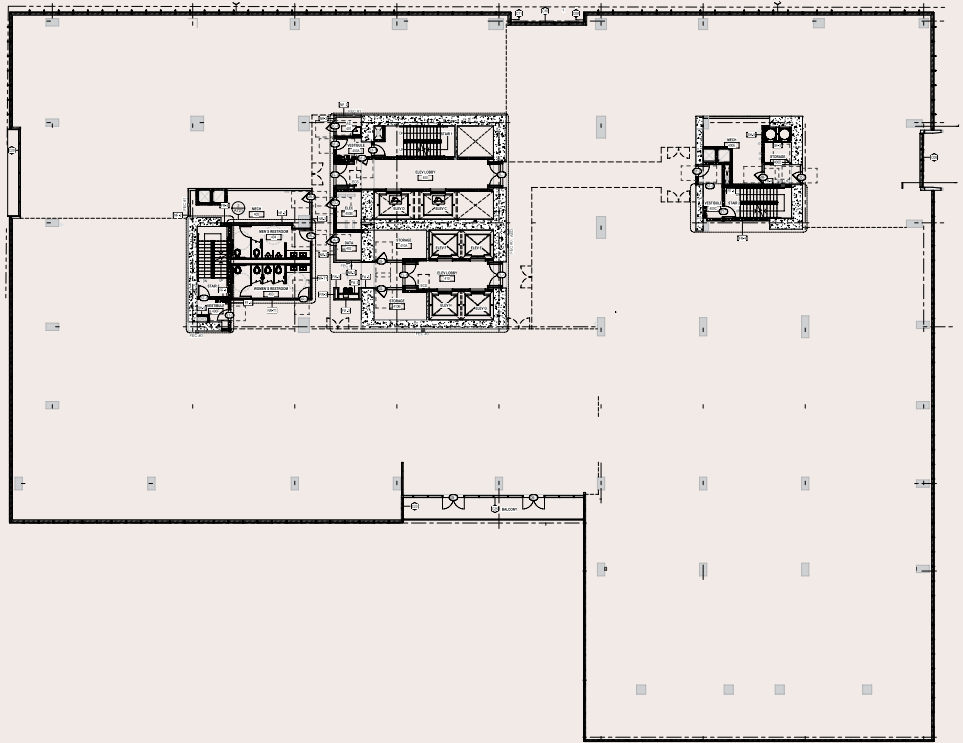
PARKING RATIO

FLOORS 2-8

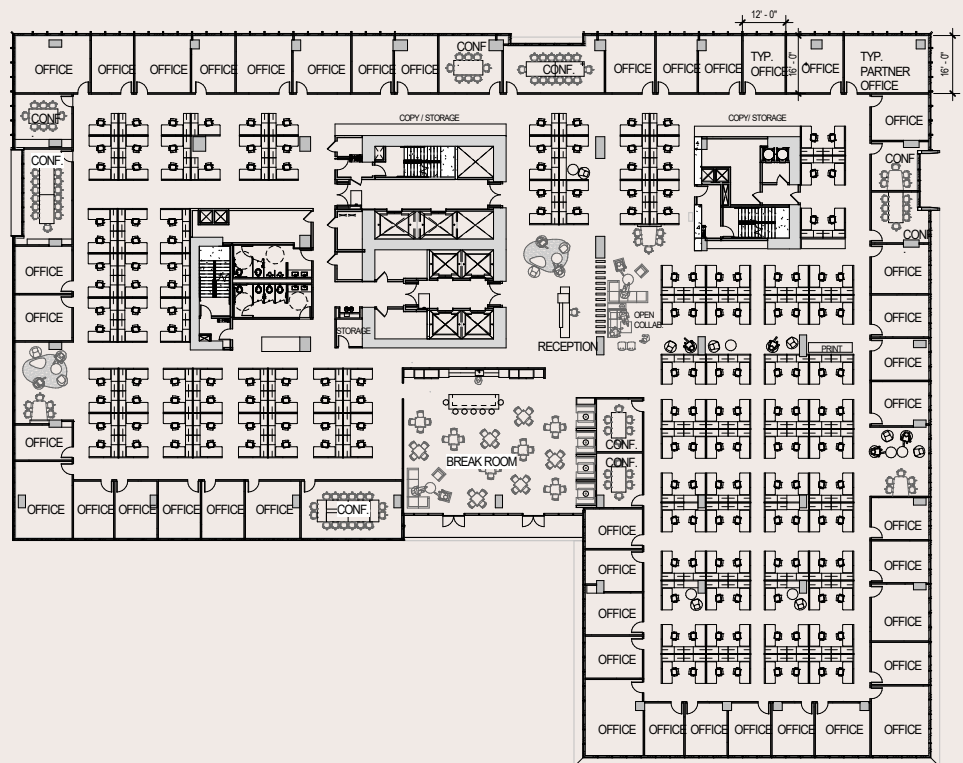
OFFICE SPACE

Efficient Floor Plates

AS-BUILT:
Office floor plate

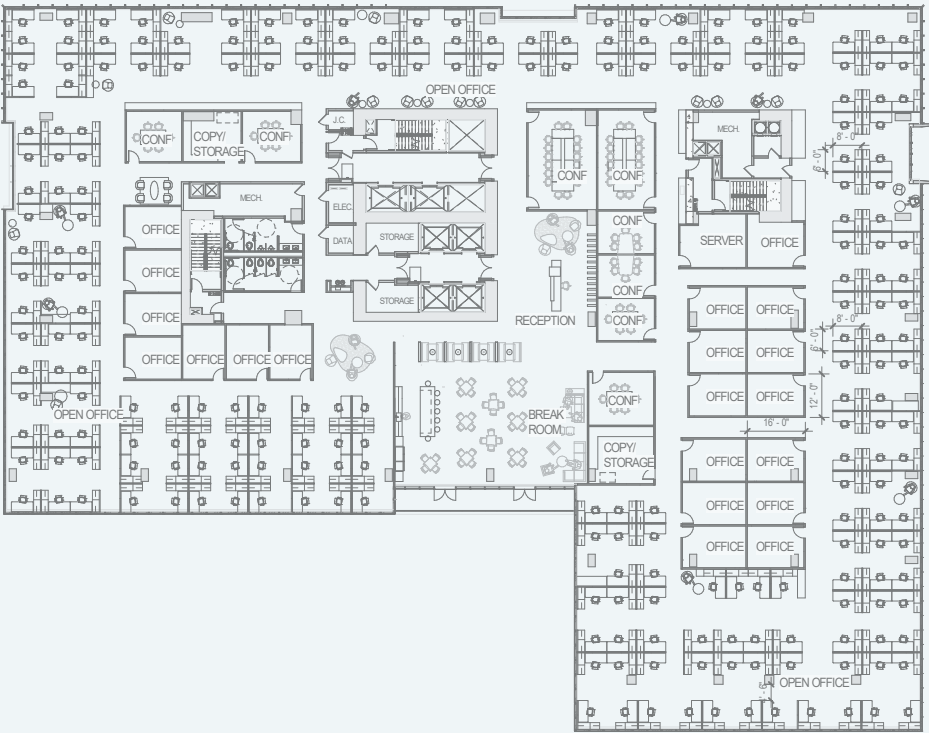


CONCEPTUAL:
Perimeter plan

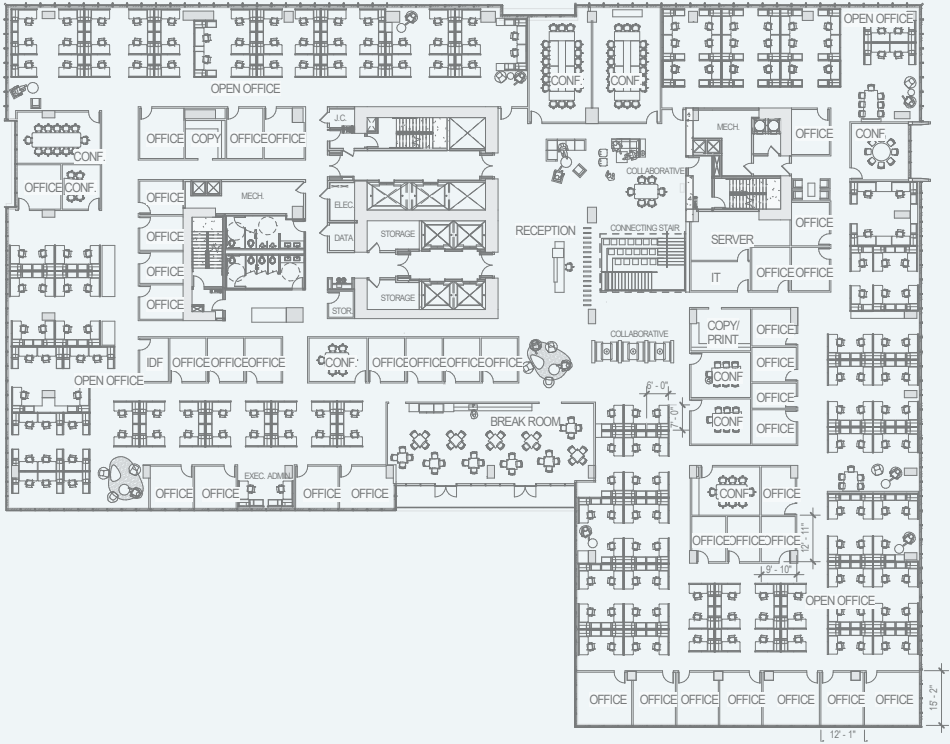


Floors 2-8 of West consist of +/- 41,000 SF floor plates offering an efficient layout for open office or dense private offices, all while maintaining views and access to outdoor balconies.

CONCEPTUAL :
Open plan

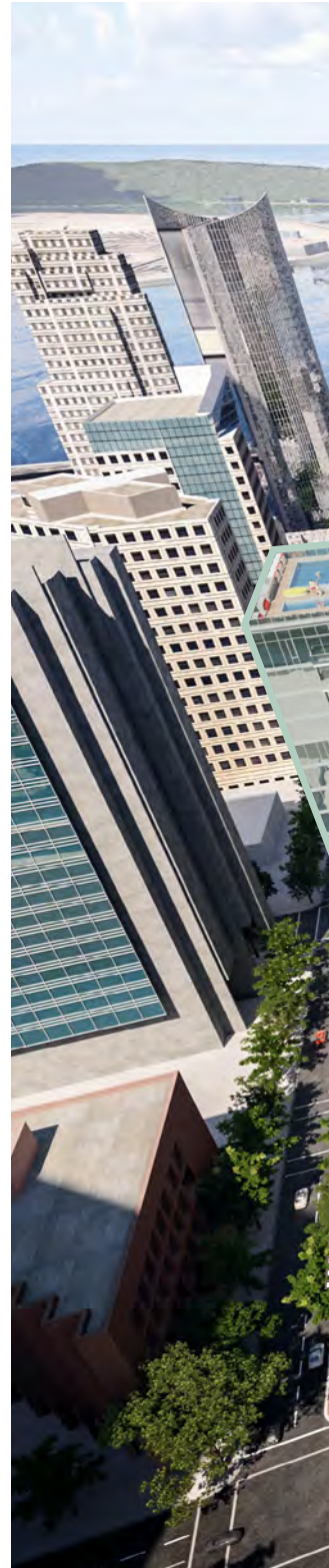


CONCEPTUAL :
Hybrid plan



Scalability

A CLEAR PATH TO EXPANSION FOR TODAY AND TOMORROW'S MOST INNOVATIVE AND FORWARD-THINKING COMPANIES



Future expansion options for a total of up to +/-880,000 SF of office space on two contiguous blocks

PHASE 1

37 STORY TOWER W/
280,000 SF
OF OFFICE SPACE

Q1 2024

FUTURE PHASE

UP TO 600,000 SF OF
ADDITIONAL OFFICE/
LIFE SCIENCE SPACE

TBD



W BROADWAY

FRONT STREET

Health & Wellness

A SAFE, HEALTHY AND SUSTAINABLE WORK ENVIRONMENT

The WELL Building Standard, with its seven core concepts, is revolutionizing the way people think about buildings. It explores how design, operations and behaviors within the places where we live, work, learn and play can be optimized to advance human health and well-being.

THE WELL BUILDING STANDARD™

SEVEN CONCEPTS FOR HEALTHIER BUILDINGS



AIR



WATER



NOURISHMENT



LIGHT



FITNESS



COMFORT



MIND

2017 © INTERNATIONAL WELL BUILDING INSTITUTE PBC





West is registered to pursue WELL Certification

Outdoor balconies and roof deck for improved outside air work environments

Outside air ventilation rate 30% greater than normal standards creating enhanced indoor air quality

Touchless and water conserving restroom features

Onsite shower, locker, and changing facilities

Electrical vehicle charging and clean air vehicle parking





HOSPITALITY at WORK[®] A LOWE COMPANY

The building will be managed by Hospitality at Work, a Lowe Company. Hospitality at Work brings life to the workplace by reinventing and reinvigorating how property management is done. By fusing hospitality with meticulous management, Hospitality at Work creates an office environment unlike anything you've experienced.

Hospitality at Work provides an on-site building host, tenant programming & event hosting, health & wellness programs, seasonal activities, volunteering & donation drives, tenant service coordination and coordination of programs tailored to the tenants of each building.

“We celebrate people as the most valuable asset in real estate.”

Mike & Rob Lowe, Co-CEOs

In the Heart of It All

STEPS AWAY FROM ALL SAN DIEGO HAS TO OFFER



SAN DIEGO AIRPORT
(8 MINS)

Little Italy

Bankers Hill

COUNTY ADMINISTRATION CENTER

FREEWAY ACCESS
I-5, SR 163, SR 94
(5 MINS)

Waterfront Park

PORTSIDE PIER

STATE COURTHOUSE

HALL OF JUSTICE

SANTA FE DEPOT

CRUISE SHIP TERMINAL

AMTRAK, COASTER & TROLLEY
(4 BLOCKS)

USS MIDWAY MUSEUM

COUNTY COURTHOUSE

FEDERAL COURTHOUSE

Horton

SEAPORT VILLAGE

MANCHESTER GRAND HYATT

Gaslamp Quarter

EMBARCADERO PARK

MARRIOTT MARQUIS

CONVENTION CENTER

SAN DIEGO BAY

SAN DIEGO MARINA

THE SHELL



160

RESTAURANTS

20

COFFEE SHOPS

1

BLOCK TO
TROLLEY STOP

20+

FITNESS CENTERS
NEARBY

4

BLOCKS TO SANTA
FE DEPOT TRANSIT
CENTER

2

MINUTE WALK TO
CIVIC CENTER PLAZA/
CITY HALL

10+

HOTELS WITHIN
2 MILES

5

BLOCKS TO LITTLE
ITALY

1. MENDOCINO FARMS
2. BLUE BOTTLE COFFEE
3. THE LOCAL
4. DUNKIN'
5. HIDDEN CRAFT
6. LUCA
7. PRESSED JUICERY
8. MATISSE BRISTRO
9. WILD THYME TABLE
10. BRUEGGER'S BAGELS
11. ATHENS MARKET TAVERNA
12. THAI TIME
13. TAPAS & BEERS
14. LUCY'S TACO
15. GRABBAGREEN FOOD + JUICE
16. GASLAMP FISH HOUSE
17. COAVA COFFEE ROASTERS
18. STARBUCKS
19. STONE BREWING
20. GRAB & GO SUBS
21. EXTRAORDINARY DESSERTS
22. KETTNER EXCHANGE
23. THE KEBAB SHOP
24. BARLEYMASH
25. CLOAK & PETAL
26. BORN & RAISED
27. BLARNEY STONE PUB
28. GREYSTONE STEAKHOUSE
29. LITTLE ITALY FOOD HALL
30. MORNING GLORY
31. IRONSIDE
32. RUSTIC ROOT
33. STK
34. CRAFT & COMMERCE
35. SUGAR FACTORY
36. GRANT GRILL
37. DOBSON'S
38. STARBUCKS
39. TENDER GREENS
40. THE CHEESECAKE FACTORY
41. WEST BEAN COFFEE ROASTERS
42. SUSHI 2
43. CORNER BAKERY
44. CHIPOTLE
45. SPECIALTY'S CAFE & BAKERY
46. SALVATORE'S CUCINA ITALIANA
47. HOUSE OF BLUES
48. FIT AT CARTE
49. AIRE URBAN FITNESS
50. THE US GRANT HOTEL
51. THE GUILD HOTEL
52. CARTE HOTEL
53. SOFIA HOTEL
54. WESTGATE HOTEL
55. WESTIN
56. KIMPTON HOTEL
57. BRISTOL HOTEL
58. MARRIOTT COURTYARD
59. HOTEL REPUBLIC
60. CIVIC THEATRE
61. SPRECKLE'S THEATRE
62. SAN DIEGO MUSICAL THEATRE
63. BALBOA THEATRE
64. MUSEUM OF CONTEMPORARY ART
65. NEW CHILDREN'S MUSEUM

The Team



DEVELOPER



NORTH AMERICA
SEKISUI HOUSE



ARCHITECT

carrierjohnson + CULTURE3

LEASING



west

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