

# 1 COLUMBIA

PLACE

401 W A STREET  
SAN DIEGO, CA



MORE THAN OFFICE  
SPACE. A DESTINATION.



# DYNAMIC CULTURE. DELIBERATE EXCELLENCE.

Under visionary new ownership, 1 Columbia Place stands as San Diego's next workplace benchmark—a 593,000 SF Class A tower rising 27 stories in Downtown's most connected corridor.

This is where sweeping bay views meet sophisticated urban amenities. Where onsite retail blends seamlessly with world-class dining steps away. Where your team doesn't just work—they thrive.

Positioned at the intersection of business, culture, and coastal lifestyle, 1 Columbia Place delivers a curated experience that makes every day genuinely inspiring.



# AMENITIES THAT BUILD BETTER WORKDAYS

Modern Lobby  
Casa Columbia (tenant lounge)  
Three Conference Centers  
Expansive Terrace  
State-of-the-Art Fitness Center operated by  
Balanced Fitness

Casa Social (game room)  
Private Mother's Lounge  
Onsite Retail  
*(Donut Bar, Appetite Cafe, Thai Massage, and more)*



Casa Columbia (tenant lounge)



Casa Columbia (tenant lounge)



Casa Social (golf simulator)



Conference Center



Fitness Center

# HOSPITALITY-FIRST. TENANT-FOCUSED. SAN DIEGO-BASED.

Led by a new ownership team, Ganmi, with a distinguished track record of transforming urban properties in Japan, 1 & 2 Columbia Place is positioned for a new era of excellence. Combining global experience with a hands-on, San Diego-based management team, they bring a disciplined, tenant-focused approach to creating a premier workplace destination. Transformative enhancements currently in development include a food hall within the building, curated art gallery, and exclusive members club – redefining what a workplace destination can be.

**Professional Management**

On-site team with 30+ staff members

**Fitness Center**

Free membership for every team member

**24/7 Security**

Round-the-clock protection and peace of mind

**Concierge Services**

Your personal building support team

**Dedicated Property Manager**

Always accessible, always responsive

**Tenant Events**

The Ganmi Experience: Curated networking and community building

**Enhancements Underway**

Food hall, curated art gallery, and exclusive members club



Tenant Events

## THE GANMI EXPERIENCE



Fitness Classes



Dedicated Property Manager

# AVAILABILITY

SUITE	SIZE	AVAILABLE	VIEWS/NOTES
325*	1,877 SF	Now	Shell condition
335*	2,613 SF	Now	Spec - Suite with Traditional Finishes + Fully Furnished
750	3,478 SF	Now	Future Spec Suite
925***	2,171 SF	Now	4 Private Offices + Conference Room + Open Area w/ Kitchen
950***	8,528 SF	Now	Modern Creative Spec - Suite + Multiple Private Offices and Open Area + Partially Furnished
960***	7,207 SF	Now	Open Floor Plan + Call Rooms + Large Conference + Kitchen + Creative Finishes
1300	20,293 SF	Now	Full Floor Opportunity - with a Mixture of Open Build-out & Exterior Offices + Conference Room
1410	4,098 SF	Now	Future Spec Suite
1420	2,883 SF	Now	4 Window-Lined Private Offices + Conference Room + Kitchen Office Area
1600	8,354 SF	Now	Future Spec Suite + Bay Views
1700	20,703 SF	Now	Full Floor Office - Build Out
1840	2,503 SF	Now	2 Private Office + Conference Room + Open Area + Break Room
2300****	20,600 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell
2400****	20,113 SF	3/1/2027	2nd gen creative office, primarily open floorplan, interconnecting stairwell

\*Contiguous for up to 4,490RSF  
 \*\*\* Contiguous for up to 17,906 RSF  
 \*\*\*\*Contiguous for up to 40,713 RSF

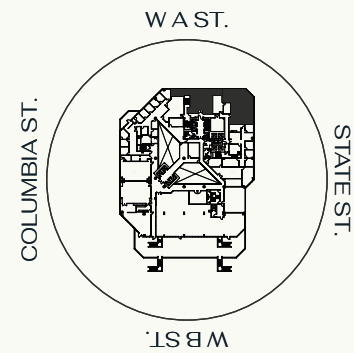


# FLOOR

# 3

Suite 325: 1,877 RSF  
Suite 335: 2,613 RSF  
\*Contiguous for up to 4,490 RSF  
Available now

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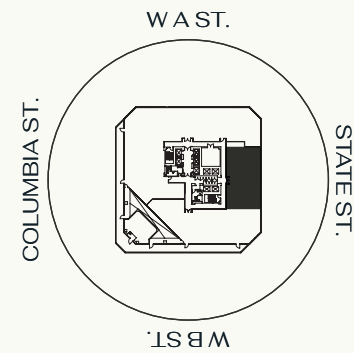
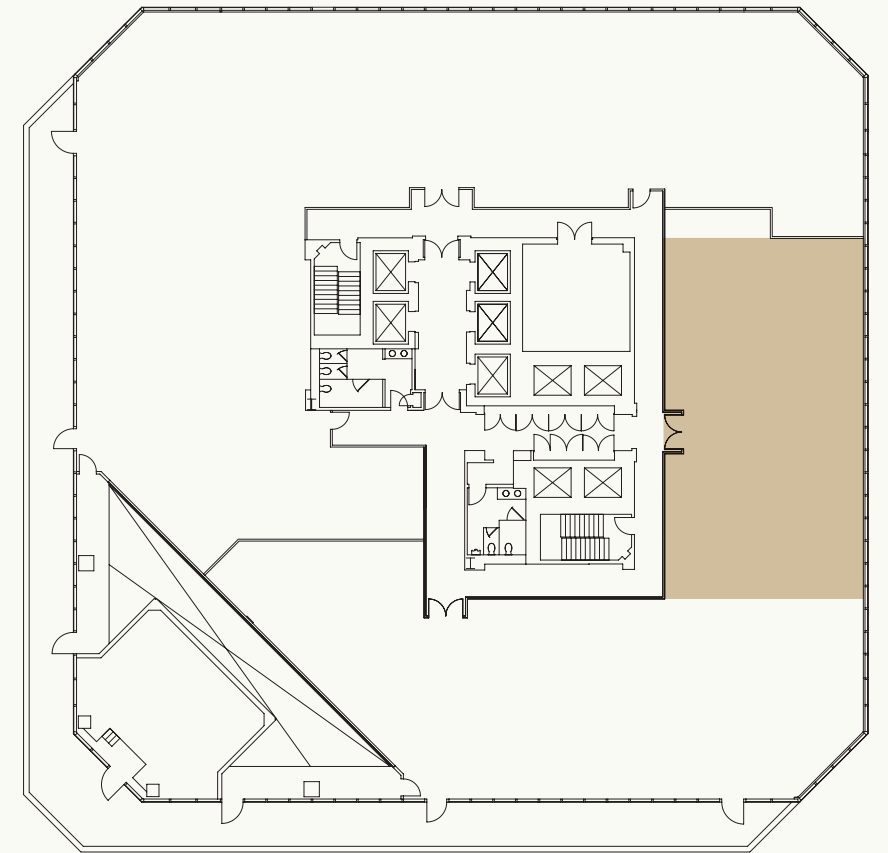


# FLOOR

# 7

Suite 750: 2,923 RSF  
Future Spec Suite  
Available Now

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# FLOOR

# 9

**Suite 960**  
7,207 SF



**Suite 925**  
2,171 SF



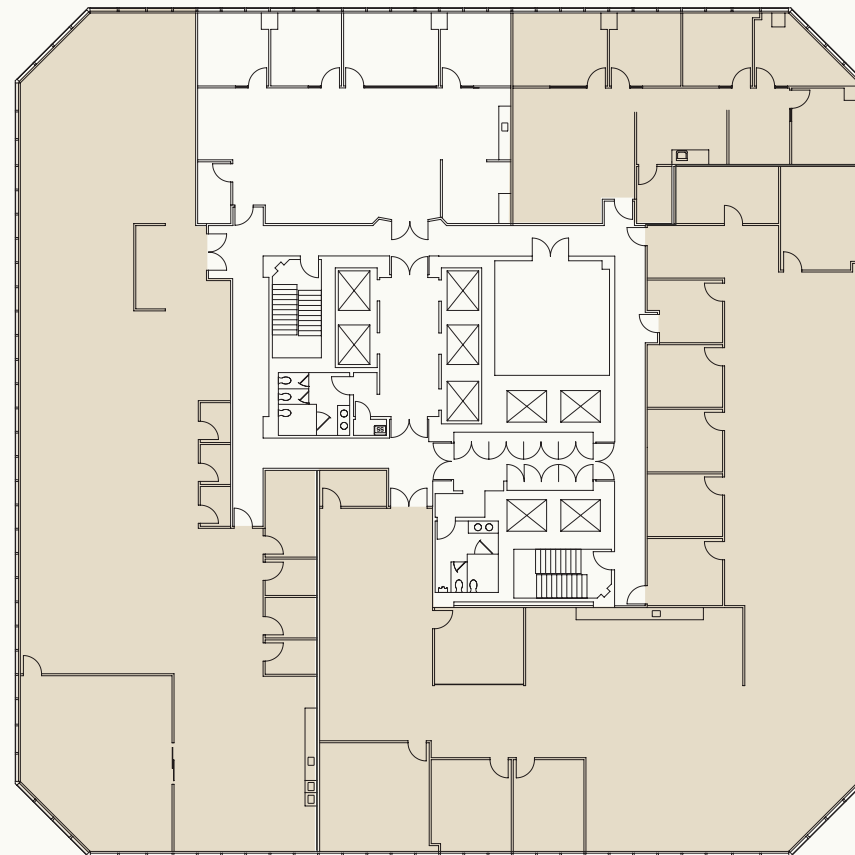
Suite 925: 2,171 RSF  
Suite 950: 8,528 RSF  
Suite 960: 7,207 RSF

\*Contiguous for up to 17,906 RSF

Available now

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[Click or scan QR code to view 3D Tour](#)



**Suite 950**  
8,528 SF



# FLOOR

# 13

Suite 1300: 20,293 RSF

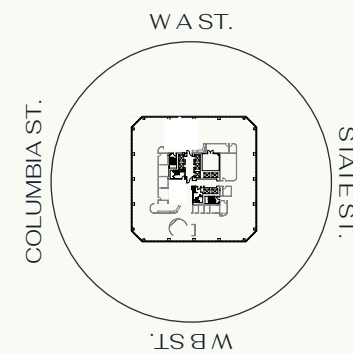
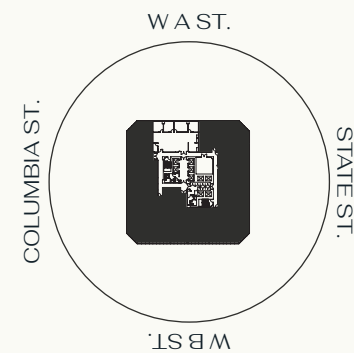
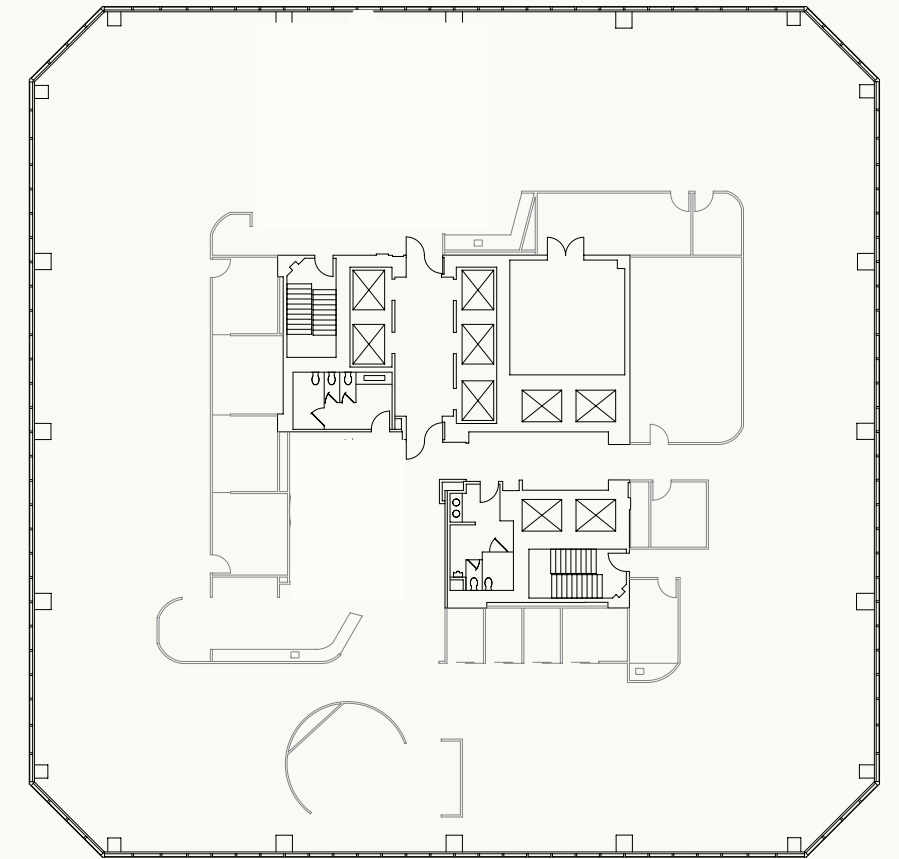
Full floor opportunity

Mixture of open build-out & exterior offices

Conference room

Available now

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# FLOOR 14

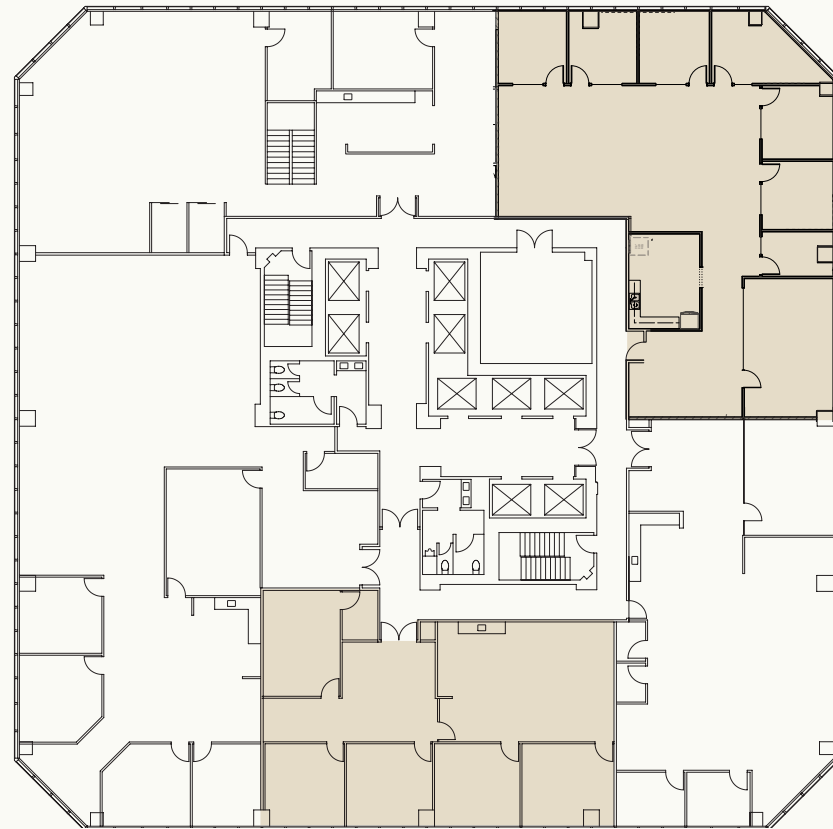
Suite 1410: 4,098 RSF  
Suite 1420: 2,883 RSF

Available now

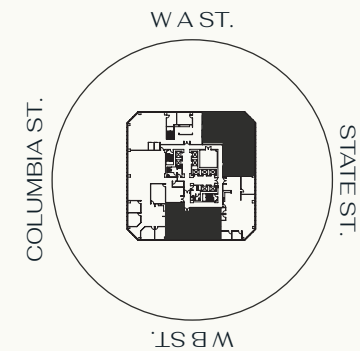
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Click or scan QR code  
to view 3D Tour

Suite 1410  
4,098 SF  
Future spec suite



Suite 1420  
2,883 SF

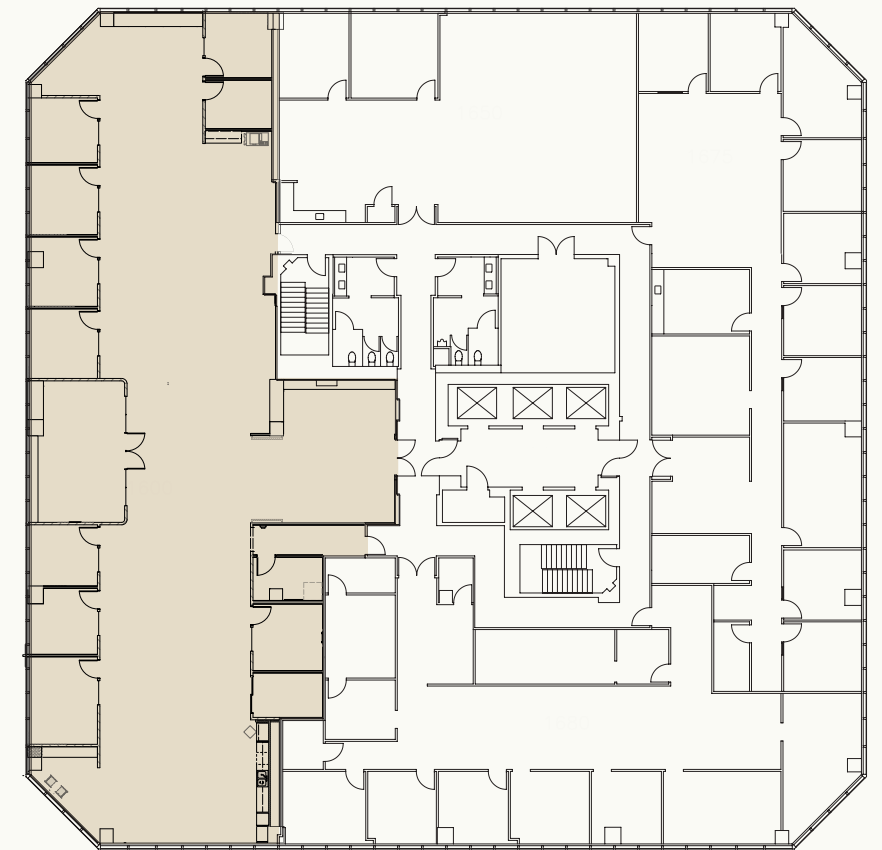
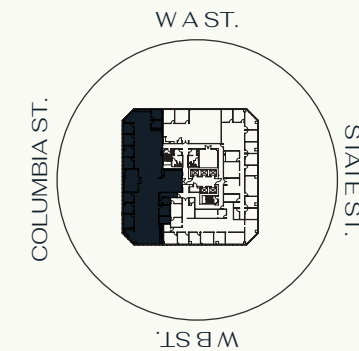


# FLOOR 16

Suite 1600: 8,354 RSF

Available now

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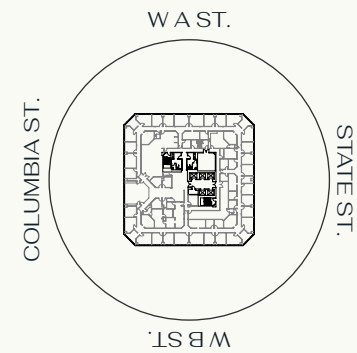
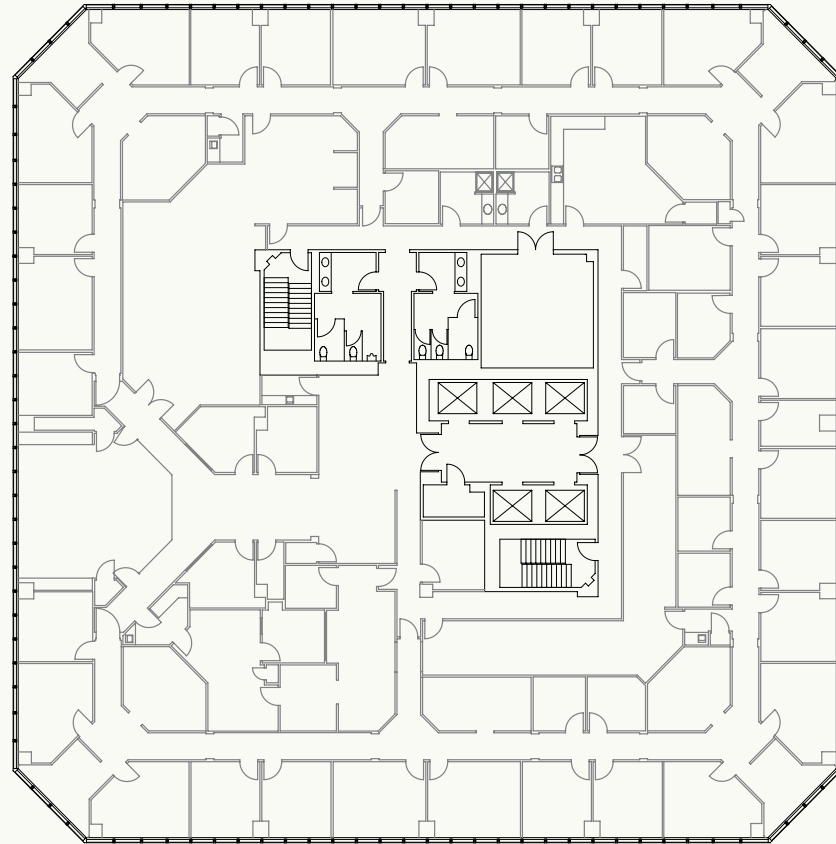
Suite 1600  
8,354 SF  
Future spec suite



# FLOOR 17

Suite 1700: 20,703 RSF  
Full floor office build out  
Available now

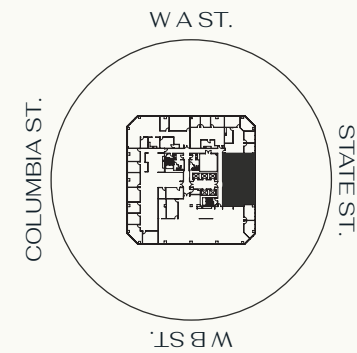
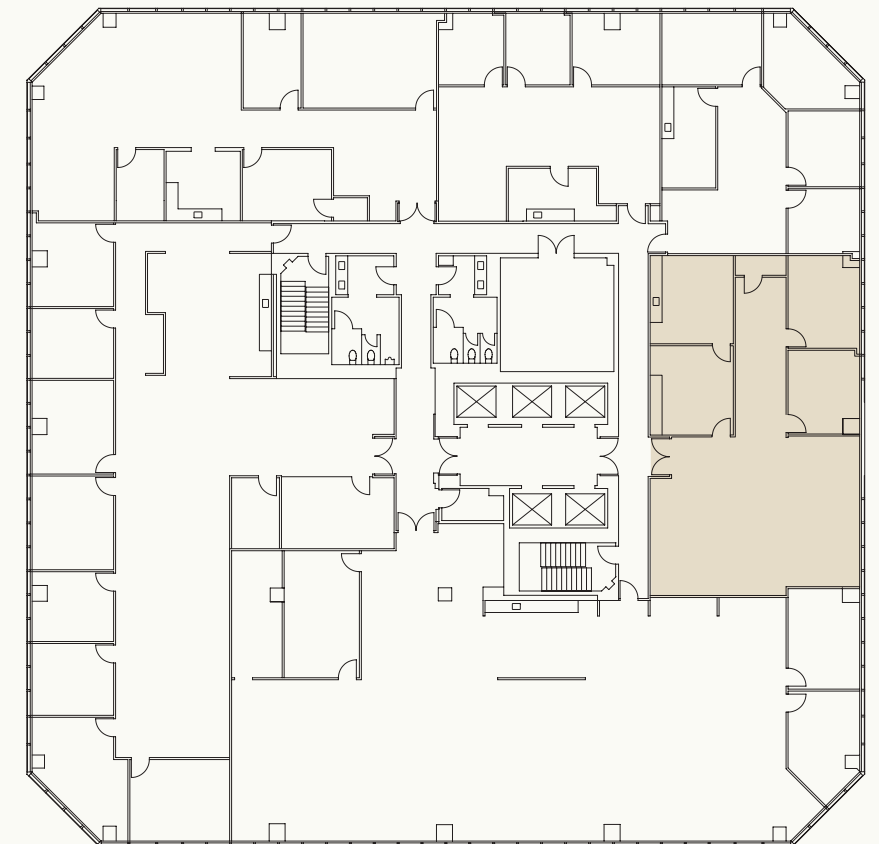
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# FLOOR 18

Suite 1840: 2,503 RSF  
Available Now

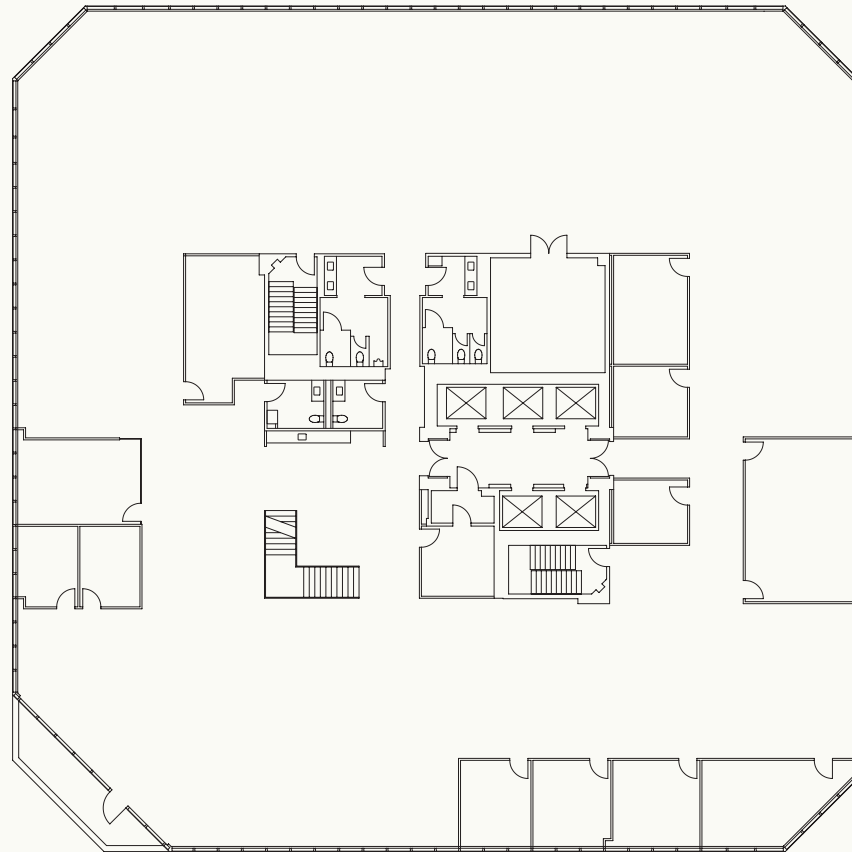
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# FLOOR 23

Suite 2300: 20,600 RSF  
2nd gen creative office, primarily open floorplan, interconnecting stairwell  
Contiguous with the 24th floor up to 40,713 RSF  
Available 3/1/27

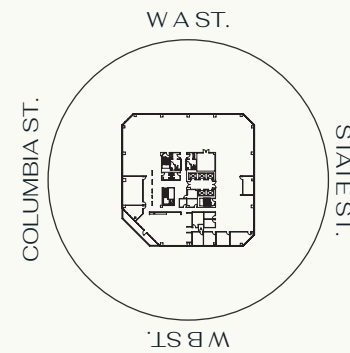
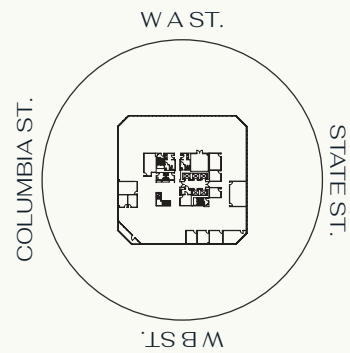
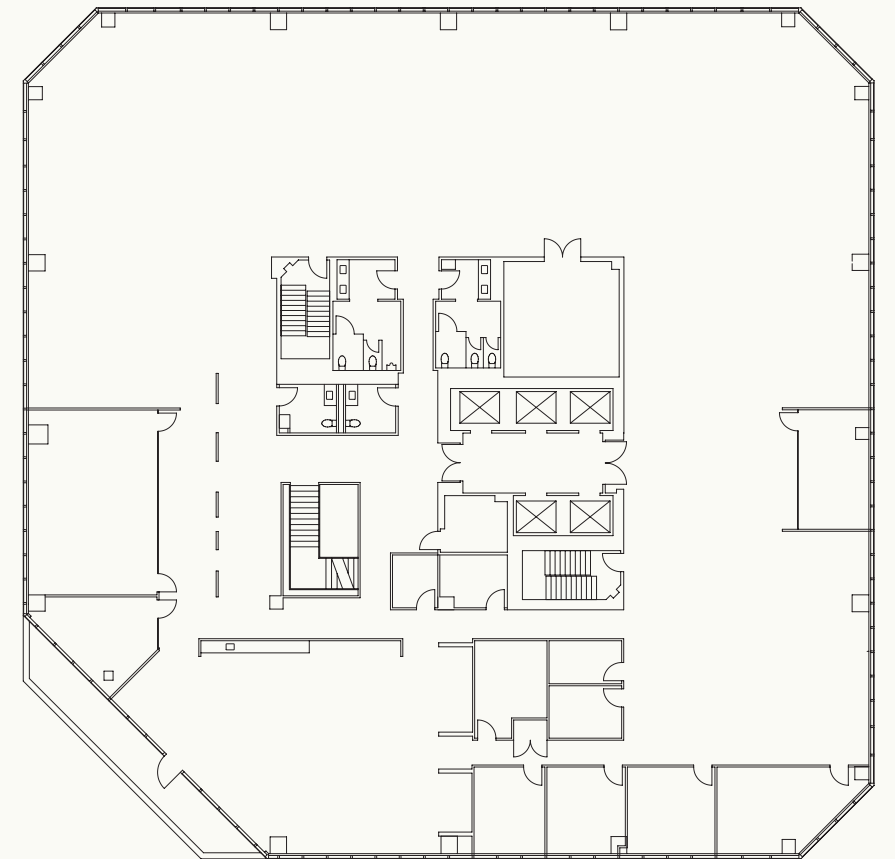
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# FLOOR 24

Suite 325: 20,113 RSF  
2nd gen creative office, primarily open floorplan, interconnecting stairwell  
Contiguous with the 23rd floor up to 40,713 RSF  
Available 3/1/27

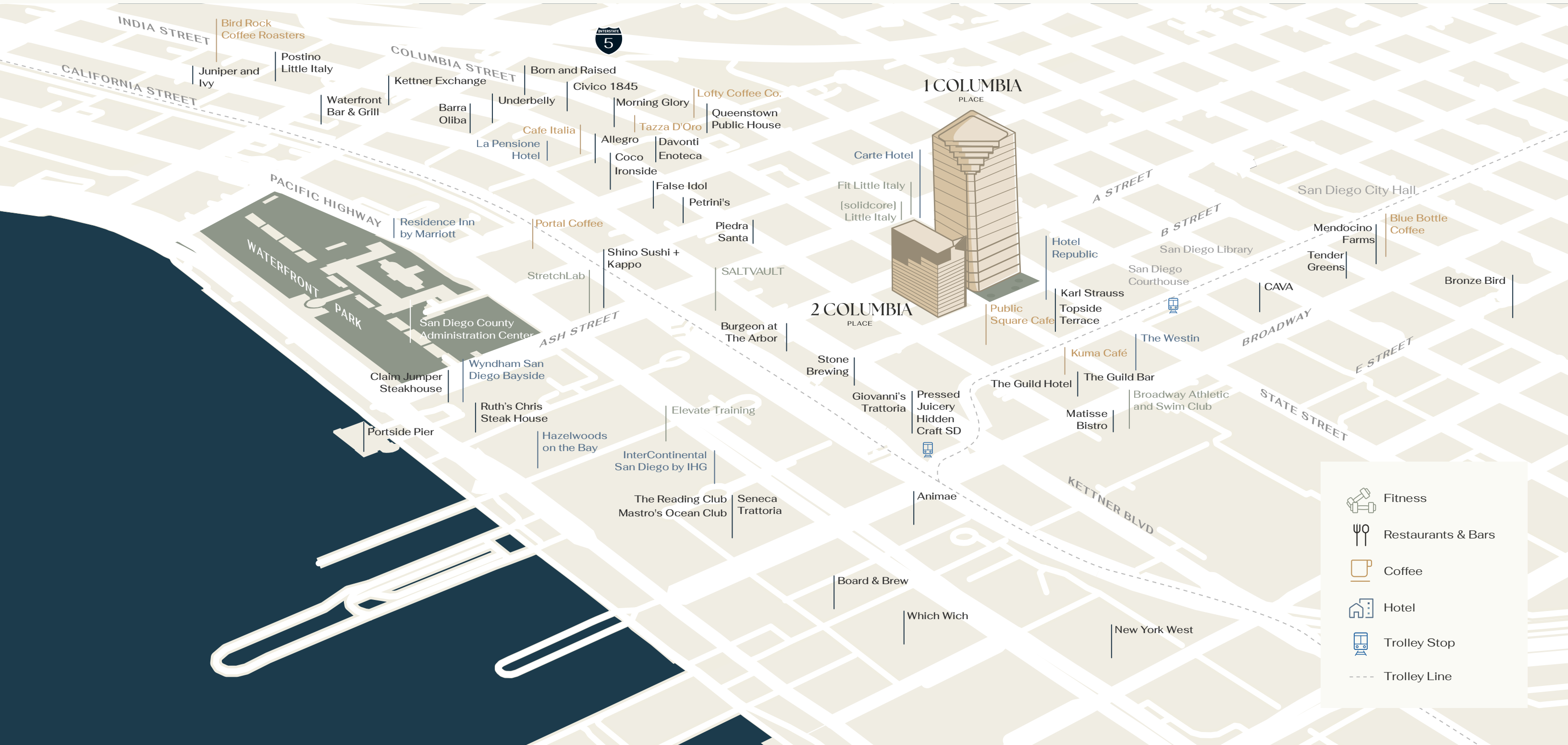
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# CONVENIENCE, CONNECTIVITY & WALKABILITY

2 MINUTE WALK TO THE SAN DIEGO  
CENTRAL COURTHOUSE

1 BLOCK AWAY FROM LITTLE ITALY



-  Fitness
-  Restaurants & Bars
-  Coffee
-  Hotel
-  Trolley Stop
-  Trolley Line



# THE BEST OF SAN DIEGO

**5 MINUTES**  
Little Italy  
Gaslamp Quarter  
Balboa Park  
Seaport Village

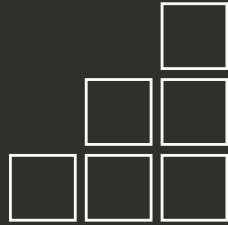
**10 MINUTES**  
Petco Park  
San Diego Zoo  
Coronado Island  
San Diego International  
Airport

**15 MINUTES**  
Liberty Station  
Mission Beach

**25 MINUTES**  
La Jolla Shores

Balboa Park





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## PLACE

[WWW.1COLUMBIAPLACE.COM](http://WWW.1COLUMBIAPLACE.COM)



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