



350 10TH AVENUE | SAN DIEGO

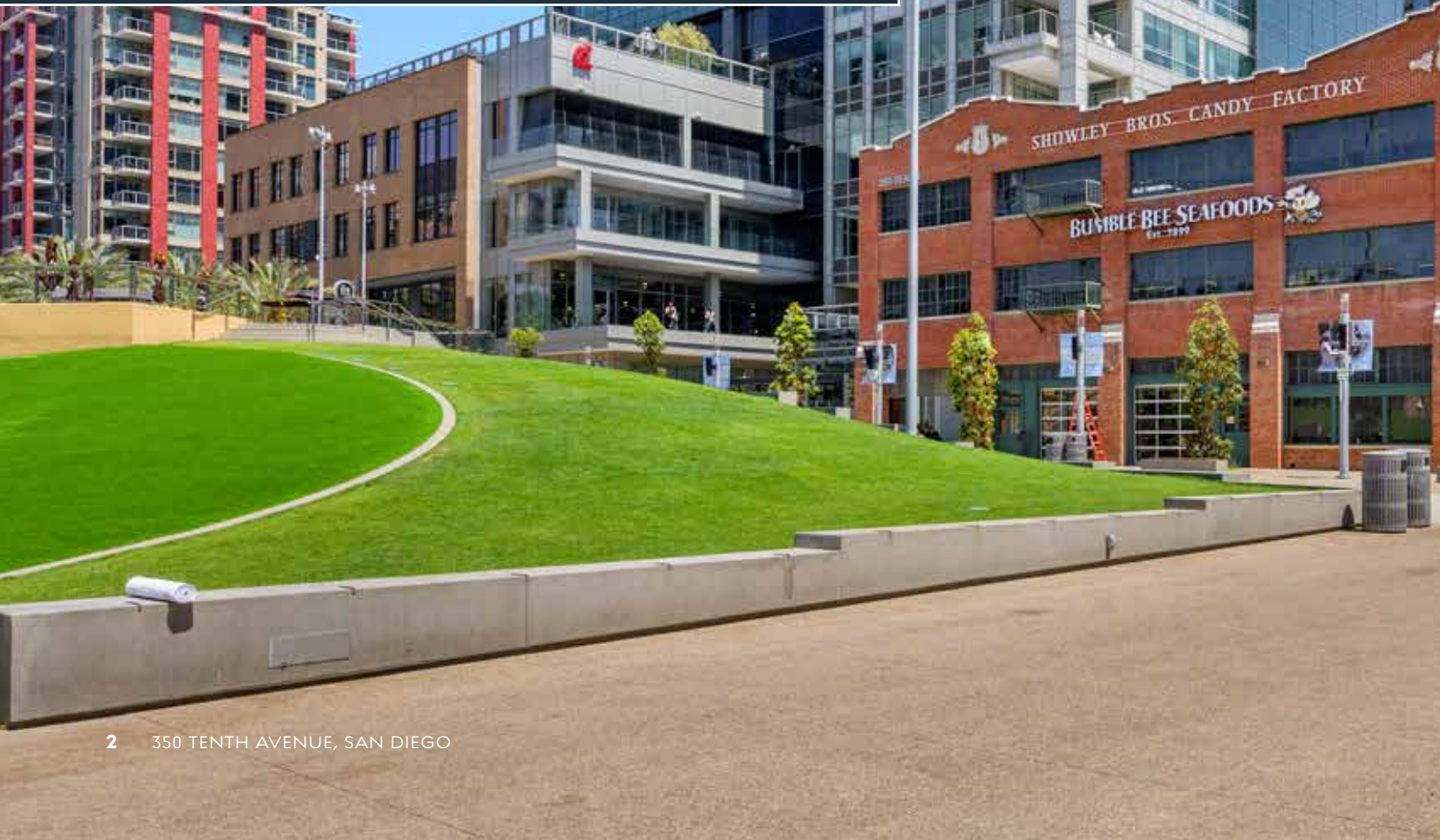
**CBRE**

Photo Credit: Haley Hill

# BEYOND THE DIAMOND.

## SOMETHING FOR EVERYONE:

Ballpark energy, unparalleled views and high-end amenities in the heart of vibrant Downtown San Diego.



# INNOVATION & ENERGY.



Select suites looking directly into Petco Park



13 floors of progressive office space



High visible building top signage



Two levels of popular amenities



Located in Downtown San Diego as an ext. of Petco Park



The Ultimate Skybox looking directly into the ballpark

# LOCATION DESTINATION

Where Ballpark Buzz and  
Boardroom Brilliance Connect.



**3.5 million visitors  
downtown per year**



**Petco Park Boasts:**

- Voted #1 Ballpark for the 3rd year in a row
- 81 home Padres games per year
- Multiple concerts & entertainment events per year



**Brand New Gallagher Square:**

- Recently completed \$20M renovations
- 15+ events and concerts a year
- Pickleball courts on-site
- Retail and outdoor dining
- Dog park area
- Outdoor seating

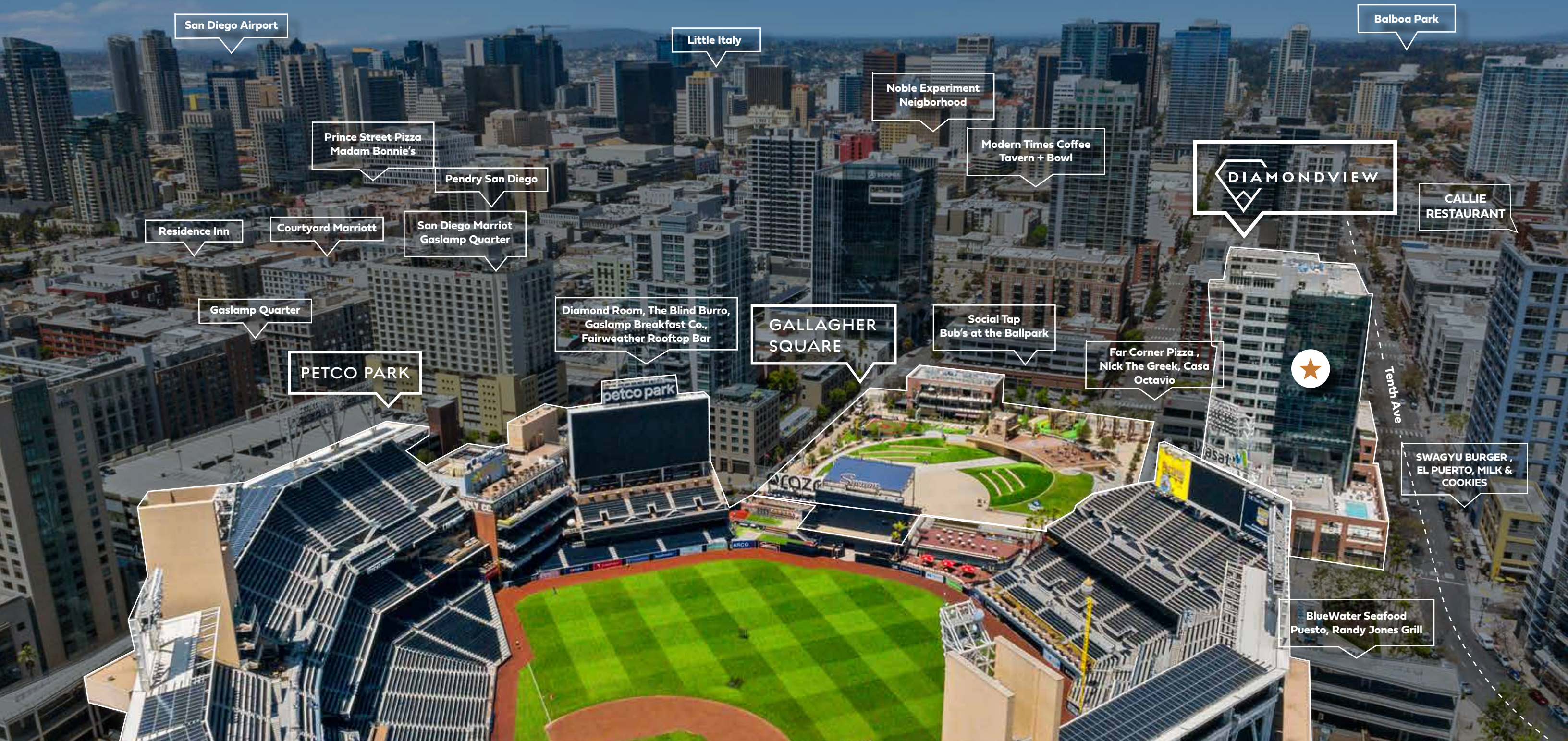


  
**7 MINUTE**  
DRIVE TO BALBOA PARK

  
**10 MINUTE**  
DRIVE TO AIRPORT

  
**10 MINUTE**  
DRIVE TO CORONADO

  
**10 MINUTE**  
DRIVE TO LITTLE ITALY



# HUNGER MEETS HAPPINESS.



OPENING SUMMER 2026

[VIEW WEBSITE](#)

## LUCCA ITALIAN SANDWICH SHOP

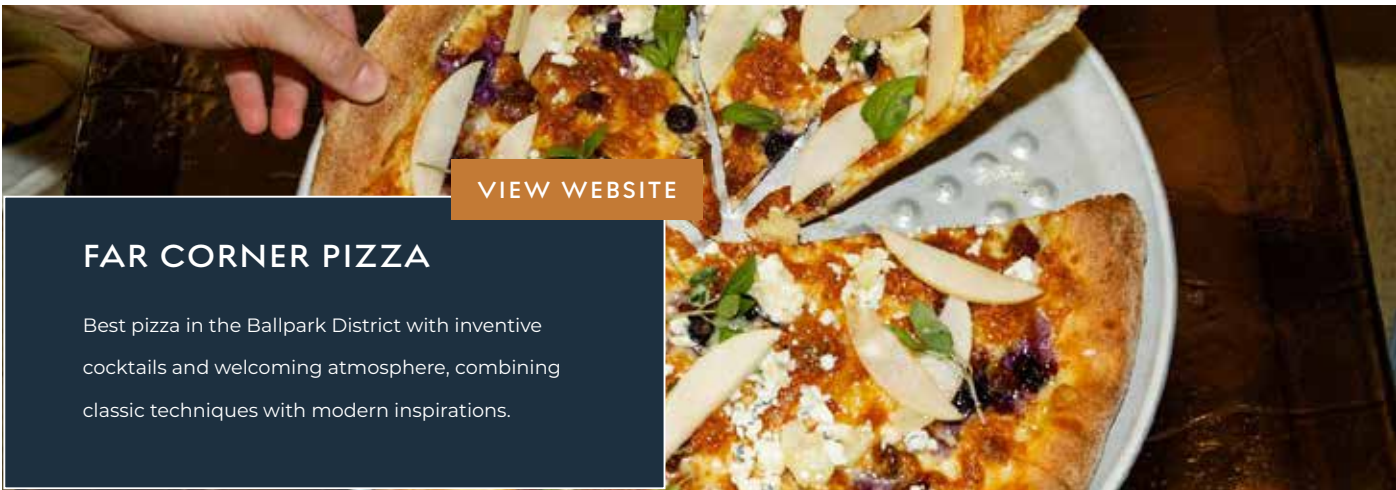
The tastiest Italian sandwich shop in San Diego, serving up a delightful blend of authenticity with fresh sandwiches and salads, all made with their signature focaccia bread.



[VIEW WEBSITE](#)

## DIAMOND ROOM

1970s-inspired cocktail lounge near Petco Park featuring confident cocktail program and curated selection of unique small plates in a moody, linger-worthy space.



[VIEW WEBSITE](#)

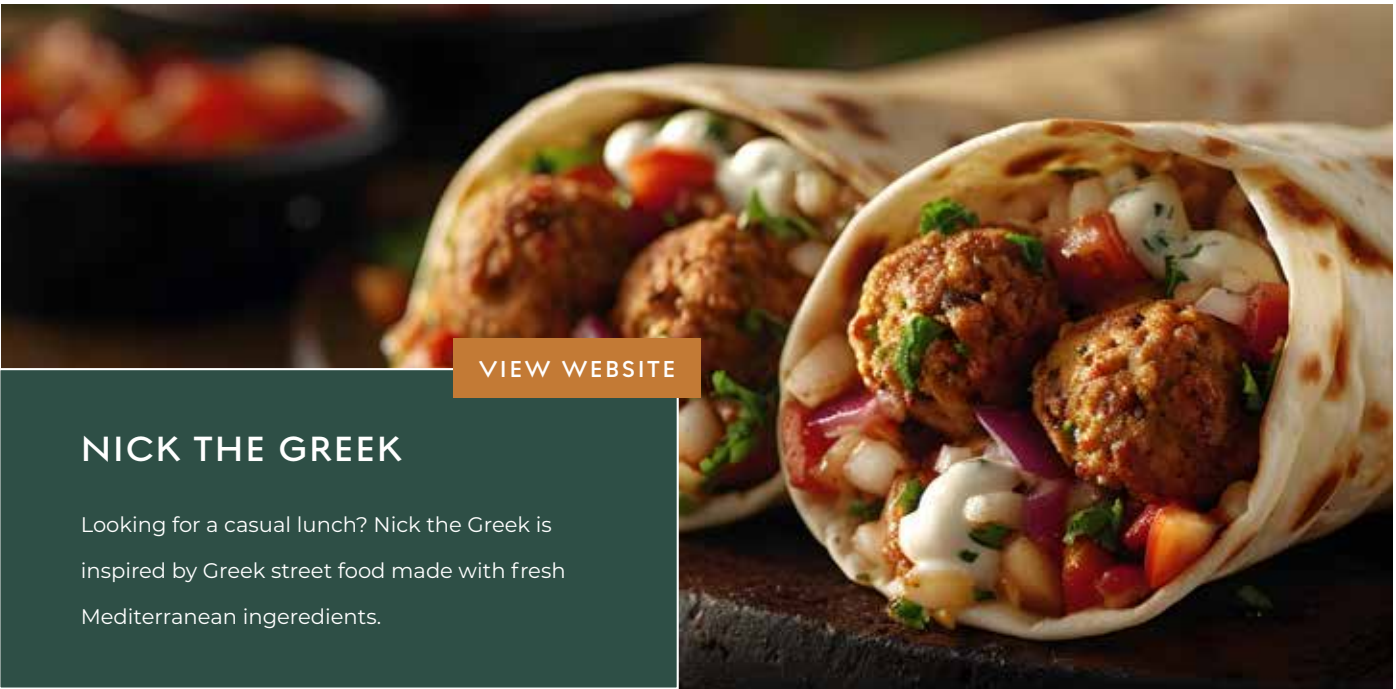
## FAR CORNER PIZZA

Best pizza in the Ballpark District with inventive cocktails and welcoming atmosphere, combining classic techniques with modern inspirations.



## CASA OCTAVIO

Conveniently located in the tower's ground floor, Casa Octavio boasts a wide selection of delicious Mexican dishes and expertly crafted cocktails.



[VIEW WEBSITE](#)

## NICK THE GREEK

Looking for a casual lunch? Nick the Greek is inspired by Greek street food made with fresh Mediterranean ingredients.

# FITNESS AND WELLNESS.



GET IN THE ZONE IN THE  
HEART OF THE ACTION.



37,000 SF  
fitness facility



Group fitness



Personalized  
training



Rooftop pool



Sauna & steam  
room



Member lounge



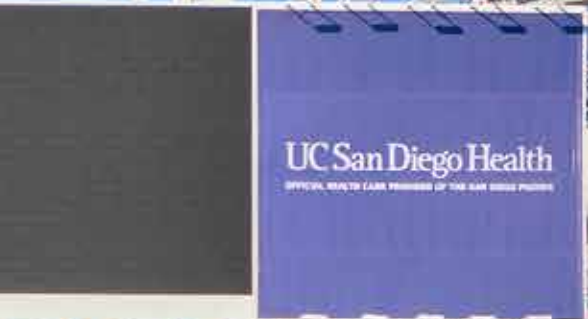
Towel service



Locker room



Building sign receives more than **3.5 million views** from spectators within Petco Park per year.



**BUILDING TOP  
SIGNAGE OPPORTUNITY  
AVAILABLE**

# THE ULTIMATE SKYBOX

Take Your Business to New Heights

[VIEW WEBSITE](#)



## HIGHLIGHTS:



3,300 square-foot  
penthouse suite



1,600 square-foot  
outdoor deck overlooking  
Petco Park



Floor to ceiling  
Bay Views



Full-service bar area

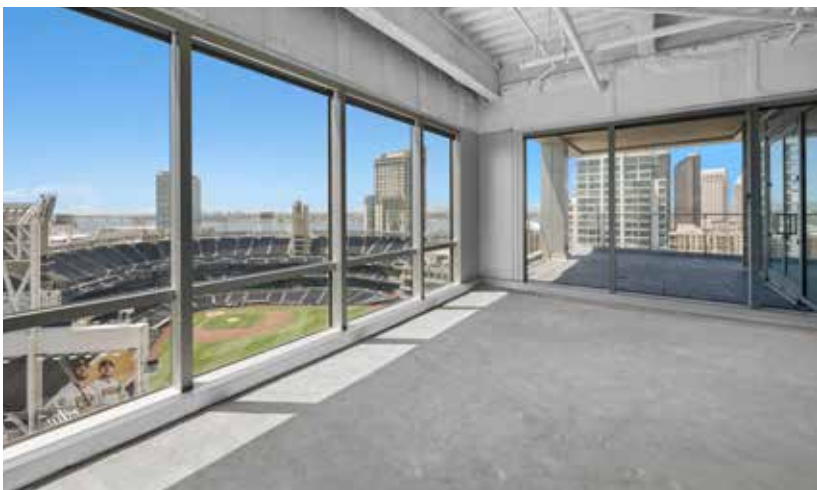
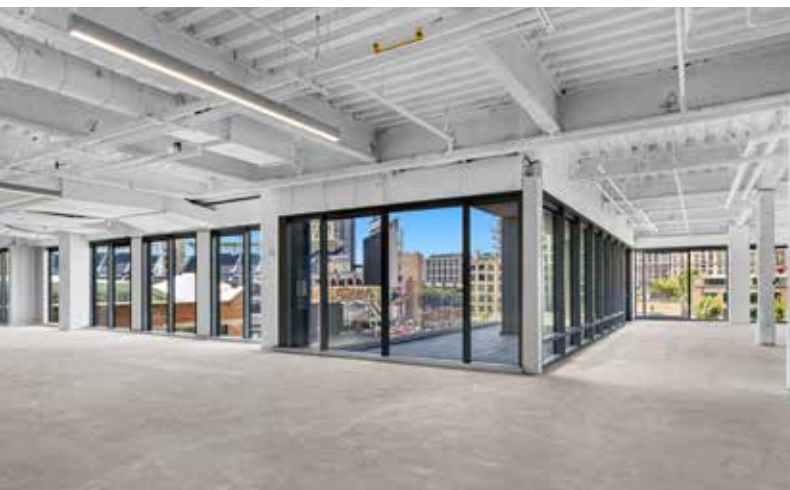


Open to DiamondView  
Tenants during  
business hours



Available for third-party  
bookings

# CURRENT AVAILABILITIES



| SUITE           | RSF    | AVAILABILITY      | DETAILS                                                                                                                                                                                                                                                                                                          | FLOOR PLAN                |
|-----------------|--------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| suite 100       | 11,831 | available now     | Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor. | <a href="#">view plan</a> |
| suite 300       | 36,152 | available now     | Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in white-box condition.                                                                                                                                         | <a href="#">view plan</a> |
| suite 410       | 3,879  | available now     | Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.                                     | <a href="#">view plan</a> |
| suite 700       | 11,337 | available now     | <b>High-end, creative spec suite</b> with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.                                          | <a href="#">view plan</a> |
| suite 850*      | 7,356  | available now     | Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.                                                                                                                                                                                     | <a href="#">view plan</a> |
| suite 860*      | 1,002  | available now     | Former law firm space with 2 private offices and a break room/kitchen.                                                                                                                                                                                                                                           | <a href="#">view plan</a> |
| suite 910/950** | 8,260  | 30 days notice    | <b>Fully furnished, former spec suite</b> with ballpark views. Current build out includes reception, private interior offices, conference rooms, huddle rooms, break room, and open workstations.                                                                                                                | <a href="#">view plan</a> |
| suite 960**     | 2,744  | available now     | Progressive office build-out with 6 private offices, conference room, reception, kitchen & open area.                                                                                                                                                                                                            | <a href="#">view plan</a> |
| suite 1000      | 17,872 | 30 days notice    | Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.                                                                                                                     | <a href="#">view plan</a> |
| suite 1100***   | 7,133  | available 12/1/26 | <b>Creative former spec suite</b> with private outdoor balcony overlooking Petco Park. Current built out includes reception, 3 private offices, open break area, and storage/IT room.                                                                                                                            | <a href="#">view plan</a> |
| suite 1150***   | 8,963  | available now     | Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.                                                                                                                                  | <a href="#">view plan</a> |

\*SUITES 850 & 860 ARE CONTIGUOUS FOR A TOTAL OF 8,358 RSF

\*\*SUITES 910/960 & 960 ARE CONTIGUOUS FOR A TOTAL OF 11,004 RSF

\*\*\*SUITES 1100 & 1150 ARE CONTIGUOUS FOR A TOTAL OF 16,096 RSF

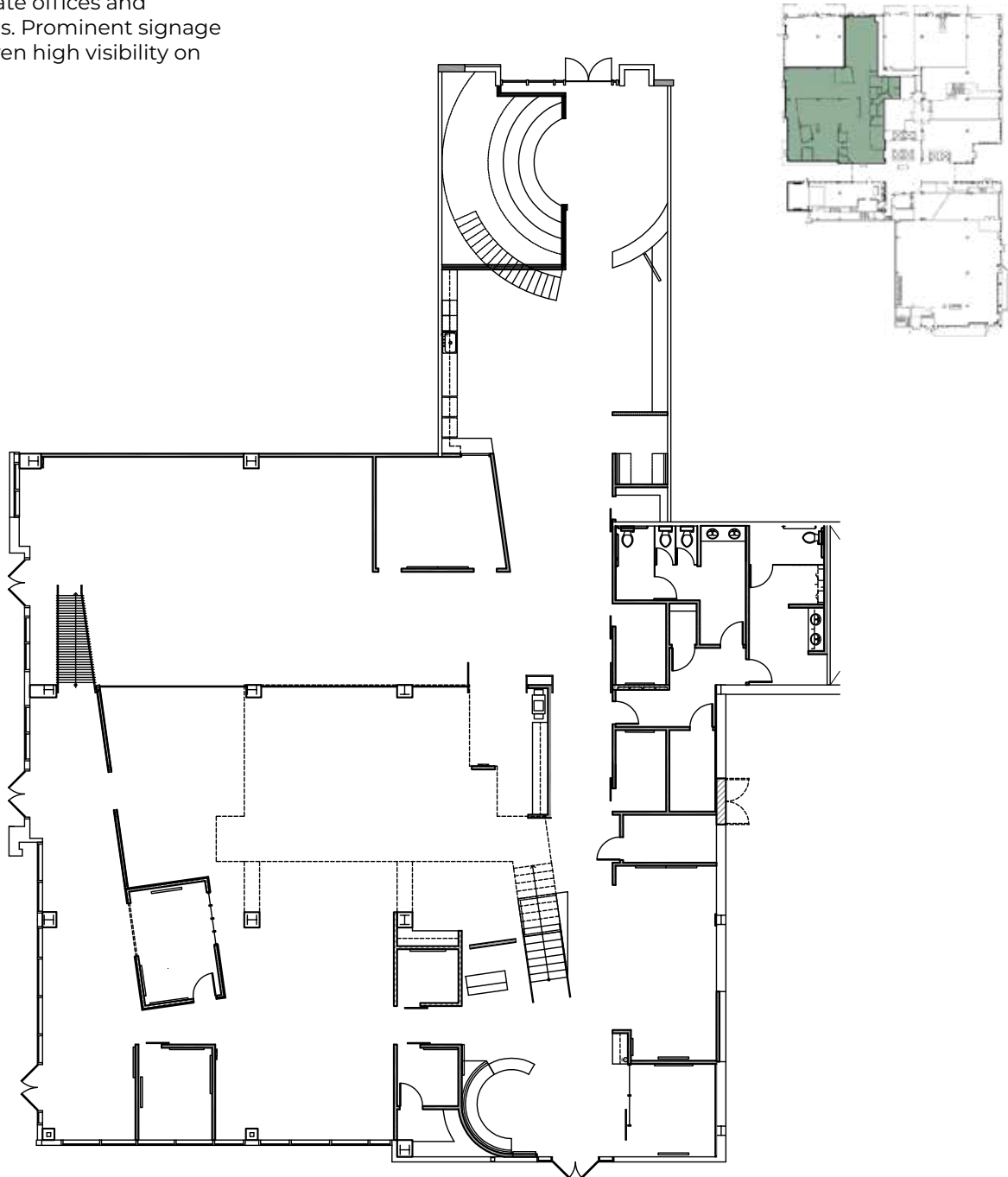
11,831 RSF

Available now

Creative, ground floor space with high exposed ceilings and double-door access to Gallagher Square, main building lobby, and J Street. Current buildout includes mostly open area with interior private offices and conference rooms. Prominent signage opportunities given high visibility on the ground floor.



PETCO



BACK TO AVAILABILITIES

VIEW VIRTUAL TOUR

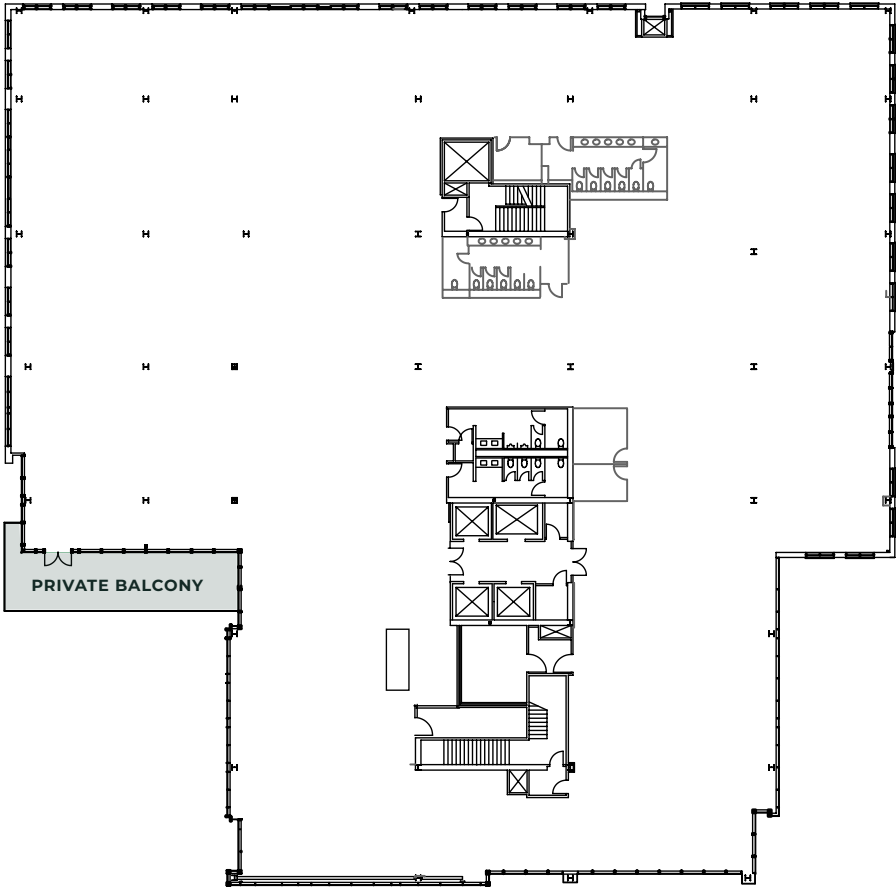
36,152 RSF

Available now

Full floor opportunity with high ceilings and large, outdoor private balcony that looks directly into Petco Park and Gallagher Square. Currently in shell condition.



PETCO



BACK TO AVAILABILITIES

VIEW SPACE PHOTOS

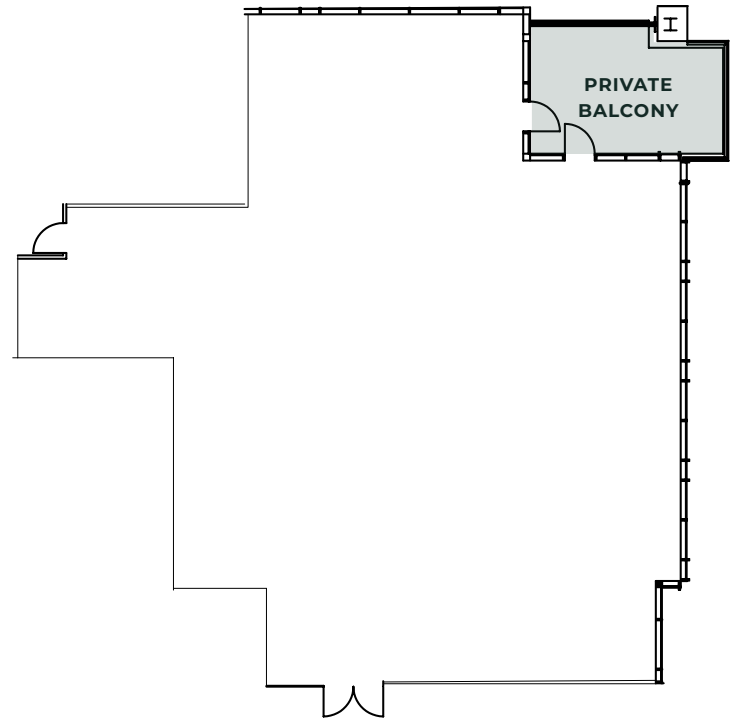
3,879 RSF

Available now

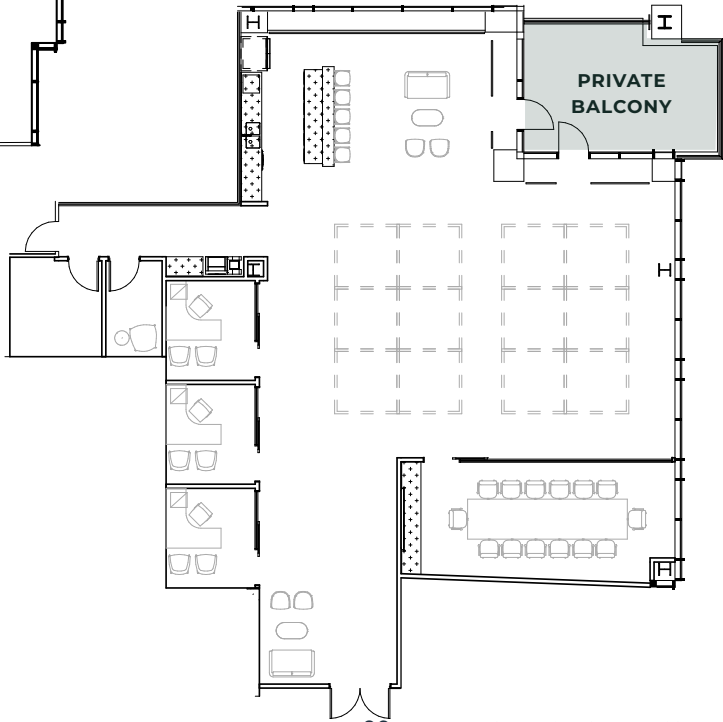
Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.



AS-BUILT PLAN



HYPOTHETICAL PLAN



# suite 410

BACK TO AVAILABILITIES

11,337 RSF

Available now  
Spec Suite



suite 700 | 11,337 RSF  
Available Now

High-end, creative spec suite with double-door entry off the elevator lobby and exposed ceilings throughout. Suite includes private balcony overlooking Petco Park, reception, 13 private offices, 1 conference room, break room and open area for workstations.

VIEW VIRTUAL TOUR



# 7<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES



8,358 RSF\*

# 8<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES

\*suites 850 & 860 are contiguous for a total of 8,358 RSF



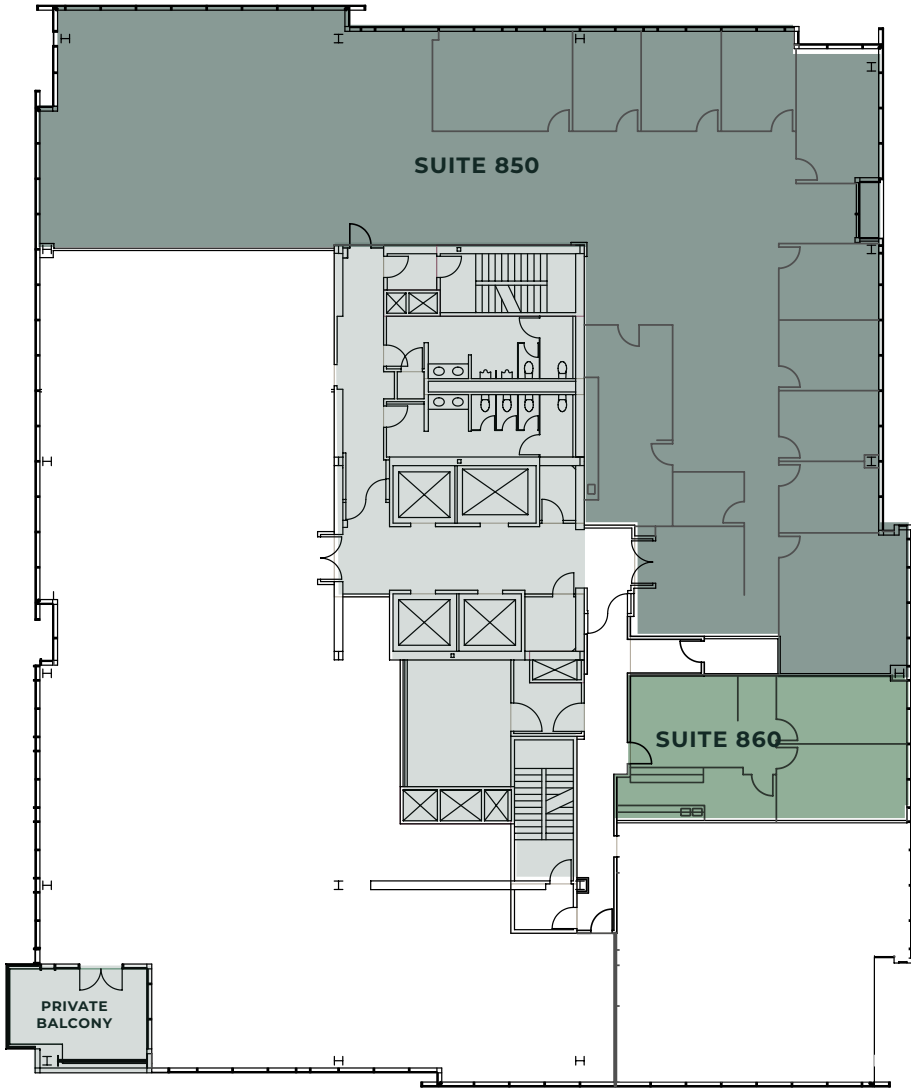
**suite 850** | 7,356 RSF\*  
Available Now

Corner suite with 8 window-lined offices, 2 conference rooms, break room, open area for workstations, and storage/IT closet.

**suite 860** | 1,002 RSF\*  
Available Now

Former law firm space with 2 private offices and a break room/kitchen.

VIEW VIRTUAL TOUR



PETCO  
↙

11,004 RSF\*

# 9<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES

\*suites 910/950 and 960 are contiguous for a total of 11,004 RSF



**suite 910/950** | 8,260 RSF  
Available Within 30 Days

Fully furnished, former spec suite with ballpark views. Current build out includes reception, private interior offices, conference rooms, huddle rooms, break room, and open workstations.

**suite 960** | 2,744 RSF  
Available Now

Progressive office build-out with 6 private offices, conference room, reception, break room & open area.

VIEW VIRTUAL TOUR

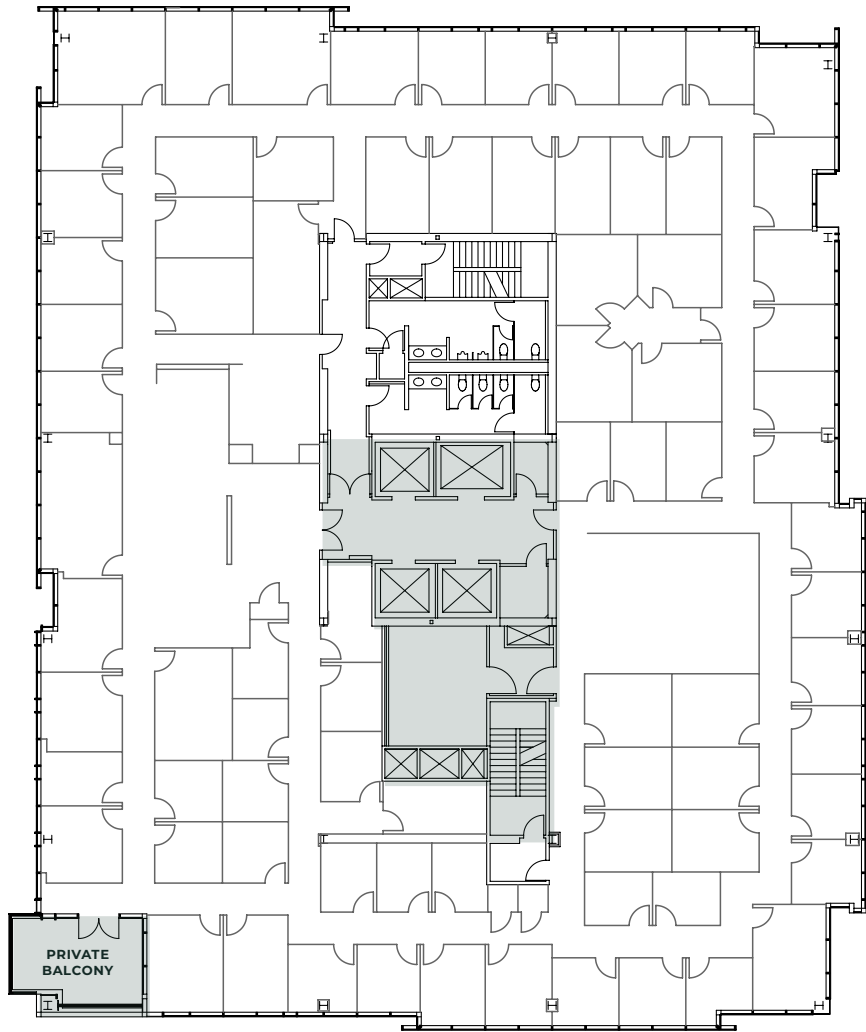


PETCO  
↙

17,872 RSF

Available in 30 days

Full floor opportunity that is densely built out and would be perfect for an executive suite operator; floor includes a private patio with views into Petco Park and of the Coronado Bridge.



# suite 1000

BACK TO AVAILABILITIES

16,096 RSF\*

\*suites 1100 and 1150 are contiguous for a total of 16,096 RSF



**suite 1100 | 7,133 RSF**  
Available 12/1/2026

**Creative former spec suite** with private outdoor balcony overlooking Petco Park. Current built out includes reception, 3 private offices, open break area, and storage/IT room.

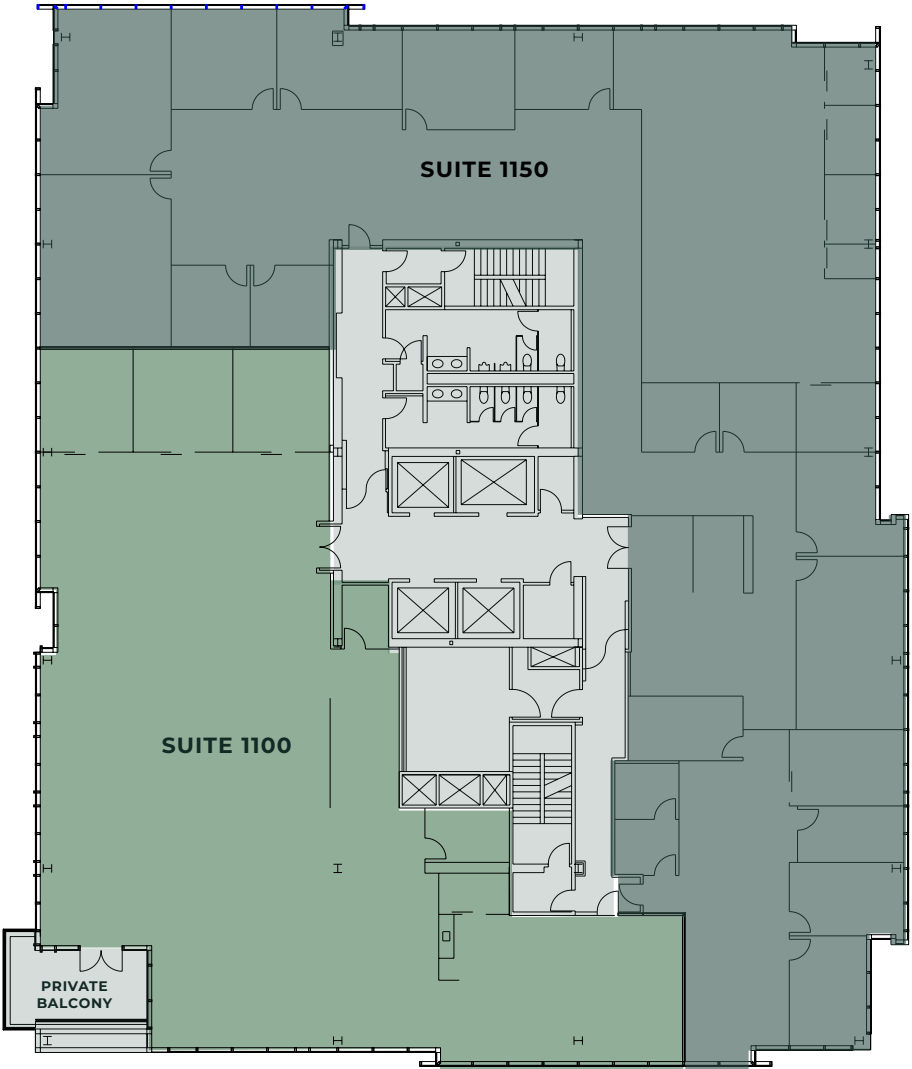
**suite 1150 | 8,963 RSF**  
Available Now

Double-door entry off the elevator lobby with incredible southern views. Current build-out includes multiple private offices, conference rooms, huddle rooms, and a break room.



# 11<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES





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**CBRE**

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