



Comerica Bank

350 10TH AVENUE | SAN DIEGO

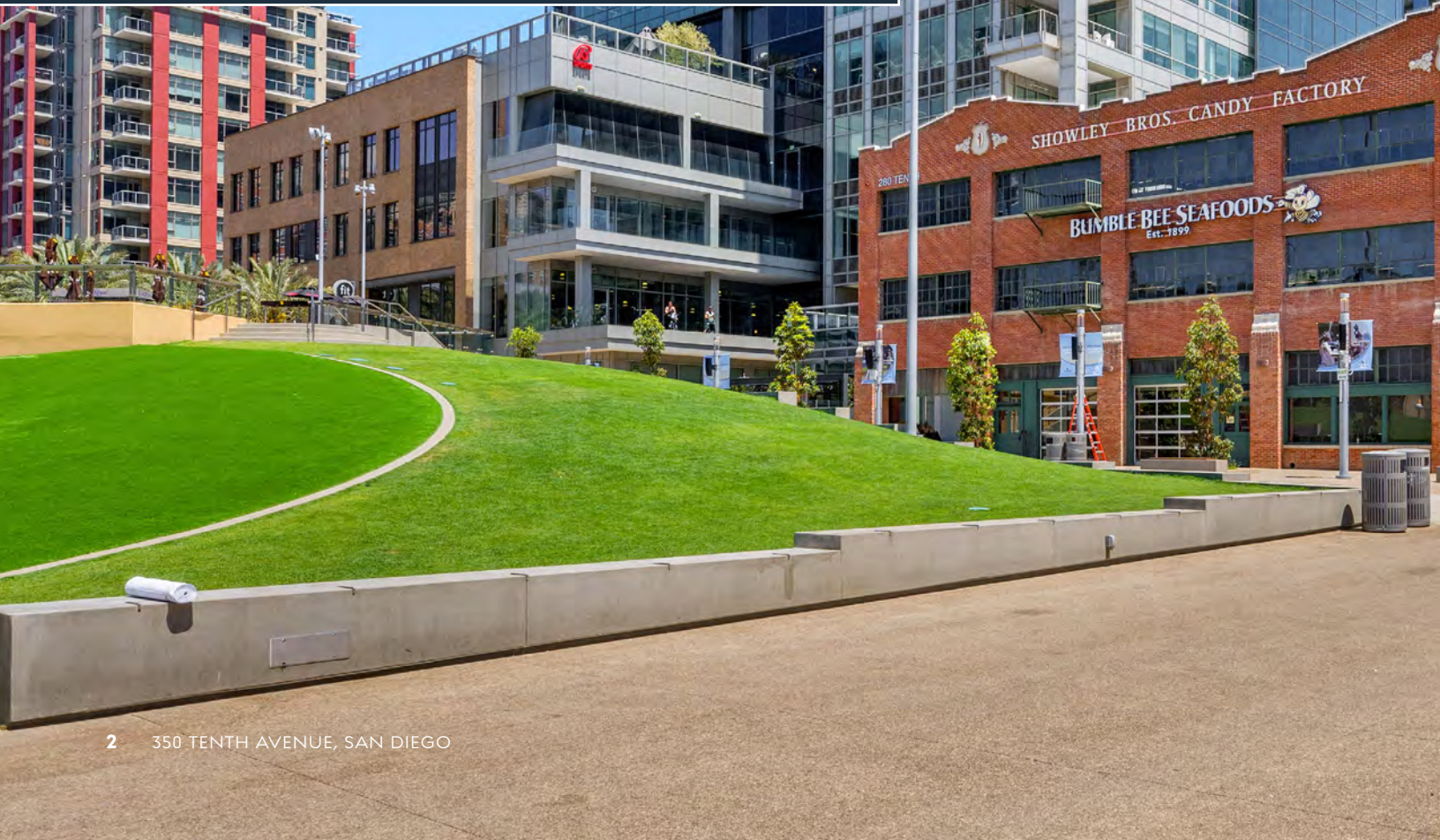
CBRE

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.



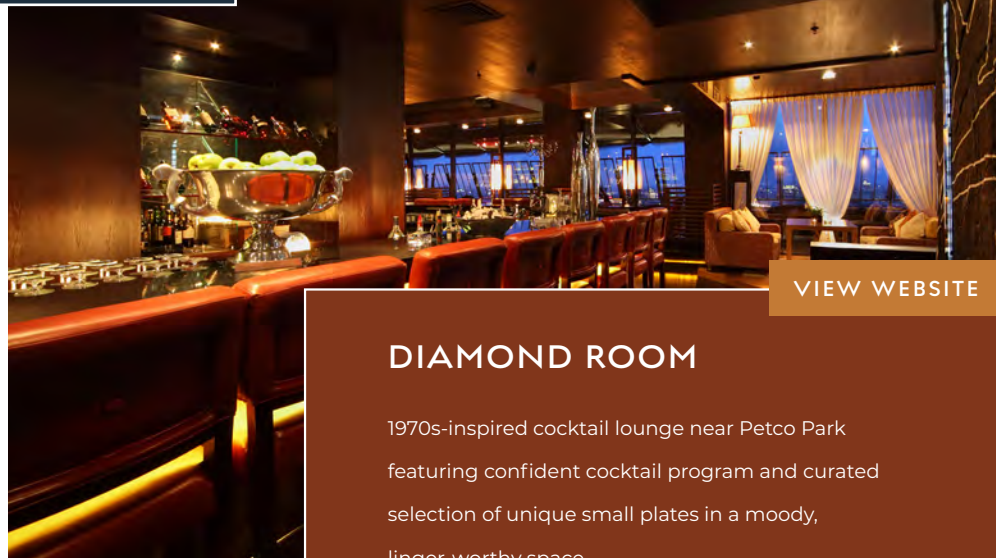
OPENING SUMMER 2026



[VIEW WEBSITE](#)

LUCCA ITALIAN SANDWICH SHOP

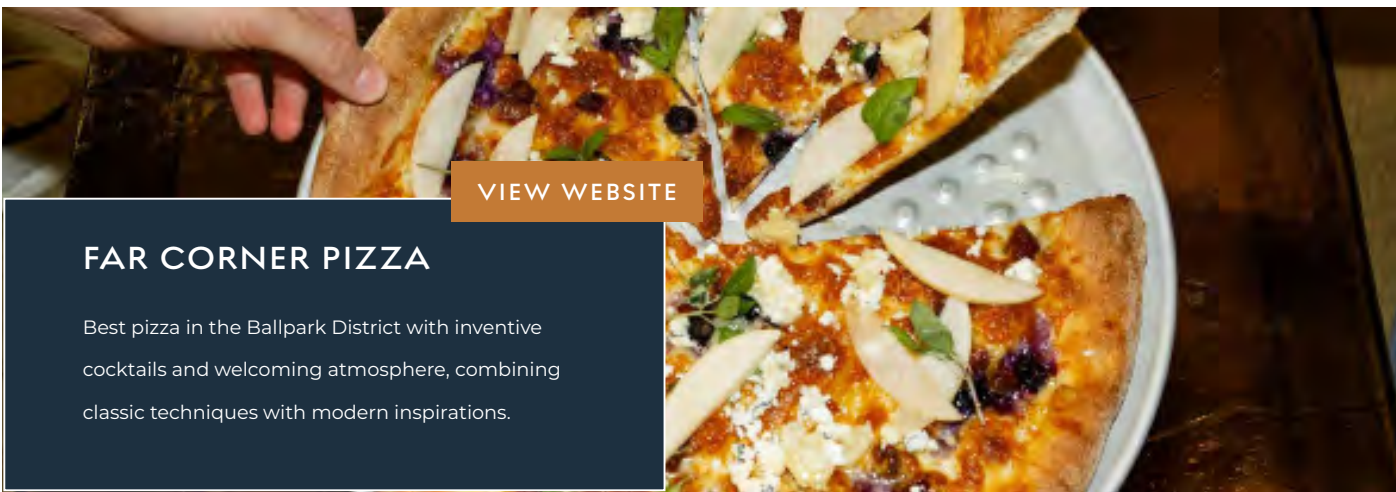
The tastiest Italian sandwich shop in San Diego, serving up a delightful blend of authenticity with fresh sandwiches and salads, all made with their signature focaccia bread.



[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](#)

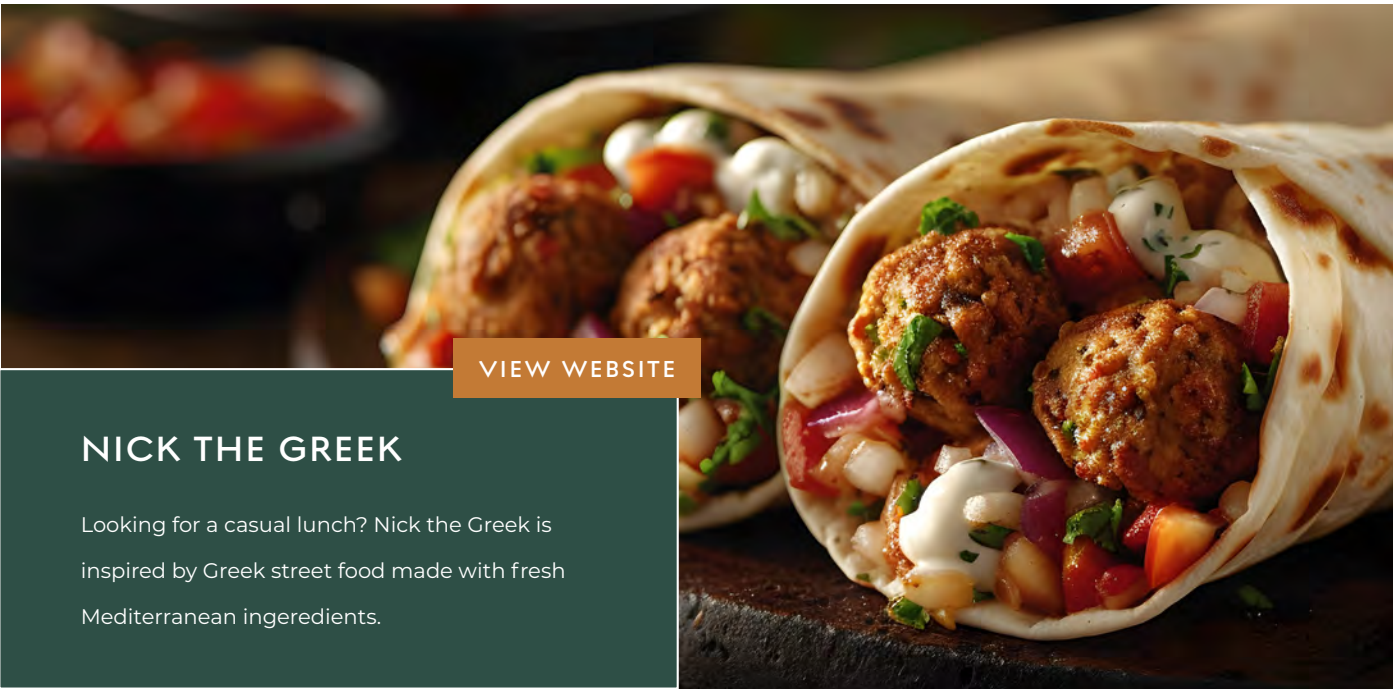
FAR CORNER PIZZA

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



ClickUp

Your Logo Here

Your Logo Here

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

UC San Diego Health
OFFICIAL HEALTH CARE PROVIDER OF THE SAN DIEGO PADRES

**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.	view plan
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.	view plan
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.	view plan
suite 700	11,337	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 plan
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.	view plan
suite 860*	1,002	available now	Former law firm space with 2 private offices and a break room/kitchen.	view plan
suite 910/950**	8,260	30 days notice	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.	view plan
suite 960**	2,744	available now	Progressive office build-out with 6 private offices, conference room, reception, kitchen & open area.	view plan
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.	view plan
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.	view plan

*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

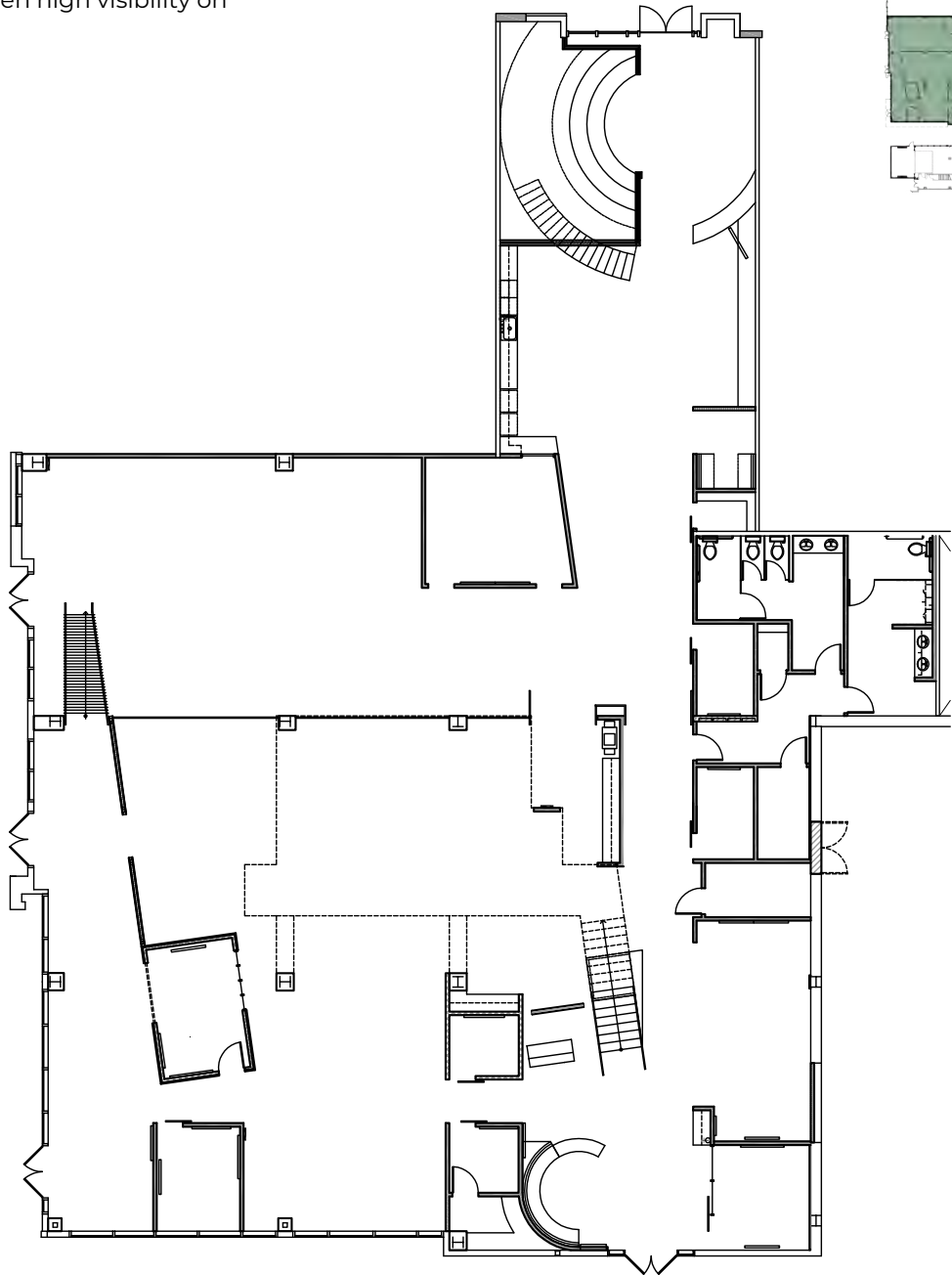
11,831 RSF

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

suite 100

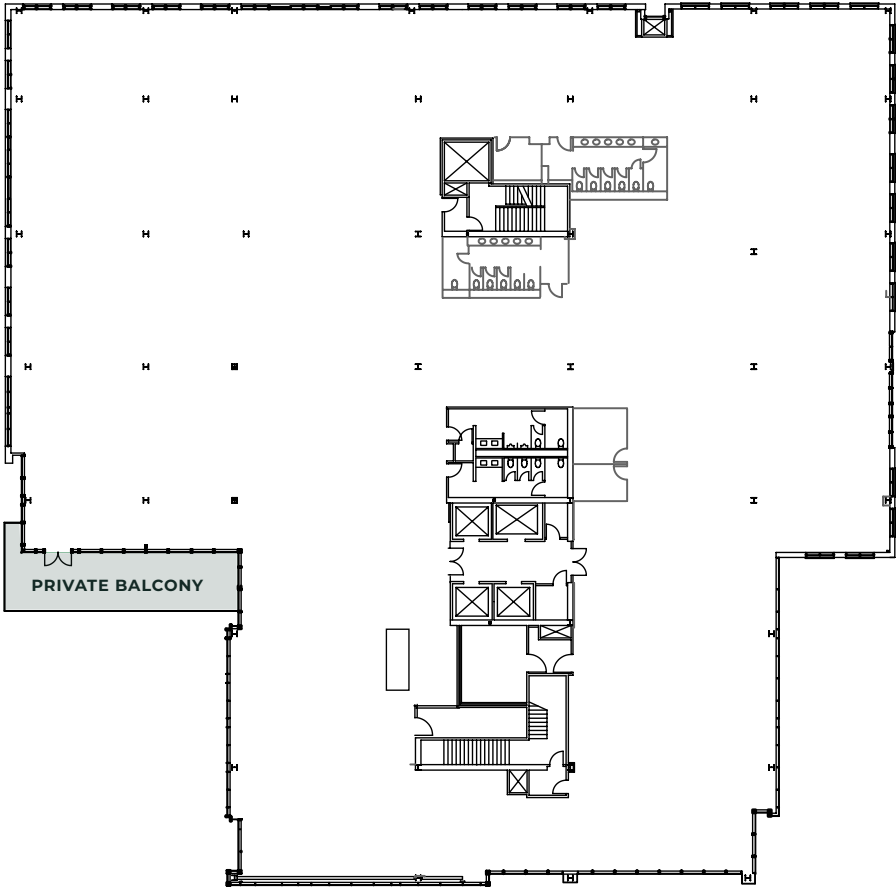
36,152 RSF

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

suite 300

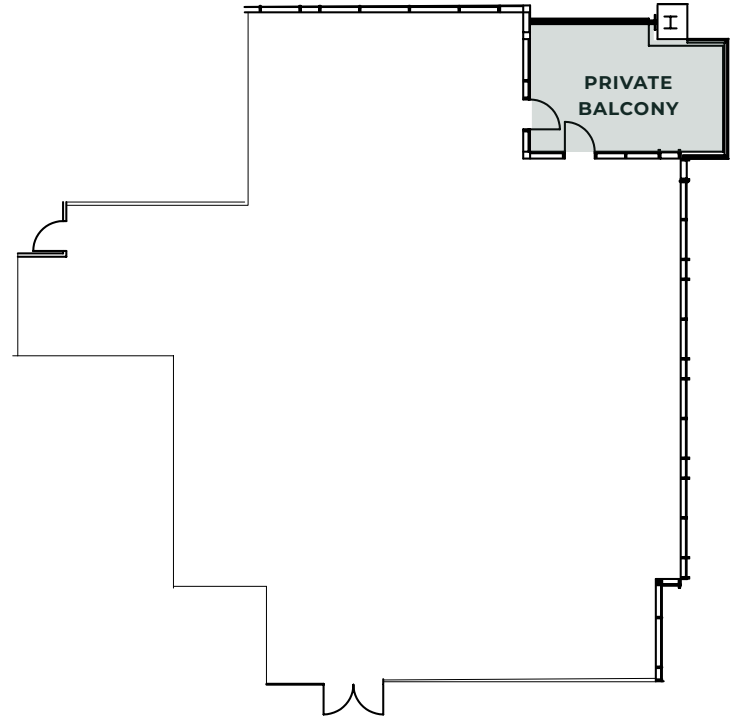
3,879 RSF

Available now

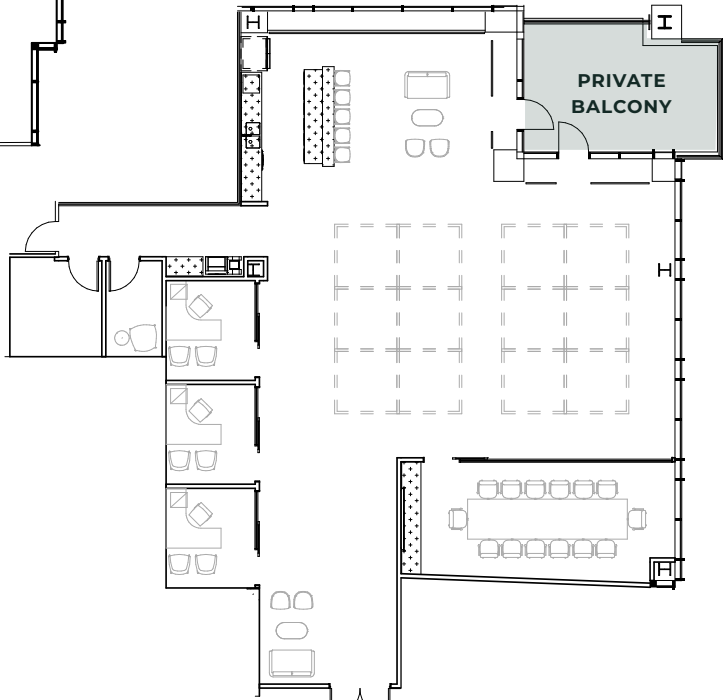
Currently in second generation condition with a private outdoor patio that overlooks Petco Park and Gallagher Square. Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.



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



7TH FLOOR

BACK TO AVAILABILITIES



8,358 RSF*

8TH FLOOR

BACK TO AVAILABILITIES

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



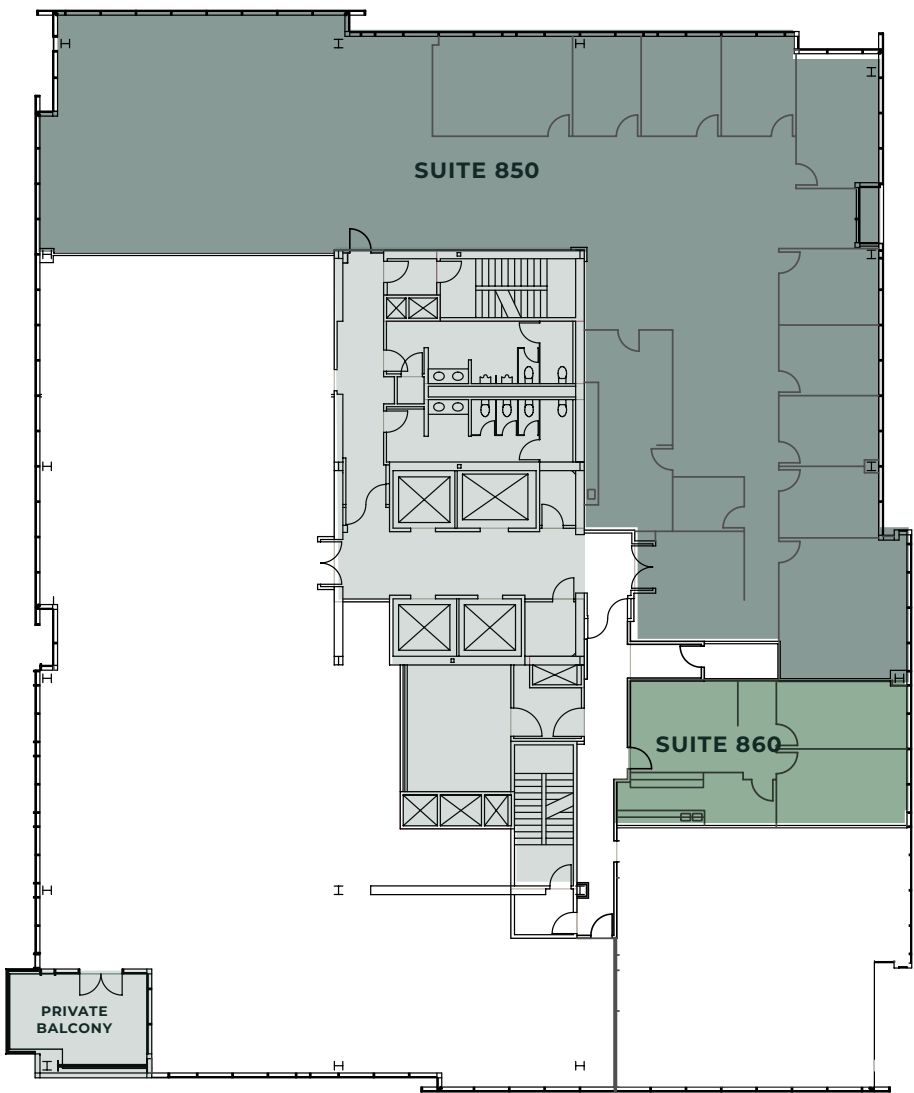
suite 850 | 7,356 RSF*
Available Now

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*

9TH 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
↙

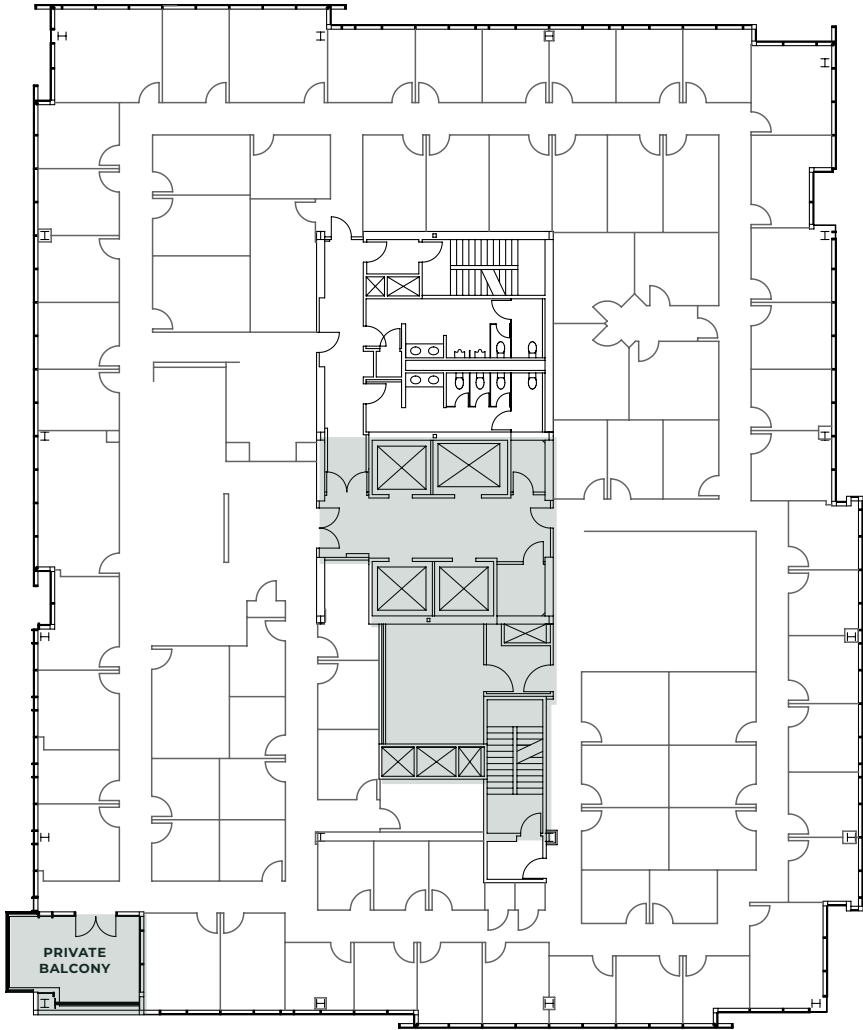
17,872 RSF

Available in 30 days

suite 1000

BACK TO AVAILABILITIES

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.



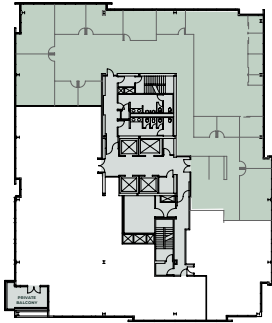
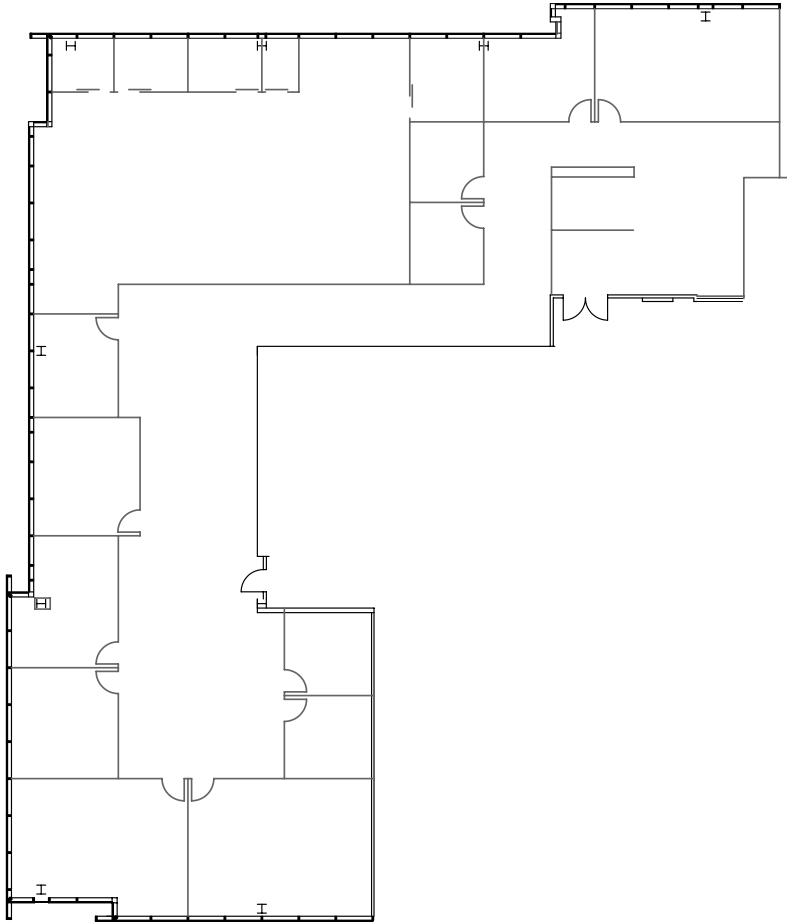
8,963 RSF

Available now

suite 1150

BACK TO AVAILABILITIES

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.





CONTACTS:

Chuck Reiter

Senior Vice President
Lic. 01850867
T +1 858 646 4744
chuck.reiter@cbre.com

Tyler Jemmett

First Vice President
Lic. 01888011
T +1 858 646 4798
tyler.jemmett@cbre.com

Anna Barnes

Associate
License: 02130099
C +1 858 646 4745
anna.barnes@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.