

610

WEST ASH
AT LITTLE ITALY

CBRE





LOCATION

Ideally situated in the vibrant urban mixed use neighborhood of Little Italy, 610 West Ash is the premier location for business success.

View the website at WWW.610WESTASH.COM

RECENT RENOVATIONS



Fresh, Modern
First Floor Lobby



New Shower, Locker &
Changing Room Facilities



Expansive Tenant
Lounge Area



LOCAL AMENITIES



Steps To Coaster
& Trolley



Short Walk To Restaurants,
Bars, Retail & Museums



Walk Score
of 98/100



PROPERTY HIGHLIGHTS



Shower, Locker and
Changing Facilities
On-Site



Complimentary Bike
Sharing Program &
Secured Bike Locker



Excellent Parking:
2 Per 1,000 SF



COMING SOON: CAPRI CAFE

Get ready for a taste bud explosion! Capri Cafe is coming to town serving up a delightful selection of sweet and savory treats. This is one spot you won't want to miss!



BUILDING TOP SIGNAGE AVAILABE

High Visibility, High Impact: Welcome Thousands Daily


- Approximately 280 planes arriving into the San Diego Airport daily




Your Name
Here



TRAVEL TIMES

 **4 MIN**
Train station


 **5 MIN**
Gaslamp

 **5 MIN**
Airport

 **10 MIN**
Coronado
Island

 **20 MIN**
UTC District

 **25 MIN**
Del Mar

 **45 MIN**
Encinitas


**SAN DIEGO
INT'L AIRPORT**



CRACK SHACK
JUNIPER & IVY

STARBUCKS
WATERFRONT BAR & GRILL
DEVIL'S DOZEN DONUTS
KETTNER EXCHANGE

ROMAN WOLVES
UNDERBELLY
POP POPS PALETA
PARAKEET CAFE
IRONSIDE

KING & QUEEN CANTINA
CRAFT & COMMERCE
CORE POWER YOGA
RITE AID

PETRINI'S SD
MUSIC BOX
TOPSIDE TERRACE KITCHEN
STONE BREWING TAP ROOM
KARL STRAUSS BREWING
MUSEUM OF CONTEMPORARY ART



Laurel St
**BANKERS
HILL**

BIRDROCK COFFEE ROASTERS
BALLAST POINT BREWERY
CARUTH CELLARS

Hawthorn St
PALI WINE COMPANY

Grape St
MONA LISA ITALIAN MARKET

**LITTLE
ITALY**

CLOAK & PETAL
BARBUSA
BORN & RAISED
CIVICO 1845

FARMERS TABLE
MORNING GLORY
PIAZZA DI FAMIGLIA
DARANTI ENOTECA

BUON APPETITO
PAPPALECO
LOFTY COFFEE
QUEENSTOWN PUB

ALLEGRO RESTAURANT
HARBOR BREAKFAST
THE KEBAB SHOP
EXTRAORDINARY DESSERTS
MIXON LIQUOR & DELI

PURE INDOOR CYCLING
CIVIC THEATER

DOWNTOWN

GASLAMP DISTRICT



163

A St

B St

HOUSE OF BLUES

Broadway

Park Blvd

Front St

6th Ave

Ash St

Cedar St

Elm St

Grape St

Hawthorn St

Laurel St

Kettner Blvd

India St




Columbia St

State St

Pacific Hwy

Carlson Dr

AVAILABILITIES

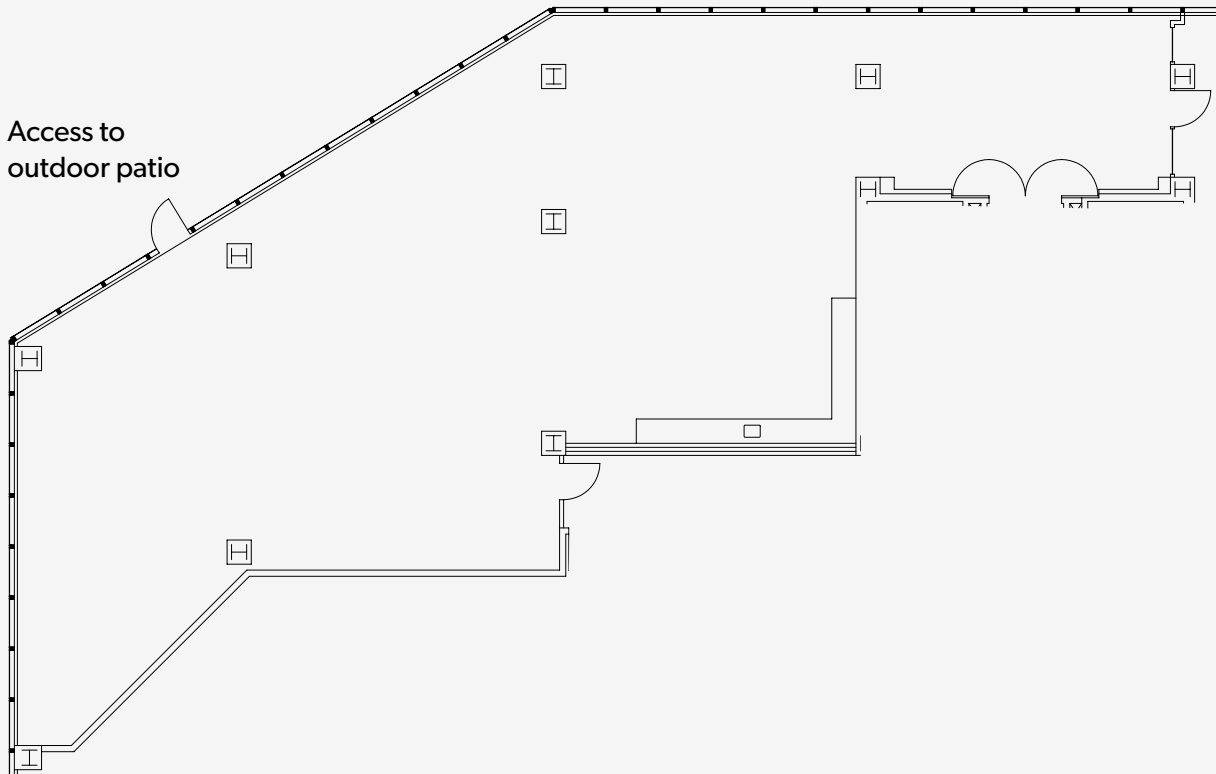
SUITE	RSF	AVAILABILITY	DESCRIPTION	VIRTUAL TOUR
700	3,509	Available Now	Double-door entry off the elevator lobby. Mostly open space with open concept kitchen area and access to large outdoor balcony.	
701	2,179	Available Now	Second generation space with access to large outdoor patio. Current build-out includes 4 window-lined private offices, a conference room, break room and storage.	
703	2,217	Available Now	Build-to-suit opportunity. Currently in second-gen condition.	
801	5,689	Available Now	Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area. Northern views.	
805	2,882	Available Now	Open area with renovated kitchenette and storage.	
905	1,863	Available Now	Second generation office with a mixture of windowline and interior private offices.	
1101*	5,916	Available Now	Bay views. Large open area and perimeter private offices.	
1104*	2,875	Available Now	Current buildout includes 3 interior offices, large open area and open kitchen.	
1401	3,585	Available Now	4 interior and 3 windowlined private offices along with a conference room and open area.	
1503	2,308	Available Now	New spec suite. 2 private offices along the window, conference room, kitchenette/break area and open area.	
1700**	14,807	Available Now	Full floor opportunity with a mixture of private and windowlined offices. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.	
1800**	14,803	Available 9/1/2024	Full floor opportunity with a mixture of private offices and open area for workstations. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.	
1900**	14,794	Available 9/1/2024	Full floor opportunity with mixture of private windowlined and interior offices. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.	
2000**	12,018	Available 9/1/2024	Full floor opportunity. Incredible views of the San Diego Bay and Little Italy. Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.	

*Suites 1101 & 1104 are contiguous for up to 8,791 SF

** Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.

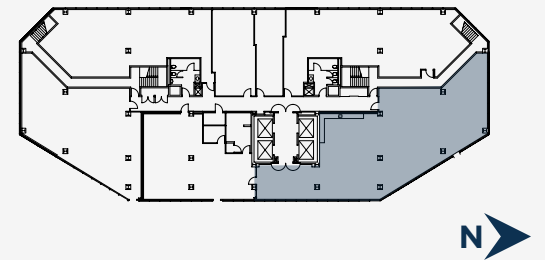
SUITE 700

(AS-BUILT)



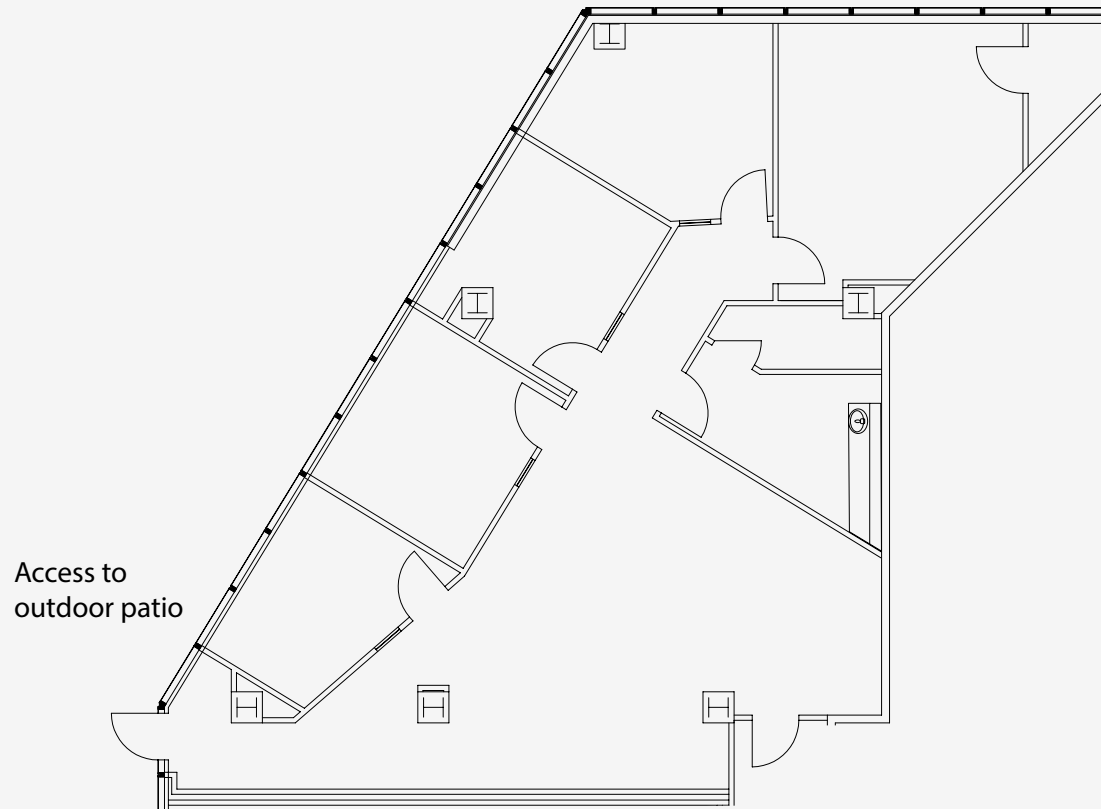
RSF: 3,509
RATE: Negotiable

DESCRIPTION: Double-door entry off the elevator lobby. Mostly open space with open concept kitchen area and access to large outdoor balcony.



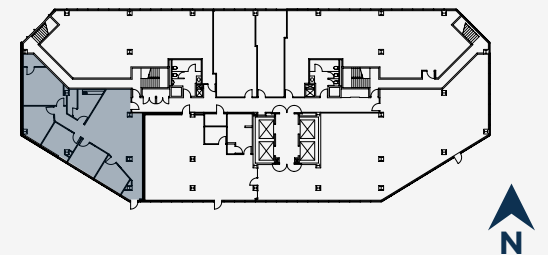
SUITE 701

(AS-BUILT)



RSF: 2,179
RATE: Negotiable

DESCRIPTION: Second generation space with access to large outdoor patio. Current build-out includes 4 window-lined private offices, a conference room, break room and storage.

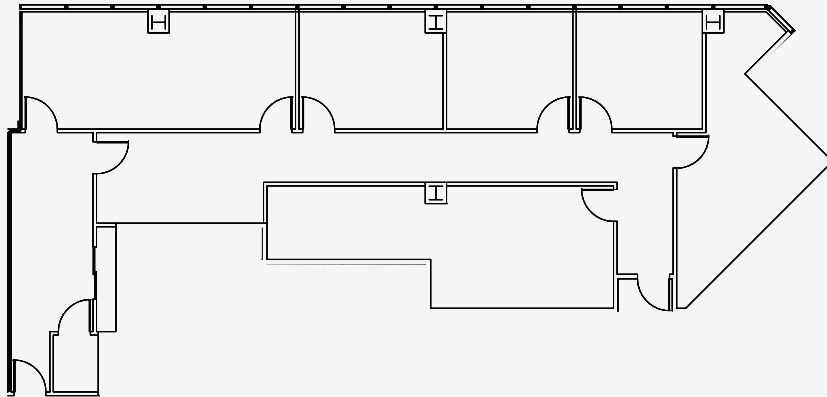


SUITE 703

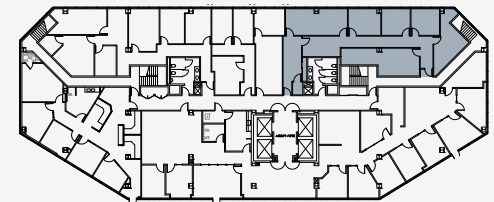
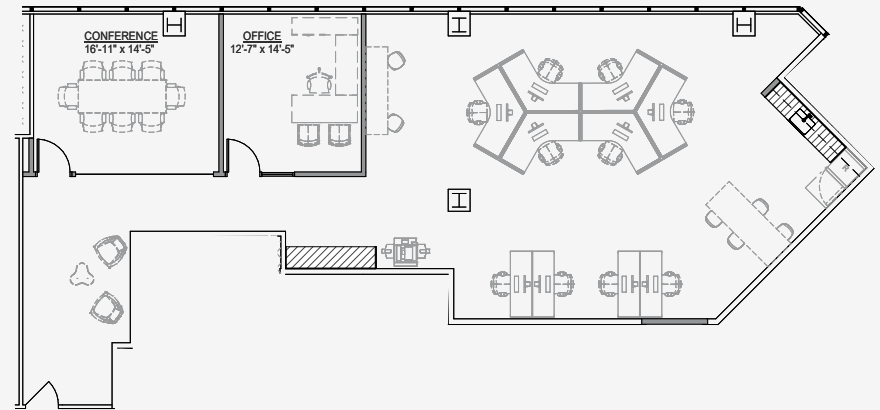
RSF: 2,217
RATE: Negotiable

DESCRIPTION: Build-to-suit opportunity. Currently in second-gen condition.

AS-BUILT

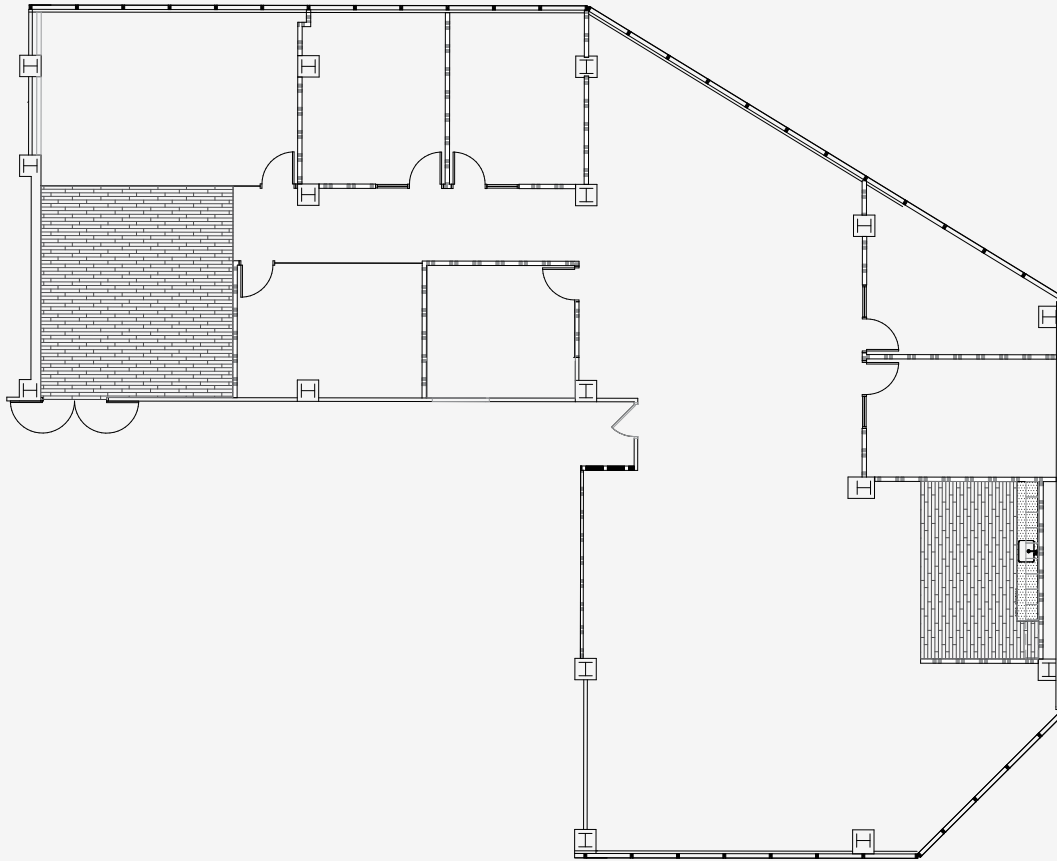


HYPOTHETICAL



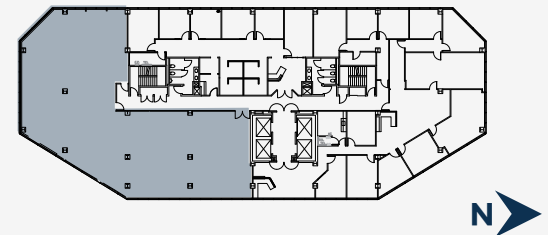
SUITE 801

(SPEC SUITE)



RSF: 5,689
RATE: Negotiable

DESCRIPTION: Brand new spec suite that features a reception area, large conference room, small conference room, 4 private offices, open kitchen, storage/IT room and open area. Northern views.

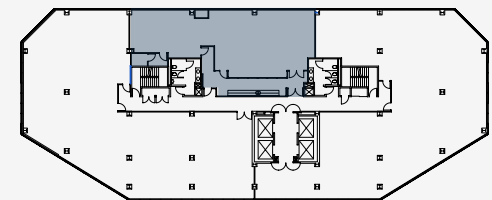
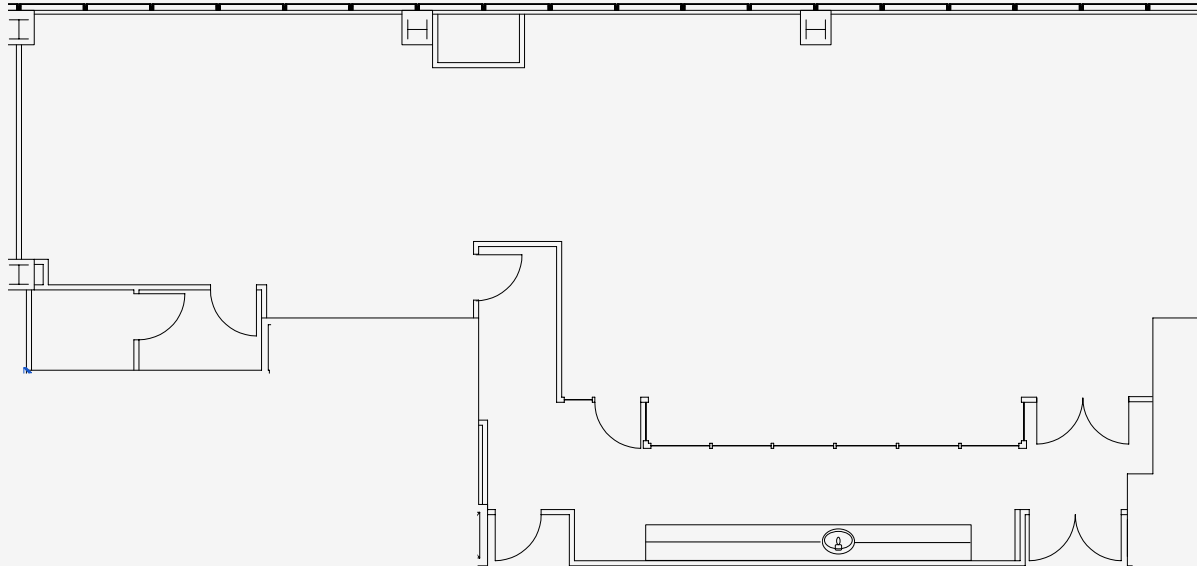


SUITE 805

(AS-BUILT)

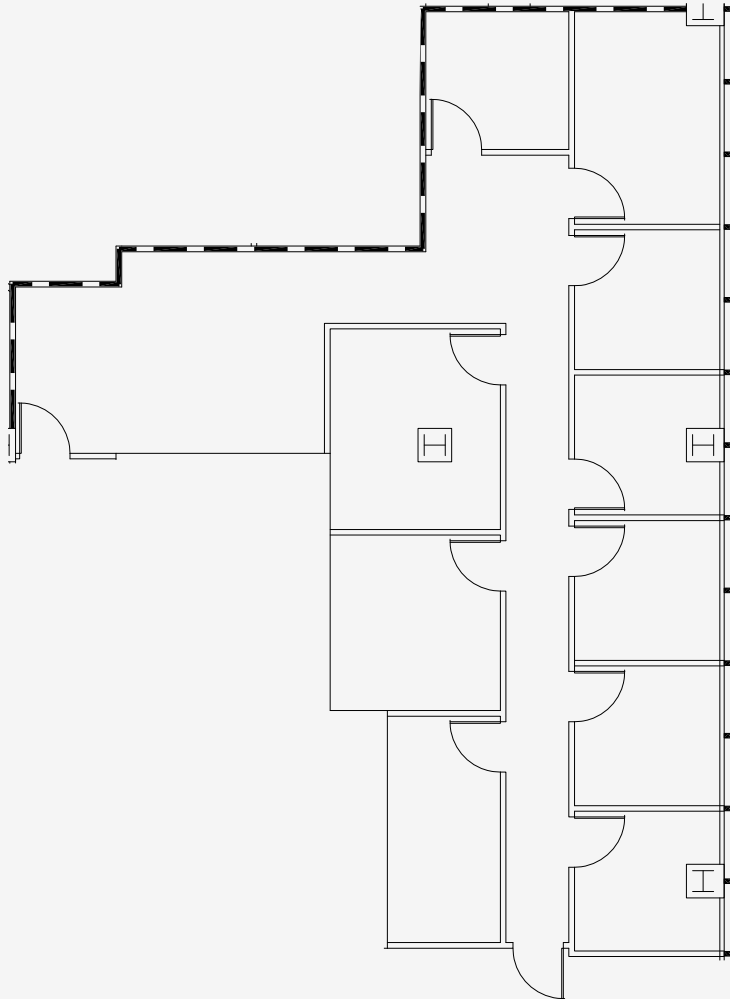
RSF: 2,882
RATE: Negotiable

DESCRIPTION: Open area with renovated kitchenette and storage.



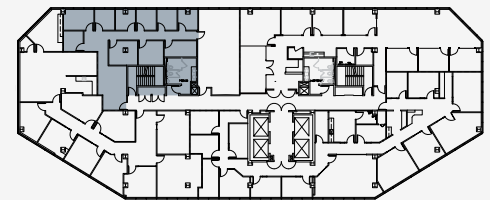
SUITE 905

(AS-BUILT)



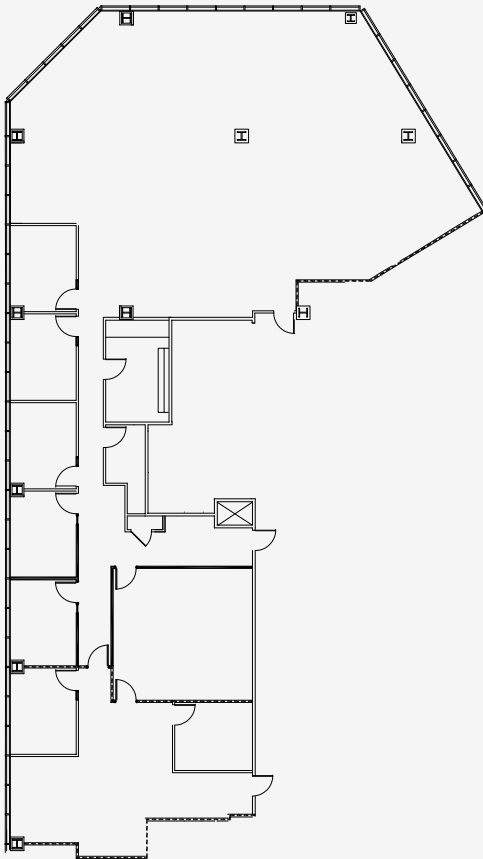
RSF: 1,863
RATE: Negotiable

DESCRIPTION: Second generation office with a mixture of windowline and interior private offices.

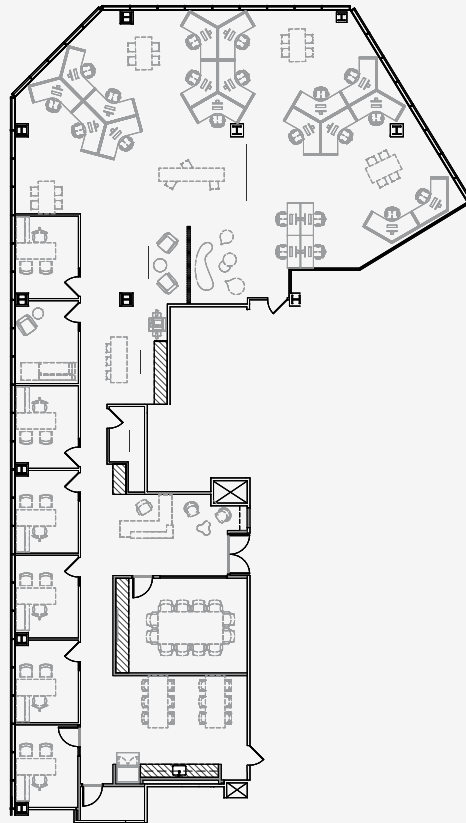


SUITE 1101

AS-BUILT



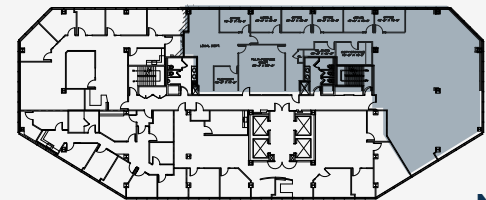
HYPOTHETICAL



RSF: 5,916
RATE: Negotiable

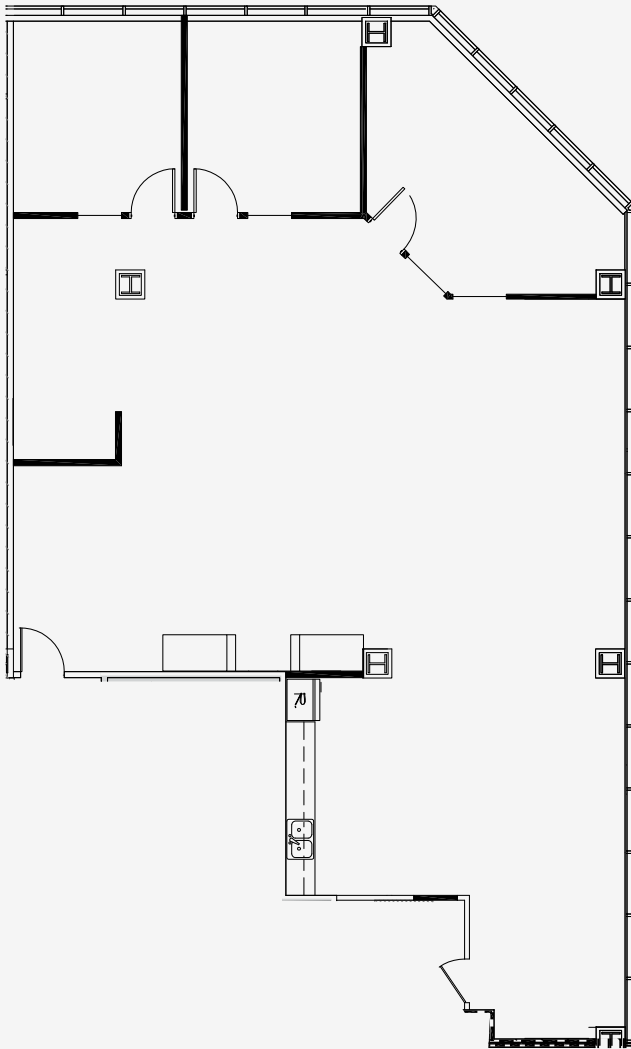
DESCRIPTION: Vacant. Bay views.
Large open area and perimeter private offices.

**Suites 1101 & 1104 are contiguous for up to 8,791 SF.*



SUITE 1104

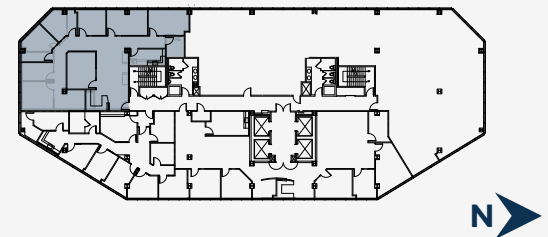
(AS-BUILT)



RSF: 2,875
RATE: Negotiable

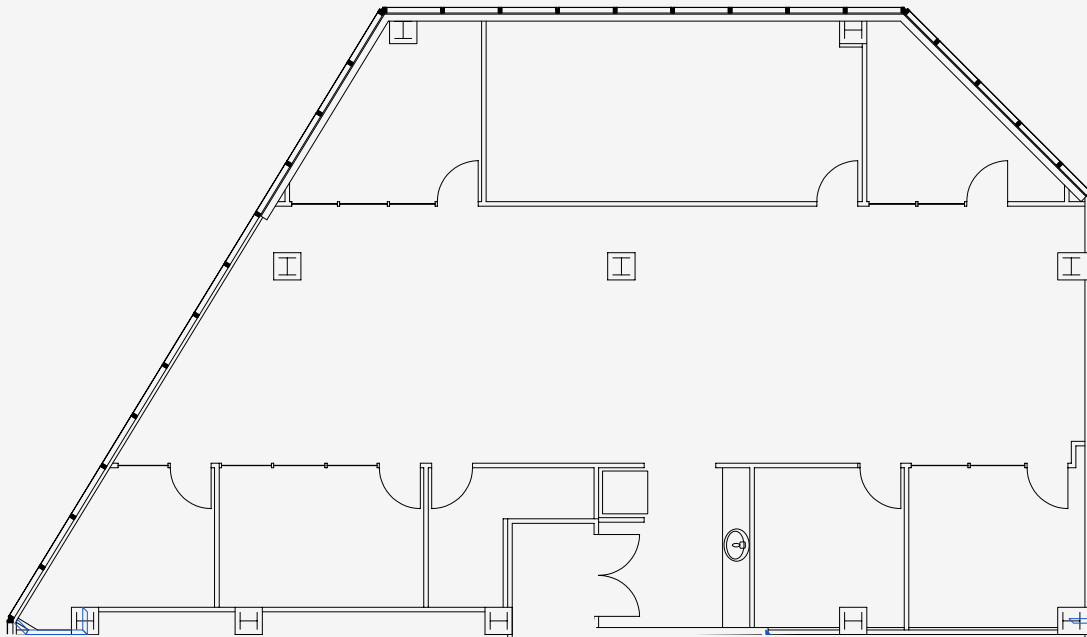
DESCRIPTION: Current buildout includes 3 interior offices, large open area and open kitchen.

**Suites 1101 & 1104 are contiguous for up to 8,791 SF.*



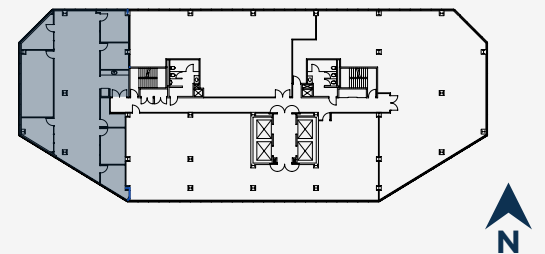
SUITE 1401

(AS-BUILT)



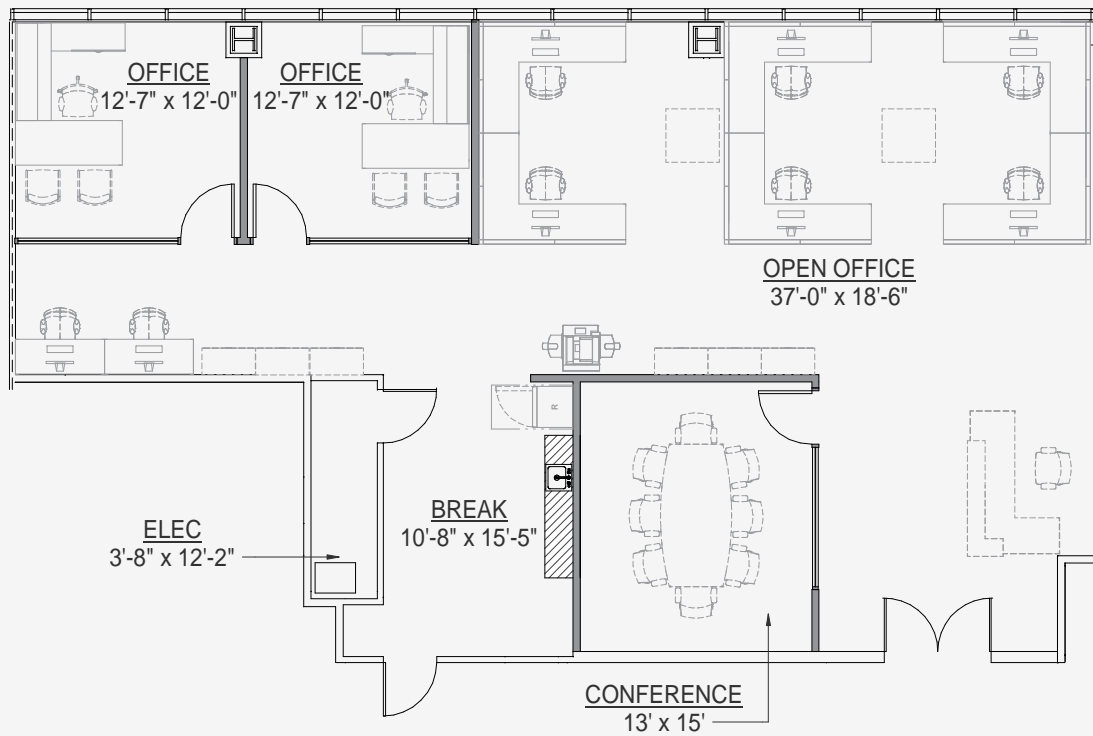
RSF: 3,585
RATE: Negotiable

DESCRIPTION: 4 interior private offices, 3 windowlined private offices along with a conference room and open area.



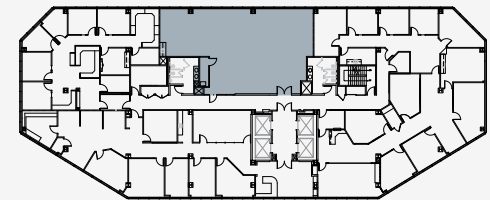
SUITE 1503

(SPEC SUITE)



RSF: 2,308
RATE: Negotiable

DESCRIPTION: New spec suite. 2 private offices along the window, conference room, kitchenette/break area and open area. Furniture shown hypothetically.



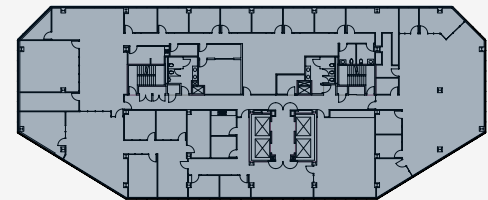
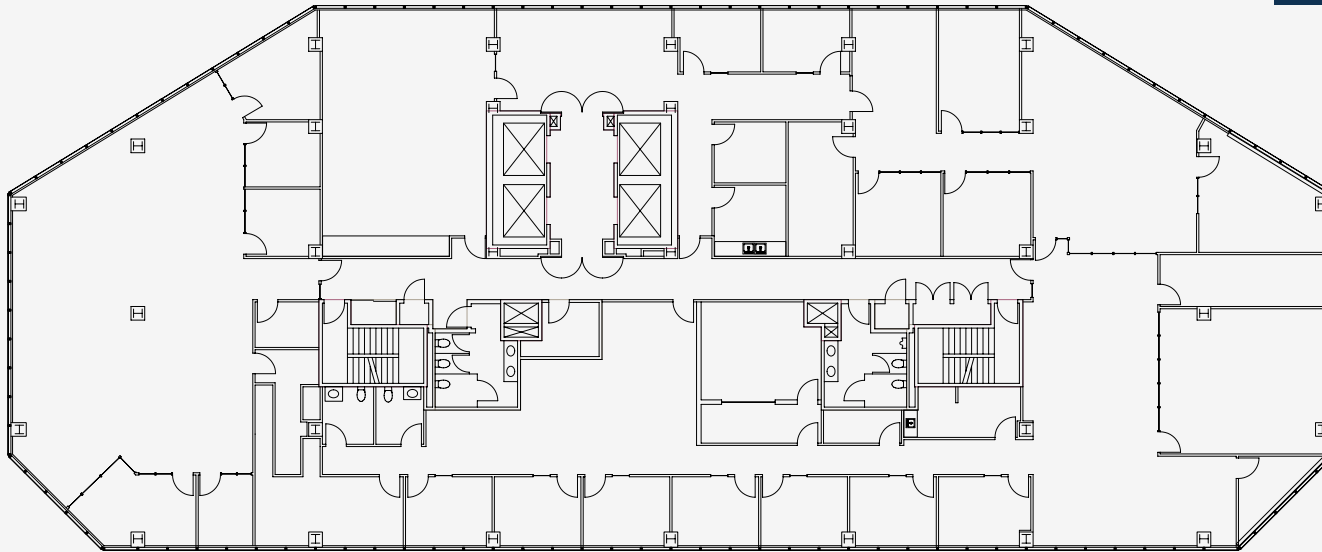
SUITE 1700

(AS-BUILT)

RSF: 14,807
RATE: Negotiable

DESCRIPTION: Full floor opportunity with a mixture of private and windowlined offices.

***Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.*



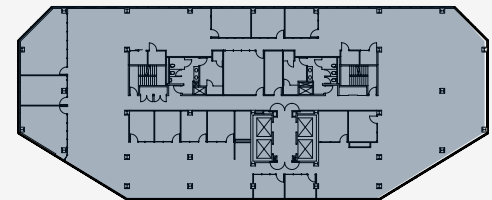
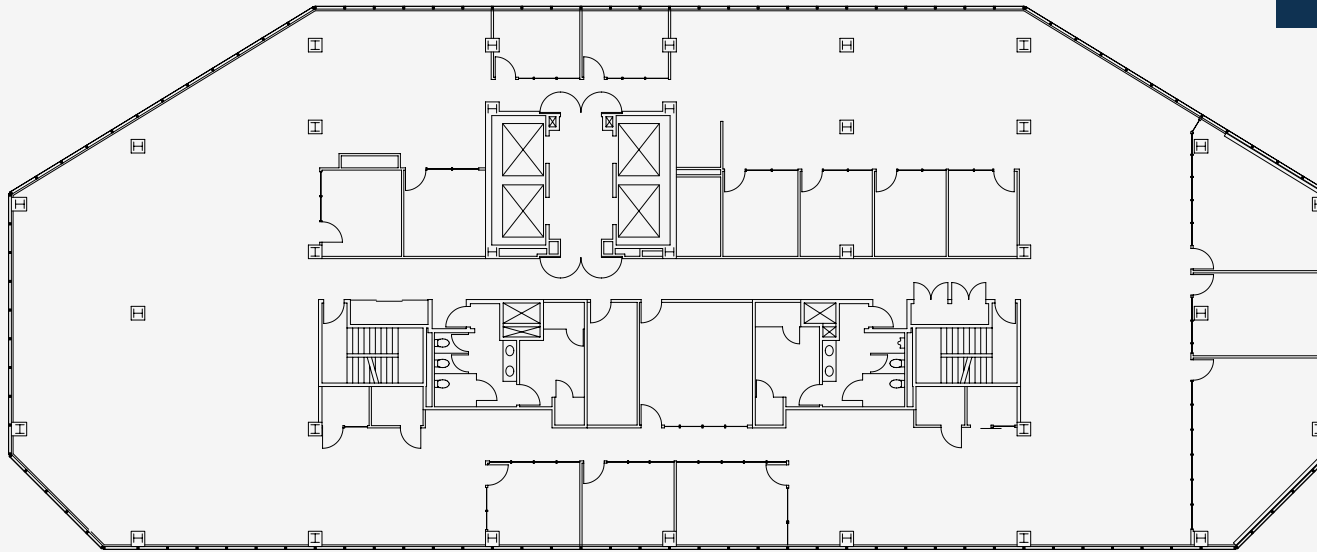
SUITE 1800

(AS-BUILT)

RSF: 14,803
RATE: Negotiable

DESCRIPTION: Full floor opportunity with a mixture of private offices and open area for workstations. Available 9/1/2024.

***Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.*



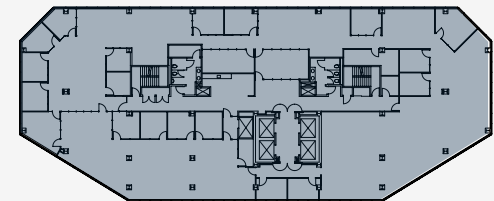
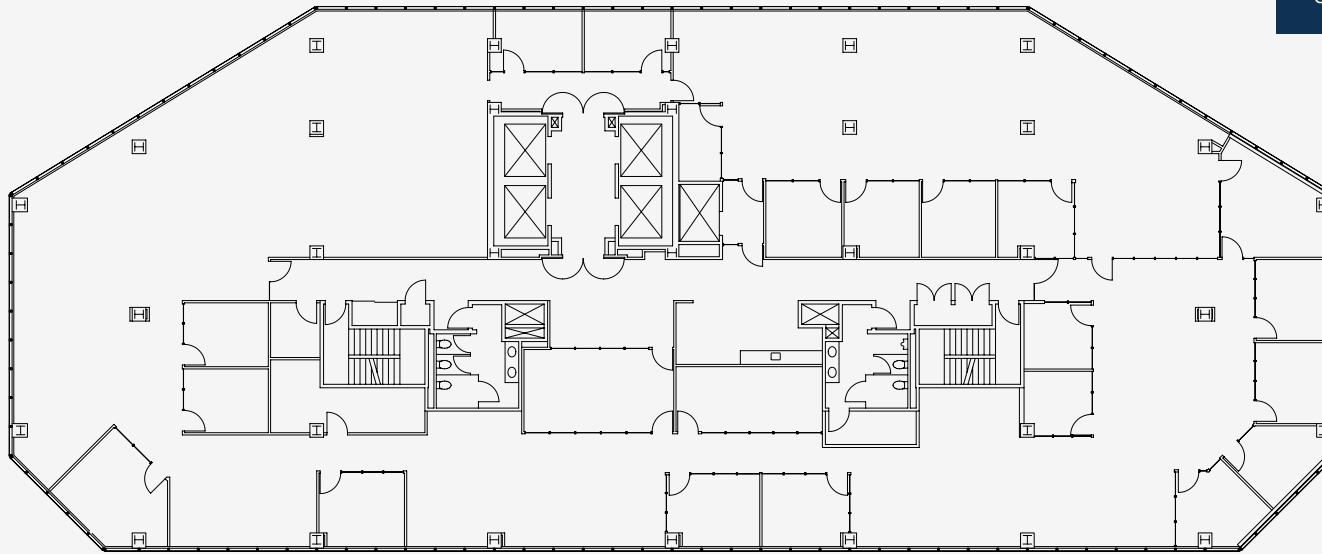
SUITE 1900

(AS-BUILT)

RSF: 14,794
RATE: Negotiable

DESCRIPTION: Full floor opportunity with mixture of private windowlined and interior offices. Available 9/1/2024.

***Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.*

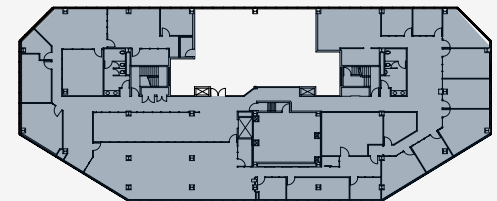
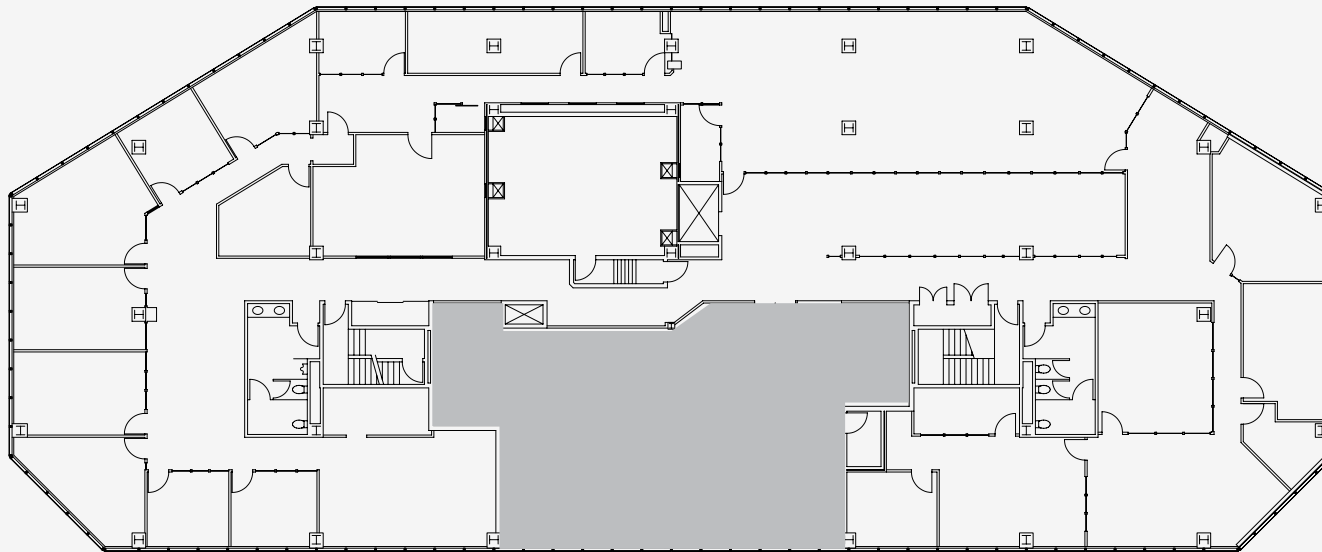


SUITE 2000

(AS-BUILT)

RSF: 12,018
RATE: Negotiable

DESCRIPTION: Full floor opportunity. Available 9/1/2024.
***Suites 1700, 1800, 1900 & 2000 are contiguous for up to 56,422 SF.*



610 WEST ASH STREET, SAN DIEGO, CA 92101

Property Owned By
**GEMINI
ROSEMONT**
COMMERCIAL REAL ESTATE™

CBRE



Property Owned By

**GEMINI
ROSEMONT**
COMMERCIAL REAL ESTATE®

Gemini Rosemont Commercial Real Estate is a vertically integrated real estate platform that invests in and manages high-quality commercial office properties throughout the U.S.

For over three decades, Gemini Rosemont has implemented a proactive asset management strategy, led by top-tier property management experts to swiftly identify, and cater to the evolving requirements of our tenants. Surpassing our tenants' expectations is of the utmost importance to both our on-site and offsite teams, serving as a mission imperative.

For more information, please visit www.GeminiRosemont.com.

610

WEST ASH

AT LITTLE ITALY

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