

LARGEST COMMERCIAL OFFICE BUILDINGS

Ranked by square footage of building

Rank	Building name Address	Square footage of building	•Building class •Number of stories •Number of parking spaces	•Percent leased as of 9/1/2009 •Average rent per square foot	Building amenities	•Owner •Leasing company •Property manager	Year built
1	One America Plaza 600 W. Broadway San Diego 92101	622,580	A 34 na	84% \$33	Atrium, balconies, banking, concierge, courtyard, food service	Irvine Co. LLC Irvine Co. LLC Irvine Co. LLC	1991
2	701 B St. 701 B St. San Diego 92101	560,329	A 24 386	87% \$29	Concierge, conferencing facility, fitness center, food service, restaurant	Trizec 701 B St. LLC Cushman & Wakefield Equity Office	1982
3	Symphony Towers 750 B St. San Diego 92101	559,392	A 34 200	75% \$31	Dry cleaner, Energy Star labeled, food service, hotel	Irvine Co. LLC Irvine Co. LLC Irvine Co. LLC	1989
4	Columbia Center 401 W. A St. San Diego 92101	553,715	A 24 500	70% \$32	Atrium, banking, bus line, conferencing facility, convenience store, Energy Star labeled, LEED certified, security	401 W. A St. LLC Sentre Partners Sentre Partners	1983
5	Wells Fargo Plaza 401 B St. San Diego 92101	481,480	A 24 200	96% \$27	24/7 building access, banking, Energy Star labeled, food service, mail room, signage	Irvine Co. LLC Cushman & Wakefield Inc. na	1979
6	Campus Pointe 10300 Campus Pointe Drive San Diego 92121	451,564	B 2 na	67% \$13	na	Campus Pointe Investors LLC Cushman & Wakefield Inc. Hines	1969
7	Golden Eagle Plaza 525 B St. San Diego 92101	447,159	A 22 200	90% \$29	Energy Star labeled, on-site management, signage	Hines 525 B St. LP Irvine Co. LLC Irvine Co. LLC	1984
8	101 W. Broadway 101 W. Broadway San Diego 92101	401,625	A 20 520	77% \$31	Conferencing facility, convenience store, Energy Star labeled, restaurant	101 W. Broadway LLC CB Richard Ellis Langford & Associates Inc.	2005
9	Advanced Equities Plaza 655 W. Broadway San Diego 92101	376,703	A 23 965	90% \$30	On-site management, restaurant	Wereldhave USA - CA Inc. Irvine Co. LLC Irvine Co. LLC	1989
10	501 W. Broadway 501 W. Broadway San Diego 92101	372,828	A 21 720	92% \$32	Atrium, concierge, Energy Star labeled, fitness center, restaurant	Irvine Co. LLC Grubb & Ellis/BRE Commercial RREEF	1990
11	Emerald Plaza 402 W. Broadway San Diego 92101	364,160	A 30 na	76% \$32	Concierge, Energy Star labeled, hotel, restaurant	RREEF America LLC CB Richard Ellis CB Richard Ellis	1989
12	550 Corporate Center 550 W. C St. San Diego 92101	357,477	A 20 200	92% \$34	Banking, property manager on site, restaurant	550 Corporate Center Investments Group Inc. Grubb & Ellis/BRE Commercial na	1974
13	600 B St. Building 600 B St. San Diego 92101	347,972	B 24 500	86% na ⁽¹⁾	On-site management, signage	Legacy Partners II B St. LLC Irvine Co. LLC Irvine Co. LLC	1976
14	225 Broadway 225 Broadway San Diego 92101	330,185	A 22 na	81% \$32	Banking, conferencing facility, Energy Star labeled, on-site management	225 Broadway LLC CB Richard Ellis Jamison Services Inc.	1963
15	Executive Complex 1010 Second Ave. San Diego 92101	324,341	B 25 na	92% \$23	Concierge, dry cleaner, food service, signage	Executive Complex LP RREEF RREEF	1971
16	110 Plaza 110 W. A St. San Diego 92101	322,203	B 20 200	93% \$29	Balconies, bus line, corner lot, courtyard, food service signage, Energy Star labeled	110 Plaza Street Inc. RREEF RREEF	1971
17	Pacific Tower 4365 Executive Drive San Diego 92121	313,432	A 17 20	96% \$36	Banking, conferencing facility, Energy Star labeled, fitness center, pond, pool, restaurant	Irvine Co. LLC Irvine Co. LLC Irvine Co. LLC	1990
18	DiamondView Tower 350 10th Ave. San Diego 92101	306,750	A 15 928	91% \$42	Bus line, commuter rail, corner lot, dry cleaner, fitness center, restaurant, signage	Wereldhave USA Inc. CB Richard Ellis CB Richard Ellis	2007
19	La Jolla Commons Office Tower 4747 Executive Drive San Diego 92122	302,261	A 13 1,030	42% na	Banking, fitness center, LEED certified	Hines/TIAA-CREF Grubb & Ellis/BRE Commercial Hines	2008
20	Centerside II 3131 Camino del Rio N. San Diego 92108	287,494	A 16 800	71% \$32	24/7 building access, banking, bus line, card key access, courtyard, fitness center, food service, signage	Centerside II LLC Cushman & Wakefield Inc. Irvine Co.	1987
21	Bank of America 450 B St. San Diego 92101	277,000	B 20 200	69% \$29	On-site management, property manager on site, signage	One San Diego Association Colliers International Colliers International	1982
22	Hazard Center Office Tower 7676 Hazard Center Drive San Diego 92108	268,645	A 15 1,073	93% \$30	24/7 building access, convenience store, dry cleaner, Energy Star labeled, fitness center, food court, hotel, mail room, signage	7510 Hazard LLC Grubb & Ellis/BRE Commercial PM Realty Group	1990
23	Union Bank Building 530 B St. San Diego 92101	264,671	B 24 500	100% \$27	Energy Star labeled, manager on site, signage	Union Bank of California Schwartz Commercial Jones Lang LaSalle Brokerage Inc.	1966
24	San Diego Union Tribune 350 Camino de la Reina San Diego 92108	246,000	B 5 250	100% \$26	na	The San Diego Union- Tribune LLC Coldwell Banker Commercial Towne Centre na	1975
25	Pacific Center 10145 Pacific Heights Blvd. San Diego 92121	243,388	A 10 350	100% \$28	Fitness center, LEED registered, manager on site, signage	na na Meissner Jacquet Investment Management	1998
NR	Terraces at Copley Point ⁽²⁾ 5887 and 5893 Copley Drive San Diego 92117	380,506	A 6 1,511	na ⁽³⁾ na	LEED certified	Terraces Cp LLC Grubb & Ellis/BRE Commercial Sudberry Properties Inc.	2008

na Not available

NR Not ranked

Source: CoStar Group Inc.

It is not the intent of this list to endorse the participants nor to imply a building's size or numerical rank indicates its quality.

(1) Negotiable.

(2) Terraces at Copley Point is a complex of two buildings, hence the listing is not ranked.

(3) Building I is 100% leased and Building II is 0% leased.

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