



ONE AMERICA  
SAN DIEGO

Santa Fe

CBRE

# Iconic Presence. Unobstructed Views.

Standing at 500 feet as the tallest building in San Diego, One America offers a defining presence with architectural prominence and a **seamless connection to the city's most dynamic core.**

From its height, its history, to its ideal proximity to San Diego's best experiences, One America defines the skyline of a city in motion.

[ONEAMERICASD.COM](http://ONEAMERICASD.COM)





ON-SITE AMENITIES

# Elevate the Everyday



GIOVANNI'S  
TRATTORIA



GRAB & GO  
SUBS



**Immediate Transit Access via Santa Fe Depot**  
TROLLEY, COASTER, AMTRAK

**70 & 130-Seat Conference Center**

**Concierge Service**

**Navy SEAL Museum**

**Best in Market On-Site Parking**  
with Car Detailing Services

**2:1,000** SECURE ON-SITE PARKING

**10** ON-SITE EV CHARGING STATIONS



AT THE HEART OF SAN DIEGO'S BROADWAY DISTRICT

# Seamlessly Connected



◆ WALK

4 min  
COURTHOUSES

5 min  
WATERFRONT

8 min  
CIVIC CENTER

11 min  
SEAPORT VILLAGE

◆ DRIVE

3 min  
LITTLE ITALY

6 min  
GASLAMP QUARTER

7 min  
SD CONVENTION CENTER

8 min  
PETCO PARK

10 min  
SD INT'L AIRPORT

## SHARED PORTFOLIO BENEFITS

Under the same ownership as One America, the **Guild Hotel** and **101 West Broadway** extend preferred access to conference space, fitness centers, and select amenities.





## A View Above the Rest

- ◆ From the city's highest vantage point, panoramic views of San Diego's most celebrated landmarks stretch from Coronado to the waterfront, to downtown — an iconic backdrop reserved for One America.





## Strategically Positioned

Anchored among the region's innovation, governance, and creative core, One America stands prominently among the bright minds and institutions that move San Diego forward.



## Walkable + Connected

Amtrak, Coaster, and Trolley lines stop at One America's front door, and the airport is just minutes away for seamless regional and international connections.



## In Good Company

A treat for San Diego's top talent, One America is steps away from Little Italy's celebrated "Top Chef Alley" and a rich arts and culture scene.



## Above the Rest

Surrounded by a thriving urban district and designed by world-renowned architect **Helmut Jahn**, One America defines top-tier excellence at every level.



Credit: Christopher Reynolds - LA Times



Credit: Morning Glory, Open Table



Credit: Tucker Sadler Architects

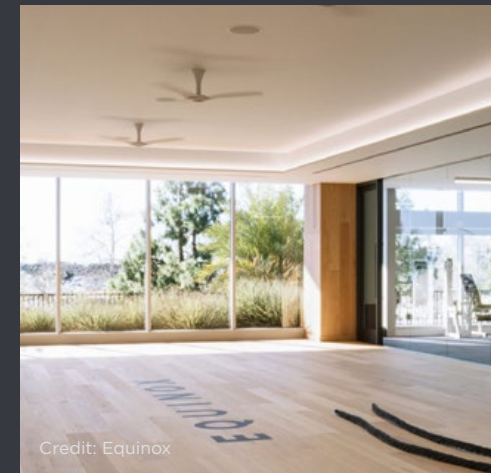


FEATURED NEIGHBORHOOD

# Little Italy

Little Italy is a vibrant neighborhood that attracts people who naturally gravitate toward the city's most interesting places.

With thousands of new homes rising throughout downtown, One America sits at the gateway where art, flavor, and community come together within a five-minute reach.



Credit: Equinox

# Waterfront

AT YOUR DOORSTEP

Directly across from One America lies the waterfront, a stretch lined with luxury hotels, destination restaurants, and open views of the Bay.

From Portside Pier to Seaport Village, the area offers an unmatched mix of dining, leisure, and coastal energy. The emerging RaDD district brings a new wave of innovation, while fine dining like Animae offer a refined setting that turns a day's accomplishments into an evening well-deserved.



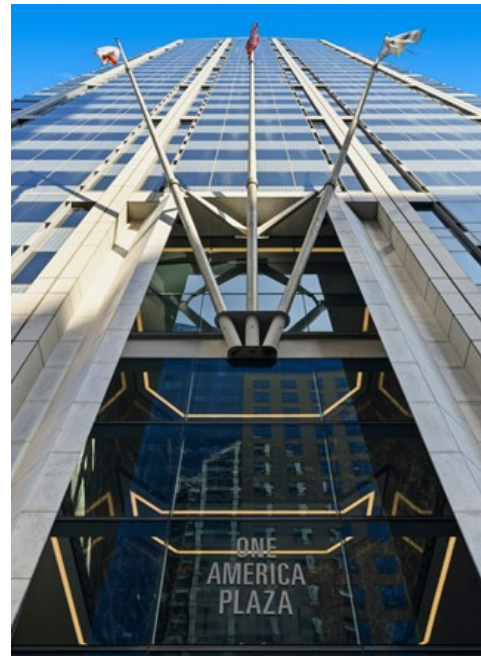
Credit: SanDiego.org



Credit: Animae







# Available Suites

Click on the suite number to jump to page

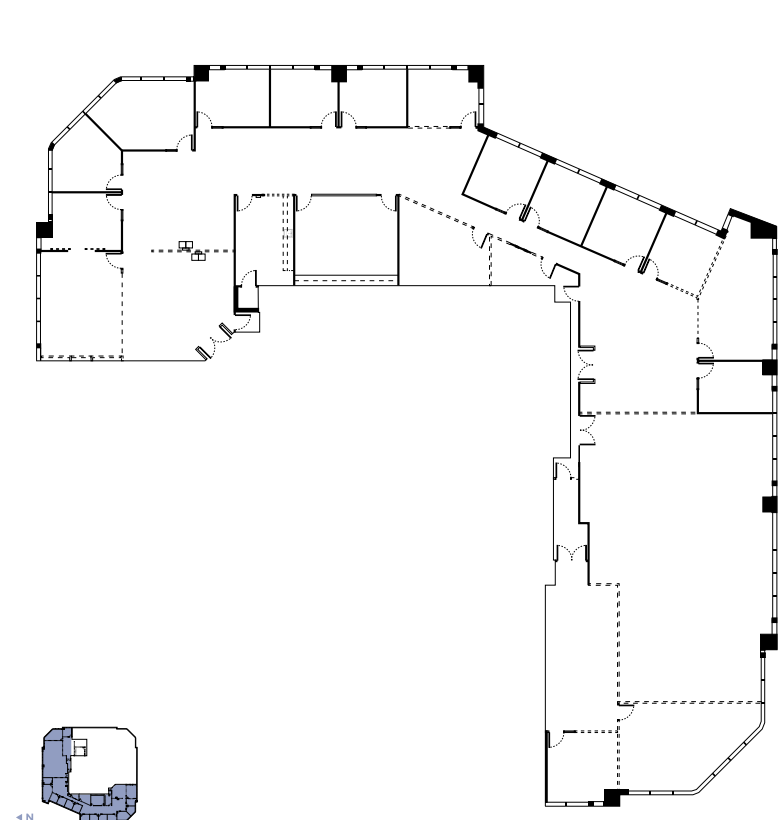
SUITE #	RSF	DESCRIPTION	VIRTUAL TOUR
<a href="#">300</a>	13,185	Second gen space with 12 private window-lined and interior offices, 2 conference rooms, break area, storage rooms, and open area for workstations.	
<a href="#">450</a>	10,967	Partial ocean view spec suite with reception, 9 private offices, 2 conference rooms, 2 huddle rooms, break area, and large open area for workstations along the window line.	
<a href="#">500</a>	22,717	<b>Full floor opportunity.</b> Second generation law firm space with ocean views.	
<a href="#">900</a>	7,704	Available 8/1/2026: First generation law firm build out with mix of window-lined and interior offices, conference rooms, and a break room.	
<a href="#">910</a>	4,455	Former spec suite with 9 private window-lined offices, open conference room, break area, and an open area for workstations.	
<a href="#">950</a>	1,782	First generation space with reception, 2 private offices, 1 conference room, and a break area.	
<a href="#">1060</a>	3,337	Former spec suite with double door entry off the elevator lobby. Current build out includes 5 private offices, 2 conference rooms, a break room, and a storage/IT closet.	
<a href="#">1130</a>	2,456	<b>Brand new spec suite</b> with 5 private offices, 1 conference room, and an open area for workstations. Contiguous with Suite 1140 for up to 5,515 RSF.	
<a href="#">1140</a>	3,059	<b>Brand new, fully furnished move-in ready spec suite</b> with 2 private offices, 1 conference room 8 workstations, and an open break area. Contiguous with Suite 1130 for up to 5,515 RSF.	
<a href="#">1540</a>	3,029	<b>Brand new spec suite</b> with partial ocean views. Current build out includes 5 private window-lined offices, 1 conference room, and a break area.	
<a href="#">2630</a>	1,946	Former spec suite with 6 private offices, 1 conference room, and a break area	
<a href="#">3100</a>	16,041	<b>Fully furnished</b> former spec suite with 360-degree ocean views. Suite includes a mix of interior private offices, open collaborative workstations, multiple conference rooms, and central communal break area with modern finishes.	
<a href="#">3400</a>	10,465	<b>Penthouse suite with 360-degree ocean views and high open ceilings.</b> Currently in shell condition.	

# Suite 300

13,185 RSF

Second generation space with:

- 12 Private Window-Lined & Interior Offices
- 2 Conference Rooms
- Break Area
- Storage Rooms
- Open Area for Workstations

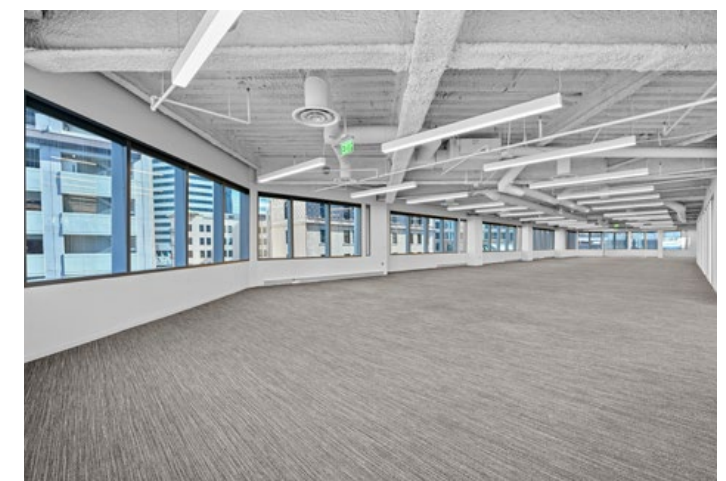
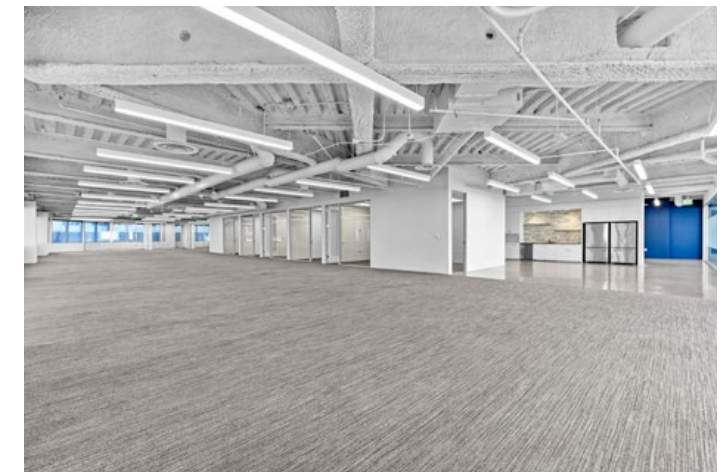
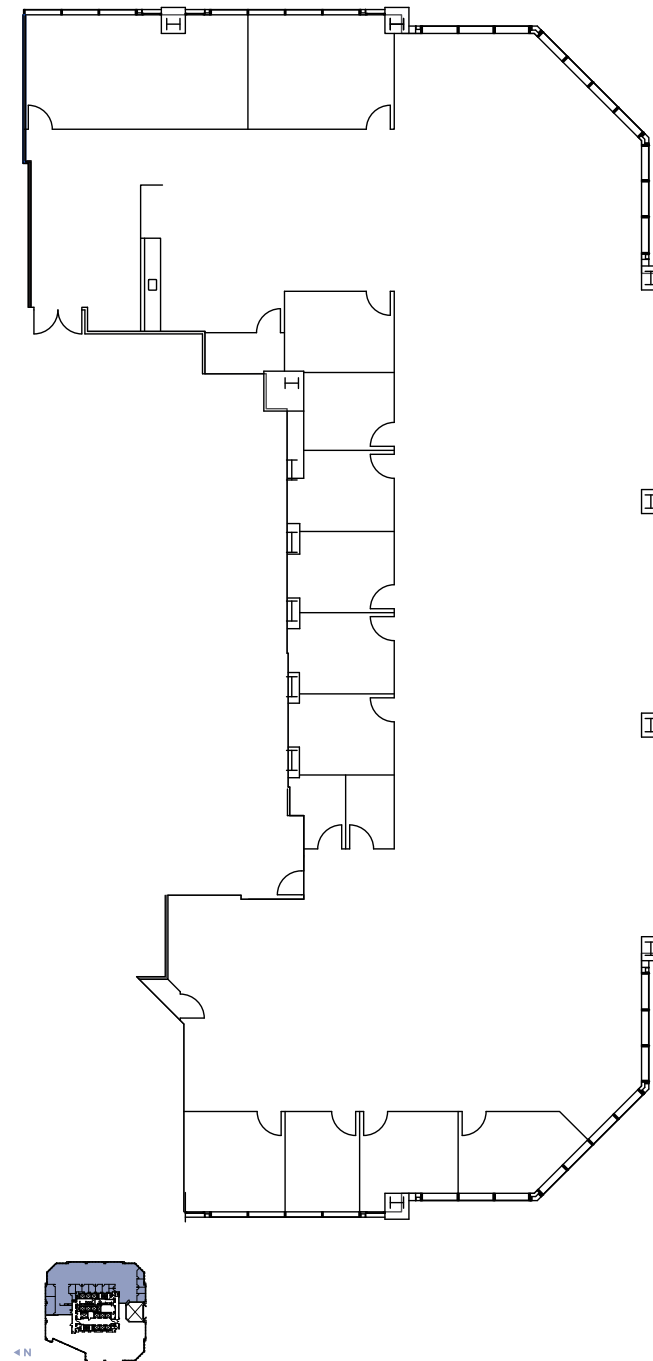


# Suite 450

10,967 RSF

Partial ocean view spec suite with:

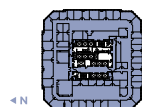
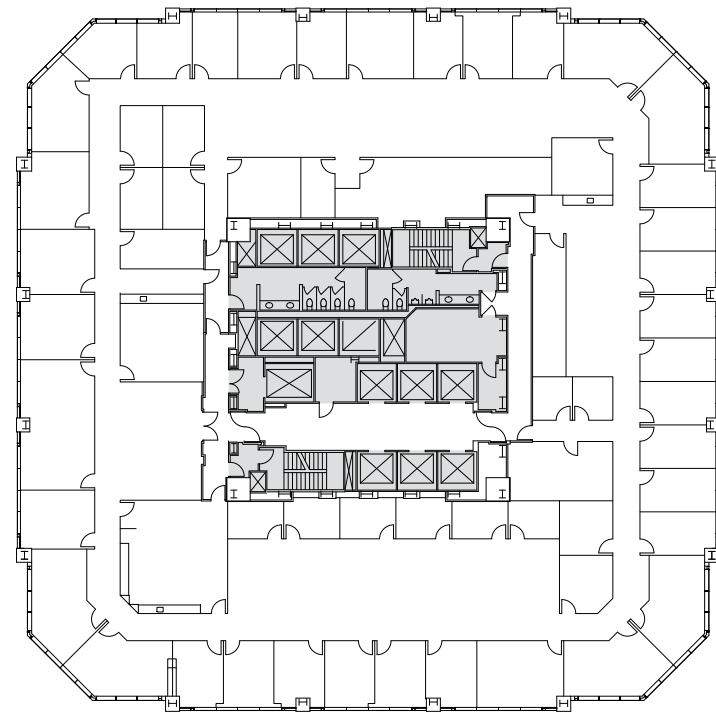
- Reception
- 9 Private Offices
- 2 Conference Rooms
- 2 Huddle Rooms
- Break Area
- Large Open Area for Workstations along the Window Line



# Suite 500

22,717 RSF

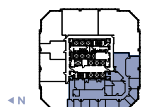
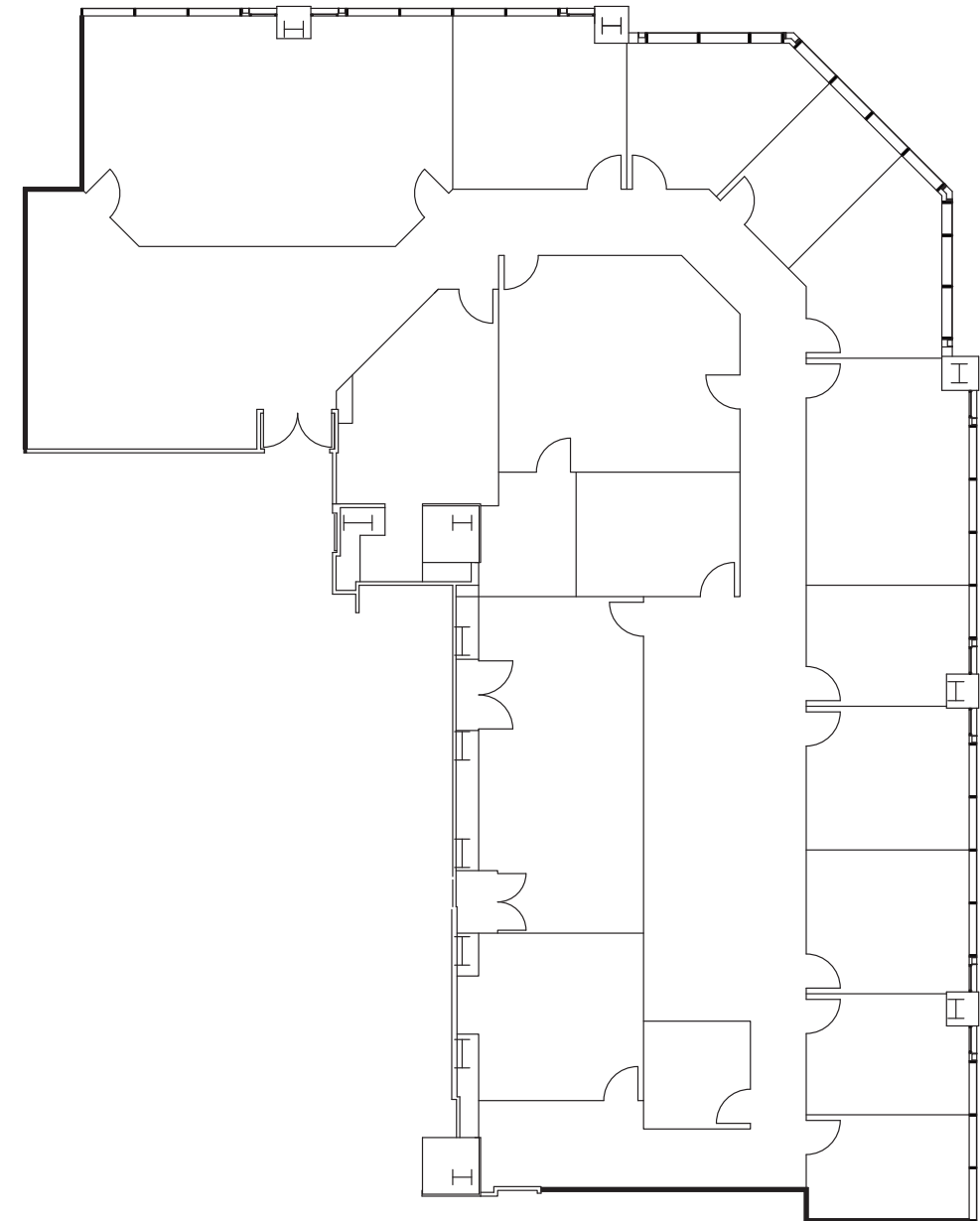
Full floor opportunity.  
Second generation law firm space with ocean views.



# Suite 900

4,455 RSF

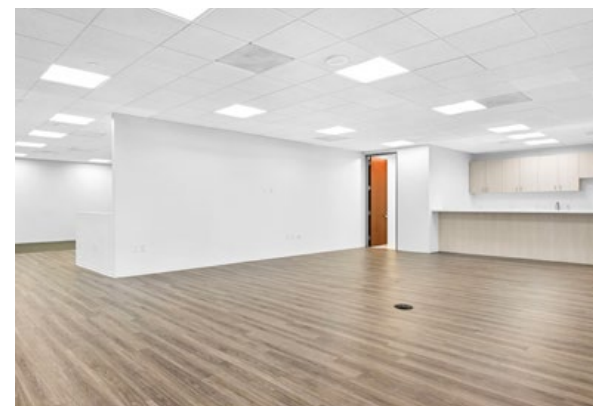
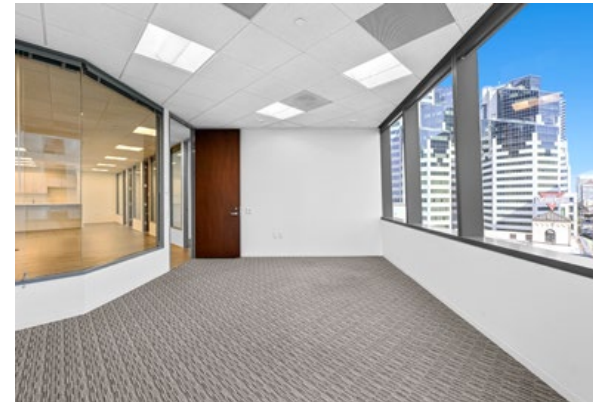
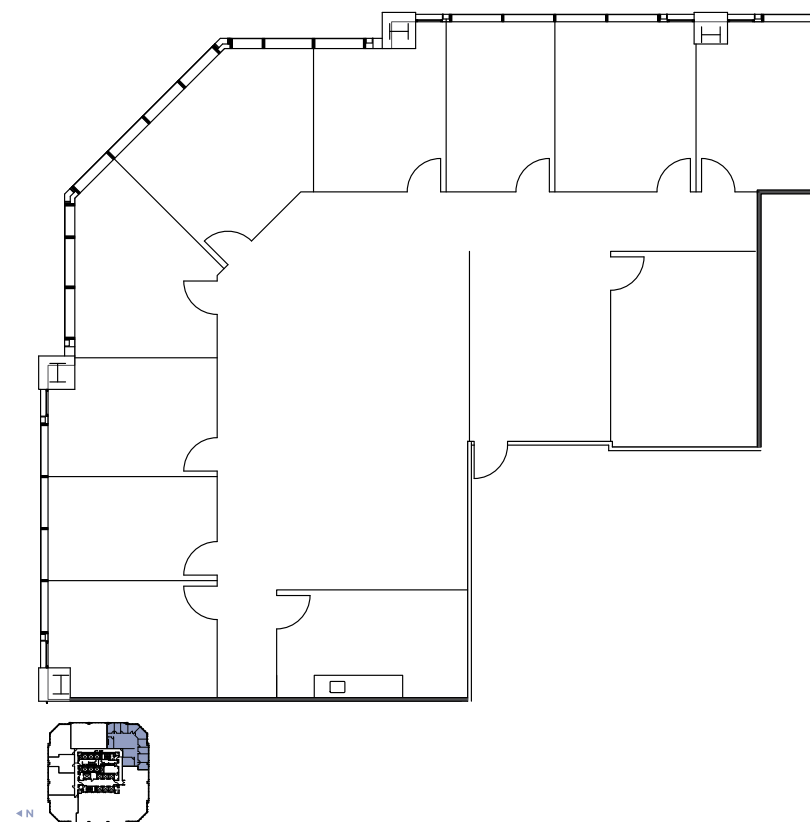
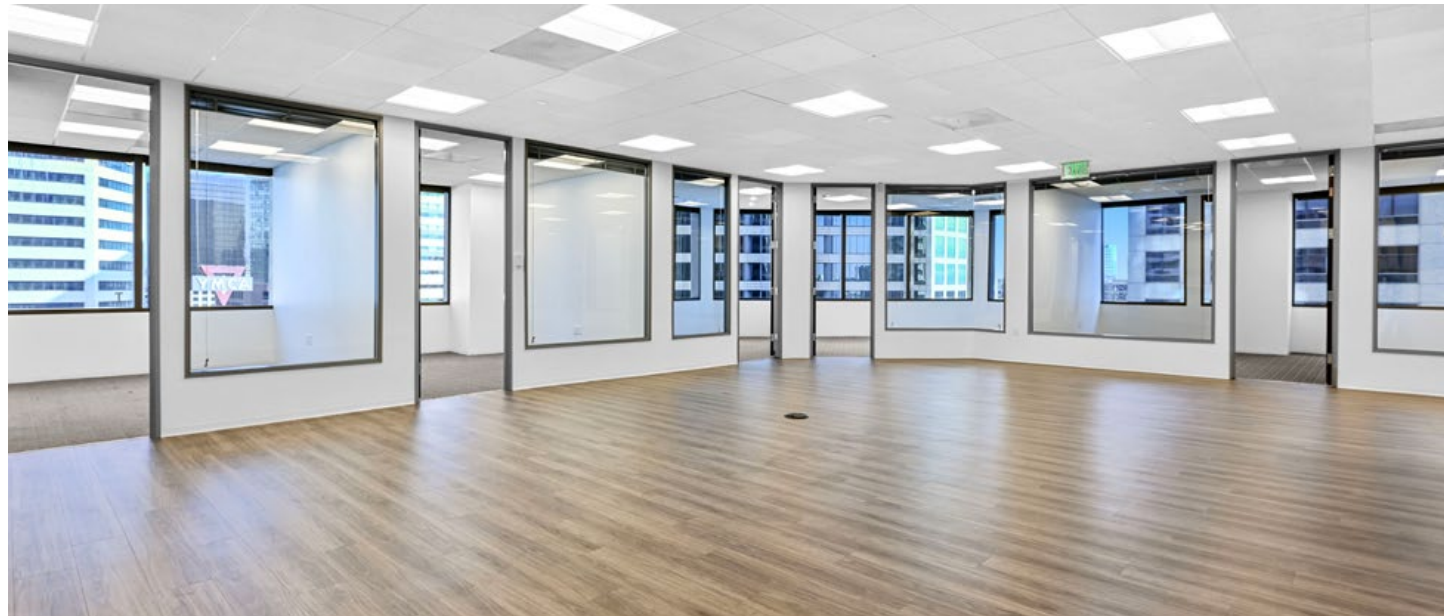
Available 8/1/2026.  
First generation law firm build out with mix of window-lined and interior offices, conference rooms, and a break room.



# Suite 910

4,455 RSF

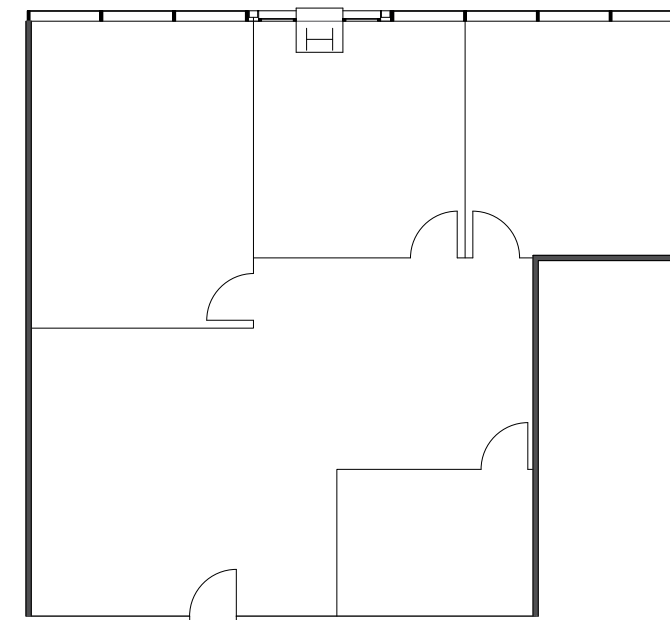
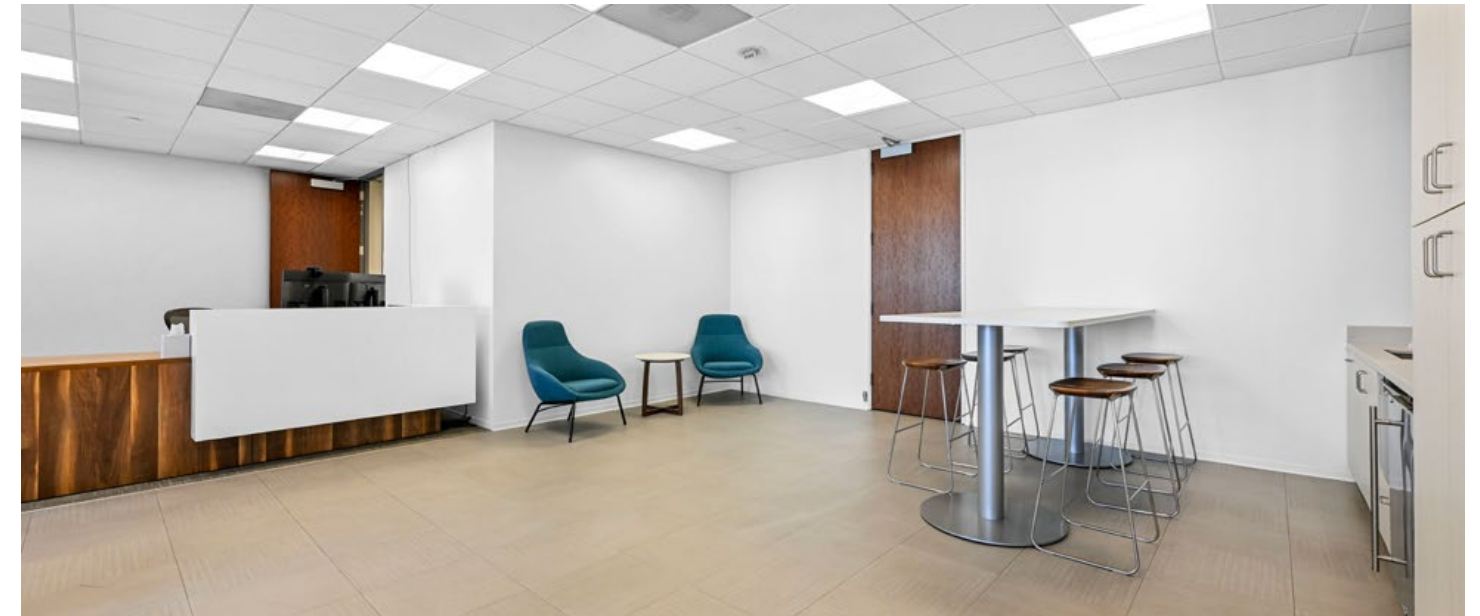
- Former spec suite with:
- 9 Private Window-Lined Offices
  - Open Conference Room
  - Break Area
  - Open Area for Work Stations



# Suite 950

1,782 RSF

- First generation space with:
- Reception
  - 2 Private Offices
  - 1 Conference Rooms
  - Break Area

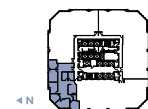
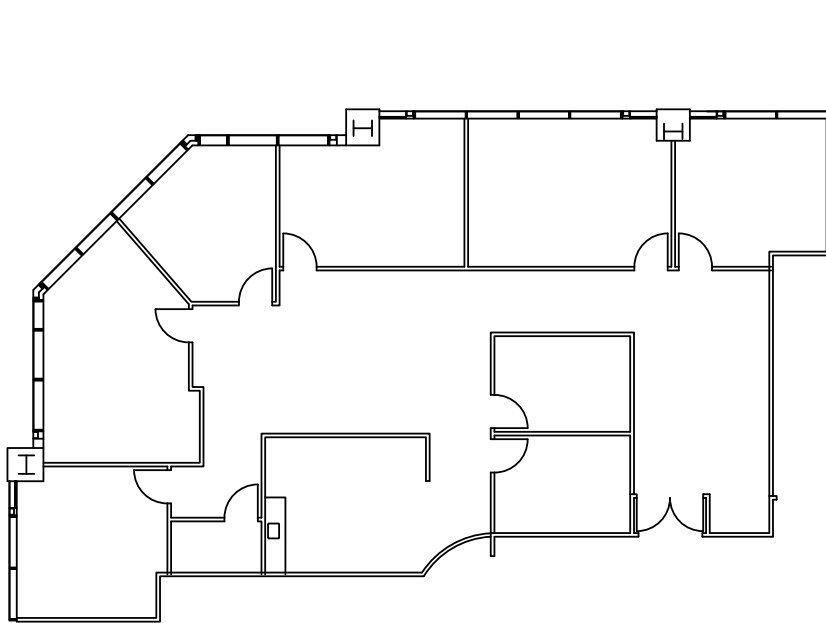


# Suite 1060

3,337 RSF

Former spec suite with double door entry off the elevator lobby. Current build out includes:

- 5 Private Offices
- 2 Conference Room
- Storage/IT Closet
- Break Area



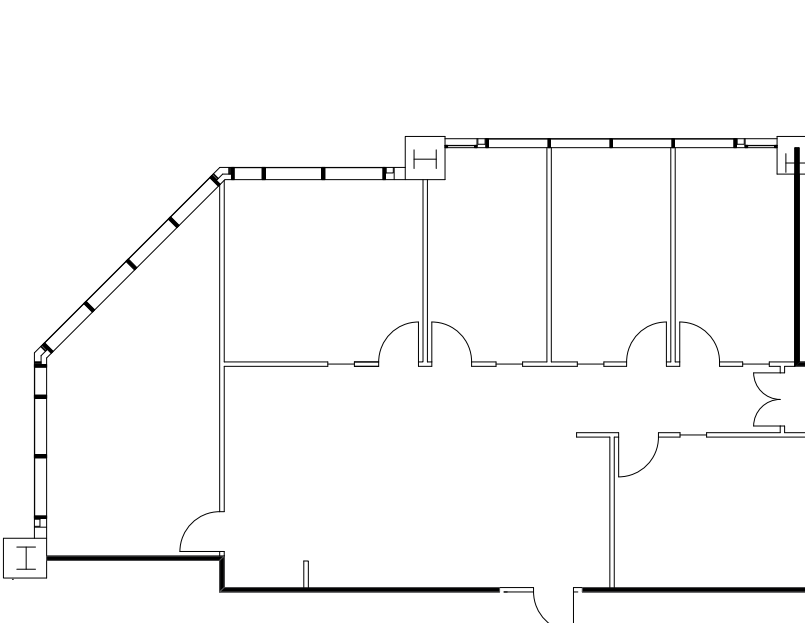
# Suite 1130

2,456 RSF

Brand new spec suite with:

- 5 Private Offices
- 1 Conference Room
- Open Area for Workstations

**Suites 1130 and 1140 are contiguous up to 5,515 RSF.**



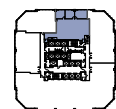
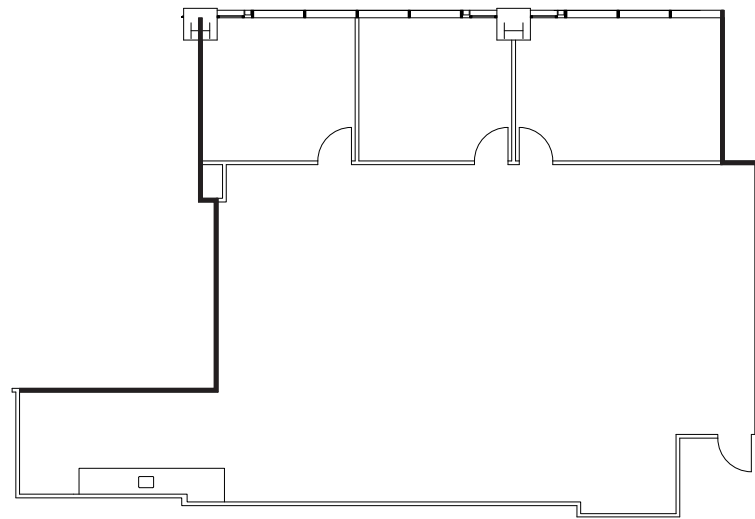
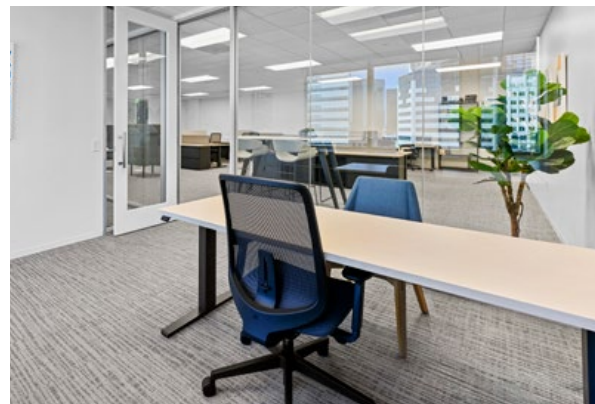
# Suite 1140

3,059 RSF

Brand new, fully-furnished, move-in ready spec suite with:

- 2 Private Offices
- 1 Conference Room
- 8 Workstations
- Open Break Area

*Suites 1130 and 1140 are contiguous up to 5,515 RSF.*

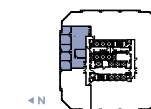
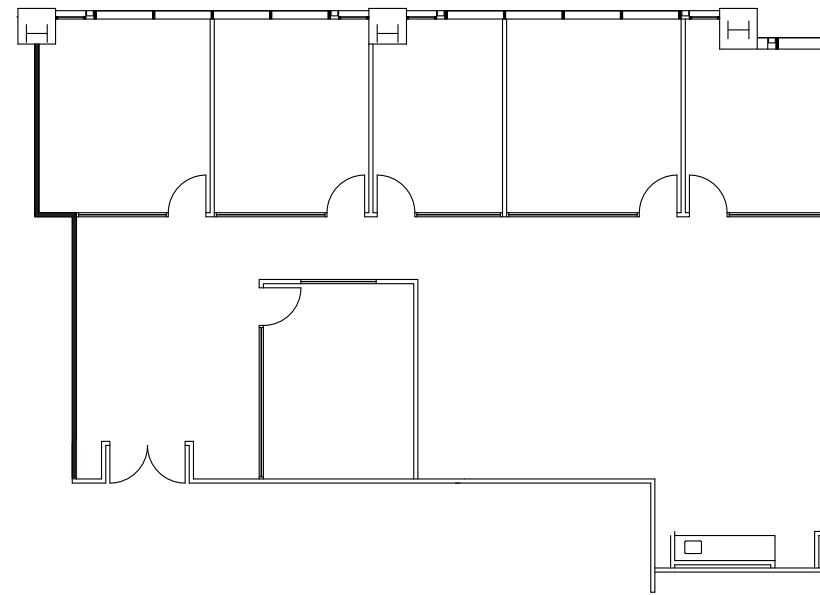


# Suite 1540

3,029 RSF

Brand new spec suite with partial ocean views. Current build-out includes:

- 5 Private Window-Lined Offices
- 1 Conference Room
- Break Area



# Suite 2630

1,946 RSF

Former spec suite with:

- 6 Private Offices
- 1 Conference Room
- Break Area

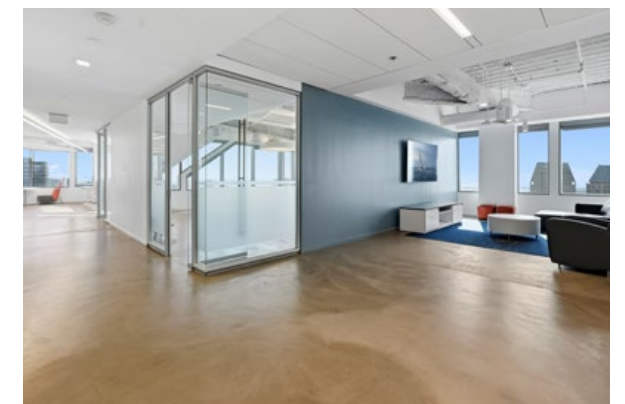
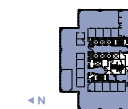
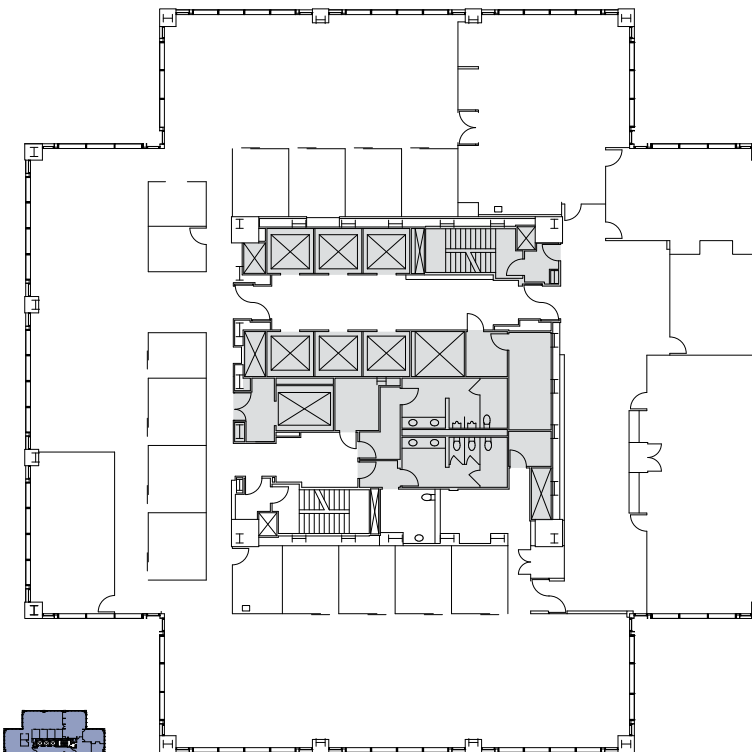


# Suite 3100

16,041 RSF

Fully-furnished former spec suite with 360 ocean views, including a mix of:

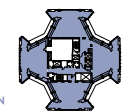
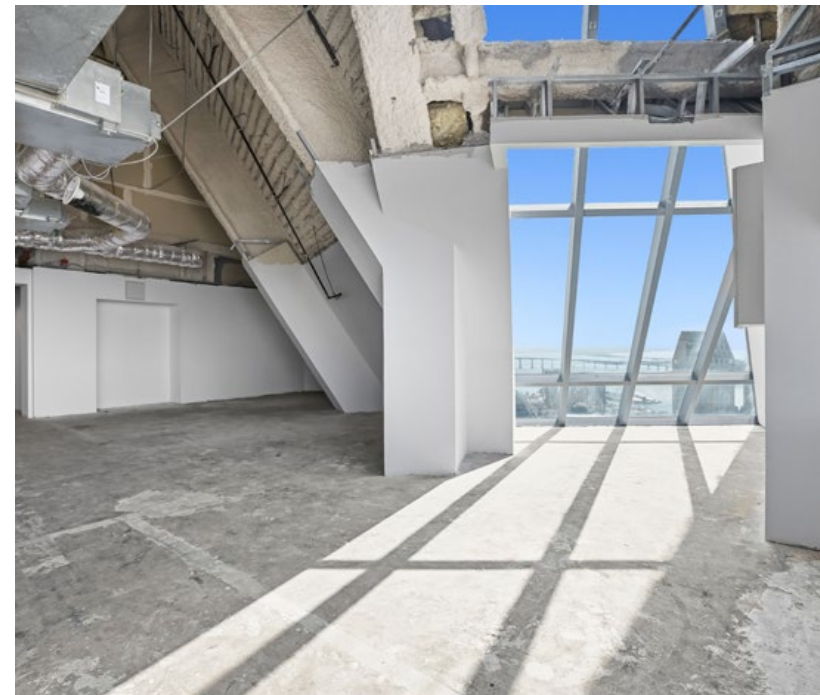
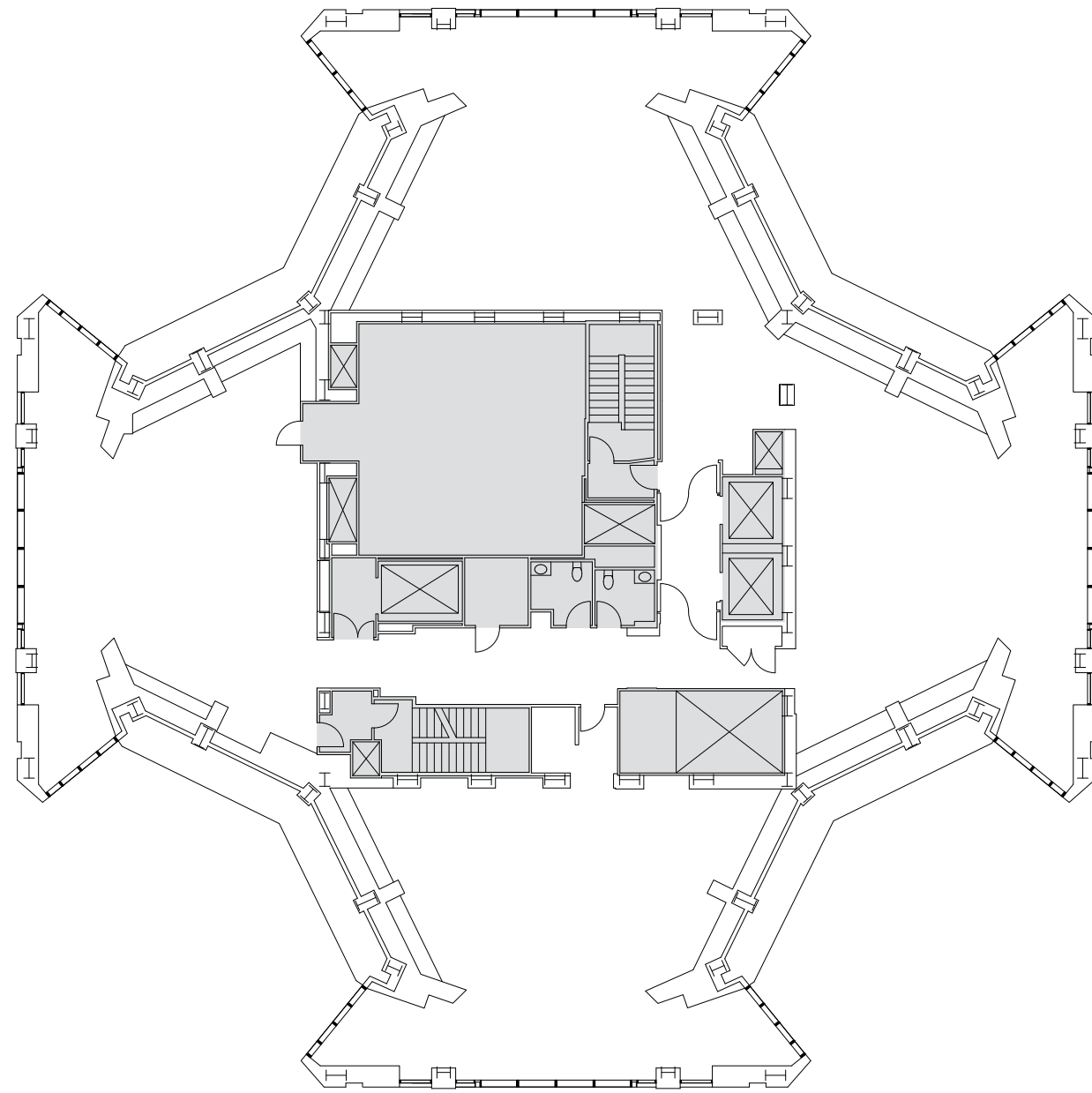
- Interior Private Offices
- Open Collaborative Workstations
- Multiple Conference Rooms
- Central Communal Break Area with Modern Finishes



# Suite 3400

10,465 RSF

Penthouse Suite with 360 ocean views and high open ceilings.  
Currently in shell condition.





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