



Comerica Bank

350 10TH AVENUE | SAN DIEGO

**CBRE**

Photo Credit: Haley Hill

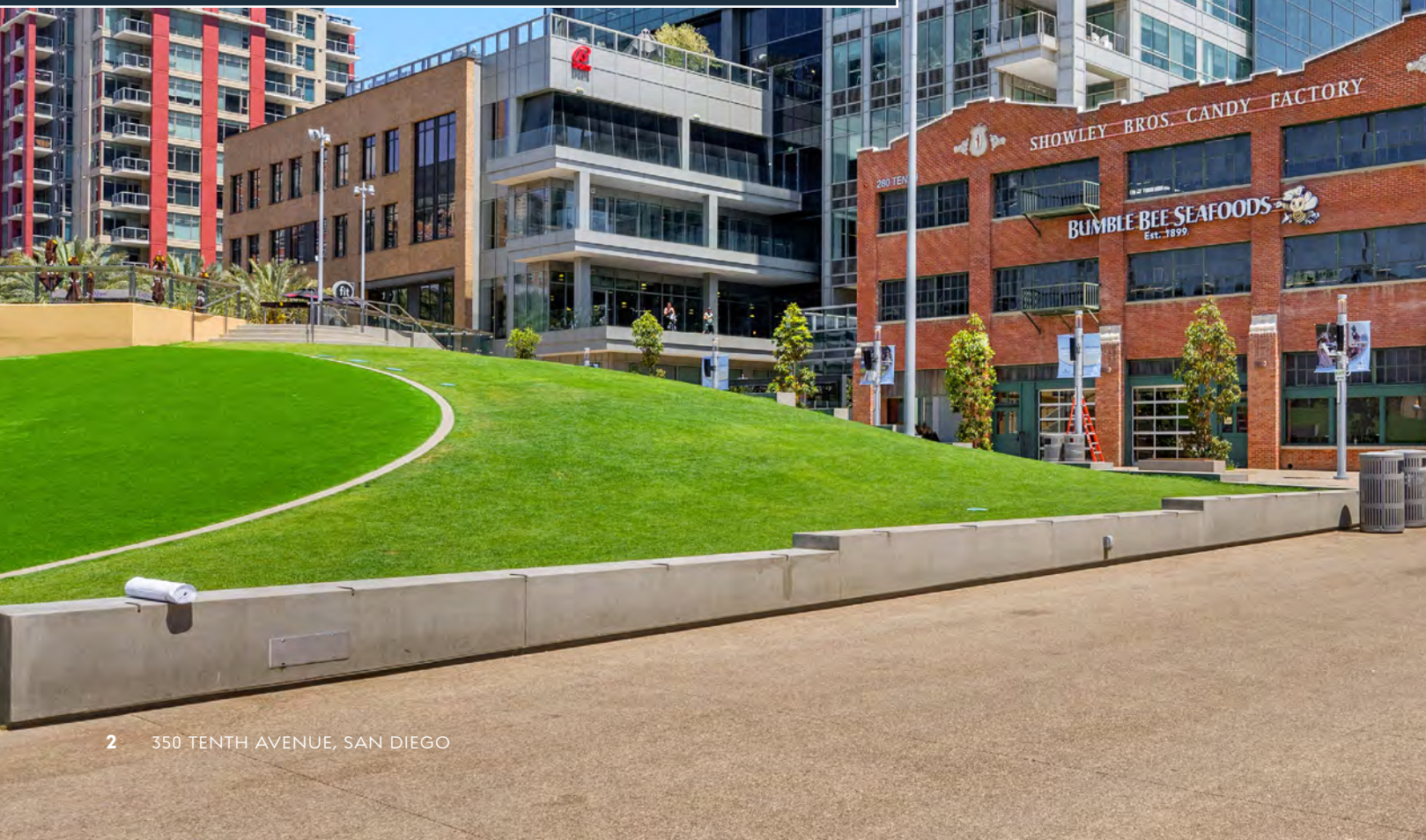
Comerica Bank

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# 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.



## 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](#)

## COPA VIDA

A vibrant artisanal coffee shop located on the first floor of Diamond View Tower. Offering high-quality coffee options along with an assortment of healthy brunch dishes.



[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.



Photo Credit: Cruzan



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

# 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

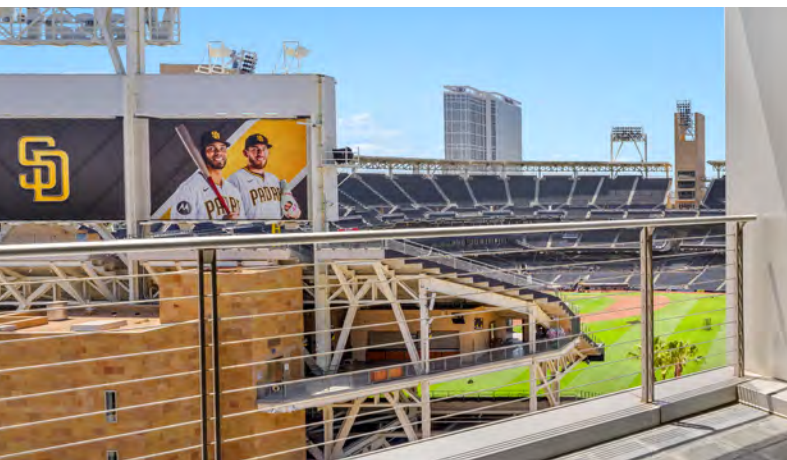


Open to DiamondView Tenants during business hours



Available for third-party bookings

# CURRENT AVAILABILITIES



SUITE	RSF	AVAILABILITY	DETAILS	FLOOR PLAN
suite 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 shell condition.	<a href="#">view plan</a>
suite 410	3,879	available now	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 440	3,205	available now	Brand new <b>spec suite</b> featuring an exclusive outdoor patio and double-door entry off the elevator lobby. Build-out includes 2 open-concept break rooms, conference room, 2 private offices, and open space for workstations.	<a href="#">view plan</a>
suite 600	17,470	available now	Full floor opportunity that is a primarily open plan and creative improvements.	<a href="#">view plan</a>
suite 700*	11,322	available 1/1/2025	Double-door entry off the elevator lobby with private balcony overlooking Petco Park. Private offices, conference rooms, break room and open area. Contiguous with suite 710 for a total of 17,941 RSF.	<a href="#">view plan</a>
suite 710*	6,619	available now	Brand new <b>spec suite</b> featuring double-door entry off the elevator lobby, 10 private offices, a conference room, break room, and open area for workstations. Contiguous with suite 700 for a total of 17,941 RSF.	<a href="#">view plan</a>
suite 850**	7,356	available now	Corner suite with 5 windowlined offices, a conference room and a kitchenette.	<a href="#">view plan</a>
suite 860**	1,001	available now	Former law firm space with 2 private offices and a break room/kitchen.	<a href="#">view plan</a>
suite 880**	1,752	available now	Corner office suite with offices along with windowline, kitchenette and conference room.	<a href="#">view plan</a>
suite 900***	6,862	available now	Corner suite with private balcony looking directly into Petco Park. Current buildout includes double-door entry off the elevator lobby with 10 private offices and a conference room.	<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 1150	11,040	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>
suite 1200	17,842	available now	Full floor opportunity with exclusive patio overlooking Petco Park with views of the Coronado Bridge. Currently in shell condition.	<a href="#">view plan</a>

\*SUITES 700 & 710 ARE CONTIGUOUS FOR A TOTAL OF 17,941 RSF

\*\*SUITES 850, 860 & 880 ARE CONTIGUOUS FOR A TOTAL OF 10,109 RSF

\*\*\*SUITES 900 & 960 ARE CONTIGUOUS FOR A TOTAL OF 9,606 RSF

**36,152 RSF**

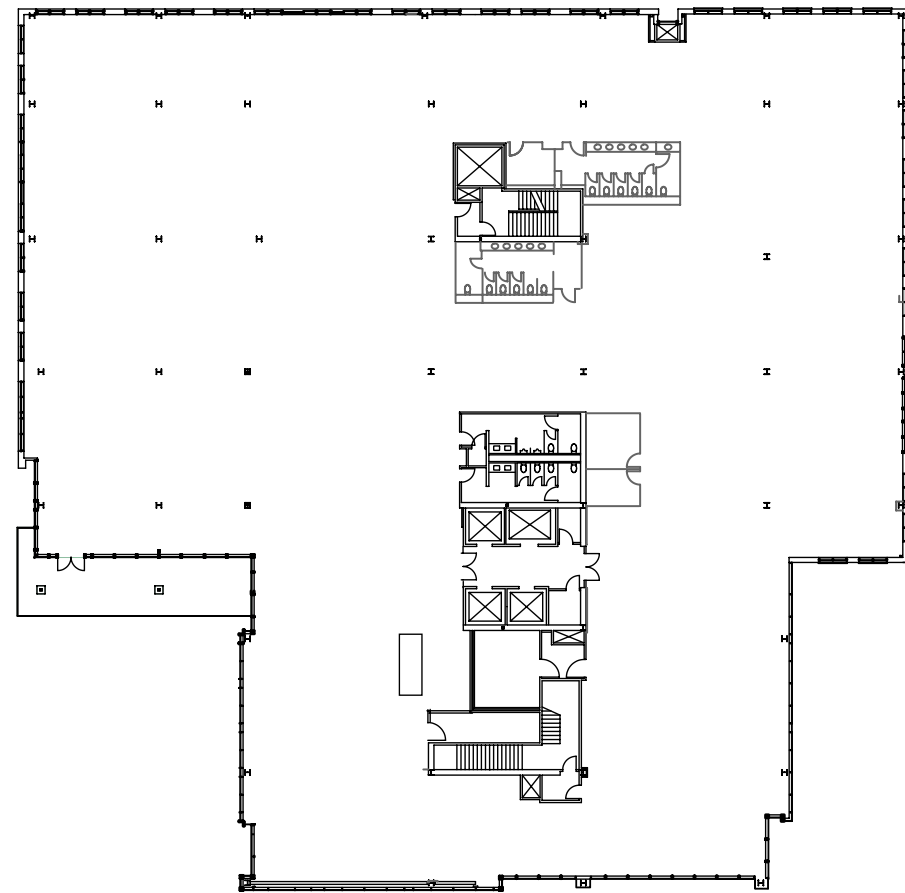
Available now

# suite 300

[BACK TO AVAILABILITIES](#)

[VIEW SPACE PHOTOS](#)

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



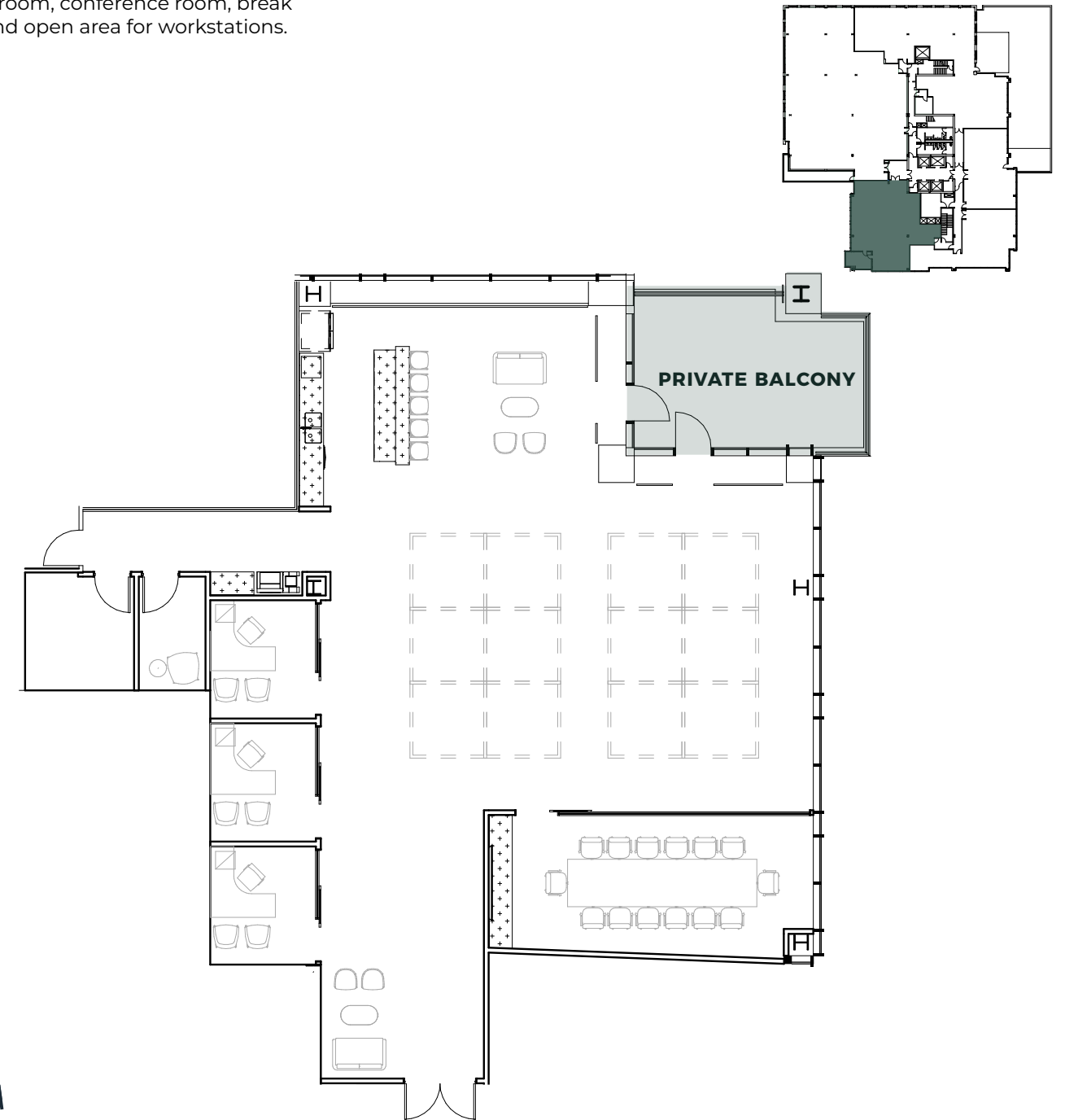
**3,879 RSF**

Available now

# suite 410

[BACK TO AVAILABILITIES](#)

Future build-out to include exclusive private patio with 4 private offices, a huddle room, conference room, break room and open area for workstations.

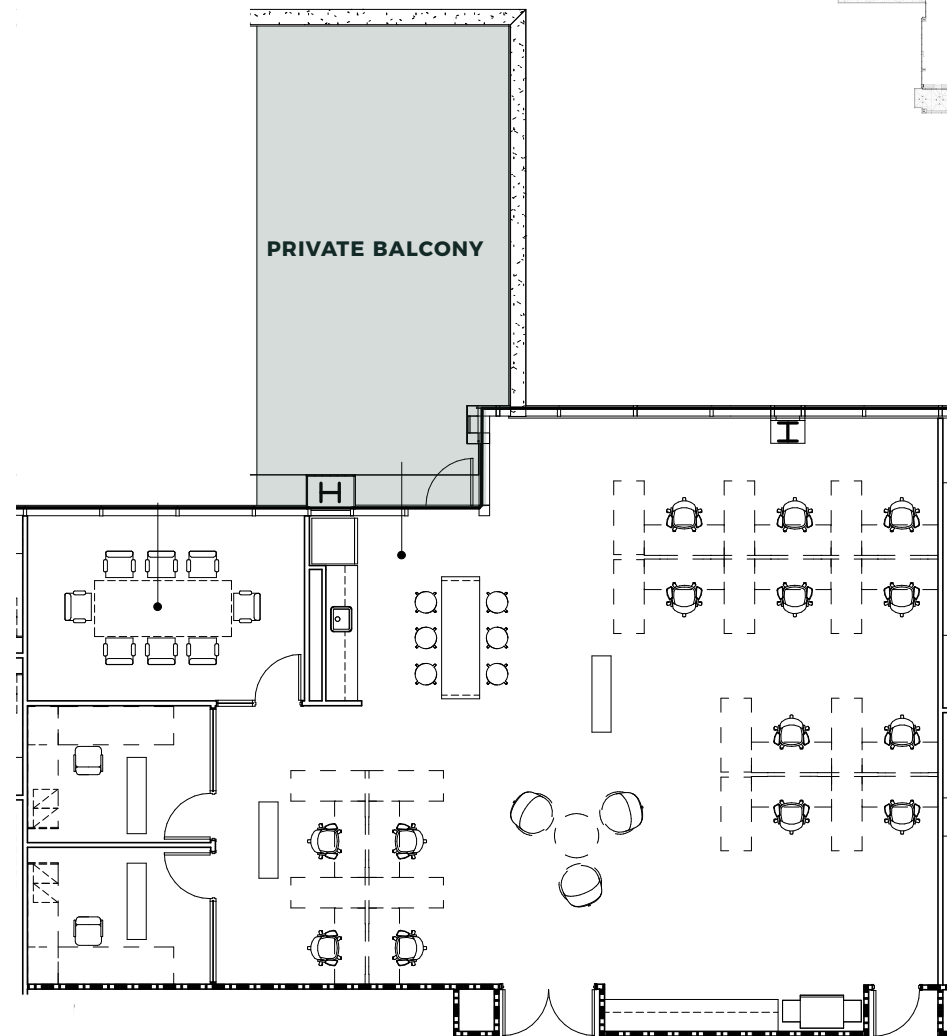


PETCO

# 3,205 RSF

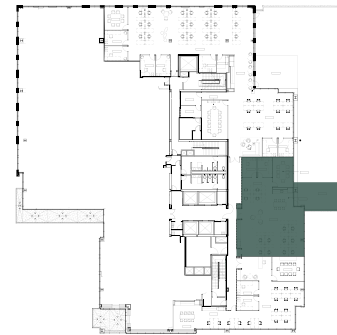
Available now | Spec Suite  
Outdoor Deck Area

Brand new spec suite featuring an exclusive outdoor patio and double-door entry off the elevator lobby. Build-out includes 2 open-concept break rooms, conference room, 2 private offices, and open space for workstations.



# suite 440

BACK TO AVAILABILITIES

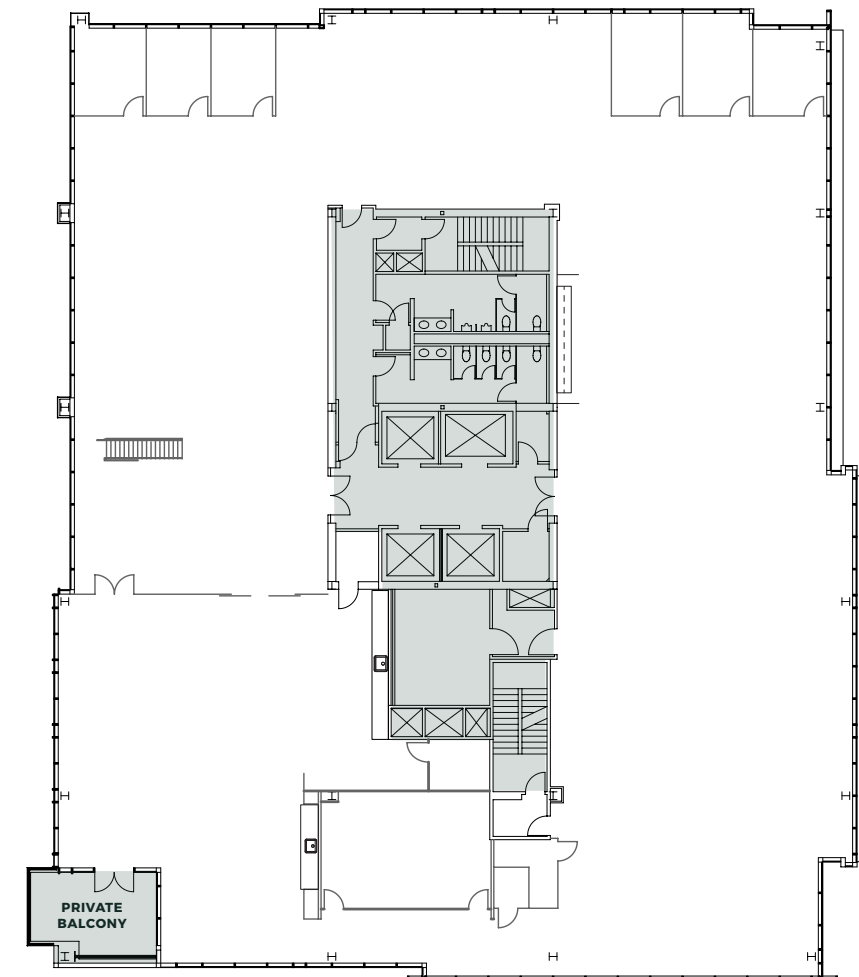


PETCO  
↘

# 17,470 RSF

Available now

Full floor opportunity that is a primarily open plan and creative improvements with an outdoor private balcony looking directly into Petco Park.



# suite 600

BACK TO AVAILABILITIES

VIEW SPACE PHOTOS

PETCO  
↙

17,322 RSF\*

# 7<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES

\*suites 700 & 710 are contiguous for a total of 17,322 RSF



**suite 700** | 11,322 RSF\*  
Available 1/1/2025

Double-door entry off the elevator lobby with private balcony overlooking Petco Park. Private offices, conference rooms, break room and open area. RSF.

**suite 710** | 6,619 RSF\*  
Available Now

Brand new spec suite featuring double-door entry off the elevator lobby, 10 private offices, a conference room, break room, and open area for workstations.



PETCO  
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10,109 RSF\*\*

# 8<sup>TH</sup> FLOOR

BACK TO AVAILABILITIES

\*\* suites 850, 860 & 880 are contiguous for a total of 10,109 RSF



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

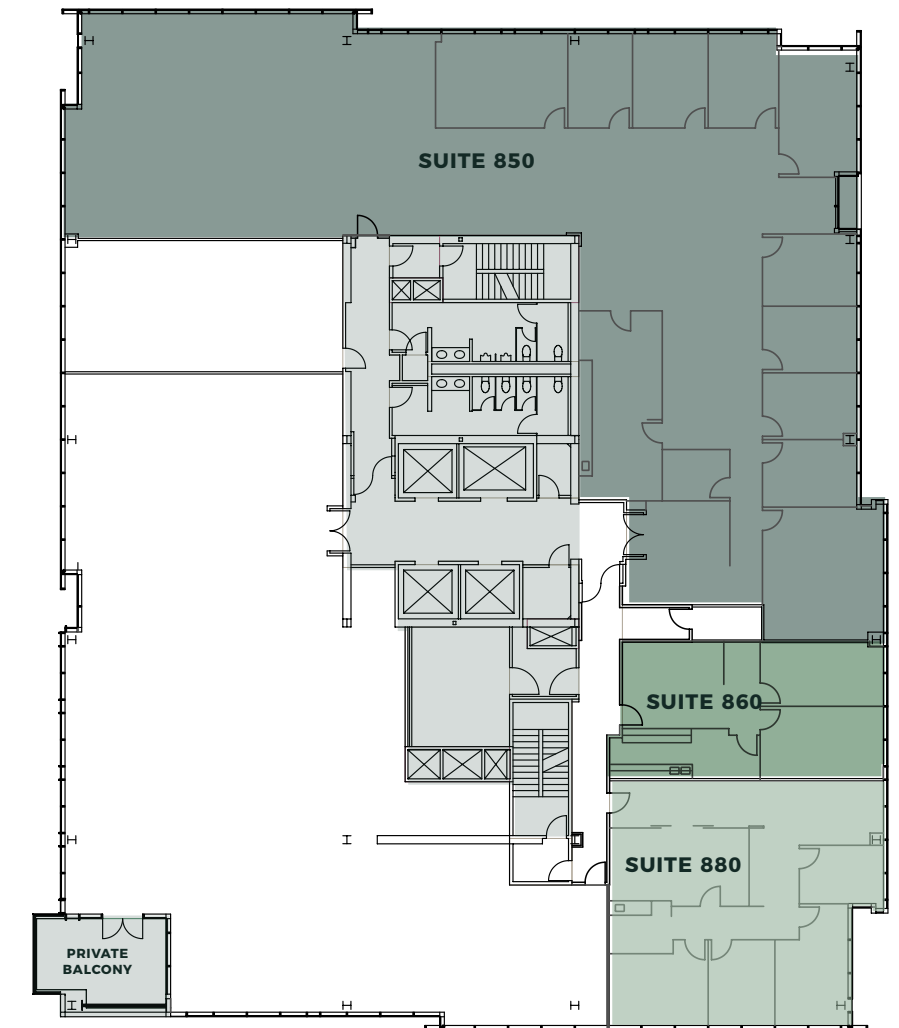
Corner suite with 5 windowlined offices, a conference room and a kitchenette.

**suite 860** | 1,001 RSF\*\*  
Available Now

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

**suite 880** | 1,752 RSF\*\*  
Available Now

Corner office suite with offices along with windowline, kitchenette and conference room.



PETCO  
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9,606 RSF\*\*\*

# 9<sup>TH</sup> FLOOR

[BACK TO AVAILABILITIES](#)

\*\*\*suites 900 & 960 are contiguous for a total of 9,606 RSF



**suite 900** | 6,862 RSF\*\*\*  
Available Now

Corner suite with private balcony looking directly into Petco Park. Current buildout includes double-door entry off the elevator lobby with 10 private offices and a conference room.

[VIEW SPACE PHOTOS](#)

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

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



PETCO



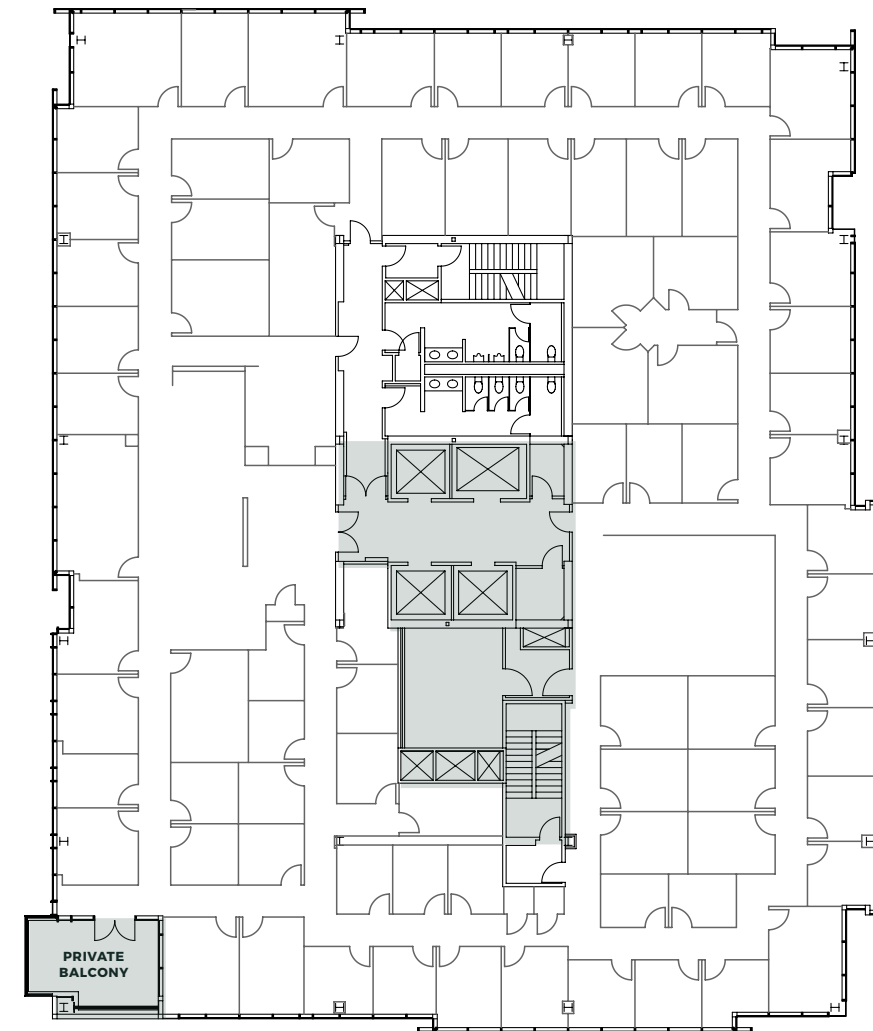
17,872 RSF

# suite 1000

Available in 30 days

[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.



PETCO



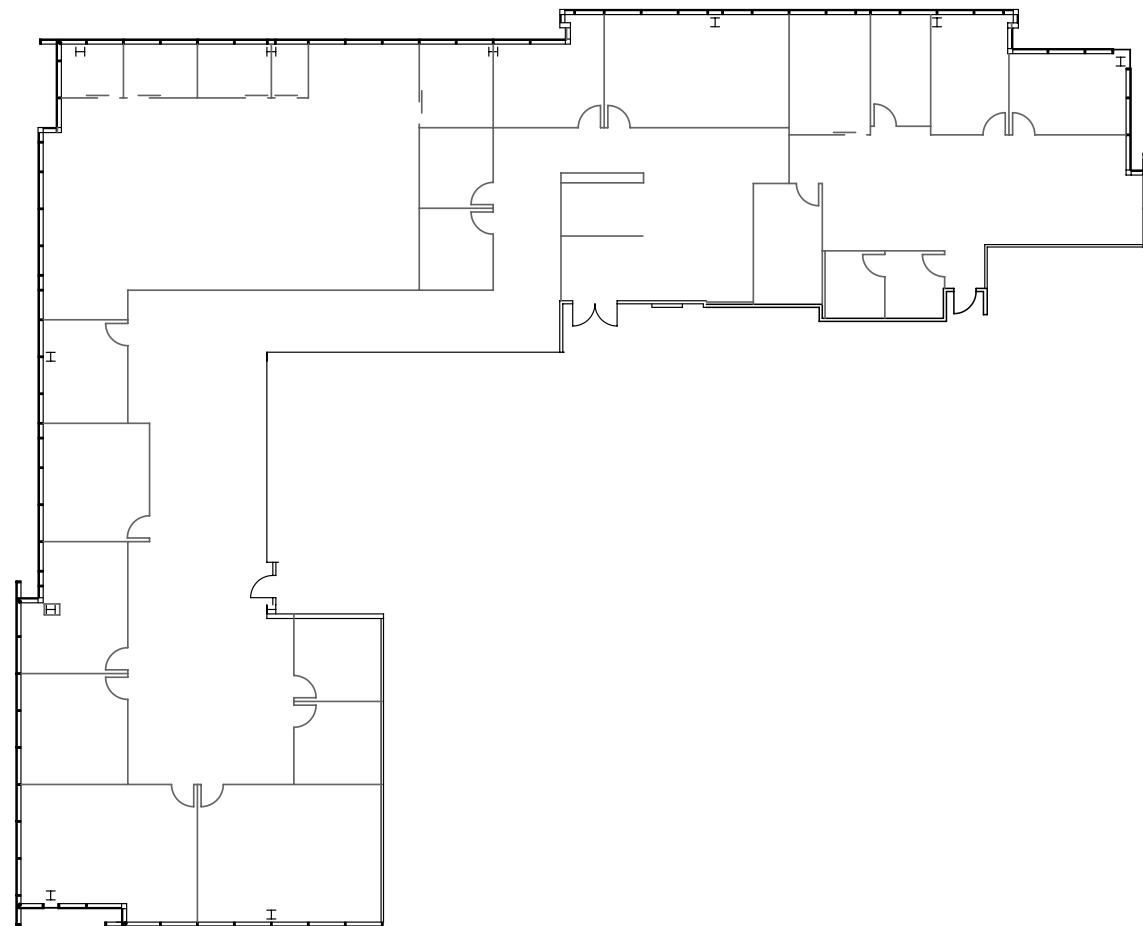
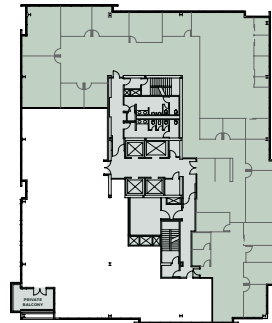
**11,040 RSF**

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.



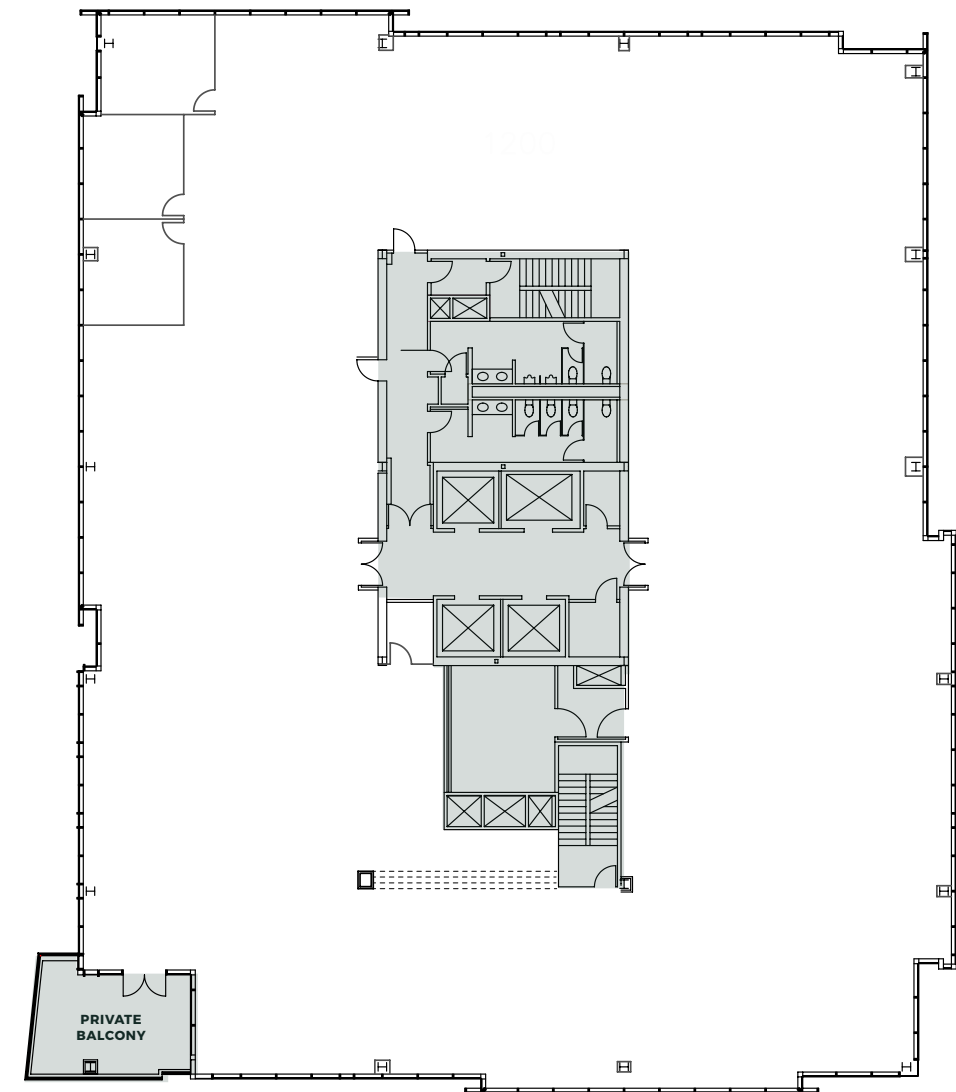
**17,842 RSF**

Available now

# suite 1200

[BACK TO AVAILABILITIES](#)

Full floor opportunity with exclusive patio overlooking Petco Park with views of the Coronado Bridge. Currently in shell condition.



[VIEW VIRTUAL TOUR](#)

[VIEW SUITE PHOTOS](#)



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