



kettner & ash

1420 KETTNER BLVD., SAN DIEGO, CA 92101



The Opportunity

The Office Environment.

- 7 stories of Class A Office totaling 123,059 RSF
- Side-core floor plates with atrium averaging 19,008 RSF
- Ability to deliver multiple contiguous floors

Experience Little Italy.

- 35 restaurants within 5 blocks of Kettner & Ash
- Art galleries, boutiques, culinary options & retail shops
- Weekly farmer's market

On the move.

- 5 minute walk to Santa Fe train depot & San Diego Trolley
- Convenient access to Interstate 5 as well as CA-163 and CA-94
- 7 minute drive to San Diego International Airport

Live. Work. Play.

- 4,200 residential units nearby
- 1,608 residential units planned or under construction in the area
- Multiple entertainment & nightlife options

Location. Location. Location.

- 2 blocks from scenic San Diego Bay
- World famous Gaslamp Quarter within 1 mile
- 2 blocks from PortSide Pier



Modern
Lobby





[CLICK HERE FOR VIRTUAL RESTROOMS/LOCKERS TOUR](#)



Resort Style Locker Rooms



Outdoor Patios



Third Floor Common Area Balcony



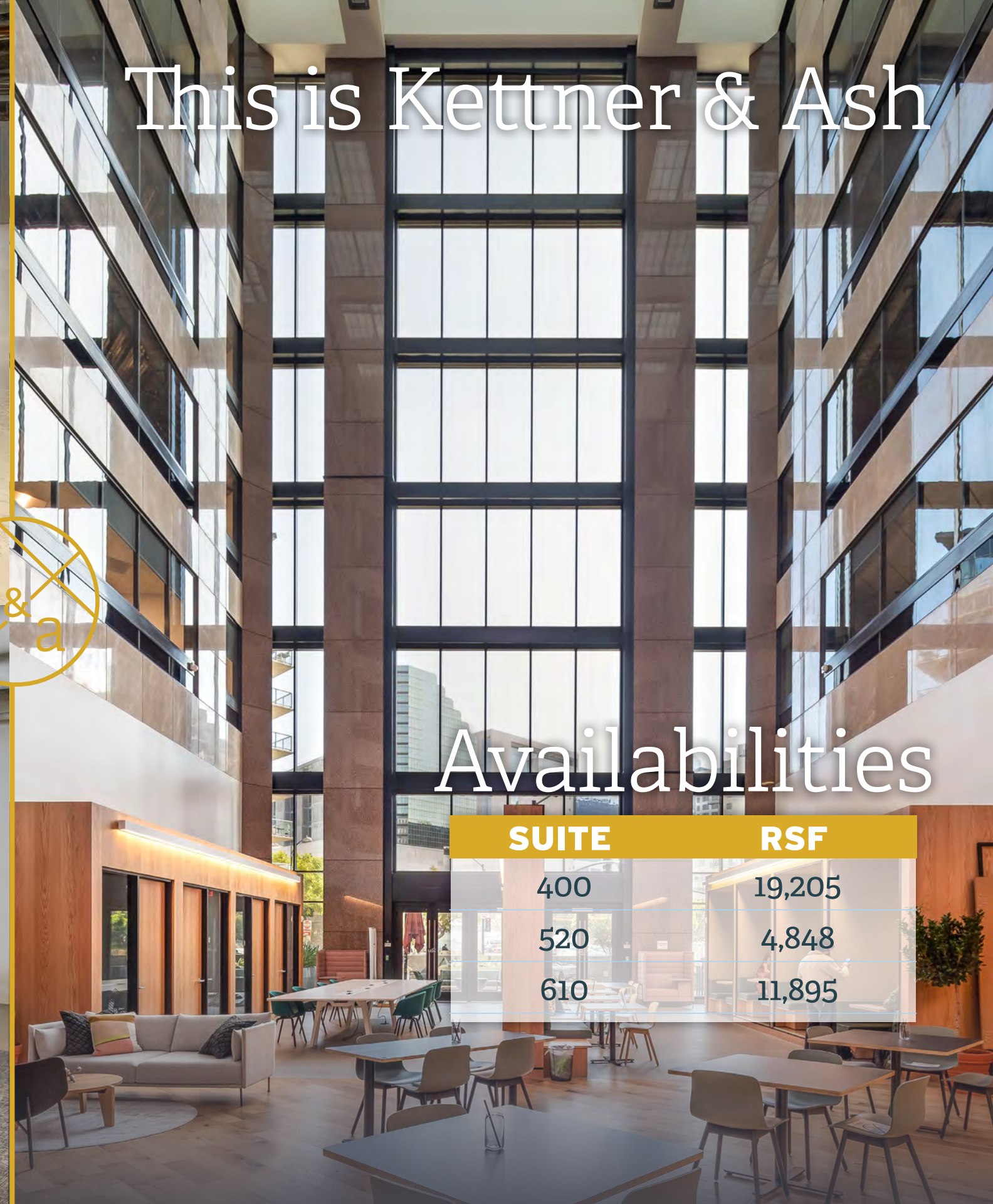
[CLICK HERE FOR VIRTUAL TOUR OF 3RD FLOOR TENANT LOUNGE & OUTDOOR PATIO](#)



Exclusive Tenant Lounge



This is Kettner & Ash

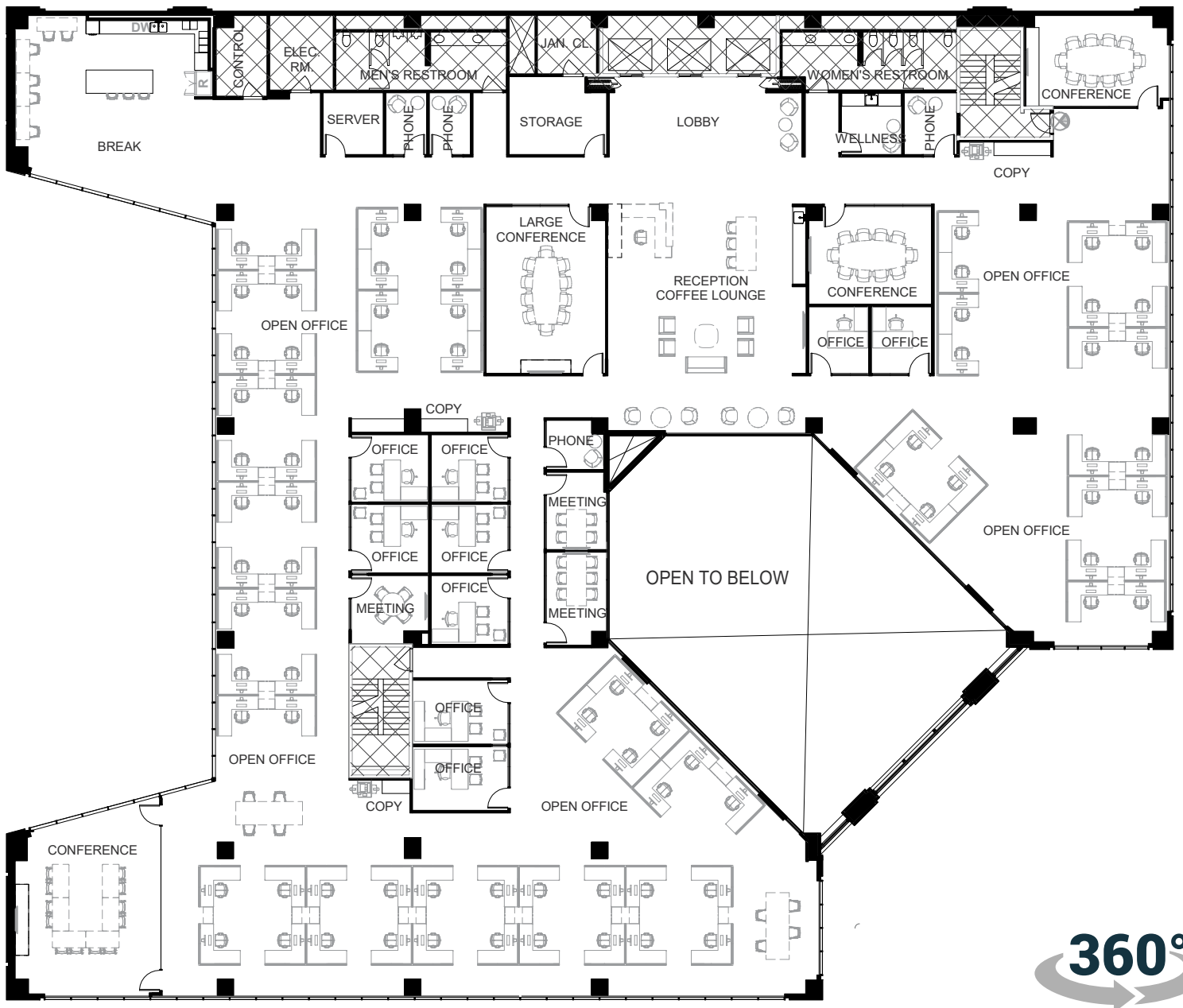


Availabilities

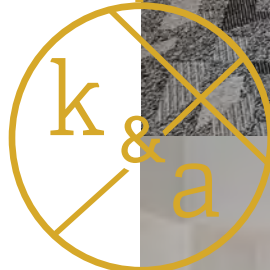
SUITE	RSF
400	19,205
520	4,848
610	11,895

Suite 400 - 19,205 RSF

SPEC SUITE



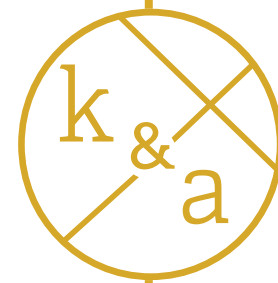
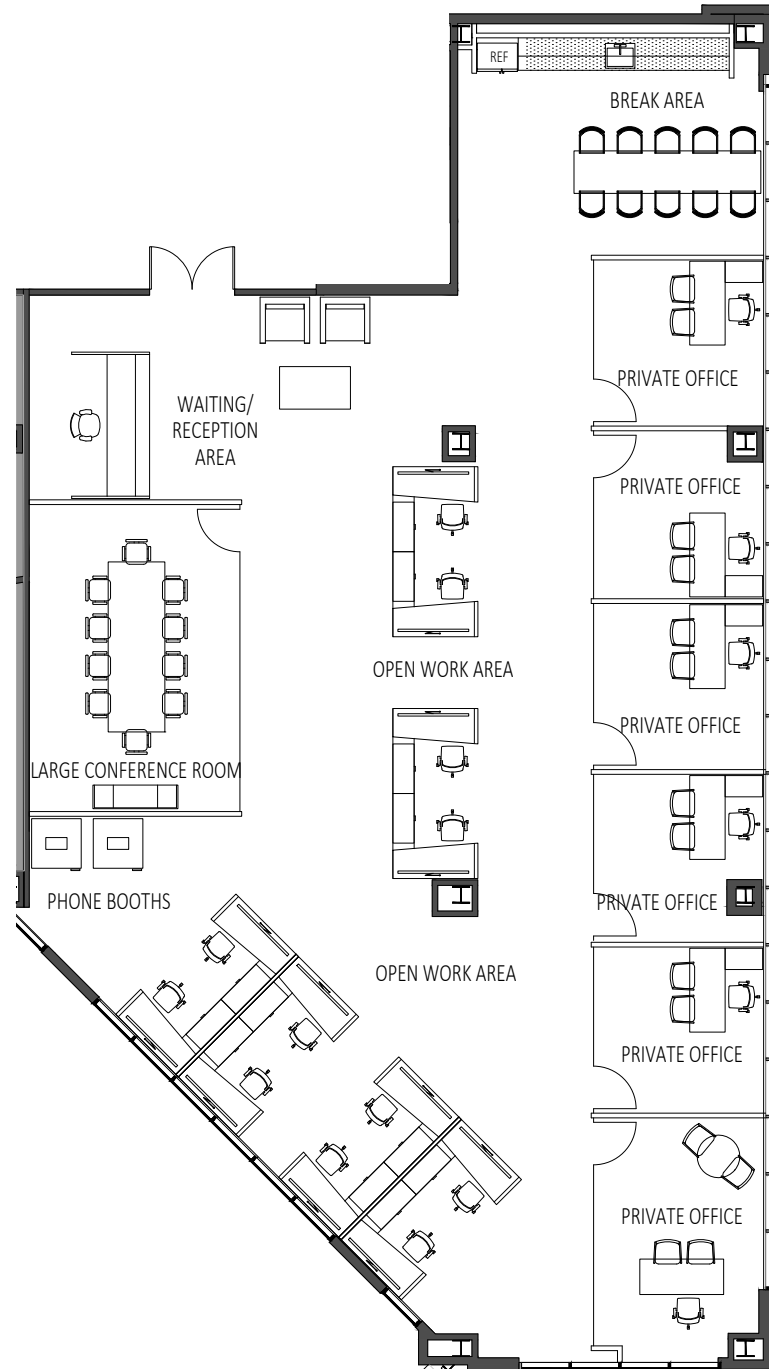
360°



Suite 520 - 4,848 RSF

Suite 610 - 11,895 RSF

FUTURE SPEC SUITE




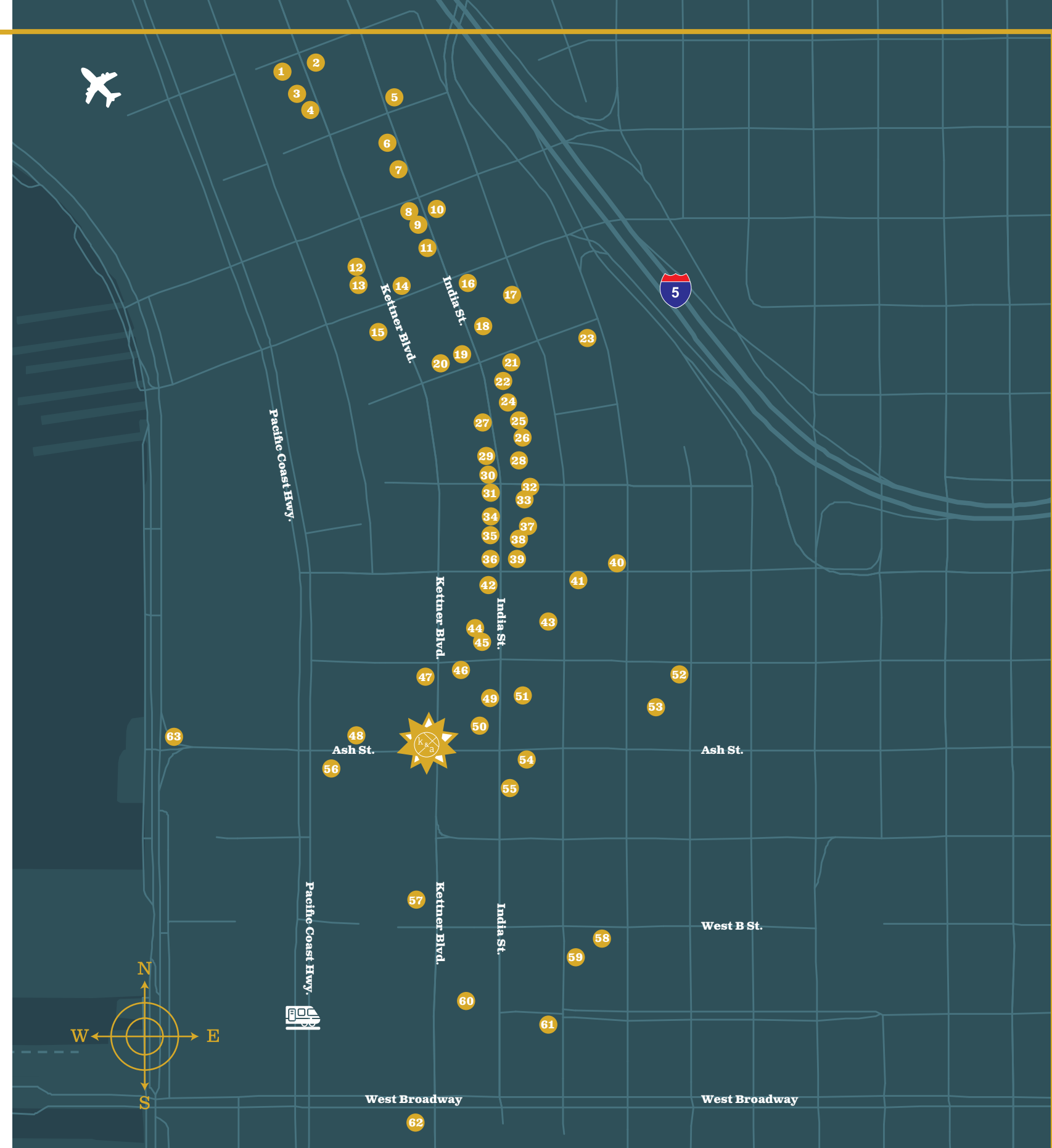
Eat your heart out.

- 1 CRACK SHACK**
2266 Kettner Boulevard
- 2 BIRD ROCK COFFEE ROASTERS**
2295 Kettner Boulevard
- 3 JUNIPER & IVY**
2228 Kettner Boulevard
- 4 HERB & EATERY**
2210 Kettner Boulevard
- HERB & WOOD**
2210 Kettner Boulevard
- 5 BALLAST POINT BREWERY**
2215 India Street
- 6 PALI WINE CO. WINERY TASTING ROOM**
2130 India Street
- 7 GRAB & GO**
2102 India Street
- 8 STARBUCKS**
801 W. Hawthorn Street
- 9 PUERTO LA BOCA ARGENTINIAN**
2060 India Street
- 10 MONA LISA ITALIAN FOODS**
2061 India Street
- 11 ASSENTI'S PASTA**
2044 India Street
- 12 WATERFRONT BAR & GRILL**
2044 Kettner Boulevard
- 13 ROVINO ROTISSERIE + WINE**
2034 Kettner Boulevard
- 14 KETTNER EXCHANGE**
2001 Kettner Boulevard
- 15 BAR BODEGA**
1980 Kettner Boulevard
- 16 BOLT BREWERY**
1971 India Street
- 17 THE GALLERY**
1970 Columbia Street
- 18 BARBUSA**
1917 India Street
- 19 M WINEHOUSE**
1918 India Street
- 20 BENCOTTO**
750 W. Fir Street
- INFLUX**
750 W. Fir Street
- MONELLO**
750 W. Fir Street

- 21 HEARTSLEEVES COFFEE**
621 W. Fir Street
- 22 CIVICO 1845**
1845 India Street
- 23 GLASS DOOR**
1835 Columbia Street
- 24 L&INI'S PIZZERIA**
1827 India Street
- 25 FILIPPIS PIZZA GROTTO**
1747 India Street
- 26 MIMMO'S**
1743 India Street
- 27 JUICE CRAFTERS**
1740 India Street
- 28 CAFÉ ZUCCHERO**
1731 India Street
- TRATTORIA FANTASTICA**
1731 India Street
- 29 café ITALIA**
1704 India Street
- 30 NAPIZZA**
1702 India Street
- 31 PREPKITCHEN**
1660 India Street
- 32 PRINCESS PUB & GRILLE**
1665 India Street
- 33 DAVANTI ENOTECA**
1655 India Street
- 34 IRONSIDE FISH & OYSTER BAR**
1654 India Street
- 35 SORRENTO**
1646 India Street
- 36 BURGER LOUNGE**
1608 India Street
- 37 BUON APPETITO**
1609 India Street
- 38 SOGNO DI VINO**
1607 India Street
- 39 TAZZA D'ORO**
1603 India Street
- 40 PAPPALECO**
1602 State Street
- 41 QUEENSTOWN PUBLIC HOUSE**
1557 Columbia Street
- 42 INDIGO GRILL**
1536 India Street

- 43 BREAKFAST AT STEPHANIE'S**
1501 India Street
- 44 ISOLA PIZZA BAR**
1526 India Street
- 45 HARBOR BREAKFAST**
1502 India Street
- 46 CRAFT & COMMERCE**
625 W. Beech Street
- 47 ROMESCO MEDITERRANEAN COCINA**
1490 Kettner Boulevard
- 48 SHINO SUSHI & KAPPO**
838 W. Ash Street
- 49 MEXICAN FIESTA**
1460 India Street
- 50 PETRINI'S**
610 W. Ash Street
- 51 ENOTECA STYLE WINE BAR**
1445 India Street
- 52 THE KEBAB SHOP**
303 W. Beech Street
- 53 EXTRAORDINARY DESSERTS**
555 W. Ash Street
- 54 BAYSIDE BAR & GRILL**
555 W. Ash Street
- 55 MUSIC BOX**
1337 India Street
- 56 RUTH'S CHRIS**
1337 India Street
- 57 STONE BREWERY**
1337 India Street
- 58 TOPSIDE TERRACE KITCHEN & BAR**
1337 India Street
- 59 KARL STRAUSS**
1337 India Street
- 60 MATISSE BISTRO**
1337 India Street
- 61 WATERS FINE FOODS**
1337 India Street
- 62 COPA VIDA**
1337 India Street
- 63 Brigantine, Miguels, TopSail, and Ketch**
N Harbor Drive

 All of these great dining options are within a 10 minute walk from Kettner & Ash.



Amenities



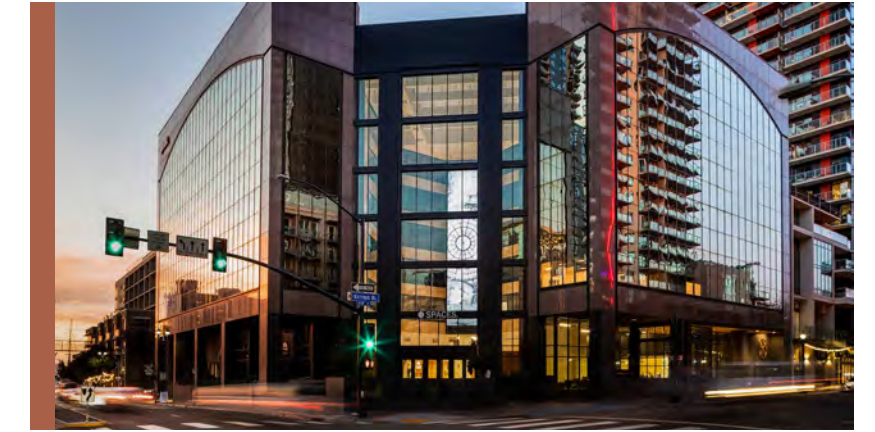
1 Bird Rock Coffee On-site
Kettner & Ash features Bird Rock Coffee on-site. Perfect for a quick cup of coffee or a working lunch all without having to leave the office.



2 Collaborative Areas
Throughout the project one will find multiple areas designed to enhance collaboration & provide inspiring work spaces.



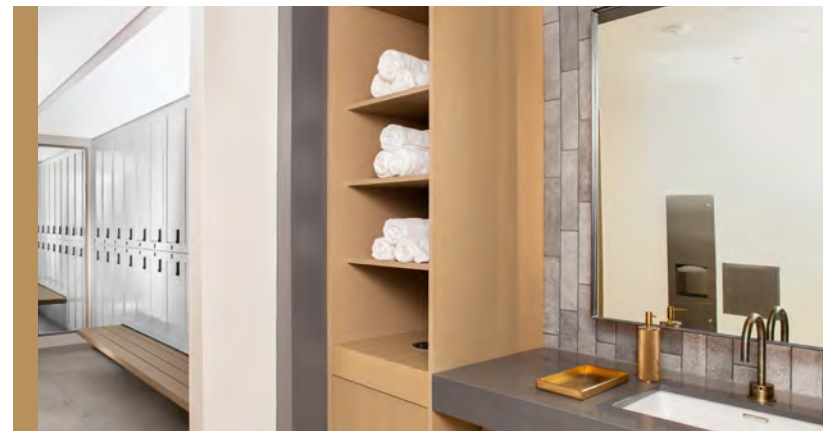
3 Outdoor Spaces
Enjoy San Diego's amazing year round weather with outdoor areas perfect for work or leisure.



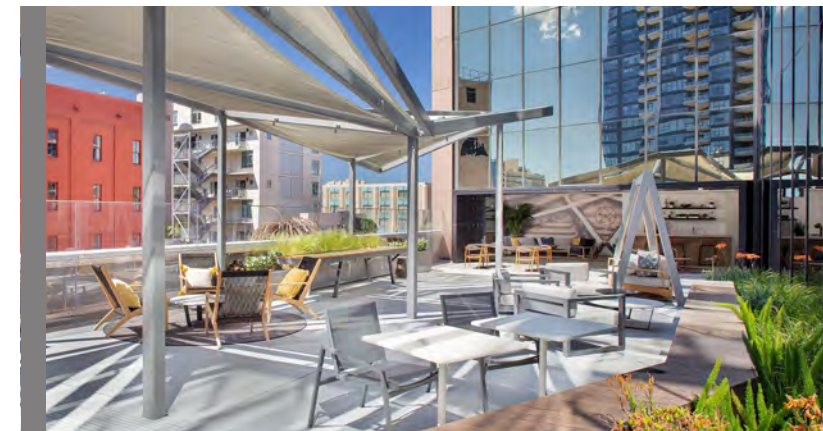
4 Re-Imagined Exterior
Upgraded exteriors make for an impactful sense of arrival & a high image curb appeal.



5 Elegant Restrooms
Attention to detail is exhibited throughout the property. Designer restrooms showcase the project's refined atmosphere.



6 Resort-Style Lockers
With convenience in mind, Kettner & Ash's shower & locker rooms provide tenants with a luxurious amenity to maximize the efficiency of the daily routine.



7 Common Area Balcony
Tenants can utilize an outdoor common area balcony. This unique design feature is a touch that is truly San Diegoan.



8 Exclusive
Enhanced space designed to stimulate office culture & create meaningful interaction.



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CUSHMAN &
WAKEFIELD

kettnerash.com

Leasing

